

## **ARTICLE IX SIGN REGULATIONS**

### **Sec. 27-135 – Preamble.**

This revised chapter of the Code of Ordinances resulted from a comprehensive evaluation and update of the city's sign code which, prior to this revision, had remained substantially intact for over a decade. Several workshops were held both at a city council meeting level and at an industry group level to obtain input and advice for this new chapter's formulation. The city has examined many of the special exceptions which have been periodically granted in order to develop a sign code that reduces an apparent need for consistent administrative relief. Notably, the city previously enacted emergency Ordinance No. 2279 and nonemergency Ordinance No. 2283, respectively, and promulgated a series of Resolutions (City Resolution Nos. 8617, 8728, 8791, 8929, and 8993) which clarified the prior Code and granted special exceptions with respect to certain signage. The principles embodied within such ordinances and resolutions are reflected in this new law.

In enacting this comprehensive revision, the city has weighed and balanced various competing interests with two (2) enactment goals in mind: firstly, the new legislation will avoid the need to further amend the city's sign law for a very long time (hopefully at least another decade) except when necessary to comply with evolving case law or court orders, and secondly, the new legislation will reduce dramatically the number of applications for site specific administrative relief. The city elected officers wish to thank the public, the Chamber of Commerce, the members of the planning and zoning board, the city planning, zoning and economic development department, other city staff, and specifically commenting developers and property owners for their contributions to this comprehensive legislative effort.

### **Sec. 27-136 – Severability and conflict.**

- (a) Throughout the nation, local sign codes continue to be subjected to vigorous litigation. Formulating a sign code that is enforceable in every respect is a daunting and difficult task. The city's legislative objective is to enact a sign code which is severable to the greatest extent possible. The primary objective of the city is to regulate the number, size, height, location, and aesthetic appearance of signs such that these noncontent based regulations can survive and stand-alone if other portions of the Code are determined invalid.
- (b) To further the interest of severability, the Code has been made divisible in many respects. Permanent sign regulations, temporary sign regulations, and transitory sign regulations have been separated such that if any regulations concerning one (1) sign type are found invalid, this determination will not affect regulations concerning other sign types. Additionally, sign regulations concerning residential and nonresidential land uses have been separated so that in the event regulations concerning one (1) type of land use are determined invalid, regulations concerning other types of land uses may survive. Furthermore, sign regulations concerning certain types of nonresidential and residential developments have been presented in matrix form so that if matrix regulations concerning one (1) type of development are found invalid, matrix regulations concerning other types of developments may survive. Finally, the city has created elective sections to some of the project-specific regulations in its sign

matrices for certain land uses that might accept some content restrictions, and thus, elect to be governed by the elective sections as opposed to being governed by the applicable regulations in the matrix; however, if any of the elective sections are determined invalid, the city intends that the matrix regulations will remain and survive.

- (c) Except as otherwise provided in Sections 22-20(cc), 22-31, 22-32, 22-33, 22-35, 22-36, 22-37, 22-38, 22-42, 22-44, and 22-64, should any article, division, section, subsection, paragraph, sentence, clause, phrase or other part of this chapter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this chapter as a whole or any article, division, section, subsection, paragraph, sentence, phrase, or word thereof, other than that so declared to be invalid.
- (d) All ordinances, code sections, and resolutions in conflict with this chapter are hereby superseded by this chapter, are hereby repealed and are of no further force and effect to the extent of such conflict.

**Sec. 27-137 - Purpose and intent.**

- (a) It shall be the purpose of this chapter to:
- (1) Promote and protect the general health, safety, welfare and community environment by establishing a comprehensive system for the regulation of signs;
  - (2) Maintain or improve, or both, economic stability through an attractive sign program;
  - (3) Protect the general public from damage and injury which may be caused by the faulty and uncontrolled construction of permanent signs within the city;
  - (4) Protect pedestrians and motorists of the City of Plantation from damage or injury caused, or partially attributable to the distractions and obstructions caused by improperly situated signs;
  - (5) Promote the public safety, welfare, convenience and enjoyment of travel and the free flow of traffic within the City of Plantation;
  - (6) Create a more attractive community by reducing visual blight caused by unregulated signage;
  - (7) Enhance, protect, and maintain the physical beauty of the property within the city;
  - (8) Preserve the beauty and unique landscape character of the City of Plantation;
  - (9) Directly advance the city's interest in preserving and enhancing the city's aesthetic appeal;

- (10) Ensure that signage is clear, compatible with the character of the adjacent architecture and provides the essential identity of, and direction to, facilities in the community;
- (11) Lessen hazardous conditions, confusion, and visual clutter that could be caused by the proliferation, unnecessary illumination, animation, and excessive height, area, and bulk of signs which would compete for the attention of the pedestrian and vehicular traffic;
- (12) Establish sign regulations in general relationship to zoning classifications, building site size, size of buildings, and different types of frontage;
- (13) Permit reasonable amounts and avenues for communication of noncommercial and commercial messages by use of signs;
- (14) To discourage off-premises signs;
- (15) To ensure that commercial on-premises signs concern lawful activity allowed on such property; and,
- (16) To prevent or decrease traffic accidents that may result from mobile phone users calling telephone numbers displayed on permanent signage.

### **Sec. 27-138 - Definitions.**

The following words when used in this article, shall have the meaning ascribed herein unless the context otherwise indicates:

Address sign: Numerals indicating the address of a building or establishment.

Animated: The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign; the movement of a sign set in motion by the atmosphere. Time and temperature devices shall be considered animated signs. Banners and flags shall be exempted from this definition.

Architectural embellishment: Decorative features which are part of, attached to, painted, or applied to the exterior of a sign structure for the purpose of ornamentation or artistic expression.

Banner: A rectangular shape of fabric or other suitable material, which is attached to a building or suspended at two (2) ends or continuously across the long side.

Box cabinet sign: A three-dimensional structure which includes a frame, borders and sign panel face and may include internal lighting upon which the sign letters and logos are placed or etched. This definition does not include a pierced box cabinet sign.

Building site: A parcel of land that is sufficient in size to support one building, together with such yards, parking facilities, and site infrastructure as is required by the city's land development regulations to support the building. Typically, a building site is entirely owned by one (1) owner.

Center establishment: A nonresidential property which is: (1) comprised of more than one (1) separate building; (2) developed, operated, or maintained under unified control or in a unified manner; (3) where the business sites within the property do not all have street frontage; and (4) such business sites have shared ingress and egress to the adjacent public right-of-way.

Changeable copy: A sign designed to permit immediate change of copy with language other than the name of the business.

Commercial on-premises sign: Any sign limited to advertising a commercial establishment, activity, product, service, or entertainment which is sold, produced, manufactured, available or furnished at the place where the sign is located.

Directional, warning or information signs: On-premises signs which direct motor vehicle or pedestrian traffic to certain destinations within the grounds of a hospital, motor vehicle dealership, shopping center or other use (for example: hospital emergency room signs). Such signs may use names, logos, or symbols of buildings, businesses, activities, uses or places as a means of direction.

Directory sign: A sign which provides separate sign area for messages allocated to or reserved to different establishments (i.e., principal messages and secondary messages).

Double-faced sign: A sign with two (2) faces, which are usually but not necessarily parallel. Signs having unparallel sides with an interior angle greater than fifteen (15) percent shall be considered single face signs.

Establishment: A commercial, industrial, institutional, educational, office, business, or service use located within a building or on a property. Establishment also includes public buildings or government services in private buildings.

Multi-story, multi-occupant establishments: are those properties containing more than one (1) occupant or establishment within a single multi-story structure.

Single establishments: are those properties containing a single occupant within a single structure.

Single story, multi-occupant establishments: are those properties containing more than one (1) occupant or establishment within a single-story structure.

Flag: When used in this chapter, the term flag shall mean a piece of fabric or other flexible material that is usually rectangular in shape (containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions, such as the United States and the City of Plantation) which is primarily designed to be attached to a vertical pole, rod, or other cylinder-like support, and flown in the air. The term does not include streamers or placards regardless of shape or form.

Freestanding sign: A sign structurally secured to the ground and which is not attached to any building, fence, vehicle or object other than the sign structure for support.

Grand opening: The introduction, promotion or announcement of a new establishment at the site.

Ground sign: A freestanding sign erected such that the entire bottom of the sign either is in contact with the ground or is in contact with a sign base (where for the entire height of the base, such base has the same dimensions as the bottom of the sign, and where the bottom of the base is entirely in contact with the ground).

Height: The distance from ground level to the top of the sign structure, not including architectural embellishments.

Logo: A graphic symbol which: (i) is registered as protected intellectual property in accordance with law; (ii) is associated with an activity, use or business; and (iii) is displayed in addition to another message (such as the business name, for example). Logos may include graphic designs in addition to lettering. For purposes of this sign code, however, a sign which displays only a logo comprised of letters or numbers and which contains no graphic symbols or designs other than a color background and a color outline of the letters or numbers shall not be treated as displaying a logo.

Major occupant: An establishment that occupies at least ten (10) percent of the leasable area within a multi-occupant establishment and has a floor area greater than ten thousand (10,000) square feet.

Mansard sign: A sign attached to or erected against a sloped or pitched roof of a building, with the face horizontally parallel to the building wall.

Marquee sign: A sign attached to or hung from a roof-like structure or building entry feature that projects from the wall of a building or its supports.

Mixed use buildings: Those buildings where access for individual residential occupants is gained from a common lobby and where access for individual nonresidential occupants is gained from the exterior facing on-site driveways, parking facilities or public right-of-way. These buildings are typically greater than two (2) stories in height.

Menu board sign: A sign typically used to inform the public of the list of foods available at a restaurant together with the corresponding prices.

M.U.T.C.D. Standards: The manual on uniform traffic control devices as published by the U.S. Department of Transportation Federal Highway Administration, as same may be amended from time to time.

Neon sign: Any illuminated sign that contains an exposed neon tube or is treated in such a manner as to appear to be a sign containing an exposed neon tube (including LED type lighting).

Noncommercial sign or message: Any sign or message that is not limited to advertising a commercial establishment, activity, product, service, or entertainment.

Nonconforming sign: Any sign which is not allowed under this chapter, but when first constructed, conformed to the city's laws.

Occupant: The property owner, tenant, or other person in control or possession of an establishment.

Occupant frontage: The lineal distance of the building space occupied by the particular occupant measured on a straight line parallel to the off-street parking area on which such occupant fronts.

Office complex: An office complex is two (2) or more multi-occupant buildings occupying less than one hundred thousand (100,000) square feet in area which share common amenities such as, but not limited to, off-street parking facilities and coordinated pedestrian and traffic flow, ingress, and egress facilities.

Off-premises sign: Any sign advertising a commercial establishment, activity, product, service or entertainment which is sold, produced, manufactured, available or furnished at a place other than the property on which the sign is located. It is important to note that noncommercial messages are inherently on-site signs because an idea, unlike a product or services, must be viewed as being located where the idea is communicated. A noncommercial message is on-site wherever the sign is placed.

Permanent sign: Any sign which is constructed from an enduring material, such as masonry, concrete, or metal which remains in position, character and condition (beyond normal wear) and permanently affixed to the ground, wall or building. Permanent signs are usually intended by their nature or character to remain in place for one (1) year or more.

Pierced box cabinet sign: A three-dimensional structure which includes a frame, borders, and a sign panel face which is punctured or perforated so that one can see through it into the cabinet structure.

Pole sign: A permanent, freestanding sign which is not a ground sign. It shall include freestanding signs that are mounted to poles or other supports.

Portable or mobile signs: Signs which are placed upon, affixed to, painted upon, or hung from a portable, natural or contrived appliance, structure, trailer, flatbed, vehicle or thing, susceptible or capable of being used for advertising or for the purpose of identification.

Primary residential community visual transportation corridors: The city's primary residential—Community visual transportation corridors for the uniform community sign program are:

- (1) Sunrise Boulevard;
- (2) Broward Boulevard;
- (3) Pine Island Road;
- (4) N.W. 5th Street;

- (5) N.W. 65th Avenue;
- (6) N.W. 69th Avenue/Cypress Road north of Broward Boulevard and south of Sunrise Boulevard;
- (7) N.W. 70th Avenue north of Broward Boulevard and south of Sunrise Boulevard;
- (8) Peters Road;
- (9) University Drive;
- (10) Paladin Way/S.W. 54th Avenue/S.W. 15th Court/S.W. 52nd Avenue (all one road) south of Peters Road;
- (11) Cleary Boulevard; and,
- (12) Nob Hill Road.

*Principal message:* That portion of a ground sign message associated with or reserved to the principal use of the entire property as fairly described by the city's land development regulations. For example, if a center establishment has four (4) different uses in four (4) buildings within a property that are one hundred thousand (100,000), seventy-five thousand (75,000), fifty thousand (50,000), and twenty-five thousand (25,000) square feet in size, the principal message would be associated with or reserved to the center establishment (i.e., "Rio Plaza").

