



MEETING AGENDA
SESSION OF THE COMMISSION WORKSHOP (SIGN CODE & PAB)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, SEPTEMBER 22, 2025 AT 2:00 PM

1. MEETING CALLED TO ORDER

2. WORKSHOP BUSINESS

2.A Workshop to update the City Commission and Planning Advisory Board on changes to the Sign Code

3. GENERAL DISCUSSION

4. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Commission Workshop (Sign Code & PAB) with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 2.A

Workshop to update the City Commission and Planning Advisory Board on changes to the Sign Code

Request

Discussion about updates to the Sign Code.

Explanation

This item is intended to update the City Commission and Planning Advisory Board on upcoming changes to the Sign Code. The City has been working on bringing the Sign Code into compliance with current statutory changes, combining the City's standards into one document, and updating language to suit current best practice.

All the major changes have been outlined in the attached presentation and an underline/strike through of the Code has been provided for review.

Recommendation

Discussion about updates to the Sign Code.

REQUESTED CITY COMMISSION ACTION:

No Action

Department: Development Services

Presenter:

Attachment(s):

1. Sign Code Presentation
2. Kissimmee LDC Sign Code Update_DRAFT

Kissimmee Sign Code Update

CITY COMMISSION WORKSHOP

09.22.2025



1

CONTENT NEUTRALITY

BACKGROUND - WHAT DOES THAT MEAN FOR KISSIMMEE?

2015:



A lawsuit involving a temporary sign reached the Supreme Court (*Reed v. Town of Gilbert*). The court unanimously invalidated the ordinance because it treated signs differently based on their **content**. As a result, sign regulations must be content-neutral.

TODAY:

The City of Kissimmee retained Inspire Placemaking Collective, a planning firm, to review their sign code and address **content neutrality** AND to generally improve the ordinance for ease of use and implementation.



WHAT DOES CONTENT-NEUTRALITY MEAN?



Political Sign



Garage Sale Sign



Real Estate Sign



Contractor Sign

Maintaining regulations that refer to signs by what they say is no longer allowed.

Content-neutral sign regulations define signs based on their size, height, structure, placement, material, shape, or other characteristics, not by their content.

2

PERMANENT SIGNS

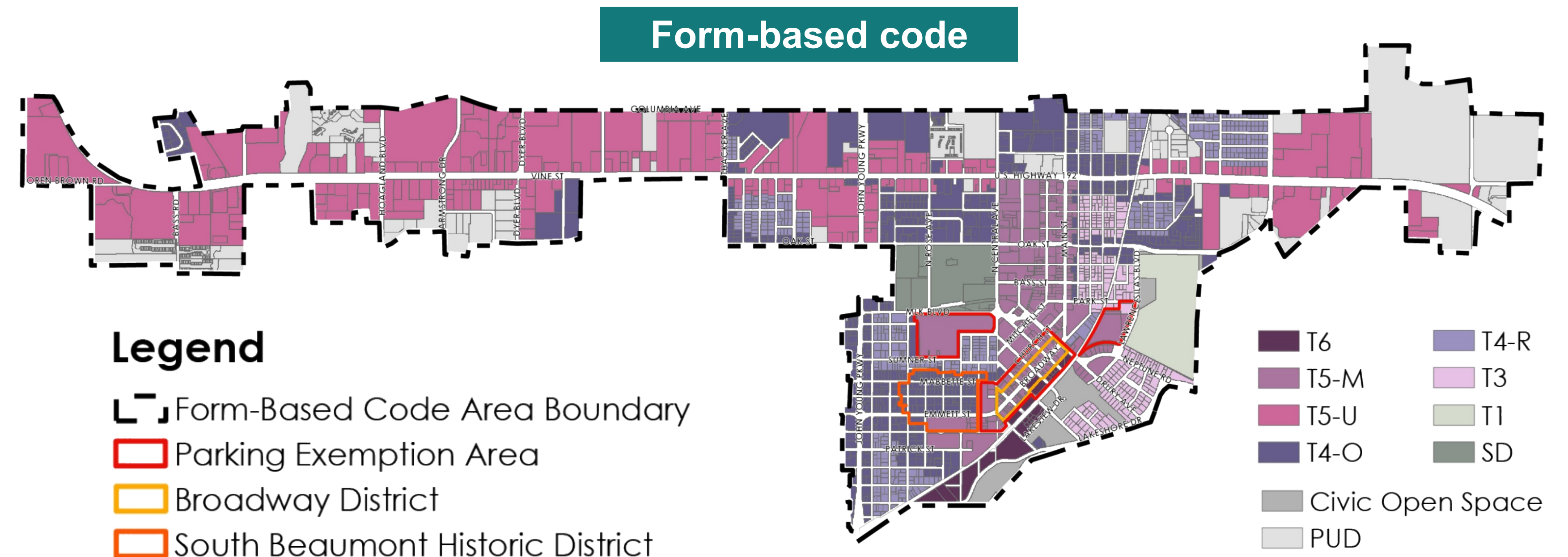
WHAT IS CHANGING?

FREESTANDING SIGNS



	SIZE	HEIGHT
Subdivisions	24 <u>36</u> sq. ft.	4' 6' if attached to wall
Elsewhere	36 to 150 sq. ft.	10' 6' Downtown*

* In the Form-Based Code area, except Vine St. and JYP (see map)



EXAMPLES OF GROUND SIGNS:



Example of sign allowed in the Form-Based Code area.

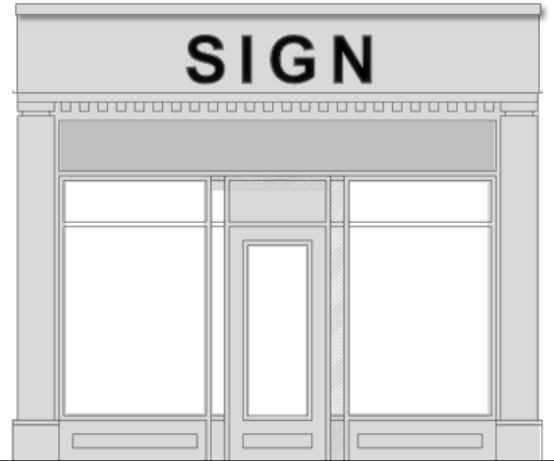
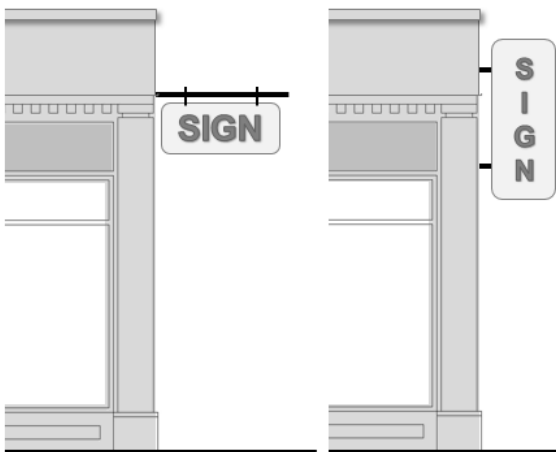
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2

PERMANENT SIGNS

WHAT IS CHANGING?

BUILDING SIGNS

	WALL SIGN	PROJECTING SIGN*	AWNING/CANOPY SIGN	WINDOW SIGN**
				
Residential	One wall, projecting, or awning sign per business (+1 if >40,000 sq. ft. and 2 entrances) 1 sq. ft. /1' of building frontage - 36 max.			NA
Elsewhere	1 sq. ft. /1' of building frontage. 1.5 sq. ft./1' if more than 120' from street -			1/3 of window area <u>4 sq. ft. or 20% of each window</u>
Size	<u>150 max.</u>	4 sq. ft. horizontal 4 <u>24</u> sq. ft. vertical	10% of awning surface	
Examples				

* **Projecting signs** may be installed horizontally or vertically.

** **Window signs** are currently restricted to a certain size. Proposing to lift the restriction, except for the form-based code area (downtown).