*Property:* A parcel of land that is developed or to be developed by a main building or group of main buildings and accessory buildings, or by a principal use and uses accessory thereto, and is sized sufficient to accommodate such building(s) and use(s), together with such yards, parking facilities, and other site infrastructure as is required by the city's land development regulations to support same. The word "property" shall include the words "building site". Properties are usually, but not always, delineated as a single unit of land within a plat (such that a plat of two (2) parcels "A" and "B" are two (2) properties). A property may have different portions thereof owned by different owners.

*Regional establishment:* A single use (nonretail) complex under one (1) ownership or control containing more than one hundred thousand (100,000) square feet of total building area on a parcel greater than fifteen (15) acres in area typically having more than one thousand (1,000) employees.

*Regional mall:* A concentration of major anchor stores and a minimum of twenty-five (25) smaller establishments developed on a parcel in excess of twenty (20) acres oriented toward a common interior pedestrian plaza.

*Residential entry sign:* A sign that is placed at the entrance to a single-family, multifamily, duplex, or mobile home park development.

*Roofline:* The lowest point at which any part of the main roof structure first touches or bears upon an external wall of the structure excluding any cupolas, pylons, chimneys or other minor projections (typically the top of the tie beam).

*Roof sign:* A sign erected, constructed and maintained upon or above a flat, mansard or pitched roof of any building, including a pylon or parapet sign, which extends above the roofline. This identification shall not apply to an aesthetic or structural edifice constituting an integral part of the building, which does not convey a message.

Sandwich signs: Any movable sign not secured or attached to the ground.

Secondary message: That portion of a ground or wall sign message associated with or reserved to a principal use within a property (as distinguished from the entire property) or within a building site when a property has more than one (1) building site. For example, in a center establishment which has four (4) different uses in four (4) different buildings sized one hundred thousand (100,000), seventy-five thousand (75,000), fifty thousand (50,000), and twenty-five thousand (25,000) square feet in size, the secondary message would be associate with or reserved to the uses in the buildings.

Shingle sign: A sign suspended from a roof overhang of a covered porch, covered walkway, or arcade.

Side/rear sign: A side or rear wall sign fronting a public right-of-way or off-street parking lot.

Sign: Any device or structure made or used for the visual communication of a message when the message is visible from public or private right-of-way.

Sign area: One hundred (100) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacing between letters.

Snipe sign: A temporary sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or to other objects.

Special event directional sign: A sign which directs the public to a special public event or function of interest to the entire community. Special events are not commercial in nature.

Special event sign: A temporary sign which can be posted during a special public event or public function which is of general interest to the entire community.

Street frontage: The horizontal distance between the side lot lines of any lot measured at a point where the side lot lines intersect public right-of-way, provided, in order to have street frontage, the lot must have an access point to the public right-of-way. Any side of a lot that abuts a public right-of-way may be considered the front. On curvilinear streets, the arc distance between the side lot lines shall be considered the lot frontage. Within the Plantation Midtown Development, Federated Road, N.W. 6th Court, and N.W. 82nd Terrace function as important trafficways, and shall be considered as "public right-of-way" for this definition though at the time of the adoption of this chapter, these roadway segments were privately owned.

Subordinate message: That portion of a principal message or secondary message which is not its dominate theme but which is associated therewith. Typically, for nonresidential uses, subordinate messages describe activities and products, and primary or secondary messages identify business names (or vice versa). For example, a primary message for a hardware store may be "Smith's



Hardware" and a subordinate message may be "Benjamin Moore Paints". Another example for a real estate office may be "Smith's Brokers" with a subordinate message of "Title Insurance".

*Super graphics:* Artistic graphics or neon banding, or both, which are decorative in nature, not associated with a logo, and have no message.

*Temporary development sign:* A sign placed on vacant property being constructed or reconstructed.

*Temporary model or custom home sign:* A sign placed on property being developed with a model or custom home.

*Temporary noncommercial sign:* A temporary sign that depicts a noncommercial message (which is typically not functionally related to the use of the property where the sign is placed) and which is not placed on property pursuant to the provisions of this Code that allow substitution of a noncommercial message for a commercial message. These signs are always additional signage. By their very nature, temporary noncommercial signs shall never be deemed off-premises signs.

*Temporary real estate or lease sign:* A temporary sign placed upon a building site or property when same is for sale or lease.

*Temporary seasonal sign:* A painted sign with no electrical connections that may be attached to a ground sign during seasonal promotional periods of March 1 through April 30 of any year and from November 1 through January 2 of the ensuing year.

*Temporary sign:* A typically weather resistant sign that is (1) constructed of plastic, metal, or painted wood; (2) staked into the ground or securely attached to a building face; and (3) intended by its character to remain in place for less than a year.

*Traffic sign:* A sign placed within public rights-of-way or on property which the public owns or over which the public has an easement or license. Examples are signs that regulate the use or encourage the safe use of such right-of-way (e.g., speed control signs, merge, stop signs, "workers present" signs, or roadside memorial signs, etc.), that identify the name of such right-of-way or upcoming rights-of-way, that identify an emergency route or facility (such as hurricane evaluation routes or the international hospital sign), or serve identify temporary directional purposes (detour or special event signage). Additional examples include directional, warning or information signs for traffic control and safety located within a public right-of-way, and signs which serve to notify the public of boundaries of and benefits of (or the behavioral protocols for) areas of special public interest [such as but not limited to: areas employing enhanced security (e.g., mass transit facilities, utilities facilities, or other necessary public facilities or public places), or areas used during natural or manmade disaster recovery (such as hurricane or storm shelters, emergency operations centers, health facilities and staging areas for the temporary provision of health care services, or temporary business recovery areas), safe neighborhood/crime prevention areas, or areas undergoing activity programs to eradicate slum conditions or arrest neighborhood blight].

Transit sign: A sign made of wood or plastic or masonry materials that is attached to a bus shelter or bus bench at a bus or rail or transit greenway stop where the bench or shelter is used as part of a mass transit program.

Transitory sign: Any sign that is (1) constructed of paper, plastic, fabric, cardboard, and sometimes wood; (2) staked or pressed into the ground or attached to a building face; and (3) intended by its character to remain in place less than three (3) weeks, and usually only for a forty-eight-hour period. These signs are typically not weather resistant.

Wall sign: Any sign erected flat against the face of or not more than eight (8) inches from the face of the outside wall upon which it is placed and supported throughout its length by such wall.

Window sign: Any poster, cut-out letters, painted text or graphics, or other text or visual presentation affixed to or placed within ten (10) feet of a window pane or other building opening, which is placed to be viewed from the exterior of a building.

#### **Sec. 27-105 - 27-139 Reserved**

#### **Sec. 27-140 - Procedures for permitting; judicial review.**

- (a) Before any person (as "person" is defined in section 14-16 of this Code) begins the construction or erection, posting or painting, or use of any new sign within the city that requires a permit by the provisions of this chapter, said person shall make application to the chief building official. Applications shall be made upon forms provided by the chief building official and shall contain the following information:
- (1) Name, address and telephone number of the applicant;
  - (2) The identity of the property owner;
  - (3) A copy of most recent survey of the property that shows the location of all easements for utilities and rights-of-way, and that contains the footprint locations of the building.
  - (4) Four (4) sets of sealed plans that contain:
    - a. The location of buildings and structures on the property (this may be indicated by the most recent site plan approved for the premises);
    - b. The location and elevation of the proposed sign on the building or structure (if the sign is a wall sign) and its height and sign area calculations;
    - c. The location of the proposed sign on the property (if it is a freestanding sign) and its height, sign area, and setback measurements;

- d. Position of the sign in relation to buildings, structures, road rights-of-way and public or franchised infrastructure within thirty (30) feet of the proposed sign's location;
  - e. Blueprints or ink drawings of the plans and specifications showing the materials, weight, electrical infrastructure (if any), manner of illuminating, and method of construction and attachment to the building or to the ground;
  - f. Stress sheets and calculations showing the sign is designed for the high velocity wind requirements in the Florida Building Code; and,
  - g. The plans and specifications shall include for each message the color of the sign, text font, text format, character size, and depiction of any other symbols or markings.
- (5) Name, address and telephone number of the person, firm, corporation or association erecting said sign, with a copy of the erector's certificate of competency;
- (6) Written consent of the owner of the building, structure or land to which or on which the sign is to be erected;
- (7) An inventory of all signs on the property where the sign is located at the time the application is made. The inventory shall list the sign size, color, location, text font, text format, character size and type of each sign message, and shall not include the proposed sign (a previous inventory may be used, provided the "revision date" is updated to be within thirty (30) days of the application);
- (8) For purposes of ascertaining whether the proposed sign is an off-premises or on-premises sign, the following additional application submittals will be required:
- a. The sign message;
  - b. If the sign message is not noncommercial, evidence that the commercial establishment, activity, product, service, or entertainment disclosed by the sign message is lawfully sold, produced, manufactured, available, or furnished on the property wherein the sign is located in the form of:
    - 1. A city occupational license; or,
    - 2. If no occupational license is required by city law prior to the commencement of the activity, a certificate of occupancy; or,
    - 3. If no occupational license or certificate of occupancy is required by law prior to commencement of the activity, product, service, or entertainment, a letter of representation which:

- Describes the use of the site;
  - Identifies the applicable zoning classification of the site; and,
  - Confirms by reference to a citation that the use is allowed by the city's land development regulations.
- (b) The building department shall approve or deny an application for a sign permit within fourteen (14) business days of its receipt of a complete application. The building department shall review an application for completeness within seven (7) business days of its receipt. If the application is determined by the building department to be incomplete, the applicant shall be notified in writing by a first class mailing within three (3) business days of the determination that the application is incomplete. If more information is required from the applicant in order to complete review of the application, the fourteen (14) business day period shall run from the building department's receipt of the additional information; however, if the applicant certifies in writing that the application is complete, the fourteen (14) business day period shall run from the date the certification is received by the building department. Any application not approved within such fourteen (14) business day period shall be deemed denied. If the applicant does not wish to apply for a sign special exception, or cannot apply for a special exception, he or she may seek judicial relief as provided by law immediately upon receipt of the notice that the permit has been denied.
- (c) If an application for a permanent sign permit is denied as a result of not being in compliance with the requirements of this chapter (as distinguished from the requirements of the Florida Building Code), the applicant may file a request for a sign special exception with the city governing body within thirty (30) business days of written notice of the permit's denial. The special exception shall be considered by the governing body and acted upon within thirty (30) business days of receipt of the application. A failure by the governing body to consider or act upon an application for a special exception within thirty (30) business days of receipt of the application shall be deemed a denial of the application. If the city governing body denies or does not grant the special exception, the applicant may seek judicial relief as provided by law.
- (d) If the application for sign permit or special exception is granted, then the chief building official shall issue a permit for the erection of the approved sign upon the payment of the prescribed fee.

**Sec. 27-141 - Sign special exceptions.**

- (a) Upon being denied a permanent sign permit, a property owner may apply for a special exception.
- (b) A special exception from the terms of this chapter shall not be granted by the city governing body unless and until a written request for a sign special exception has been submitted demonstrating:

- (1) That special conditions and circumstances exist such as, but not limited to, building orientation, vehicular circulation or vision obstructions (not to include landscaping) that are peculiar to the land, structure, or building that create a site specific justification for the exception;
  - (2) That a literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other property of lands, structures or buildings of similar character with identical special circumstances (nonconforming signs shall not be grounds for issuing sign special exceptions), or alternatively, that a special exception from the provisions of this chapter is warranted and justified to protect, preserve, or enhance the city's tax base or to prevent or eradicate conditions of economic blight;
  - (3) That the special conditions and circumstances do not result from the action of the applicant;
  - (4) That the sign special exception to be granted is the minimum measure needed to address the special conditions and circumstances that justify the special exception; and,
  - (5) That the sign special exception will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood, or surrounding property, and will not otherwise detrimental to safe and convenient use of nearby rights-of-way;
  - (6) That all other signage on the property is in substantial compliance with this chapter, as applied.
- (c) The city governing body may grant special exception signage different than that contemplated by this comprehensive sign code and may require that such exceptional signage be removed and signage in conformance with this comprehensive sign ordinance substituted therefor if the circumstances giving rise to the need for such special exception no longer continues to exist. Further, the city governing body may limit or prohibit other signage which establishments might otherwise be allowed under the terms of this comprehensive sign code as a condition precedent to granting such special exception signage.
- (d) This process is available for all permanent signs except for off-premises signs. Special exceptions will not be considered for temporary signs. The prior sentence shall not apply for a six-month period of time after the city experiences the effects of a declared or actual state of emergency (regardless of whether natural or not), furthermore, the city governing body may grant a special exception to the provisions of this chapter regulating temporary signs and transitory signs so as to allow on a special exception basis the display of temporary or transitory signage during such six-month period after considering the site specific physical and economic effects of the event or occurrence in addition to the factors stated above; furthermore, notice of the meeting at which the city governing body is to consider such temporary or transitory signage special exception shall not require the newspaper advertisement set forth in subsection (f) below, and finally, the city staff shall exert best efforts to expedite the city governing body's consideration of a written request for a special exception pursuant to this sentence so as to be considered within fourteen (14) days after the

written request is received [or if there be no city council meeting within such fourteen-day period which is available given the aforesaid notice requirement, considered at the next scheduled city council meeting].