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2

PERMANENT SIGNS∞ NOT COUNTED TOWARD MAXIMUM SIZE

PEDESTRIAN SIGNS



	SIZE	HEIGHT
Non-residential	<u>1.5 sq. ft.</u>	<u>8-foot minimum clearance</u>

DRIVE-THROUGH



	SIZE	HEIGHT
Non-residential	<u>40 sq. ft.</u>	6 <u>8</u> feet

INCIDENTAL SIGNS



	SIZE	HEIGHT
Non-residential	<u>6 sq. ft.</u>	<u>4 feet (including base) for ground signs</u>

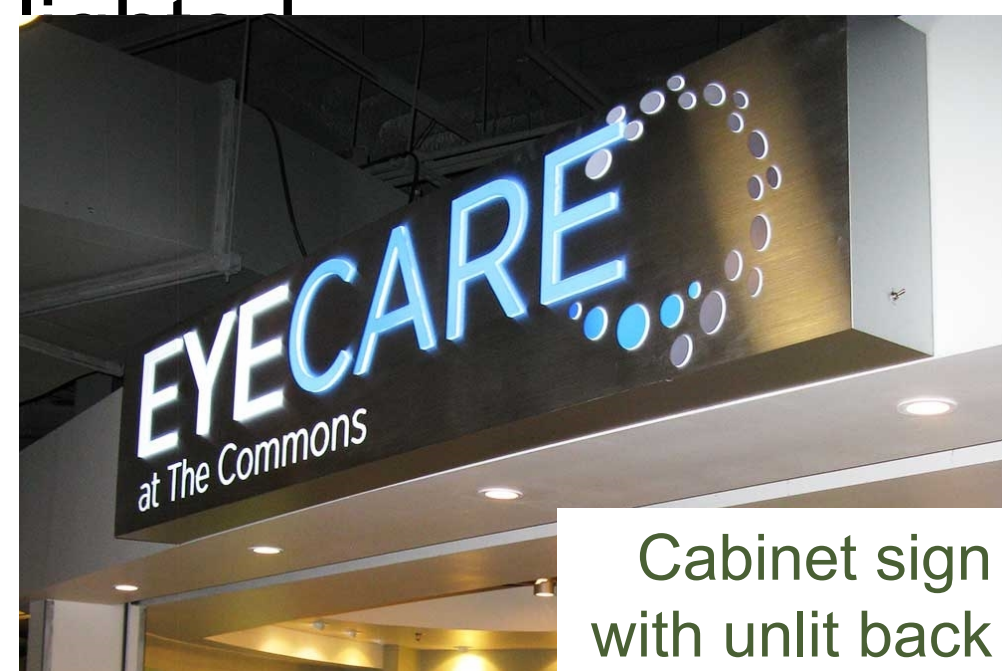
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3

ILLUMINATION

ALLOW

Cabinet signs are only allowed in conjunction with push-through or cut-out lettering ~~opaque panels~~ where only the message appears to be



ADD FLEXIBILITY



Neon signs are currently prohibited. Proposing to allow them on windows.

PROHIBIT



Cabinet signs with removable translucent backlit panels are prohibited.

Internally Illuminated Signs

No increase in ambient lighting on residential properties adjacent to the property displaying the sign, measured at the joint property line.

Not produce more than 1.5 foot-candles measured four feet from the base of the sign, one hour after sunset.

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3

ILLUMINATION

COMMERCIAL ACCENT LIGHTS



Accent lighting is permitted



Rope lighting is also permitted

The illuminating lights must be stationary, not running or flashing, and be of a single color (except for holiday lights)

CHANGEABLE COPY SIGNS

Proposed Changes

The changeable copy sign must not cover more than 50% of ground area
Electronic message center signs shall not exceed 0.3 footcandles at night at a distance measured by the following formula:

Distance = $\sqrt{\text{area} \times 100}$

Be equipped with a sensor that will automatically dim based on ambient light conditions.

Message may not change more often than once every 15~~4~~ seconds

Not Permitted

The background of illuminated message centers that change message manually shall not be translucent.



Therefore, no animation, scrolling or, exploding, fading, firework patterns, or similar styles that are deemed to cause concern for safety and involve a constant motion on the screen shall be permitted



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4

TEMPORARY SIGNS

WHAT IS CHANGING?

TEMPORARY SIGNS

	Banners	Feather Banners	Cold Air Inflatables	Portable Signs
				
Single Family	6 sq. ft.	6 <u>21</u> sq. ft.	Not Allowed	Not Allowed
Multifamily	21 sq. ft.	21 sq. ft.	N/A	Not Allowed
Non-residential	21 sq. ft.	21 sq. ft.	N/A	8 sq. ft. per 2-sided sign
Height	N/A	10 Feet	25 feet	4 feet

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TEMPORARY SIGNS WHAT IS CHANGING?



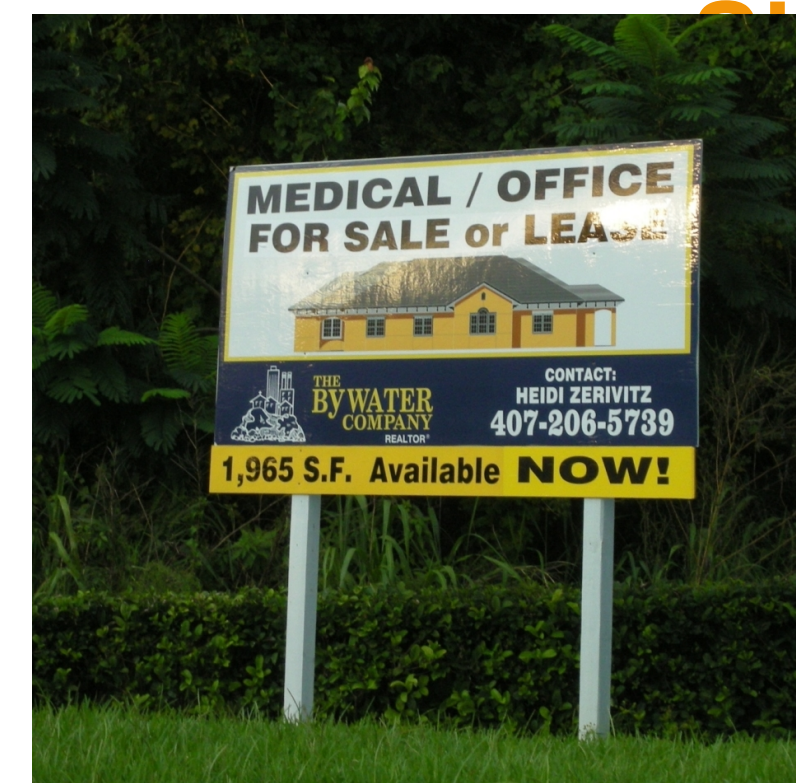
NOT CONTENT NEUTRAL



Political Sign



Garage Sale Sign



Real Estate Signs



Contractor Sign

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CONTENT NEUTRAL

YARD SIGNS

- 3 signs per lot
- Keep up to 7 days after the event is over
- ~~2~~ 3 sq. ft. max. in residential districts
- 32 sq. ft. max. in non-residential
- 3 ft. max. height in residential/7 ft. max. in non-res districts
- No illumination
- No permit required

REAL ESTATE

- 1 sign per lot
- 6 sq. ft. max. in residential districts
- 32 sq. ft. max. in non-res. mixed-use & multi-family districts
- No illumination
- Sign shall be removed when new occupant has inhabited the property
- Permit required

CONSTRUCTION SITE

- 1 sign per lot.
- Up to 18 months or the issuance of a certificate of occupancy.
- 6 square feet max. in residential districts
- 32 square feet max. in non-residential and mixed-use districts.
- No illumination is permitted.
- Permit required.

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PROHIBITED SIGNS



Signs that move, revolve, twirl, rotate, flash, including animated signs (e.g., scrolling/rolling text, videos, and the like), multi-prism signs, floodlights and beacon lights changeable copy



Bench signs unless approved by the City Commission as part of a vendor procurement process



Bunting: pennant, streamer or other similar fabric decoration



Cabinet signs utilizing internal illumination, except channel, push-through, or cut-out lettering, or where the individual letters/symbols are translucent and the sign face is opaque



Fence signs, other than approved temporary signs and street wall signs specifically permitted elsewhere in this chapter.



Portable signs other than temporary signs



Pole/Pylon Signs



Roof Signs



Snipe Signs



Swinging signs, except hanging signs



Window Wrap over 75% of a window



Parked Vehicle Signs: Signs of 20 sq. ft. or more attached to, placed on or painted on vehicles or mobile trailers parked for a period of 24 hours in the public right-of-way, or within 50 ft. and in plain view from the public right-of-way



Interior illuminated high gloss/plasticized awnings signs

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SCHEDULE

- Public Workshop 6/25/25
- Sign Companies Workshop 7/16/25
- Draft update July
- Staff Review/Edits August
- **City Commission Workshop** **September**
- Planning Advisory Board Hearing October
- City Commission Hearing November

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CONTACT INFORMATION

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TITLE XIV: LAND DEVELOPMENT CODE

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CHAPTER 14-1: INTRODUCTION

[* * *]

CHAPTER 14-2: TERMS DEFINED.

Certain terms or words in this chapter shall be defined as follows unless the text of the article or section in which used clearly indicates otherwise. Terms not defined in this chapter of code shall be interpreted according to the definition found in a common dictionary based on the context used.

~~A FRAME SIGN. See 'Pedestrian Oriented Sign.'~~

ABANDONED, INOPERATIVE OR DISCARDED MOTOR VEHICLE. A motor vehicle which is in a state of disuse, neglect, or abandonment, a motor vehicle without a license plate, a motor vehicle with a license plate that is not registered to that motor vehicle, a motor vehicle that does not have a registration sticker affixed to the license plate, or a motor vehicle that has a registration sticker affixed to the license plate which has been expired for a period of at least ninety days. Evidence of disuse, neglect or abandonment may include, but is not limited to, factors such as: vehicle being wrecked and inoperative; inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used solely for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts; having major and visible parts which are dismantled, incapable of functioning as a motor vehicle in its present state; has only nominal salvage value; or being in any physical state rendering it inoperative. If the primary apparent evidence of disuse, neglect, or abandonment is vegetation growing under the vehicle, then the enforcement officer shall use his or her training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuse, neglect or abandonment. A vehicle will be considered abandoned or derelict if it is in an evident state of extended disuse or neglect.

ABANDONED PROPERTY. Wrecked or derelict property having no value other than nominal salvage value, if any, and which has been left abandoned and unprotected from the elements and shall include inoperative or partially dismantled motor vehicles, trailers, boats, machinery, refrigerators, washing machines, plumbing fixtures, furniture, other similar articles and shopping carts no matter what type of condition which have been discarded, placed upon any public property or vacant lot, left unattended, or which has no name or address fixed thereon.

~~ABANDONED SIGN. (Sign subchapter definition.) A sign is considered abandoned if a business advertised on that sign is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business on that location.~~

ACCESSORY DWELLING UNIT (ADU). A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area and full bathroom facilities, which is an attached or detached extension to an existing or proposed single family structure.

ACCESSORY STORAGE AREA. The portion of the gross floor area of any buildings, other than the principal building, which is used for storage.

ACCESSORY USE OR ACCESSORY STRUCTURES. A use or structure customarily and clearly incidental and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

ADDITION. Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls in new construction.

AGRICULTURAL USES. The use of land for farms, truck gardens, citrus groves, and/or farm animals.

AIRPORT-DEPENDENT USES. Uses that require access to runways, hangars, and other parts of an airport. Examples include flight schools, aircraft fuel sales, aircraft or aviation equipment sales or rental, aircraft repair and servicing.

AIRPORT-RELATED USES. Uses typically located near airports, such as air museums, research and development facilities, aeronautical training, manufacturing and distribution. Commercial parking lots are not included in this category.

ALLEY. A public or private right-of-way that is primarily designed to serve as secondary access to the rear or side of those properties whose principal frontage is on some other street.

ALTERATION (of Trees). The mutilation, such as girdling and heavy pruning or herbiciding that could kill the tree.

ALTER, ALTERED, OR ALTERATION. Any act that changes one or more of the exterior architectural features of a structure and any change to an interior feature of a structure which impacts the exterior of a structure, including the physical integrity of the structure as a whole. This includes, but is not limited to the changing, eliminating or adding of roofing, siding materials, doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation. It includes the changing of exterior paint color if paint color is included in the design standards adopted by ordinance for the particular HPO District or historic landmark.

ALTERATION OF A WATERCOURSE. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

~~**ANIMATED SIGN.** A sign which utilizes motion of any part by any means, or displays flashing, oscillating, sequential or intermittent lights other than time or temperature.~~

APPRAISED VALUE. The just value (fair market value) of property as determined by the Osceola County Property Appraiser's Office.

APPROACH SURFACE. A surface associated with a heliport which is trapezoidal in shape, which is located at a boundary of the primary surface, and which serves as an approach or departure path. The width of the base of the approach surface is equal to the width of the primary surface, and extends outward and upward for a horizontal distance of 4,000 feet, where its width is 500 feet. The slope of the approach is eight (horizontal) to one (vertical), starting at an initial elevation equal to that of the primary surface.

ATTIC: The interior part of a building contained within a pitched roof structure.

ARBOR. A light, open structure having a lattice framework, usually supporting intertwined vines or flowers; a shaded, leafy recess, often formed by tree branches (see Figure 2-2).

ARCADE/GALLERY. An arcade is a series of arches, columns or piers often used to support an overhead covering to create a partially enclosed, protected walkway (see Figure 2-2).

Figure 2 - 1. Arbor



Figure 2 - 2. Arcade /Gallery



ARCHITECTURAL REVIEW COMMITTEE (ARC). The ARC is a subcommittee of the Development Review Committee, which reviews permits and other proposed improvements for adherence to certain established design criteria that are more subjective in nature. This Committee consists of the DRC representatives from the Building Division, Planning Division and the Historic Preservation Planner.

AREA, GROSS FLOOR. The sum of the gross horizontal area of all floors of a building measured from the exterior facade or from the centerline of a wall separating two buildings.

AREA, GROUND FLOOR. The portion of the gross floor area located on the floor with an elevation closest to the elevation of the finished grade of the portion of the lot in the vicinity of the building.

AREA, LIVING. A space within the exterior walls of a dwelling which is completely enclosed by masonry, wood or glass and is habitable year round. Garages and screened porches are excluded.

ASCE 24. A standard titled "Flood Resistant Design and Construction" that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

AVIATION SPECIALIST. A person with the technical expertise required to analyze and recommend appropriate solutions to noise pollution problems, navigable air space hazards, and combustible and explosive materials hazards. The person must be competent in such areas as air traffic control procedures, flight procedures, and aircraft noise procedures and regulations.

AWNING (Canopy): A sheltering roof-like structure made of canvas or similar material and supported entirely from the exterior wall of a building and is often retractable (see Figure 2-3).

Figure 2 - 3. Awning



~~AWNING SIGNAGE. A sign, logo, or lettering placed on an awning.~~

~~BACKLIT SIGN. Signs consisting of opaque individually cut letters mounted directly on a structure (push-through letters) and illuminated from behind to create a silhouette of the sign.~~

BALCONY: An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets. Balconies typically have one or more sides permanently open to the exterior except for a railing or parapet.

BAND. Any horizontal flat member or molding or group of moldings projecting slightly from a wall plane, and usually marking a division in the wall.

~~BANNER SIGN. A temporary sign having the characters, letters or illustrations applied to cloth, paper or fabric of any kind with only such material for backing.~~

BASE FLOOD. A flood having a 1% chance of being equaled or exceeded in any given year. [Also defined in Florida Building Code, B, Section 1612.2]. The BASE FLOOD is commonly referred to as the 100-YEAR FLOOD or the 1% ANNUAL CHANCE FLOOD.

BASE FLOOD ELEVATION. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in Florida Building Code, B, Section 1612.2].

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BED AND BREAKFAST FACILITY. A lodging establishment in which no more than eight (8) guest rooms are provided on a site to customers with breakfast available to such customers on the premises at no extra costs. In addition, such guest rooms have no provision for cooking in the guest rooms, the owner/operator lives on-site, and the length of stay ranges from one night to 29 nights. This term shall not be construed to mean a dwelling, community residential home, institutional care facility, shelter/halfway house, rooming house, or motel/hotel.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

~~**BENCH SIGN.** (Sign subchapter definition.) Any sign painted on or attached to a bench or to a shelter for persons awaiting public transportation.~~

~~**BILLBOARD.** See "Outdoor Advertising Sign."~~

~~**BILLBOARD.** Any sign advertising a business establishment, activity, product, or service (including entertainment), which is sold, produced, manufactured, available or furnished at a place other than on the property on which the sign is located.~~

BLOCK: The aggregate of private lots, passages, and alleys, circumscribed by streets or public spaces.

BONA FIDE AGRICULTURAL USE. Land on which the city has determined that the use of the land for agricultural purposes is bona fide taking the following factors into consideration: the length of time the land has been so utilized, whether the use has been continuous, the purchase price paid, and whether an indicated effort has been made to use land in accordance with accepted agricultural practices.

BROADCAST ANTENNA. A structure, other than a personal wireless antenna or a standard antenna, which is used or designed to be used to convert radio-frequency currents from a transmitter into radio waves which then travel through space, or one which converts part of a passing radio wave into a radio-frequency current for further processing by a receiver.