- (e) Sign special exceptions are not legislatively sanctioned, and are to be discouraged. The applicant shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all issues which are to be determined by the city governing body.
- (f) When the city governing body considers a sign special exception, notice of the meeting at which the matter shall be considered shall be given by posting the agenda on the city website and outside city hall at least three (3) business days prior to the meeting, and by placing one (1) advertisement in a newspaper of general circulation at least ten (10) calendar days prior to such meeting.
- (g) The application and the processing fees for a sign special exception shall be collected through the city's cost recovery system (see section 27-64 of this Code), and the minimum required deposit shall be five hundred dollars (\$500.00).
- (h) In limited circumstances, the director of planning, zoning, and economic development has the authority to approve a limited sign special exception as an administrative adjustment pursuant to section 27-52 of this Code.

#### **Sec. 27-142 - Permit fees.**

Fees to be paid for permits for the approval of permanent signs shall be as set forth in chapter 5 of this Code.

#### **Sec. 27-143 - Nonconforming permanent signs.**

- (a) A permanent nonconforming sign may remain displayed until the earlier of:
  - (1) That point in time that the sign becomes an off-premises sign pursuant to the provisions of subsection 22-21(f) of this Code; or
  - (2) If a permanent nonconforming sign is damaged, repaired or renovated at a cost exceeding fifty (50) percent of the replacement value of the sign or sign structure as determined by the chief building official pursuant to the standards set forth in the Florida Building Code, it shall not be thereafter used or maintained except in conformity with the regulations in this chapter and all rights to maintain or use such permanent nonconforming sign shall be terminated; or,
  - (3) January 1, 2010.

- (b) If the governing body of the city issued a special exception for a permanent sign which remains nonconforming to the provisions of this Code, then the provisions of subsection (a)(3) shall not apply.
- (c) Once a permanent nonconforming sign may no longer be displayed, the sign structure or support for same shall be taken down or removed.
- (d) If a permanent nonconforming sign is damaged as a result of the effects of a declared or actual state of emergency (regardless of whether natural or not) which:
  - (1) Occurs prior to January 1, 2010; and,
  - (2) Is recognized by the mayor (or city governing body if not recognized by the mayor), then the provisions of subsection (a)(2) shall not apply to such occurrence and the sign in question may be able to be repaired or rebuilt and then displayed until 2010, or until it is required to be removed pursuant to the application of some other provision of this Code, whichever first occurs.
- (e) If a permanent nonconforming sign for which a special exception was issued is damaged or destroyed as a result of the effects of a declared or actual state of emergency (regardless of whether natural or not) which is recognized by the mayor (or by the city governing body if not recognized by the mayor), then the provisions of subsection (a)(2) shall not apply to such occurrence and the sign in question may be repaired or rebuilt and continue to be displayed until it is required to be removed pursuant to the application of some other provision of this Code.

**Sec. 27-144 - Nonconforming temporary signs.**

- (a) All temporary nonconforming signs may be displayed until the earlier of:
  - (1) That time their display period under this Code expires; or,
  - (2) If a temporary nonconforming sign is damaged, repaired or renovated at a cost exceeding fifty (50) percent of the replacement value of the sign or sign structure as determined by the chief building official pursuant to the standards set forth in the Florida Building Code, it shall not be thereafter used or maintained except in conformity with the regulations in this chapter and all rights to maintain or use such temporary nonconforming sign shall be terminated; or,
  - (3) January 1, 2006.
- (b) If the governing body of the city issued a special exception for a temporary sign which remains nonconforming to the provisions of this Code, then the provisions of subsection (a)(3) shall not apply.

- (c) Once a temporary nonconforming sign may no longer be displayed, the sign structure or support for same shall be taken down or removed.

**Sec. 27-145 - Implementation.**

- (a) The provisions of this Code shall apply to all applications for sign permits received after September 9, 2004.
- (b) The provisions of this Code shall apply to all pending applications for sign permits received prior to or on September 9, 2004 which were incomplete as of September 9, 2004.
- (c) The provisions of this Code shall apply to any applications for sign permits that were complete but not approved on or before September 9, 2004, regardless of whether the city received resubmittals or submittals concerning such applications after September 9, 2004.
- (d) The provisions of this Code shall apply to all applications for sign permits which were complete and approved but which had not received permits by September 9, 2004; unless it is determined either within the time period that the city must approve or deny a permit, or thereafter judicially, that the applicant has reasonably and detrimentally relied on the former ordinance and made a substantial expenditure or change of position as a result of such reliance so that under the particular facts and circumstances and pursuant to law, the applicant obtained vested rights to have the former Code apply to the application or an equitable estoppel preventing the city from applying new regulations to deny the application has occurred. In such cases of equitable estoppel or vested rights, however, if the sign applied for does not meet the provisions of this Code, it will be treated as a nonconforming sign

**Sec. 27-146 - 27-149 Reserved.**

**Sec. 27-150 – Permanent signs.**

- (a) A permit is required for the erection of a permanent sign within the city, except for traffic signs erected in accordance with M.U.T.C.D. Standards.
- (b) Except for logos, permanent signs shall be uniform in appearance within a property with respect to the following: sign style, materials, returns, construction, trim caps, textures, colors, text format, font style, character size/sign area ratios, lighting method, and fastening method (herein, "sign attributes"). Where a property has several building sites, the entire property shall have uniform sign attributes (i.e., not merely uniform within a building site). Wall signs are limited to one (1) color for buildings having four (4) or fewer occupant spaces, two (2) colors for buildings having more than four (4) and up to ten (10) occupant spaces, three (3) colors for buildings having more than ten (10) and up to twenty (20) occupant spaces, and four (4) colors for buildings having more than twenty (20) occupant spaces. After the effective date of this chapter, any property which has more than one (1) permanent sign



will submit a sign package that contains uniform sign attributes for all permanent signs located or to be located thereon. If no package is submitted, all future sign attributes for a property shall conform to the sign attributes of the first permanent sign approved for the property.

- (c) No permanent sign of any kind shall be permitted to extend into or above or be anchored or placed in any portion of the right-of-way of a street or sidewalk area, except traffic and transit signs.
- (d) All signs shall be constructed so as to not enable the light source to be seen.
- (e) Awnings or canopies may not contain signage.
- (f) Wall signage is limited to secondary messages; however, it may contain a subordinate message that does not exceed fifteen (15) percent of the allowable sign area.
- (g) Logos are permitted on wall signage or freestanding signs but may not exceed ten (10) percent of the allowable sign area.
- (h) Wall signs may not be erected above the roofline of any structure unless placed on an architectural embellishment designed for such purpose.
- (i) No sign shall be attached to or placed against a building in such a manner as to prevent ingress or egress through any door or window of any building, nor shall any sign obstruct or be attached to a fire escape.
- (j) No permanent off-premises signs shall be allowed except for transit signs and traffic signs.
- (k) All permanent signs attached to or placed on any buildings shall be thoroughly secured thereto by noncorrosive sign hooks or by such other method of attachment as contemplated by the Florida Building Code and approved by the chief building official. All signs shall be constructed and erected to withstand wind pressure compliant with Florida Building Code, as amended.
- (l) That portion of a structure on which a permanent illuminated sign is permitted shall be of a fire rated material.
- (m) All permanent ground signs shall be subject to the landscape design manual pertaining to the size, type and methods of landscaping around such freestanding signs. The irrigation of said planting shall be in such form as specified in such landscaping design manual as same is from time to time amended by the city council. The landscape design manual, which is on file in the city clerk's office, is hereby adopted and made a part hereof by reference.
- (n) Signs must not be located in a sight line setback or obstruct sight distance areas at entrances and intersections, and must be setback from the right-of-way line in accordance with section

13-38, Plantation City Code except for traffic signs erected in accordance with M.U.T.C.D. Standards or pursuant to this division.

- (o) All establishments within the city must display an address sign on their ground signs and wall sign or frontage facing a public right-of-way. Numbers shall be a minimum of six (6) inches in height, a maximum of twelve (12) inches in height, and of contrasting color to the background to which they are affixed. Address numbers shall not be counted when calculating the allowable sign area.
- (p) The maximum height of all freestanding signs shall be in accordance with the following, unless otherwise noted within this chapter:

**TABLE 150-1**  
**Maximum Height**

<b>Driving lane pavement width (adjacent to frontage where sign is to be placed, not to include turn lanes)</b>	<b>Maximum height of sign (in feet)</b>
<u>0 - 2 lanes</u>	<u>5 feet</u>
<u>3 - 5 lanes</u>	<u>5 feet</u>
<u>6 or more lanes</u>	<u>5 feet</u>

When a freestanding permanent sign is not located in a frontage area, it shall not exceed five (5) feet in height.

- (q) All freestanding signs shall be subject to the following setback requirements: One (1) foot setback for signs up to seven (7) feet in height. Signs over seven (7) feet in height require a one (1) foot setback per foot of sign height [ex., eight (8) feet high = eight (8) foot setback]. This paragraph shall not apply to traffic signs erected in accordance with M.U.T.C.D. Standards or pursuant to this division.
- (r) Permanent freestanding signs may not be placed within any utilities easement without the written consent of the utility company or public utility holding such easement or within a private parking space or driveway.
- (s) The following types of ground signs are permitted:

Figure 150-1

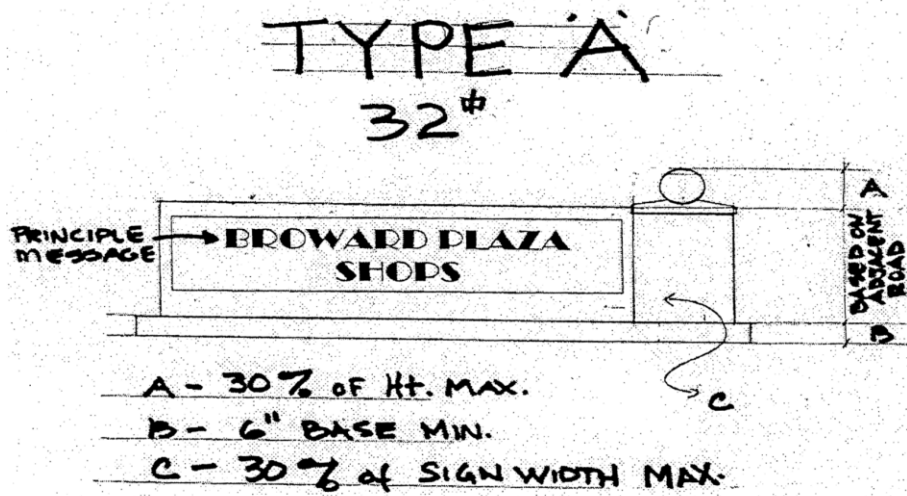
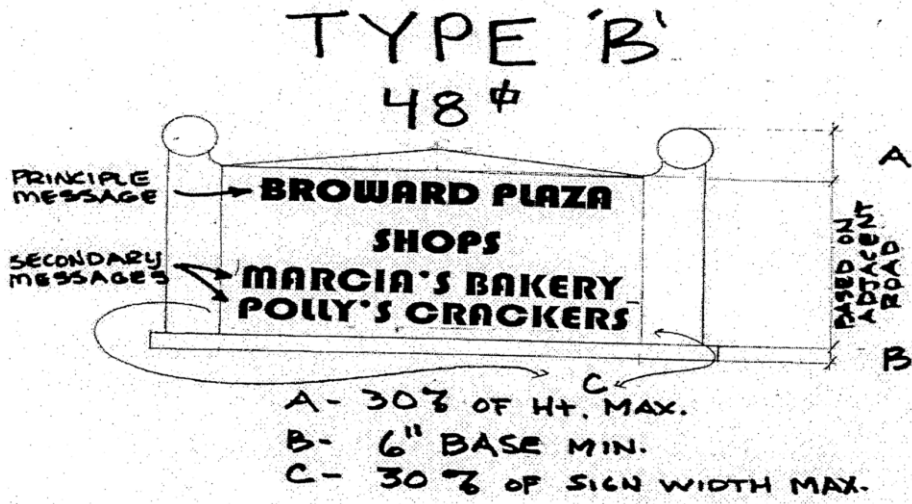
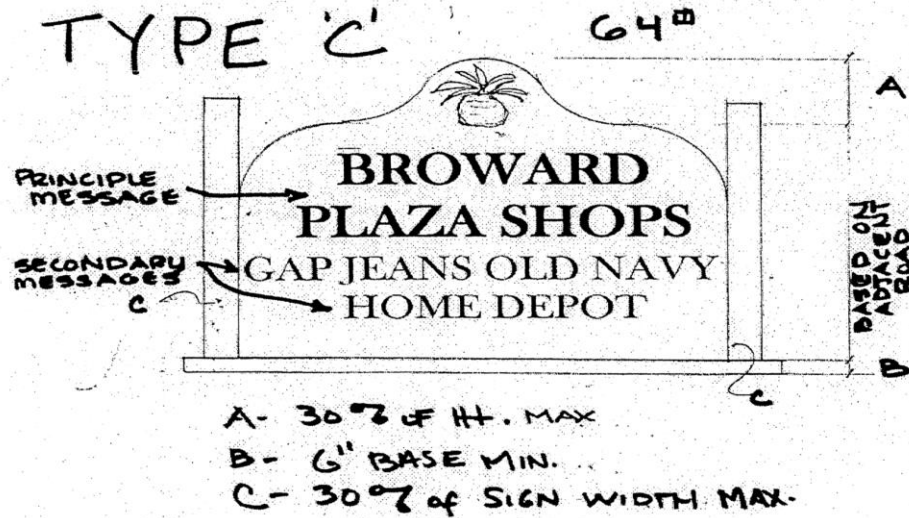


Figure 150-2



**Figure 150-3**



- (t) Ground signs for multi-occupant establishments may be directory signs that have no greater than fifty (50) percent of the sign face reserved to panels for secondary messages located on the lower one-half (½) of the sign. The principal message shall be reserved to the upper one-half (½) of the sign. All secondary message panels must be of matching color, size, and font.
  