BROADCAST EQUIPMENT CABINET. An accessory building or other enclosed accessory structure which is used or designed to be used in conjunction with broadcast antennas. This term does not include switching offices.

BROADCAST TOWER. A self-supporting structure, other than a building, which extends over 50 feet above the ground and upon which one or more broadcast antennas are attached or designed to be attached. This term includes such structures which are located on buildings.

BUILD-TO LINE. A line parallel to the block face, along which a building shall be built. The intent of a build-to line is to pull the building facade close to the street and street side sidewalk.

BUILDING. Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, equipment or materials. BUILDING is a kind of structure.

BUILDING FRONTAGE. Building frontage is the interface between the public or private street and the building interior. Examples of building frontage include a shopfront, porch, forecourt, arcade, and gallery.

BUILDING HEIGHT: See “Height.”

BUILDING OFFICIAL. That member of the city administrative staff so designated by the City Manager and certified by the State of Florida.

BUILDING, PRINCIPAL: the main building on a lot, which contains the principal use or uses and is usually located toward the frontage of the lot.

~~BUILDING SIGN. A sign attached to a building. The term includes wall, projecting, awning, canopy and window signs.~~

BUILDING, PRINCIPAL. A building in which is conducted the main or principal use of the lot on which said building is situated.

BUNTING. Any kind of pennant, streamer or other similar fabric decoration.

BUS RAPID TRANSIT. A premium form of bus service that operates similarly to light rail in terms of service frequency and quality. Typically includes dedicated right of way or other preemptive operational service to allow priority movement within vehicular rights-of-way.

~~CABINET SIGN. An internally illuminated sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet which contains the electrical and structural components of the sign.~~

CALIPER. The diameter of a tree trunk as measured six inches up from grade level.

CANOPY: See “Awning.”

CANOPY TREE. A species of tree which normally grows to a mature height of forty (40) feet or more.

CARPORT. A permanent open car shelter.

CEMETERY: Land used or intended to be used for the burial of human or animal remains, including crematories, mausoleums, and mortuaries, if operated in connection with and within the boundaries of such cemetery.

CERTIFICATE OF OCCUPANCY. Document certifying that premises comply with provisions of zoning and/or building ordinances. Such document, as issued by local governmental agency, is required before premises can be occupied and title transferred.

CHILD CARE FACILITY. includes any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. See Section 402.302(2) of the Florida Statutes for the full definition.

CITY. City of Kissimmee.

CIVIC BUILDING. A building designed specifically for a Civic Use (institutional, non-profit, government, religious or other non-commercial, civic oriented use).

CIVIC OPEN SPACE: A natural or landscaped outdoor area provided for the purpose of active or passive public recreation. May include publicly accessible outdoor amenities such as a playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space or religious facility.

CIVIC USE: A use that is open to the public at least some of the time and provides a focal point for community interaction and fosters citizen participation in civic activities, including churches, temples, synagogues, mosques, and other religious facilities; lodges; college or university facilities; exhibition halls; grade schools; library; meeting halls; museum or similar facilities; performance theaters; post office; fire house; public administration offices; trade or specialty school facilities; or similar uses.

CLUB, NON-PROFIT. Shall include those associations and organizations of a fraternal, civic, educational, recreational or social character, which are not operated or maintained for profit. i.e. shall not include bars, night clubs or other uses operated primarily as a business.

CO-LOCATION. The placement of more than one service provider's communications antennas on a single communications tower.

~~COLD AIR BALLOON SIGN. (Sign subchapter definition.) Any sign of uric type material, inflated by cold air to a point of semi-rigidity for the purpose of floating above the ground.~~

COLONNADE. A number of columns arranged in order, supporting an entablature and usually one side of a roof.

COMMERCIAL BUILDING. Building occupied by office, retail and/or other commercial uses.

COMMERCIAL VEHICLE. Any vehicle designed or operated primarily for the transportation of persons or property in the furtherance of any commercial, industrial or business enterprise and includes any truck, van, panel-type vehicle, taxi, bus, wrecker, utility type vehicle, dump truck, or any other vehicle operated for compensation.

COMMERCIAL VEHICLE, HEAVY. A heavy commercial vehicle is any motor vehicle which:

- A. Has a gross vehicle weight rating, as defined by Section 322.01, F. S., of 26,001 pounds or more.
- B. Is more than 35 feet long; or
- C. Has more than two axles.

In addition, the following shall be considered HEAVY COMMERCIAL VEHICLES: any truck tractor as defined by Section 316.003, F. S., any semitrailer as defined by Section 316.003, F. S. which is more than 25 feet long.

COMMISSION. Kissimmee City Commission.

COMMUNICATION ANTENNA. A personal wireless antenna or a broadcast antenna.

COMMUNICATION EQUIPMENT. A type of communications structure defined in this section as a communication antenna or a communications equipment cabinet.

COMMUNICATION EQUIPMENT CABINET. A personal wireless equipment cabinet or a broadcast equipment cabinet.

COMMUNICATION FACILITY. A type of communication structure such as a communication tower, broadcast equipment, or a personal wireless facility.

COMMUNICATION TOWER. A personal wireless tower or a broadcast tower.

COMMUNICATION TOWER, CAMOUFLAGED. A communication tower which has been designed to unobtrusively blend into the existing surroundings and be designed so as not to have the appearance of a communication tower. Camouflaged towers on buildings must be disguised to appear as an accessory structure that is normally associated with the principal use occupying the property. Other camouflaged towers must be disguised to blend in with other facilities on the property or existing vegetation. An example of a camouflaged communication tower would be a tower that is constructed in the form and shape of a tree in order to appear to be part of a forested area, or a tower constructed to appear to be or to actually be a component of a bell or clock tower on sites with compatible buildings, or to be or appear to be a component of a church steeple on sites with churches.

COMMUNITY CENTER. A facility used for recreational, social, educational and cultural activities, usually owned and operated by a public or non-profit group or agency.

COMMUNITY RESIDENTIAL HOME. A dwelling unit licensed by the Agency for Health Care Administration, which provides a living environment for 7 to 14 unrelated residents who operate as the

functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of residents. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use. See Chapter 419, Florida Statutes.

COMPREHENSIVE PLAN. The comprehensive development plan as adopted by Ordinance Number 1064 and as amended by Ordinance Number 1760 and other ordinances (also known as the Kissimmee Comprehensive Plan).

CONDITIONAL USE. A use that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location, and/or relation to the surrounding area, would not adversely impact the public health, safety, and the general welfare.

CONDOMINIUM. A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis, and subject to the provisions of Ch. 718, F. S.

CONSIGNMENT STORE. A retail service establishment which is engaged in the sale of consignment merchandise. Consignment is considered to be the act or process of entrusting goods to another to sell for the owner. The term does not include pawn shop.

CONSTRUCT. The act of adding an addition to an existing structure or the erection of a new principal or accessory structure.

CONTRACT CONSTRUCTION OFFICE ESTABLISHMENTS. Establishments providing administrative space for businesses primarily engaged in construction on sites separated from the place of business such as general contractors and contractors involved in road construction, the construction of utilities, plumbing, heating and air conditioning, electrical work, masonry work, painting, carpentry, roofing, or flooring, which do not have onsite storage of construction equipment, fleet vehicles, or materials. For the purpose of this code, the use is deemed to be an "office." The term, however, does not include temporary labor service establishments.

~~CONTRACTOR SIGN. A sign designating the name of the contractors undertaking remodeling improvements, whether commercial or residential.~~

CONSTRUCTION EQUIPMENT. Self-propelled, truck and trailer-mounted equipment and machinery used for the erection, repair, alteration, demolition, renovation and removal of any building, or structure, or excavation, filing, grading, dredging, farming or similar activities. Such items include derricks, cranes, hoists, dozers, tractors, drilling rigs, backhoes, paving equipment, farm equipment, rollers, lift trucks, tanks, generators, compressors, loaders and similar items.

~~CONVENIENCE SIGN. A sign displayed for convenience of the public, including signs which identify restrooms, location of public telephones, public entrances, freight entrances, hotel room identification, trash cans or the like.~~

CONVENIENCE STORE. A retail store that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a huge volume of stop-and-go traffic.

~~COPY AREA. The square foot area enclosed by the perimeter of the sign structure, not including the base, other support structures or other architectural features of the sign that do not convey any advertising. In the case of a two-sided sign, only one side is included in this calculation. When a sign is composed of individual letters, symbols or logos only, the copy area is the area enclosed by a perimeter line (forming a geometric shape as outlined by § 14-2-152(A)) enclosing all letters, symbols and logos.~~

CORNICE: Projecting horizontal decorative molding along the top of a wall or building.