- (u) Except as otherwise provided by this Code, ground signs for establishments shall contain only a principal message, and may not contain a subordinate message. For those ground signs that are allowed to have principle and secondary messages, the font of the principal message shall be larger than the font of the secondary message(s). The font of secondary messages shall be a minimum of six (6) inches in height and shall not exceed a maximum of twelve (12) inches in height.
  
- (v) All ground signs shall incorporate a decorative cap or architectural embellishment, extending vertically above the principle sign structure by no more than thirty (30) percent of the sign area's vertical dimension and extending horizontally on each side of the sign area by a width no greater than thirty (30) percent of the horizontal dimension of the sign area. The thirty (30) percent horizontal dimensions may be placed at one (1) side, or may be allocated in any manner between the two (2) horizontal sides of the sign area. The decorative cap may include elements such as arches, scallops, or caps made out of a variety of materials and shall not be included in determining the sign height. No portion of any sign structure shall exceed twelve (12) feet, unless otherwise noted within this chapter. The vertical support may include elements such as ornamental columns, pillars, pilasters, or vertical formations. This provision shall not apply to traffic signs erected pursuant to this division.
  
- (w) Except as provided in subsection (4) below, the following types of letters are permitted on ground signs and wall signs: (1) Illuminated channel letters. (2) Non-illuminated channel letters. (3) Back-lighted reverse channel letters. (4) Box cabinet signs (on freestanding signs only). (5) Pierced box cabinet signs. (6) Non-illuminated formed letters.

- (x) Directional, warning or information signs within a property may not exceed four (4) feet in height above grade and the area of each sign to be limited to eight (8) square feet. This provision shall not apply to traffic signs erected pursuant to this division.
- (y) The number, size, and types of permanent signs allowed in the city is set forth in division 2 and 3 of this article, except for traffic signs which may be erected in accordance with M.U.T.C.D. Standards or which are allowed in accordance with this division.
- (z) Permanent signs must contain one (1) design element, one (1) color, and one (1) construction surface material present in all buildings located on the property. This paragraph shall not apply to traffic signs erected in accordance with this division.
- (aa) Multi-occupant buildings with access through a common lobby may have one (1) wall directory sign not to exceed sixteen (16) square feet in area mounted on the exterior of the building near the main entrance.
- (bb) Nonresidential occupants with a covered porch, covered walkway, or building arcade may have one (1) shingle sign mounted to the ceiling, horizontally and perpendicularly to the building frontage, limited to a maximum height of sixteen (16) inches, a maximum width of forty-eight (48) inches, and a minimum clearance of eight (8) feet. All shingle signs must be uniform as to size and location for all occupants.
- (cc) Permanent traffic signs within the city's primary residential community visual transportation corridors, safe neighborhood districts, special public interest districts, or community redevelopment areas may comply with the construction and dimensional standards set forth in the primary residential visual transportation corridor sign design package on file with the city clerk and as amended from time to time by resolution as an alternative to complying with M.U.T.C.D. Standards. There is hereby granted a special exception for all permanent traffic signs that are freestanding ground signs located in the city's primary residential community transportation corridors as of January 1, 2006 which do not comply with M.U.T.C.D. Standards or the primary residential community transportation corridor sign design package. If such signs are nonconforming to the provisions of this chapter, they shall be removed or made conforming only if damaged or destroyed by acts of God or natural disasters to an extent that exceeds fifty (50) percent of their replacement costs as determined by the building official pursuant to applicable provisions of the Florida Building Code. The signs allowed in this elective provision (cc) are intended to provide signature elements to the city and enhance its sense of place. In the event any word, sentence, clause, phrase, or other part of this elective paragraph (cc) is determined invalid, then notwithstanding section 2-22, permanent traffic signs shall comply with the Code as if this paragraph (cc) was never enacted.

**Sec. 27-151 - Permanent signs—Maintenance regulations.**

- (a) All permanent signs must be kept in good condition, neat appearance and good state of repair. Signs shall be maintained such that they do not become mildewed, torn, have holes, or have loose, swinging or disconnected parts or missing graphics, contain graffiti, or become structurally unsound.
- (b) Any permanent sign or supportive structure damaged or destroyed from any cause, including lack of repair or maintenance, to an extent equal to or greater than fifty (50) percent of its replacement value as determined by the chief building official will require a new permit to be secured before such sign is replaced or repaired. If removal is necessary, the property owner will have thirty (30) days in which to remove said sign unless it is determined that it has become a safety hazard, at which time it must be removed immediately. In the event said sign or supportive structure is not removed as required above, the city may remove same according to legal proceedings (such as but not limited to code enforcement board or special master proceedings, unsafe structures proceedings, or willful violator proceedings) at the cost of the property owner.
- (c) Weeds, rubbish, debris, and paper shall be kept out within a radius of ten (10) feet of any sign (including nonconforming signs); and additionally, no rubbish or debris shall be permitted to accumulate near the sign so as to constitute a fire hazard.
- (d) Any permanent sign erected pursuant to the provisions of this Code of Ordinances may, at the option of the applicant or sign owner, contain a non-commercial message. The non-commercial message may occupy the entire sign face or a portion thereof. The sign face may be changed to contain noncommercial messages as frequently as desired, provided that the sign conforms to the regulations of this Code. If a change of copy pursuant to this subsection is desired, no permit is necessary.
- (e) A commercial on-premises sign shall become an off-premises sign when the commercial establishment, activity, product, service, or entertainment to which the sign relates ceases or discontinues on the property for a period of six (6) months.
- (f) All permanent signs shall be marked with the maker's name, weight of the sign, registry number of the permit and for any illuminated signs, the number of lamp holders and for electric discharge signs, the input amperes at full load and input voltage. The transformers used shall be marked with the maker, with the input rating in amperes or volt-amperes, the input voltage, and the open circuit high-tension voltage. The marking for the sign shall be visible for inspection. This paragraph shall not apply to traffic signs erected in accordance with M.U.T.C.D. Standards.
- (g) Permanent signs may not contain telephone numbers.
- (h) Notwithstanding anything to the contrary in this chapter, a sign containing a message relating to an adult entertainment establishment shall be limited to the establishment's name and the words "Adults Only". Additionally, any adult entertainment establishment which locates

within the city shall display no more than two (2) exterior signs: one solely containing its name and the words "Adults Only" and the other indicating solely that the premises is off limits to minors. This provision reflects the city's sensitivity to protect the welfare of its minors, and reflects that these types of signs, by their very nature, often contain images and language that may be more likely to distract motorists than other types of signs. The city also regulates these establishments in article XV of chapter 27 of this Code and this provision reflects the findings, intent, and purposes reflected in such chapter.

- (i) Permanent traffic signs that are not erected in accordance with M.U.T.C.D. Standards and permanent transit signs shall comply with all provisions of this sign code that apply to permanent signs (except where specifically provided otherwise).

**Sec. 27-152 - 27-159 Reserved.**

**Sec. 27-160 - Non-Residential Permanent Signs**

**Table 160-1**  
**Regulatory matrix regarding number, size, and**  
**type of permanent signage allowed for establishments.**

Type of Establishment	Number of Ground Signs	Size/Type of Ground Sign	Wall Signage (Front)	Wall Signage (Side and Rear)
<u>Single establishments with street frontage up to one hundred fifty (150) lineal feet</u>	<u>(1) double faced ground sign</u>	<u>Thirty-two (32) square feet max. each face (Type A)</u>	<u>OR (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed sixty (60) square feet.</u>	<u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u>
<u>Single establishments with street frontage from one hundred fifty (150) lineal feet up to three hundred (300) lineal feet</u>	<u>One (1) double faced ground sign</u>	<u>Thirty-two (32) square feet max. each face (Type A)</u>	<u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed one hundred (100) square feet.</u>	<u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u>
<u>Single establishments with street frontage from three hundred (300) lineal feet up to five hundred (500) lineal feet</u>	<u>One (1) double faced ground sign</u>	<u>Forty-eight (48) square feet max. each face (Type B)</u>	<u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed one hundred (100) square feet.</u>	<u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u>



Type of Establishment	Number of Ground Signs	Size/Type of Ground Sign	Wall Signage (Front)	Wall Signage (Side and Rear)
<u>Single establishments with street frontage over five hundred (500) lineal feet</u>	<u>One (1) double faced ground sign</u>	<u>Sixty-four (64) square feet max. each face (Type C)</u>	<u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed two hundred (200) square feet.</u>	<u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u>
<u>Single establishments with two (2) or more street frontages over five hundred (500) feet and having floor area over 100K square feet</u>	<u>Two (2) double faced ground signs</u>	<u>Sixty-four (64) square feet max. each face (Type C)</u>	<u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed one hundred (100) square feet.</u>	<u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u>
<u>Single story multi-occupant establishments with street frontage up to three hundred (300) lineal feet</u>	<u>One (1) double faced ground sign</u>	<u>Thirty-two (32) square feet max. each face (Type A)</u>	<u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed sixty (60) square feet. The establishment must have an exterior door not requiring access through the mall or lobby.</u>	<u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u>

Type of Establishment	Number of Ground Signs	Size/Type of Ground Sign	Wall Signage (Front)	Wall Signage (Side and Rear)
<p><u>Single story multi-occupant establishments with street frontage from three hundred (300) lineal feet up to five hundred (500) feet</u></p>	<p><u>One (1) double faced ground sign</u></p>	<p><u>Forty-eight (48) square feet max. each face (Type B)</u></p>	<p><u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment's occupant frontage not to exceed one hundred (100) square feet. The establishment must have an exterior door not requiring access through the mall or lobby.</u></p>	<p><u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u></p>
<p><u>Single story multi-occupant establishments with two (2) or more street frontages over three hundred (300) lineal feet</u></p>	<p><u>Two (2) double faced ground sign, max. of one (1) per street frontage</u></p>	<p><u>Forty-eight (48) square feet max. each face (Type B)</u></p>	<p><u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed sixty (60) square feet. The establishment must have an exterior door not requiring access through the mall or lobby.</u></p>	<p><u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u></p>
<p><u>Single story multi-occupant establishments with street frontage over five hundred (500) feet</u></p>	<p><u>One (1) double faced ground sign</u></p>	<p><u>Sixty-four (64) square feet max. each face (Type C)</u></p>	<p><u>And one (1) wall sign: One (1) square foot for each lineal foot of the establishment's occupant frontage not to exceed two hundred (200) square feet. The establishment must have an exterior customer door not requiring access through the mall or lobby.</u></p>	<p><u>And one (1) side or rear wall sign for each wall enjoying occupant frontage; however, size may not exceed fifty (50) percent of allowable largest wall sign area.</u></p>

Type of Establishment	Number of Ground Signs	Size/Type of Ground Sign	Wall Signage (Front)	Wall Signage (Side and Rear)
<p><u>Single story multi-occupant establishments with two (2) or more street frontages over five hundred (500) lineal feet</u></p>	<p><u>Two (2) double faced ground sign, max. of one (1) per street frontage</u></p>	<p><u>Sixty-four (64) square feet max. each face (Type C)</u></p>	<p><u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment fronting public right-of-way not to exceed sixty (60) square feet. The establishment must have an exterior door not requiring access through the mall or lobby.</u></p>	<p><u>And one (1) side or rear wall sign when fronting a public right-of-way or off-street parking area; however, size may not exceed fifty (50) percent of allowable front wall sign area.</u></p>
<p><u>Multi story multi-occupant establishments (comprising one (1) building on the property) with street frontage where access to individual units is gained from exterior entrances</u></p>	<p><u>One (1) double faced ground sign</u></p>	<p><u>Thirty-two (32) square feet max. each face (Type A)</u></p>	<p><u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment's occupant frontage not to exceed sixty (60) square feet for the ground floor. The establishment must have an exterior customer door not requiring access through the mall or lobby.</u></p>	<p><u>Occupants above the first floor may have one (1) wall sign not to exceed one-half (½) square foot for each lineal foot of the establishment's occupant frontage.</u></p>
<p><u>Multi story multi-occupant establishments (comprising one (1) building on the property) up to 50k square feet where access to individual offices is gained from a common lobby</u></p>	<p><u>One (1) double faced ground sign per vehicular entry fronting on a public right-of-way, subject however, to a maximum of two (2) signs with a minimum separation of three hundred (300) feet between signs</u></p>	<p><u>Thirty-two (32) square feet max. each face (Type A)</u></p>	<p><u>And one (1) wall sign not to exceed fifty (50) square feet. Logos may not exceed ten (10) percent of the allowable wall sign area.</u></p>	<p><u>N/A</u></p>

Type of Establishment	Number of Ground Signs	Size/Type of Ground Sign	Wall Signage (Front)	Wall Signage (Side and Rear)
<u>Multi story multi-occupant establishments (comprising one (1) building on the property) from 50k to 100k square feet where access to individual offices is gained from a common lobby</u>	<u>One (1) double faced ground sign per vehicular entry fronting a public right-of-way, subject however, to a maximum of two (2) signs with a minimum separation of three hundred (300) feet between signs</u>	<u>Forty-eight (48) square feet max. each face (Type B)</u>	<u>And two (2) wall signs: not to exceed one hundred (100) square feet per sign. Logos may not exceed ten (10) percent of the allowable wall sign area.</u>	N/A
<u>Multi story multi-occupant establishments (comprising one (1) building on the property) over 100k square feet where access to individual offices is gained from a common lobby</u>	<u>One (1) double faced ground sign per vehicular entry fronting a public right-of-way, subject however, to a maximum of two (2) signs with a minimum separation of three hundred (300) feet between signs</u>	<u>Sixty-four (64) square feet max. each face (Type C)</u>	<u>And two (2) wall signs not to exceed two hundred (200) square feet per sign. Logos may not exceed ten (10) percent of the allowable wall sign area.</u>	N/A
<u>Mixed-use buildings consisting of commercial and residential uses</u>	<u>One (1) double faced ground signs fronting a public right-of-way, subject to a maximum of two (2) signs with a minimum separation of three hundred (300) feet between signs</u>	<u>Thirty-two (32) square feet max. each face (Type A)</u>	<u>And one (1) wall sign: One (1) square foot, for each lineal foot of the establishment's street frontage, not to exceed sixty (60) square feet per frontage.</u>	N/A
<u>Regional establishments</u>	<u>One (1) double-faced ground sign fronting each public right-of-way having a right-of-way width of seventy (70) feet or more</u>	<u>Sixty-four (64) square feet max. each face (Type C)</u>	<u>And two (2) wall signs: One (1) square foot, for each lineal foot of the establishment's street frontage, not to exceed two hundred (200) square feet per frontage.</u>	N/A

### **Sec. 27-161 - Car dealerships.**

Car dealership establishments may elect to have freestanding signs as provided by this section in lieu of that allowed for such establishment by the regulatory matrix set forth in section 22-30, and notwithstanding the type (meaning ground sign), height, setback, and landscaping requirements set forth in section 22-20 of this chapter. Car dealerships shall be allowed one (1) double-faced primary place identification freestanding sign not to exceed a maximum of fifty (50) square feet each face and not to exceed twenty (20) feet in height. The freestanding sign must have a base of at least thirty (30) percent of the sign face's horizontal dimension (a pole cover is permitted). There shall be a minimum setback from the property line for such sign of one (1) foot. In addition, for each foot in height of the sign, there shall be an additional setback of six (6) inches from the property line. The landscaping requirements for the double-faced identification sign may be decreased to the extent required landscaping for the sign is installed elsewhere on the property. A second ground sign not to exceed a maximum of thirty-two (32) square feet and a maximum of nine (9) feet in height may be installed only when all freestanding signs otherwise comply with this Code. The second ground sign shall conform to the setback and landscaping requirements contained in section 22-20. There shall be a minimum separation between ground signs of one hundred fifty (150) feet. Car dealerships shall mean those businesses, which principally sell new automobiles, sell some used automobiles (generally taken in trade), and automobile parts, and also perform service and body work on automobiles. Any car dealership not desiring a ground sign in accordance with this section shall conform to the requirements otherwise set forth in the Code for establishments. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, the car dealership establishment shall comply with the requirements set forth in this chapter as if this section was never enacted.

### **Sec. 27-162 - Theaters.**

- (a) Theaters may elect to have a marquee sign allowed by this section in lieu of that allowed for the establishment contained in the regulatory matrix set forth in section 22-30 of this Code.
- (b) Marquee signs shall be permitted solely for theaters, with the sign area of such marquees to be equal to the size otherwise permitted for a wall sign; provided further, however, that the marquee sign may have moveable letters so as to permit such theaters to announce to the public solely events then available at such assembly establishments for the public's attendance. The square feet otherwise allowed for wall sign(s) when an establishment is a theater may, when desired by the applicant, be placed solely in marquee sign's square footage area, and any wall sign area that is added to the marquee sign shall be subtracted from the area of the wall sign.
- (c) Any theater not desiring a marquee sign shall conform to the requirements otherwise set forth in the Code for establishments. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, the theater establishment shall comply with the requirements set forth in this chapter as if this section was never enacted.

**Sec. 27-163 - Gasoline service stations.**

- (a) Gasoline service stations may elect between the provisions of this section instead of the number, size, and type of permanent signs for single establishments having less than three hundred (300) feet of street frontage (regardless of how much street frontage the gasoline station enjoys) otherwise set forth in the regulatory matrix, in section 22-30 of this chapter.
- (b) Gasoline service stations fronting on two (2) major roadways ("major roadway" being defined as those roads having a total of four (4) lanes of traffic excluding turning and merge lanes) shall be allowed two (2) ground signs each of which shall not exceed a maximum of thirty-six (36) square feet. A maximum of six (6) square feet of each ground sign may be used to list two (2) "services offered." The letter size for the "services offered" and pricing portion of the sign shall not exceed eight (8) inches in height. Logos are not limited to ten (10) percent of the allowable sign area.
- (c) Gasoline service stations not having frontage on two (2) major roadways as described in subsection (c) above shall be allowed one (1) ground sign not to exceed a maximum of forty (40) square feet. Of such forty (40) square feet, eight (8) square feet may be allowed for "services offered" signage. All "services offered" and pricing signage permitted in this paragraph shall be limited to a maximum of two (2) types of "services offered" with a maximum letter height of eight (8) inches. Logos are not limited to ten (10) percent of the allowable sign area.
- (d) Gasoline service stations shall be permitted to have two (2) wall signs on the canopy fascia, each such sign not to exceed eight (8) square feet in size. Canopy fascia signage shall be limited to the logo or business name only (e.g., "Shell," "Chevron," "Exxon," etc.) and no other signage shall be permitted on the canopy sign.
- (e) Gasoline service station principal buildings may have one (1) wall sign of eighteen (18) square feet maximum, which wall sign shall be limited to a listing of one (1) service only.
- (f) Each gasoline service station shall also be permitted fuel pump spanner signs not to exceed a maximum of nine (9) square feet each side when a spanner is incorporated for a row of gasoline pump dispensers, which signage shall be limited to the logo or business entity only (i.e., "Shell," "Chevron," "Exxon," etc.). In the event a spanner is not constructed for a row or group of gasoline dispensers, individual pump dispensers are permitted a sign limited to identifying the logo or product name only and further limited to a maximum size of four (4) square feet. A self-service or full-service sign shall be allowed at each end of a service island and shall not exceed six (6) inches by twenty-four (24) inches per sign.
- (g) In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, the gasoline service station establishment shall comply with the requirements set forth in subsection (a) above as if the remainder of this section was never enacted.

**Sec. 27-164 - Regional malls.**

- (a) Because of the size and regional influence of these establishments, regional malls may elect to have the ground and wall signs permitted in this section in substitution of those permitted for these establishments pursuant to the provisions of the regulatory matrix set forth in section 22-30. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, the regional mall establishment shall comply with the requirements set forth in this chapter as if this section was never enacted.
- (b) One (1) Type C ground sign shall be permitted for each road frontage over seventy-foot right-of-way width. The ground sign shall be protected with a six-inch concrete curb three (3) feet from the outer edge of said sign with the protected area to be landscaped and water irrigated.
- (c) All ground signs may be mounted back to back to be read from two (2) opposite directions if erected perpendicular to the right-of-way of the principal arterial street lying adjacent to the property on which such ground sign is erected; provided, however, that where such ground sign is erected approximately parallel to such right-of-way, it shall bear only one (1) face (that side of said sign facing the right-of-way). On two-faced signs the maximum square footage of the signage shall apply to either face.
- (d) Establishments within regional malls having exterior public access, not requiring access through the mall or lobby, may be permitted wall signage with an area not to exceed one (1) square foot for each lineal foot of the establishment having occupant frontage with a maximum cumulative sign area not to exceed two hundred (200) square feet.

**Sec. 27-165 - Center establishments.**

- (a) Center establishments may elect to have the ground and wall signs permitted in this section in substitution of those provided for establishments in the regulatory matrix set forth in section 22-30 of this chapter. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, center establishments shall comply with the requirements set forth in this chapter as if this section was never enacted.
- (b) Center establishments may have one (1) double-faced ground sign for each side of the center establishment property that fronts a public right-of-way having a width of seventy (70) feet or more.
- (c) Each ground sign allowed pursuant to the provisions of subsection (b) above shall be located within a building site within the center establishment that enjoys street frontage or within common area as defined by the unified control documents, near the access point to the public right-of-way.

- (d) Unless the provisions of subsection (f) below apply, the size of each ground sign shall be limited in area to the building site street frontage on which the sign is placed, as follows:
- (1) Building site street frontage up to three hundred (300) lineal feet: sixteen (16) square feet each face;
  - (2) Building site street frontage over three hundred (300) lineal feet: thirty-two (32) square feet each face.
- (e) Unless the provisions of subsection (f) below apply, the ground sign shall be limited to a principal message.
- (f) The size of the ground sign set forth in subsection (d) above may be increased if building sites within the center establishment that front on a public right-of-way but do not have street frontage have allocated or reserved to them secondary messages on the ground sign, located on the lower one-half (1/2) of the ground sign. For each such secondary message added, the ground sign area may be increased by sixteen (16) square feet, subject however, to a maximum ground sign area of thirty-two (32) square feet for combined center frontage (meaning frontage of all building sites within the center establishment on such public right-of-way) up to and including three hundred (300) lineal feet, and forty-eight (48) square feet for center establishments having a combined center frontage in excess of three hundred (300) lineal feet. The top one-half (1/2) of the ground sign may contain a principal message or a secondary message. The font of the principal message shall be larger than the font of the secondary message. All secondary message panels shall be of matching color and font.
- (g) Center establishments may also have one (1) wall sign per establishment: one (1) square foot, for each lineal foot of the establishment's street frontages (not to exceed sixty (60) square feet) and one (1) side or rear wall sign when occupant frontage is enjoyed on the side or rear; however such side/rear wall signs may not exceed fifty (50) percent of allowable front wall sign area, unless otherwise provided for in this chapter.

**Sec. 27-166 - Places of worship and public or private educational institutions.**

- (a) Permanent signage for all places of worship and public or private educational institutions are expressly excepted from paying a permit fee in accordance with this chapter.
- (b) Places of worship and public or private educational uses may elect to have the signs permitted in this section in substitution to those provided for establishments in the regulatory matrix set forth in section 22-30 of this chapter. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, the places of worship and public or private schools shall comply with the requirements set forth in this chapter as if this section was never enacted.



- (c) Places of worship and public or private schools may have signage as if they were single establishments with the size, number, and types of signs as set forth in the nonresidential regulatory matrix dependent upon street frontage.
- (d) Signs for places of worship and public or private educational institutions may contain changeable copy on the lower one-half (1/2) of the sign face limited to no greater than fifty (50) percent of the sign area. The font of the place identification shall be larger than the font of the changeable copy. The minimum letter size for the changeable copy shall be eight (8) inch and the maximum letter size shall be twelve (12) inch.
- (e) On properties where there is a house of worship and another different use (such as a parochial school), there may also be permitted in addition to the sign allowed in subsection (e) one (1) permanent ground sign, not to exceed sixteen (16) square feet in area. The larger and more predominant use shall be reserved or allocated the signage set forth in subsection (c) above, and the lesser use shall be reserved or allocated the signage set forth in this subsection.