CORPORATE FLAG. A flag identifying a business or organization by use of the name or logo only of the business or organization where the flag is displayed.

CUL-DE-SAC. A local street with only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic movement.

DEBRUSHING. Includes the removal of vegetative cover other than trees regulated pursuant to § 14-2-93.

DEDICATED ENTRANCE. An entrance to an establishment from the exterior of a building that is intended solely for ingress and egress from that establishment. This does not include common entrances that lead to multiple establishments.

DENSITY. The number of dwelling units per gross acreage of site area under common ownership. (See GROSS ACREAGE definition and Section 14-4-6 for density calculations)).

DEPARTMENT. Kissimmee Development Services Department.

DESIGN FLOOD. The flood associated with the greater of the following two areas: [Also defined in Florida Building Code, B, Section 1612.2.]

- D. Area with a floodplain subject to a 1% or greater chance of flooding in any year; or
- E. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

DESIGN FLOOD ELEVATION. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the DESIGN FLOOD ELEVATION shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet. [Also defined in Florida Building Code, B, Section 1612.2.]

DESIGNATED OFFICIAL. The City Manager of Kissimmee or designated staff official by the City Manager.

DESIGNATED SPECIES. Species that are listed as threatened, endangered, species of special concern, C1 or C2 as described and referenced in the most recent Florida Game and Fresh Water Fish Commission's publication entitled "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida" and species listed in Tables V-2 and V-3 of the Conservation Element of the "Comprehensive Plan Inventory and Analysis."

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DEVELOPER. Any person, firm, association, partnership, corporation, government or other legal or natural entity engaged in any development activity including, but not limited to, any owner, lessee, agent, employee, contractor or subcontractor.

DEVELOPMENT OR DEVELOPMENT ACTIVITY. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, construction, installation; demolition, or removal of a structure, impervious surface or drainage facility, clearing, scraping, or otherwise removing the vegetation of a site, mining, dredging, filling, grading, paving, excavating, drilling operations or permanent storage of materials.

DEVELOPMENT AGREEMENT. A legally binding document detailing the obligations of the property owner or authorized agent and the City specifying the standards and conditions that will govern the development of the property.

DEVELOPMENT ORDER. Any order granting, denying, or granting with conditions an application for a development permit.

DEVELOPMENT PERMIT. Any action of the city that has the effect of permitting the development of land, including building permit, subdivision approval, rezoning, conditional use or variance.

DIAMETER AT BREAST HEIGHT (DBH). The diameter of a tree measured 54 inches above grade. In the case of multiple trunks, the largest trunk shall be measured.

~~**DIRECTIONAL SIGN.** Any sign that directs the public to a location off site whether: (1) For customer parking, or (2) A non-profit use such as a church or hospital.~~

DIRECTOR. The Director of the Kissimmee Development Services Department, or designee.

~~**DIRECTORY SIGN.** An index consisting of the names of tenants of an office building, shopping center or other multi-tenant business complex.~~

DISTRICT, MIXED-USE. The following districts and transect zones are mixed-use districts: T4-O, T5, T6, RB-2, RPB and MUPUD.

DISTRICT, NON-RESIDENTIAL. The following districts and transect zones are non-residential districts: B-1, B-2, B-3, HC, B-5, BP, IB, AO, AI, CF, UT, OS, and SD-H.

DISTRICT, RESIDENTIAL. The following districts and transect zones are residential districts: RE, RA-1, RA-2, RA-3, RA-4, RB-1, RC-1, RC-2, MH-1, MH-2, MHP, RPUD, and T4-R, and SRPUD.

DORMER. A structure projecting above a sloping roof, usually housing a vertical window. It is not part of the roof structure but is framed separately, and often provides daylight and ventilation for a room located in a garret or loft space (see Figure 2-4).

Figure 2 - 4. Dormer



DRIP LINE. An imaginary vertical line that extends downward from the outermost portion of the tree crown to the ground.

DRIVE-THROUGH FACILITY. An accessory facility to a principal use of a restaurant, bank, drug stores, laundry and dry cleaning establishment, or other similar establishment, which allows customers to receive services, obtain goods or be entertained while remaining in their motor vehicles. The term includes drive-through facilities located within the principal building and also those located in a separate building from the principal use.

DUPLEX. A single building containing only two residential dwellings, whether the dwellings are located on the same lot or two separate lots (fee simple).

DWELLING, SINGLE FAMILY. A building containing only one residential dwelling.

DWELLING UNIT. A residential unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EARLY LAND PREPARATION PERMIT. A permit that allows the following activities when done in conjunction with a development that is undergoing subdivision, site plan or building permit review, but has not received final approval:

- A. Tree removal;
- B. Debrushing;
- C. Grading;
- D. Excavating; and
- E. Filling.

EASEMENT. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of this property.

ECONOMIC RETURN. (Historic preservation definition, see §§ 14-2-46 and 14-2-71.) A profit or capital appreciation from use, sale, or ownership of a structure that accrues from investment or labor.

EDUCATIONAL SERVICE ESTABLISHMENTS. Businesses primarily engaged in education, including: vocational and trade schools, business and stenographic schools, art and music schools, dancing schools, and correspondence schools.

ENCROACHMENT. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

ENTRANCE, PRIMARY. The main point of access for pedestrians into a building.

EQUIPMENT SALES, RENTAL, AND LEASING, HEAVY. Establishments primarily engaged in sale, renting, and/or leasing of farming, landscaping or construction equipment, portable toilets, lawn care and similar equipment.

EQUIPMENT SALES, RENTAL, AND LEASING, LIGHT. Establishments primarily engaged in sale, renting, and/or leasing computers, electronics, appliances, medical equipment, party supplies, pianos, plants, vending machines, and similar types of equipment.

ESCROW. A deposit of cash with the local government in lieu of an amount required and still in force on a performance or maintenance bond.

ESTABLISHMENT. The location of a business, whether in a single tenant building, or one tenant in a multitenant center.

EXISTING BUILDING AND EXISTING STRUCTURE. Any buildings and structures for which the "start of construction" commenced July 2, 1981. [Also defined in Florida Building Code, B, Section 1612.2.]

EXPRESSION LINE: A horizontal line, expressed by a material change or by a continuous projection not less than two (2) inches nor more than one (1) foot deep.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

FAÇADE. The face of a building from the ground to the roof line.

FAÇADE, FRONT/PRIMARY: The façade of a building that faces the street. In the case of a corner lot, it is the façade along the higher priority street on the street hierarchy.

FAÇADE TRANSPARENCY: The amount of transparent window glass or other openings in the façade of a building, relative to the overall surface area of the façade.

FAMILY. Two or more persons related by blood, marriage, legal adoption, or legal guardianship, living together as one housekeeping unit using one kitchen; or six or fewer unrelated persons living as one housekeeping unit using one kitchen; or a combination of the persons described above which are living together as one housekeeping unit using one kitchen.

FAMILY DAY CARE HOME. A residence, licensed by the Department of Children and Families, in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. See Section 402.302(8) of the Florida Statutes. For the purpose of this code, family day care homes are classified as Home Occupation.

FARM ANIMALS. Horses, cattle, swine, poultry, sheep, and goats.

~~FEATHER BANNER. A temporary feather-shaped sign consisting of a fabric material attached to a freestanding support pole.~~

FEE SIMPLE. A private property land right, sometimes also referred to as a "fee simple absolute," whereby a property owner unconditionally owns a specified piece of land.

FENESTRATION. Transparent or semi-transparent door or window openings.

FINANCIAL INSTITUTIONS. Establishments primarily engaged in offering financial services, such as banks; savings and loan associations; credit unions, security and commodity brokers, dealers, and exchanges; and holding and investment companies.

FINISHED EXTERIOR GRADE. The top surface of lawns, walks and drives, or other improved surface after completion of construction or grading operations.

FLAG LOT. A lot with access provided to the bulk of the lot by means of a narrow corridor.

FLOOD DAMAGE RESISTANT MATERIALS. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in Florida Building Code, B, Section 1612.2]

FLOOD HAZARD AREA. The greater of the following two areas: [Also defined in Florida Building Code, B, Section 1612.2.]

- A. The area within a floodplain subject to a 1% or greater chance of flooding in any year.
- B. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

FLOODLIGHT. An artificial light source designed to give direct and/or reflective illumination over a large area. Vehicular parking lighting sources, wall packs, and security/surveillance lights shall be considered as floodlights.