#### **Sec. 27-167 - Drive-thru restaurants.**

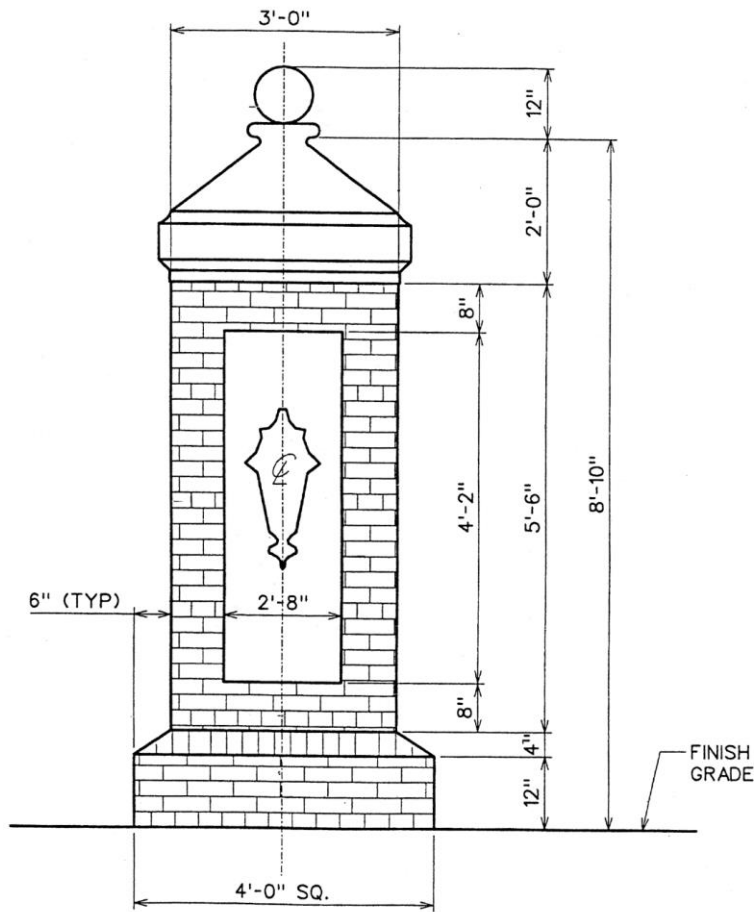
- (a) Drive-thru restaurants may elect to have the signs permitted in this section in substitution to those provided for establishments in the regulatory matrix set forth in section 22-30 of this chapter. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, drive-thru restaurants shall comply with the requirements set forth in this chapter as if this section was never enacted.
- (b) Drive-thru restaurants may have signage as if they were single establishments with the size, number, and types of signs as set forth in the nonresidential regulatory matrix dependent upon street frontage.
- (c) Drive-thru restaurants may have up to two (2) menu board signs not to exceed thirty-two (32) square feet in area and seven (7) feet in height. Menu board signs must meet the setback requirements of the zoning district designation applicable to the site and do not require a decorative cap or architectural embellishment.

#### **Sec. 27-168 - Golf courses.**

- (a) Because of the size and unusual site configuration of these establishments, public or private golf courses being one hundred fifty (150) acres or more in area may elect to have the ground and wall signs permitted in this section in substitution of those permitted for these establishments pursuant to the provisions of the regulatory matrix set forth in section 22-30. In the event any word, sentence, clause, or other portion of this section is determined invalid, then notwithstanding section 22-2, the golf course establishment shall comply with the requirements set forth in this chapter as if this section was never enacted.

- (b) Golf courses may have signage as if they were single establishments with the size, number, and types of signs as set forth in the nonresidential regulatory matrix dependent upon street frontage.
- (c) Qualifying golf courses being one hundred fifty (150) acres or more in area may elect to install a permanent sign structure set forth in the golf course sign design package on file with the city clerk.
- (d) The sign type will be limited to one (1) of the types set forth in the golf course sign design package on file with the city clerk. A permit shall be required, and the qualifying golf course shall remove all other ground signage.
- (e) If after a sign for a qualifying golf course is erected, the qualifying golf course applies for and receives a ground sign permit pursuant to this Code and builds same, the sign approved pursuant to this section shall be removed.
- (f) The golf course sign design package currently on file with the city clerk is hereby approved. It may be amended by resolution of the governing body from time to time.

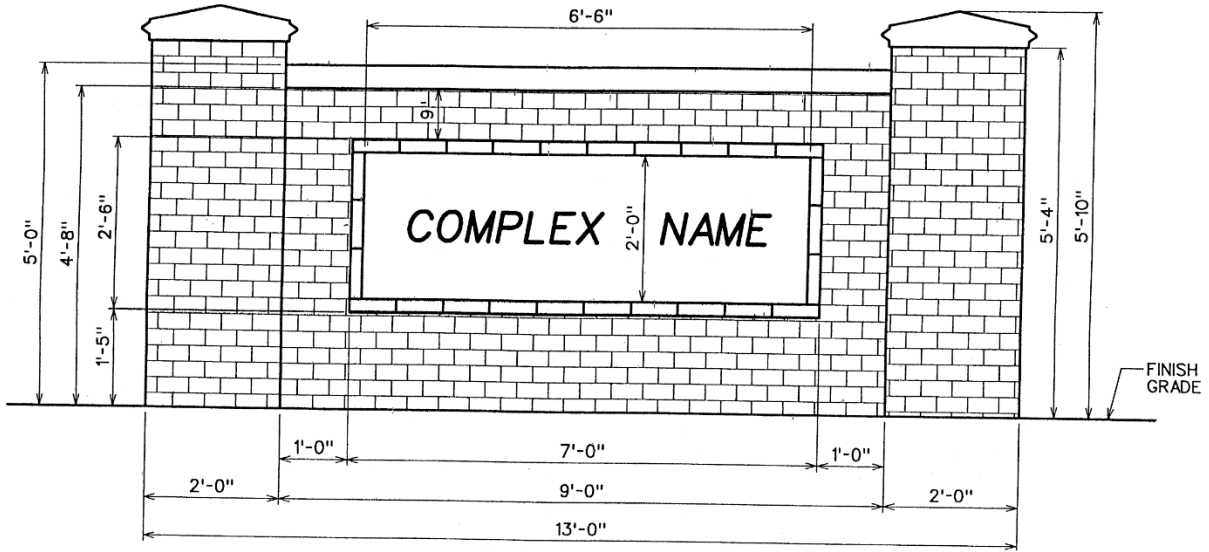
ENTRY PILLAR COLUMN



ENTRY COLUMN FRONT VIEW

NOT TO SCALE

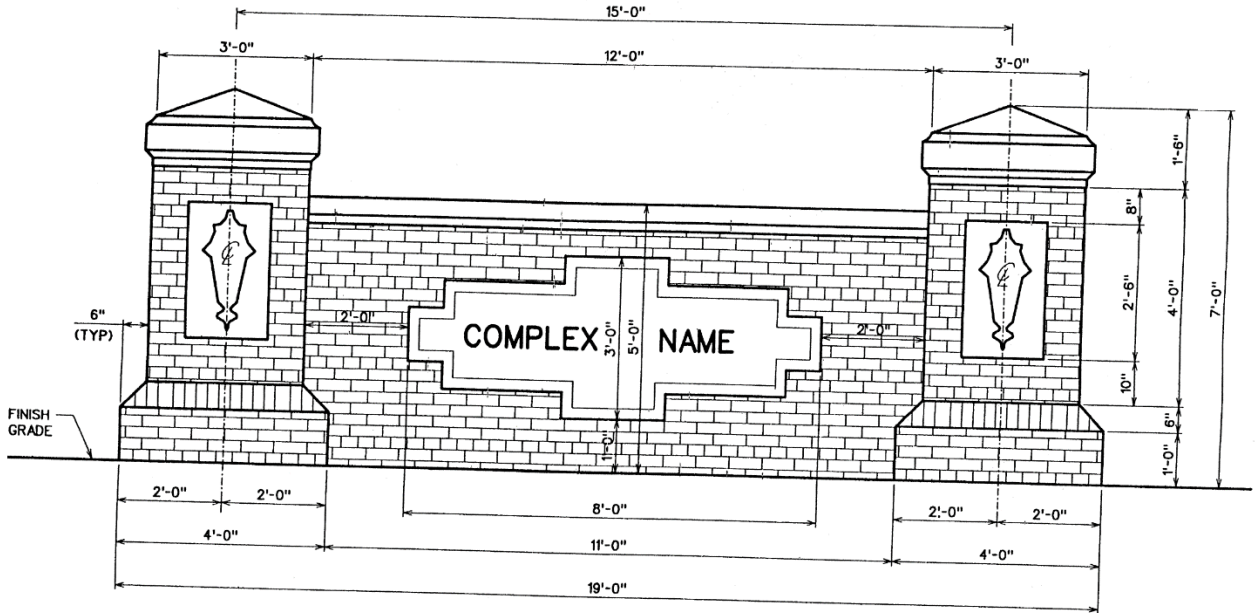
**SMALL ENTRY WALL**



**FRONT ELEVATION**

N. T. S.

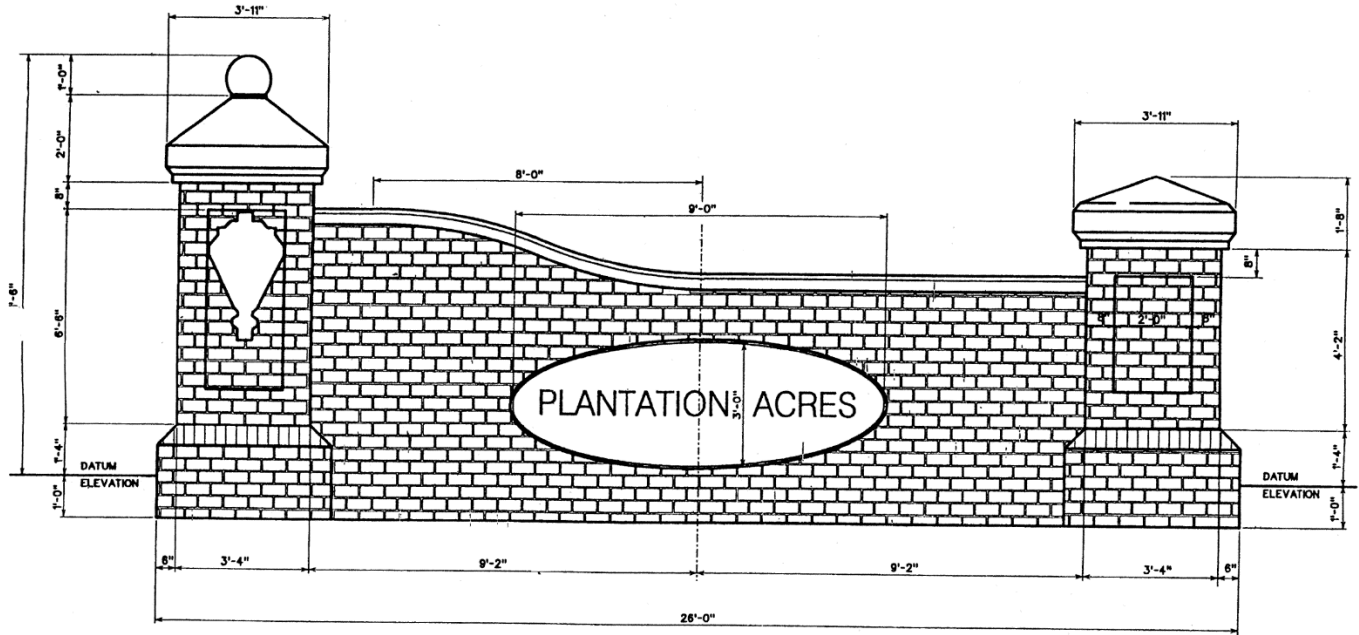
**LARGE ENTRY WALL**



**ENTRY WALL ELEVATION**

NOT TO SCALE

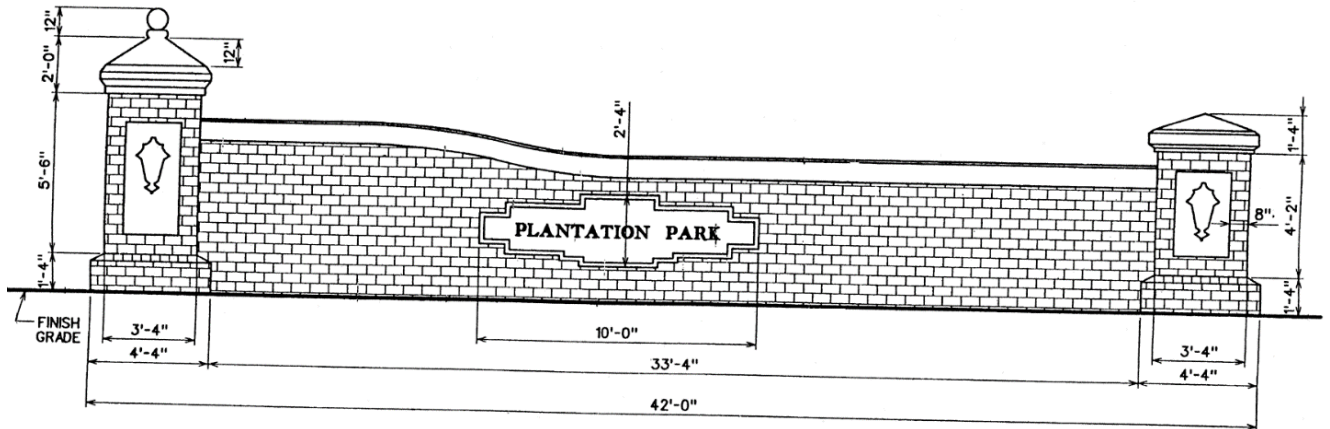
**PLANTATION ACRES ENTRY WALL**



**FRONT ELEVATION**

NOT TO SCALE

**PLANTATION PARK ENTRY WALL**



**FRONT ELEVATION**

SCALE: N.T.S.

**Sec. 27-169 - 27-171 Reserved.**

**RESIDENTIAL PERMANENT SIGNS**

**Sec. 27-172 - Residential permanent signs.**

Residential zoned properties shall have the number, type and size of permanent signs as set forth in this division.

**Sec. 27-173 - Regulatory matrix regarding the number, size, and type of permitted permanent signs within the city's residential areas.**

**Table 173-1**

Type of Establishment	Number of Ground Signs	Size/Type of Ground Signs	Wall Signage (Front)	Wall Signage (Side and Rear)
<u>Single-family detached dwelling unit sign located on properties less than fifty thousand (50,000) square feet in size or where the home is less than seventy-five (75) feet from the public or private right-of-way</u>	<u>One (1)</u>	<u>Not to exceed 1.5 square feet</u>	<u>OR one (1) wall sign, not to exceed three (3) square feet.</u>	<u>N/A</u>
<u>Single-family detached dwelling unit located on properties greater than fifty thousand (50,000) square feet in size or where the home is greater than seventy-five (75) feet from the public or private right-of-way</u>	<u>One (1)</u>	<u>Not to exceed three (3) square feet in size, placed at frontage</u>	<u>OR one (1) wall sign, not to exceed three (3) square feet.</u>	

Type of Establishment	Number of Ground Signs	Size/Type of Ground Signs	Wall Signage (Front)	Wall Signage (Side and Rear)
<u>Dwelling unit sign within a building containing two (2) or more dwelling units</u>	<u>One (1)</u>	<u>Not to exceed 1.5 square feet</u>	<u>OR one (1) wall sign; not to exceed three (3) feet front.</u>	<u>N/A</u>
<u>Single-family residential developments of fifty (50) or more units maintained by one (1) controlling authority or homeowners association</u>	<u>One (1) double-faced ground sign</u>	<u>Not to exceed eighteen (18) square feet in area</u>	<u>And not to exceed five (5) feet in height when not associated with an entry feature or privacy wall, or seven (7) feet in height when associated with an entry feature or privacy wall.</u>	<u>N/A</u>
<u>Multifamily residential developments</u>	<u>One (1) double-faced ground sign</u>	<u>Not to exceed eighteen (18) square feet in area</u>	<u>And not to exceed five (5) feet in height when not associated with an entry feature or privacy wall, or seven (7) feet in height when associated with an entry feature or privacy wall.</u>	<u>N/A</u>

**Sec. 27-174 - Primary residential community visual transportation corridor signs.**

- (a) Single-family residential developments of fifty (50) or more dwelling units adjacent to a primary residential community transportation visual corridor ("qualifying community") may conditionally elect between the signage provided in this section or the signage otherwise provided in the residential sign matrix set forth in the prior section. In the event any word, sentence, clause, phrase, or other part of this section is determined invalid, then, notwithstanding section 22-2, the residential development shall comply with the Code as if this section was never enacted.
- (b) The city is promoting for a limited time a uniform group of permanent sign structures along primary residential community visual transportation corridors to qualifying communities that wish to accept larger, but uniform signage types that are limited to the name of the

community in substitution of all other community ground signage. These ground signs provide signature elements to the city and enhance its sense of place.

- (c) For qualifying communities installing primary residential community visual transportation corridor signs on private property, the qualifying communities must have land available for the sign in the form of common area, and the location of the sign shall comply with all provisions of this Code. The choice of permanent sign structure shall be one that is set forth in the primary residential community visual transportation corridor sign design package on file with the city clerk, which may be amended by resolution of the governing body from time to time. The qualifying community must have a binding maintenance association to ensure that the sign is maintained in accordance with the requirements of this chapter and the city's community appearance code. A permit shall be required, and all other ground signage for the qualifying community shall be removed.
- (d) In the event a qualifying community does not have land available for the sign or does not have a binding maintenance association to assure the sign's maintenance, if the city has or obtains a requisite interest in land to erect a sign, the city may do so, provided the city obtains funds from the qualifying community in an amount determined sufficient by the city to offset construction and future maintenance costs of the sign structure. The sign type will be limited to one (1) of the types set forth in the primary residential community visual transportation corridor sign design package on file with the city clerk, which may be amended from time to time. A permit shall be required, and the qualifying community shall remove all other ground signage.
- (e) The primary residential community visual transportation corridor sign design package currently on file with the city clerk is hereby approved. It may be amended by resolution.
- (f) Since these signs are being encouraged by the city, the city may agree to underwrite no more than fifty (50) percent of the anticipated construction costs of these signs, subject to annual fiscal year budgeting.
- (g) There is hereby granted a special exception for all primary residential community visual transportation corridor signs that have received permits as of September 8, 2004 (the effective date of this chapter). These nonconforming signs shall be removed or made conforming only if damaged or destroyed by acts of God or natural disasters to an extent that exceeds fifty (50) percent of their replacement cost as determined by the building official pursuant to applicable provisions of the Florida Building Code.
- (h) This program shall sunset on September 30, 2006, unless such date is extended by resolution.
- (i) If after a sign for a qualifying community is erected the qualifying community applies for and receives a ground sign permit pursuant to this Code and builds same, the sign approved pursuant to this section shall be removed.

**Secs. 27-175—27-179 Reserved.**



## **PROHIBITED PERMANENT SIGNS**

### **Sec. 27-180 - Prohibited permanent signs.**

- (a) Other than the permanent signs which are allowed in this article III, no other or additional permanent signs shall be permitted within the city. The following signs are expressly prohibited:
- (1) Off premises permanent sign.
  - (2) Roof and mansard permanent signs.
  - (3) Permanent signs that emit any distracting sound as a part of an advertising message.
  - (4) Any permanent sign incorporating illumination of such brilliance or positioned as to blind or dazzle the vision of travelers including blinking or flasher type signs.
  - (5) Super graphics.
  - (6) Permanent signs painted directly on the surface of a building or painted directly on a flat surface affixed to a building.
  - (7) Pennants, banners, flags, whirlers, streamers, wheels, propellers, bunting, balloons or other artificial devices, figures, shapes, color, sounds, lights, exhibits, live, animated, or still, intended for attracting attention of passers-by.
  - (8) Strip lighting (outlining roof or any part of a building).
  - (9) Pole signs, except that this prohibition shall not apply to traffic signs allowed pursuant to M.U.T.C.D. Standards. (10) Box cabinet signs (except on ground signs).
- (b) Nothing in this article is intended to restrict or impair in any way the display of a total of two (2) flags for properties up to and including one hundred fifty (150) lineal feet of street frontage, or four (4) flags for properties over one hundred fifty (150) lineal feet of street frontage. Flags may not be displayed at a height in excess of fifty (50) feet on nonresidential property or thirty (30) feet on residential property. The height of the flag shall be no greater than thirty (30) percent of the height of the pole. The length of the flag shall be no greater than fifty (50) percent of the height of the pole. If attached to a building, the pole, rod, or other cylinder-like support cannot be mounted above the roofline.

### **Secs. 27-181—27-189 Reserved.**

## **TEMPORARY AND TRANSITORY SIGNS**

### **Sec. 27-190 - Introduction.**

There are generally three (4) types of temporary signs that the city will permit on private property on a temporary basis. The first type of temporary sign is erected generally prior to the time a permanent sign can be erected and may be generally displayed prior to the time a permanent sign may be placed. These signs typically relate to the development or sale of vacant or improving property. The second type of temporary sign is one which may be placed after permanent signs are placed. Typically, these signs relate to promotions of the property such as the sale or lease of property. The third type of temporary sign that may be placed on property is a temporary non-commercial sign. The fourth kind of temporary sign is a transitory sign.

### **Sec. 27-191 - Temporary signs—Maintenance regulations.**

- (a) Before any temporary sign is placed on property, the permission of the property owner must be obtained, unless the sign may be posted pursuant to express enabling provisions of other law pertaining to process or by court order.
- (b) A failure to remove a temporary sign that violates the provisions of the city sign law on private property within seventy-two (72) hours after notice to the property owner shall constitute discontinuance and all materials therein may be removed by city personnel, and disposed of as the city deems fit. The city may recover from the property owner its costs of removal, storage, and disposal of such signage.
- (c) All temporary signs (except where a reduced maximum size is expressly provided elsewhere) shall be limited to a maximum size of sixteen (16) square feet per side, and such temporary signs may be constructed so as to allow lettering on both sides.
- (d) Temporary signs will require a permit under this chapter only when a permit is otherwise required pursuant to the Florida Building Code.
- (e) Temporary signs may not be erected in public rights-of-way, except for roadside memorials erected by the city pursuant to this division, transit signs, and traffic signs.
- (f) Temporary signs may not be erected in median areas of public or private rights-of-way, except for traffic signs.
- (g) Temporary signs shall not be illuminated.
- (h) Temporary signs on shall be setback from the greater of the following for purposes of subsection (r) below:
  - (1) A property line; or,

- (2) The edge of pavement; or,
- (3) The edge of a sidewalk or bikeway.
- (i) The setback requirement for temporary signs that exceed eight (8) square feet in size shall be five (5) feet. The setback requirements for temporary signs that are less than or equal to eight (8) square feet in size shall be one (1) foot. This setback may be increased by the provisions of subsection (r) below.
- (j) Temporary development signs and temporary model or construction home signs and any temporary sign exceeding four (4) square feet in area shall be made of wood, entirely painted, and firmly staked to the ground or attached to the wall of the structure.
- (k) No temporary sign of any kind shall be permitted to extend into or above or be anchored or placed in any portion of the right-of-way of a street or sidewalk area, except traffic and transit signs.
- (l) Subordinate messages are permitted on temporary signage but may not exceed fifteen (15) percent of the allowable sign area.
- (m) Logos are permitted on temporary signage or freestanding signs but may not exceed ten (10) percent of the allowable sign area.
- (n) Temporary wall signs may not be erected above the roofline of any structure unless placed on an architectural embellishment designed for such purpose.
- (o) No temporary sign shall be attached to or placed against a building in such a manner as to prevent ingress or egress through any door or window of any building, nor shall any sign obstruct or be attached to a fire escape.
- (p) A temporary sign may not be located in a sight line setback, may not obstruct sight distance areas at entrances and intersections, and must be setback from the right-of-way line as described in section 13-38, Plantation City Code, except for traffic signs erected in accordance with M.U.T.C.D. Standards.
- (q) The maximum height of all temporary signs shall be in accordance with the following, unless otherwise noted within this chapter:

**Table 191-1**

<i>Driving lane pavement width adjacent to frontage where sign is to be placed (not to include turn lanes)</i>	<i>Maximum height of sign (in feet)</i>
0 - 2 lanes	5 feet
3 - 5 lanes	7 feet
6 or more lanes	9 feet

This paragraph shall not apply to temporary traffic signs erected in accordance with M.U.T.C.D. Standards (Manual on Uniform Traffic Control Devices).

- (2) Temporary freestanding signs that are not located adjacent to roadway frontage shall not exceed four (4) feet in height.
- (r) All freestanding temporary signs shall be subject to the following setback requirements: One (1) foot setback for signs up to seven (7) feet in height. Signs over seven (7) feet in height require a one (1) foot setback per foot of sign height [ex., eight (8) feet high = eight (8) foot setback]. This setback may be increased by the provisions of subsection (i) above. This paragraph shall not apply to temporary signs erected in accordance with M.U.T.C.D. Standards.
- (s) Temporary signs may not be placed within any utilities easement (unless the consent of the holder of the easement is obtained) or within a private parking space or driveway.
- (t) All temporary signs must be kept in good condition, neat appearance and good state of repair. Signs shall be maintained such that they do not become torn, mildewed, faded, have loose, swinging or disconnected parts, peeling paint, or missing graphics, or contain graffiti.
- (u) Any temporary sign erected pursuant to the provisions of this Code of Ordinances may, at the option of the applicant or sign owner, contain a non-commercial message. The noncommercial message may occupy the entire sign face or a portion thereof. The sign face may be changed to contain noncommercial messages as frequently as desired, provided that the sign conforms to the regulations of this Code. For purposes of sign regulation, noncommercial messages, by their very nature shall never be deemed off-premises signs.
- (v) For real estate sale or lease signs, the signs become off-premises signs upon the recording of the deed, or upon an occupational license being issued for all (or each part) of the premises, or upon evidence that the property where the sign is located is otherwise fully leased or sold. Off-premises temporary signs shall be removed immediately.