FLOODPLAIN, ONE HUNDRED (100) YEAR. Areas inundated during a 100-year, or other specified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLOODPLAIN ADMINISTRATOR. The office or position designated and charged with the administration and enforcement of this Act (may be referred to as the FLOODPLAIN MANAGER).

FLOODPLAIN DEVELOPMENT PERMIT. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this Act.

FLOODWAY. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. [Also defined in Florida Building Code, B, Section 1612.2]

FLOODWAY ENCROACHMENT ANALYSIS. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

FLOOR AREA RATIO (FAR). The ratio of the total floor area of building(s) to the size of the land for that location, or the limit imposed on such a ratio.

FORECOURT. A type of building frontage that has a portion of the façade recessed from the street to create a courtyard.

FRONTAGE BUILDOUT: The minimum percentage of the lot width which must be occupied by building façade within the required front or street side setback. For example, a property which is 100 feet wide with

a frontage buildout percentage of 60% would require that at least 60 feet of façade length be maintained within the required setback (between the minimum and maximum setback).

FRONTAGE, PRIMARY: The side of a lot facing a street. In the case of a corner lot, it is the frontage along the higher priority street on the street hierarchy.

FUNCTIONALLY DEPENDENT USE. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

FUNERAL HOME: A personal service establishment used for the preparation of the deceased for burial, for the display of the deceased, and for holding ceremonies before burial or cremation.

~~**FUTURE OCCUPANT SIGN.** A temporary sign intended to advertise a business that has not yet opened or occupied the location where the sign has been placed. This sign is intended to provide public notice of future businesses until they can obtain a permit for a permanent sign.~~

GABLE. A vertical surface on a building usually adjoining a pitched roof, commonly at an end, whose shape depends on the type of roof and parapet, although most often it is triangular; often extends from the level of the cornice up to the ridge of the roof. If the gable is on the facade, rather than the end, the building is said to be "front-gabled."

GALLERY: See ARCADE.

GARAGE SALE. A sale of used household belongings by the owner of the belongings which is held on the lot where the owner lives. This term includes yard sale.

GASOLINE SERVICE STATIONS. Businesses primarily engaged in the retail dispensing of automotive fuels and oil and where grease, batteries, tires, and other automobile accessories may be dispensed at retail principally for automobiles, and where various automotive and convenience store services may be provided, except major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, and operation of a commercial off-street parking lot.

GIRDLING. The removal or destruction of bark radially around the trunk of a tree or shrub.

GROSS ACREAGE. The total acreage of the site excluding surface waters (as defined in subsection 62-340.200(19), F.A.C.), wetlands (as defined in this code), 100-year floodplains (as defined in this code), and other environmentally fragile lands.

GROUND COVER: A low growing dense growth of plants other than grass that entirely covers the ground, such as pachysandra.

~~**GROUND SIGN.** Any freestanding solid monument structure containing a sign face which is supported solely by its own ground-mounted base (or poles) not exceeding two feet in height and which is not attached or affixed in any way to a building or other structure.~~

~~**HANGING SIGN.** A sign that is placed under a marquee, awning or arcade, perpendicular to the building facade, and not intended to be seen by motorists.~~

HATRACKING. The severe cutting back, topping, mutilation, girdling, herbiciding and heavy pruning of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove more than approximately one-third of the normal canopy and disfigure the tree.

HEIGHT. When measured in floors/stories, the vertical extent of a building, not including a raised basement, uninhabitable attic, or parking below the ground. When measured in feet, building height is the vertical distance of a structure measured from the finished floor elevation (FFE) to the eave of a sloped roof, or the base of the parapet in the case of flat roofs (see Figure 2-5).

HELICOPTER. A rotorcraft that, for its horizontal motion, depends on its engine driven rotors. Tiltwing rotorcraft are not considered to be helicopters.

HELIPORT. An area of land, water, or a structural surface which is designed, used or intended to be used for the landing and take-off of helicopters, and any appurtenant areas which are designed to be used for helicopter support facilities such as maintenance, refueling, and parking.

HIGHEST ADJACENT GRADE. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

HISTORIC STRUCTURE. Any structure that is:

- A. Listed individually in the Local Register or in the National Register of Historic Places (a listing maintained by the United States Department of Interior); or
- B. Located within a Local or National Register Historic District (a listing maintained by the United States Department of Interior); or
- C. Included in the official City of Kissimmee Survey of Historic Resources inventory (July 2004), available for review in the Department; or
- D. Considered eligible for local designation according to the criteria listed in Chapter 14-3.

HOLIDAY-RELATED MERCHANDISE. That merchandise which is directly related to or in connection with specific holidays as addressed in this chapter. Such merchandise includes Christmas trees, pumpkins, Halloween items and state-certified pyrotechnical items. These items shall not include paintings, stuffed animals, furniture or clothing.

HOME IMPROVEMENT CENTER. A retail sales establishment which is primarily engaged in the sale of construction materials (including a substantial amount of lumber), hardware, and other home improvement items.

HOME OCCUPATION: A business conducted within a residential unit, by the occupant of the dwelling, when the activity is subordinate to the residential use.

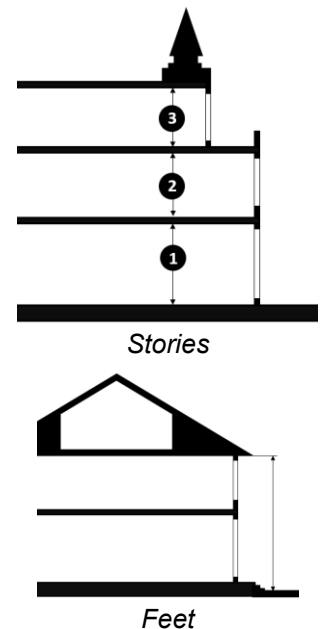
HOTEL OR MOTEL. A building or group of buildings in which sleeping accommodations are offered to the public and intended for rental to transients with a daily charge, and a length of stay of up to 29 nights. This term does not include bed & breakfast facilities.

~~**HUMAN SIGNAGE.** A sign that is held or worn, including costumes, by a person for the purpose of advertising, providing information about or promoting a business, commodity, service, product or other commercial activity.~~

~~**IDENTIFICATION SIGN.** A sign that is permitted to be installed only on a building or around the perimeter of a residential development or neighborhood to identify the name only, of the building, development or neighborhood.~~

~~**IDENTIFICATION SIGN, BUILDING.** A sign that is permitted to be installed only on a building of three stories in height or greater to identify the name only of the building development.~~

Figure 2 - 5. Height



~~IDENTIFICATION SIGN, MULTIPLE LOT NON RESIDENTIAL DEVELOPMENT. A sign that is permitted to be installed on a perimeter wall or a free standing monument sign at the entrance of a multiple lot non-residential development, such as an industrial or business park used for the purpose of identifying the development name and location.~~

~~IDENTIFICATION SIGN, RESIDENTIAL. A sign that is permitted to be installed only around the perimeter of a residential development or neighborhood to identify the name only, of the building development or neighborhood.~~

~~ILLUMINATED SIGN, EXTERNAL. Any sign illuminated by shielded electric lights which are not part of the sign.~~

~~ILLUMINATED SIGN, INTERNAL. Any sign having characters, letters, designs, logos or outlines illuminated by electric lights located within the sign or luminous tubes designed for that purpose.~~

IMPERVIOUS SURFACES. Any surface which has been altered, covered, or controlled resulting in the virtual elimination of the infiltration and percolation of water to the underlying soils. The term includes most conventionally surfaced streets, roofs, sidewalks, parking areas, drives, paved pool decks or patios, and similar facilities.

IMPERVIOUS SURFACE AREA. Percentage of a given lot that may be built upon (including all structures and other impervious surfaces). It is calculated by dividing the square footage of all impervious surfaces on the site by the square footage of the site, exclusive of any submerged land or public road right-of-way.

~~INCIDENTAL AND INTEGRAL SIGNS. Signs which are non-commercial in nature and integral and incidental to equipment, or machinery and cover not more than 20% of the exterior surface of such equipment, facilities or machinery. Also applies to memorial signs or tablets or names of buildings and date of erection. Such signs must be cut into masonry surface or constructed of bronze or other noncombustible materials when mounted on the face of a building.~~

INFILL. The development of vacant or partially developed parcels surrounded by, or in close proximity to, areas that are substantially or fully developed.

INSTITUTIONAL CARE FACILITY. Adult congregate living facilities, nursing homes, community residential homes with more than 14 residents, convalescent homes and similar facilities.