- (w) Temporary traffic signs not erected pursuant to M.U.T.C.D. Standards, and temporary transit signs shall comply with all provisions of this Code pertaining to temporary signs, except where specifically provided otherwise.
- (x) Notwithstanding anything to the contrary in this article III, where another provision of law or judicial rule of procedure or a court order requires or approves temporary signage of an increased size, number or height than allowed pursuant to this article (i) as a requirement for the a court to obtain jurisdiction over property or persons, or (ii) in order to notify citizens of the actions of their government which must by such legal provision occur prior to the government considering such action, or (iii) that is ordered by a court for some other purpose, then those increased size, number and height requirements of such other law, rule of procedure, or court order will be allowed notwithstanding any conflict with this article.

**Sec. 27-192 - Commercial temporary signs shall be allowed within the city in accordance with the following matrices.**

- (a) Regulatory matrix for pre-permanent signs:

**Table 192-1**

Type of sign	Maximum size and number	Earliest installation	Final removal
<u>Temporary development sign</u>	<u>One (1) single-faced freestanding signs with a maximum sign area of: Sixteen (16) square feet for nonresidential properties having less than three hundred (300) feet of frontage; thirty-two (32) square feet for nonresidential properties having three hundred (300) feet or more of frontage; sixty-four (64) square feet for mixed use properties or sixteen (16) square feet for residential properties.</u>	<u>Upon site plan approval.</u>	<u>Within thirty (30) days of last certificate of occupancy.</u>
<u>Temporary model or custom home sign</u>	<u>One (1) single faced sign with a maximum sign area of nine (9) square feet per model or custom home.</u>	<u>Upon issuance of a building permit.</u>	<u>Upon deed being recorded to first home owner.</u>

(b) Regulatory matrix for promotional signs:

**Table 192-2**

<u>Type of sign</u>	<u>Maximum size and number</u>	<u>Earliest installation</u>	<u>Final removal</u>
<u>Temporary real estate signs residential districts</u>	<u>One (1) freestanding sign facing the street; waterfront property shall be permitted one (1) additional sign facing the body of water; not to exceed eighteen (18) inches by twenty-four (24) inches. One (1) rider sign, not to exceed six (6) inches by twelve (12) inches shall be permitted.</u>	<u>When property is offered for sale or lease.</u>	<u>All signs shall be removed upon the deed being recorded, or upon the city being advised that property is leased (such advice may be in the form of a change in utility service, or an issued occupational license, for example).</u>
<u>Temporary real estate signs in nonresidential and multi family districts</u>	<u>One (1) sign facing the street; waterfront property shall be permitted one (1) sign facing the body of water; not to exceed sixteen (16) square feet.</u>	<u>When property is offered for sale or lease.</u>	<u>All signs shall be removed upon the deed being recorded, or upon the city being advised that property is leased (such advice may be in the form of a change in utility service, or an issued occupational license, for example).</u>
<u>Temporary seasonal sign</u>	<u>Two (2) double faced signs with a maximum sign area of sixteen (16) square feet per side per nonresidential property.</u>	<u>The first day of the winter shopping season, or spring shopping season (see definitions).</u>	<u>Within seven (7) days of the end of the respective season (see definitions).</u>

(c) Any temporary sign erected or that may be erected pursuant to the provisions of this division may, at the option of the applicant or sign owner, contain a noncommercial message. The noncommercial message may occupy the entire sign face or a portion thereof. The sign face may be changed to contain noncommercial messages as frequently as desired, provided that the sign conforms to the regulations of this Code. For purposes of sign regulation, noncommercial messages, by their very nature shall never be deemed off-premises signs.

**Sec. 27-193 - Temporary noncommercial signs.**

- (a) Noncommercial temporary signs are defined in section 27-104 of this Code. They are allowed in addition to any other temporary or permanent signage allowed within the city.
- (b) Regulatory matrix for temporary noncommercial signage:

**Table 193-1**

Type of sign	Maximum size and number	Display period	Final removal
<u>Temporary noncommercial sign in nonresidential and multi-family districts</u>	<u>No limit to the number of single faced signs, each not more than sixteen (16) square feet in sign area.</u>	<u>A maximum four (4) months out of any twelve-month period.</u>	<u>Seven (7) days after the display period expires.</u>
<u>Temporary noncommercial signs in single-family residential districts</u>	<u>Up to three (3) single or double faced signs no more than three (3) square feet per side.</u>	<u>A maximum four (4) months out of any twelve-month period.</u>	<u>Seven (7) days after the display period expires.</u>

**Sec. 27-194 - Roadside memorials.**

Although the city encourages an alternate means of memorial such as the placement and dedication of a tree within a city park, roadside memorial signage within the city shall be permitted as follows as traffic signs on property with the following limitations:

- (a) Roadside memorial signs are permitted only in locations where vehicular fatalities have occurred and only within nonresidential areas.
- (b) Roadside memorials may be located within the public right-of-way, but shall not be located closer than five (5) feet from the edge of pavement or five (5) feet from the edge of a sidewalk. Flowers, wreaths, or other paraphernalia affixed to, or placed adjacent to or near, the sign shall be subject to removal by the city at any time, without notice, and will be discarded.
- (c) Roadside memorial signs shall be installed only by city personnel after approval of an application has been made for their placement within the right-of-way. The height of the sign shall be no greater than thirty-six (36) inches and the roadside memorial signage shall be twelve (12) inches in diameter and be limited in its content to the phrase "DRIVE SAFELY in the memory of NAME (S) OF DECEDENT (S)" with the text written in such colors and on such background as the city may specifically designate for such purposes.

- (d) The application shall be made to the public works director on such forms as the city may designate. The application and installation fee shall be twenty dollars (\$20.00).
- (e) There shall be no more than one (1) roadside memorial sign per accident location where a death has occurred.
- (f) Roadside memorial signs shall be permitted for an initial period of one (1) year and may be renewed for a second year upon reapplication and payment of additional permit fee.
- (g) Any roadside memorial sign found installed contrary to the provisions of this section within the city rights-of-way shall be removed by the city.

In the event any word, sentence, clause, phrase, or other part of this section is determined invalid, then, notwithstanding section 22-2, this entire section shall be deemed invalid and such invalidity shall not affect the remainder of this Code.

#### **Sec. 27-195 - Window signs.**

A business use located on property enjoying a business zoning classification may have one (1) neon sign that may not exceed ten (10) percent of the glazed area where such sign is displayed. Such signs may not flash or flicker and must comply with all other Code requirements.

Window signage may not exceed twenty (20) percent of the glazed area where such sign is displayed. If a glazed area contains a neon and window signage, the cumulative total of both signs may not exceed twenty (20) percent of the glazed area where such signs are displayed.

#### **Secs. 27-196—27-199 Reserved.**

#### **Sec. 27-200. - Transitory signs—General regulations.**

- (a) Transitory signs are specific types of temporary signs which may be displayed only for a period of time less than three (3) weeks, and often shorter.
- (b) Transitory signs shall comply with all of the requirements applicable to temporary signs, except as set forth in this division.
- (c) Any transitory sign deemed a safety hazard may be removed without notice by any public personnel.

#### **Sec. 27-201 - Residential transitory signs.**



- (a) Residential transitory signs are intended to facilitate garage sales, open houses, moving sales, yard sales, and the like. These types of signs shall be regulated by this section.
- (b) In addition to one (1) sign at the residence where the activity is occurring, no more than three (3) directional signs may be permitted within the swale area of any two (2) lane street bounded on both sides by residential properties.
- (c) Directional signs will not be permitted in the median or on any sidewalk, and must be set back at least five (5) feet from edge of pavement.
- (d) These signs may not exceed a height and area of four (4) feet.
- (e) The signs must be erected and taken down on the same calendar day.
- (f) These signs may only be posted on a Saturday or Sunday or legal holiday, and shall on each day be limited to a display period no earlier than 5:00 a.m. and no later than 5:00 p.m.
- (g) These signs may only be staked to or pressed into the ground.
- (h) Where the public interest in the road right-of-way is limited to an easement, the consent of the owner of the property is required.

**Sec. 27-202 - Regulatory matrix for nonresidential transitory signage.**

**Table 202-1**

Type of sign	Maximum size and number	Earliest installation	Final removal
<u>Transitory grand opening banners</u>	<u>One (1) banner no greater than forty (40) square feet in area. This shall be placed on the building face.</u>	<u>No earlier than one (1) day prior to the opening.</u>	<u>Fourteen (14) days after the opening.</u>
<u>Transitory grand opening signs for major occupants</u>	<u>One (1) freestanding sign sixteen (16) square feet in area.</u>	<u>No earlier than one (1) day prior to the opening.</u>	<u>Fourteen (14) days after the opening.</u>

**Sec. 27-203 - Transitory special event signs, banners and directional signs.**

- (a) The special event must be located within the city limits of the City of Plantation.
- (b) A temporary special event permit must be approved pursuant to section 2-372 of this Code. The permit may list locations where special event signage may be displayed on private or public property. No more than six (6) professionally lettered signs not to exceed sixteen (16)

square feet in area can be placed throughout the city. For private property locations, a letter from the property owner with a diagram showing the designated location for the sign must be submitted to the city along with the permit application for the event. For public property locations, the consent of the governmental agency owning or controlling such property is required (if the public interest is an easement, the consent of the landowner shall likewise be required).

- (c) One (1) sign not to exceed sixteen (16) square feet in area, directing the attention of the public to the special event may be permitted on each street frontage of the property where the special event occurs. One (1) banner for the special event, not to exceed forty (40) square feet in area, directing the attention of the public to the special event, may be permitted to be attached to a building housing the event, or may be attached to a perimeter wall or fence adjacent to a street frontage on the property where the event is located. A special event sign or banner may be erected two (2) weeks prior to the event and must be removed within two (2) days after the event.
- (d) Special event signs can contain the names or logo of a specific agency or business that is sponsoring the event/activity. Special event directional signs shall not exceed four (4) square feet per sign face and may be constructed of plastic or paper. Special event directional signs can be placed the day before the event begins and must be removed the day after the event.

## **PORTABLE OR MOBILE SIGNS**

### **Sec. 27-204 - Portable or mobile signs.**

Signs on a motor vehicle are permitted provided all of the following conditions are adhered to:

- (1) The signs are painted upon or applied directly to an integral part of the vehicle.
- (2) The motor vehicle is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate.
- (3) The vehicles are not used as static displays, advertising a product or service, nor utilized as storage, shelter, or distribution points for commercial products or services for the general public. Vehicles shall be presumed to be state displays or advertising (and thus prohibited signs): a. Unless the vehicle is not visible from any public rights-of-way adjacent to the site where same is parked; or b. If the vehicle is visible from a public right-of-way, the vehicle is parked in a location in the rear of the shopping center least visible from any public right-of-way as designated on a site plan by the planning, zoning and economic development department.

**Secs. 27-205—27-209 Reserved.**

## **PROHIBITED TEMPORARY SIGNS**

### **Sec. 27-210 - Prohibited temporary signs.**

- (a) Other than the temporary signs which are permitted in this article, and such temporary signs as are expressly excluded or exempted from this article, no other or additional temporary or transitory signs shall be permitted within the city. This shall include:
- (1) Off premises sign.
  - (2) Roof and mansard signs.
  - (3) Signs that emit any distracting sound as a part of an advertising message.
  - (4) Any sign incorporating illumination of such brilliance or positioned as to blind or dazzle the vision of travelers including blinking or flasher type signs.
  - (5) Super graphics.
  - (6) Signs painted directly on the surface of a building or painted directly on a flat surface affixed to a building.
  - (7) Pennants, banners, flags, whirlers, streamers, wheels, propellers, bunting, balloons or other artificial devices, figures, shapes, color, sounds, lights, exhibits, live, animated, or still, intended for attracting attention of passersby.
  - (8) Sandwich signs.
  - (9) Snipe signs.
  - (10) Strip lighting (outlining roof or any part of a building).
  - (11) Portable signs except as allowed in division 7 noted above.
- (b) Posting or tacking signs: No person shall post, paint, paste, print, nail or fasten in any manner whatsoever any sign on any curbstone, flagstone, pavement or any other portion or part of any sidewalk or street, or upon any trees, lampposts, parking meters post, telephone or telegraph pole, or hydrants, bridges, or upon any structure within the limits of any street within the city which is not permitted by the city sign code. The posting or tacking of any sign of any kind which is not permitted by the city sign code, or the causing of same to be done upon any private wall, window, door, gate, fence, electric light post, telephone pole, or upon any other private structure or building is also hereby expressly prohibited.
- (c) Nothing in this article is intended to restrict or impair in any way the display of a total of two (2) flags for properties up to and including one hundred fifty (150) lineal feet of street frontage, or four (4) flags for properties over one hundred fifty (150) lineal feet of street

frontage. Flags may not be displayed at a height in excess of fifty (50) feet on nonresidential property or thirty (30) feet on residential property. The height of the flag shall be no greater than thirty (30) percent of the height of the pole. The length of the flag shall be no greater than fifty (50) percent of the height of the pole. If attached to a building, the pole, rod, or other cylinder-like support cannot be mounted above the roofline.

**Secs. 27-210—27-235 Reserved.**