~~INSTRUCTIONAL SIGN.~~

~~A. A noncommercial sign permanently erected by the city, county or state, or any agency thereof, to denote the name of any thoroughfare, the route to any city, a public educational institution, a public building, park, recreational facility or hospital; to direct and regulate traffic; to denote any transportation route for the safety of the public.~~

~~B.A. A noncommercial sign located on and relating to an activity on the premises upon which the sign is located, providing information to pedestrian and vehicular traffic, e.g., "entrance," "exit," "caution" and "no trespassing."~~

~~C.A. A sign within a development, or at the entrance(s) thereto, showing the name(s) and directions to the location(s) of the subdivisions comprising the development, a sales office, and the like.~~

IRRIGATION. A permanent artificial method of applying water to plants.

ITINERANT FOOD VENDOR. A natural person or business entity that sells immediately consumable food products and non-alcoholic beverage items from a non-permanent cart, trailer or vehicle (an "itinerant food vending conveyance") at a fixed location on private property.

KENNEL. An establishment used for the breeding or overnight boarding of pets, such as dogs and cats. This is not intended to include veterinary clinics or hospitals that provide occasional necessary overnight accommodations for animals undergoing medical procedures, or pet day-care facilities.

LABORATORY, MEDICAL OR DENTAL: A facility used for the testing and analysis of medical or dental samples and materials.

LAND CLEARING. See “Early Land Preparation Permit” and “Site Improvement Permit.”

LARGE INDOOR TOURIST ATTRACTION. An indoor business establishment located on a principal arterial roadway as designated by the Comprehensive Plan. Such an establishment must be located on a minimum of a ten-acre parcel of land and primary business activity must be performed in a structure of no less than 60,000 square feet in size. The primary business activity must be of an entertainment nature, which may include the serving of meals and other food items.

LETTER OF MAP CHANGE (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- A. **LETTER OF MAP AMENDMENT (LOMA).** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- B. **LETTER OF MAP REVISION (LOMR).** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- C. **LETTER OF MAP REVISION BASED ON FILL (LOMR-F).** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- D. **CONDITIONAL LETTER OF MAP REVISION (CLOMR).** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

LIGHT-DUTY TRUCK. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- A. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- B. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- C. Available with special features enabling off-street or off-highway operation and use.

LIVE-WORK UNIT: A type of building designed to accommodate a residential use with an accessory office, business service or personal service component. Live-work units differ from home occupations in that the home occupation may be carried in any home and limits the interaction with customers, while the live-work unit is specifically designed for that purpose and allows customer interaction on the site.

LOGO. A graphical symbol created for an individual company or product. It is designed to communicate quickly, and to be a distinctive and easily recognizable symbol

LOT, CORNER. A lot where the interior angle of two sides adjacent to the intersection of two streets is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a **CORNER LOT** for the purposes of this chapter if the arc is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than 135 degrees. See Figure 2-7.

LOT DEPTH. The distance between the midpoint of the front lot line and the midpoint of the rear lot line.

LOT, INTERIOR. Any lot fronting on only one street or road or at the intersection of two streets if said intersection forms an interior angle greater than 135 degrees. See Figure 2-7.

LOT, ISLAND. Any lot completely surrounded by streets.

LOT LINE. A property line separating a lot from property outside the lot.

LOT, THROUGH. Any lot having frontage on two more or less parallel streets as distinguished from a corner lot and having two opposite and more or less parallel interior lot lines. See Figure 2-7.

LOT WIDTH. The horizontal distance between the side lot lines, measured at the required front yard setback line (see Figure 2-6).

LOT. A designated parcel, tract, or area of land established as permitted by law.

Figure 2 - 6. Lot Width

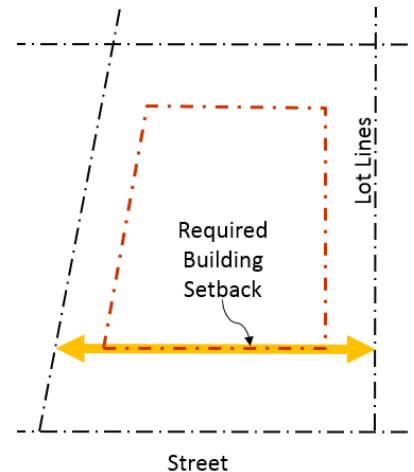
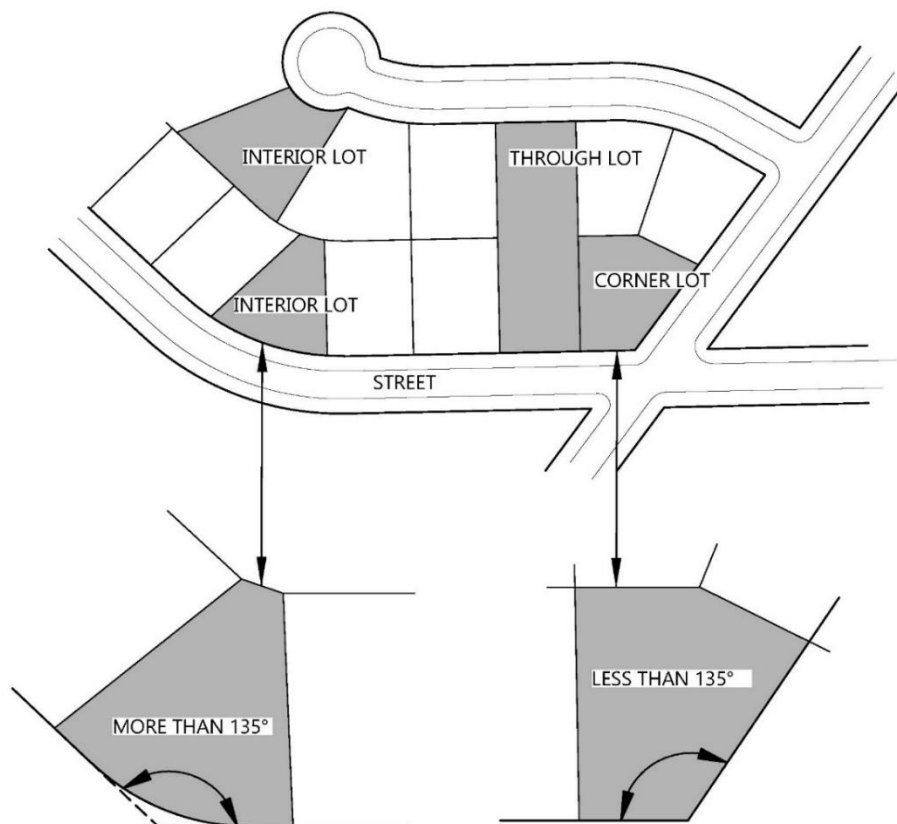


Figure 2 - 7: Corner Lots, Interior Lots, Through Lots



LOWEST FLOOR. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in Florida Building Code, B, Section 1612.2]

MANUFACTURED HOME. A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. The term MANUFACTURED HOME does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.] The term may include park trailers, travel trailers, and similar structures placed on a site for 180 consecutive days or longer and intended to be improved property.

MANUFACTURED HOME PARK OR SUBDIVISION. For the purpose of administering Floodplain Management regulations, this term shall mean a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING. For the purpose of administering Floodplain Management regulations, this term shall mean a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before July 2, 1981.

MANUFACTURED HOME PARK OR SUBDIVISION, EXPANSION. For the purpose of administering Floodplain Management regulations, this term shall mean the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

MANUFACTURED HOME PARK OR SUBDIVISION, NEW. For floodplain management regulations, a new manufactured home park or subdivision shall mean a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after July 2, 1981.

MANUFACTURING LIGHT. Manufacturing establishments involved in making:

- Small electrical or electronic apparatus;
- Coils, tubes and semiconductors;
- Communication, navigation, guidance and control equipment;
- Data processing equipment (including computer software);
- Glass edging and silvering equipment;
- Graphics and art equipment;
- Metering equipment;
- Radio and television equipment;
- Photographic equipment;
- Radar, infrared and ultraviolet equipment;
- Optical devices and equipment; or
- Filling and labeling machinery.

MANUFACTURING MEDIUM. Manufacturing, assembling, storage and/or packaging of the following:

- Precision instruments;

- Jewelry and precious metal products, silverware;
- Clothing, leather products and other textiles, not involving dyeing or tanning of materials or coating with pyroclastic or similar materials;
- Signs and advertising displays;
- Ceramic products, glass and glass products, using electrically fired kilns;
- Food and dairy products;
- Furniture;
- Cabinetry, metal, upholstery, and woodworking;
- Building materials;
- Pharmaceutical products, cosmetics, perfumes, candles and toiletries, except soap containing animal byproducts;
- Automobiles, golf carts, lawn equipment, and farm equipment;
- Non-chemical cleaning products; or
- Stationery.

MANUFACTURING HEAVY. Establishment used for the mechanical or chemical transformation of materials or substances, including the bulk storage of raw materials, and which process may emit noise, vibration, dust, odor or pollutants. Activities include animal product processing facility, manufacturing, assembly and fabrication of large scale or specialized industrial operations, firework/sparklers, processing and compounding of semi-finished products from raw material in bulk form to be used in an industrial operation.

MARKET. A meeting place of people for the purpose of trade or sale by means of private purchase.

MARKET VALUE. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this Act, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. MARKET VALUE may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the property appraiser.

MARQUEE: A permanent structure projecting from and supported by the building and extending beyond the building wall providing shade or shelter from the elements (see Figure 2-8).

~~MARQUEE SIGN. A sign suspended from, attached to, supported from or forms a part of a marquee.~~

MASSING. Massing describes the physical shape and form of a building or group of buildings. Building massing variables include building height, building frontage, lot coverage and lot width.

~~MESSAGE CENTER SIGN. A sign on which the message can be changed electronically or mechanically, including time and temperature and tri-vision signs.~~

MITIGATION. Action or actions taken to offset the adverse effects of development on off-site functions and the case of designated species to offset the adverse effects of development on on-site and off-site functions. MITIGATION shall be evaluated on a case by case basis with respect to the replacement of lost functional value.

MIXED USE DEVELOPMENT. A development which includes a mixture of commercial, office, and/or residential uses. For a development to qualify as a “mixed-use” development, the secondary use may not

Figure 2 - 8. Marquee



be reserved for use only by the principal user (for example, a residents-only gym or an employee cafeteria) and must include the following, unless different percentages are specified elsewhere in this code:

- A. If the development includes residential uses, they shall comprise a minimum of 20% of the total development square footage;
- B. Commercial uses shall comprise a minimum of 30% of the total development square footage or 3,500 square feet, whichever is less;
- C. Office uses shall comprise a minimum of 30% of the total development square footage.

MOBILE HOME. A structure, transportable in one or more sections, which is eight body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The term does not include travel trailers or manufactured housing.

MOBILE HOME AND RECREATIONAL VEHICLE SALE, RENTAL AND LEASING ESTABLISHMENT. Premises where the principal use is the sale, rental or leasing of any mobile home or recreational vehicle. A mobile home and recreational vehicle sale, rental and leasing establishment shall not be deemed to include the storage, except for sales display, of any mobile homes or recreational vehicles or the sale, rental or leasing of any commercial or domestic vehicles.

MOBILE MEDICAL UNIT. A temporary vehicular medical use used solely for purposes of temporarily collecting donated blood, blood cells, plasma, platelets, and the like, as well as those providing MRI, CAT scan, nuclear medicine, or other similar imaging, diagnostic, or testing procedures.

~~**MOBILE TRAILER SIGN.** An electronic message board attached to a portable trailer typically used in a temporary fashion to inform the public of necessary events, detours, construction activity, or other items that may affect pedestrian and vehicular traffic flow.~~

~~**MODEL SIGN.** (Sign subchapter definition.) A sign which designates a particular dwelling unit which is exhibited to depict other units of a similar design that are for sale.~~

~~**MONUMENT SIGN.** (Sign subchapter definition.) Any freestanding solid monument structure containing a sign face which is supported solely by its own ground-mounted base (or poles not exceeding two feet in height) and which is not attached or affixed to a building or other structure.~~

MOTOR VEHICLE: Any device or conveyance for transporting persons or property over the public streets, including, but not limited to, any automobile, motorcycle, motor truck, trailer, van, semi-trailer, tractor-trailer combination, commercial vehicle or trailer, recreational vehicle or trailer, and boat or boat trailer.

MOTOR VEHICLE SALE, RENTAL OR LEASING ESTABLISHMENT. Premises where the principal use is the sale, rental or leasing of any commercial or domestic vehicle. The term shall not be deemed to include the storage, except for sales display, of trucks, machinery or equipment of more than one-and-one-half (1½) tons in weight or buses, or the sales, rental or leasing of manufactured homes, mobile homes or recreational vehicles.

MOTOR VEHICLE REPAIR ESTABLISHMENT. Includes light and heavy repair establishments, as follows:

- A. Light Repair, which may include any of the following:
 - 1. Sale and service of spark plugs, tires and batteries.
 - 2. Replacement of fan belts, brake fluids, light bulbs, fuses, floor mats, tires, windshield wipers and blades, and mirrors.
 - 3. Fluid replacement.
 - 4. Greasing and lubrication.

5. Emergency repair of wiring.
6. Minor adjustment not involving removal of the head of crankcase and grinding valves.
7. Battery recharging.
8. Safety inspections.

B. Heavy Repair. Activities of greater intensity than those listed in (A). Heavy repair shall also include the repair of heavy commercial vehicles, boats and boat motors.

MULTI-FAMILY RESIDENTIAL. A group of four (4) or more dwellings occupying a single building on a site. The term includes both renter and occupant owned units, but does not include Duplex, Triplex or Townhouse dwellings.

MULTI-TENANT CENTER. A multi-tenant center which occupies a minimum of 25,000 square feet of building space or a hotel/motel that has a minimum of 200 guest rooms, at least one accessory use open to the public, and at least 150 feet of frontage on a single street.

MULTI-TENANT CENTER, MAJOR. A multi-tenant center which occupies a minimum of 120,000 square feet of building space and has a least 400 feet of frontage on a single street.

MUNTIN. A secondary framing member to hold panes within a window, window wall, or glazed door.

NEW CONSTRUCTION. For the purposes of administration of Floodplain Management regulations and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after July 2, 1981 and includes any subsequent improvements to such structures.

NOISE SPECIALIST. A person with the technical expertise required to conduct research, studies, and investigations in order to analyze and recommend appropriate solutions to noise pollution problems in accordance with Federal Aviation Administration and Florida Department of Transportation regulations.

NONCONFORMING LOT. Any lot which does not comply with one or more of the requirements pertaining to lot area, lot width, or lot depth in the zoning district in which the lot is located. Notwithstanding any other provision of this chapter, this term shall also include any parcel or tract which was created prior to the adoption of this section which would be deemed illegal and which does not comply with one or more of the requirements pertaining to lot area, lot width, or lot depth in the zoning district in which the lot is located. Any lot which has received a lot size variance or modification in accordance with Chapter 14-3, Part VII (Modification of Standards and Variances) shall not be considered a NONCONFORMING LOT as a result of any reduction from the normal lot size standards which is due to such waiver.

NONCONFORMING SITE IMPROVEMENTS. Any lawfully established site improvements which do not comply with one or more of the requirements of this chapter pertaining to parking, loading, access, landscaping, screening, and other similar site design features except signs which are covered in Chapter 14-11.

NONCONFORMING STRUCTURE. Any lawfully established structure which does not comply with one or more of the requirements of this chapter pertaining to minimum structure setback, maximum lot coverage by buildings, maximum height for structures, maximum impervious surface, and other similar maximum or minimum structure limitations.

NONCONFORMING USE. Any lawfully established use which is not allowed as a permitted or conditional use in the zoning district in which the use is located.

OCCULT SCIENCE ESTABLISHMENT. An establishment where fortune tellers, tarot card readers, palm readers, psychics, and the like offer their services.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building or having possession of a space within a building.

OFFICE. Establishments primarily engaged in providing any of the following: medical and other health-related services; administrative services; legal services; engineering and architectural services; accounting, auditing, and bookkeeping services; lawn care/landscaping and construction administration services; or similar activities. An office establishment does not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair, or storage of materials, goods, equipment or products; or the sale or delivery of any materials, goods, equipment or products physically located on the premises.

~~OFF SITE DIRECTIONAL SIGN. Any sign that directs the public to a location off site whether:~~

~~A. For customer parking; or~~

~~B. A non-profit use such as a church or hospital.~~

~~OFF SITE SIGN. Any sign that advertises or directs the public to a location other than where the sign is located.~~

~~ON SITE DIRECTIONAL SIGN. Any on-site sign that directs the public to the location of a building or parking area.~~

OPEN AIR. The space where air is unconfined or out-of- doors.

OPEN AIR MARKET. Flea markets, bazaars, produce markets, roadside stands, curb market, or any open air sales shall have the same meaning of OPEN AIR MARKET as defined herein.

OPEN SPACE. Any area of land or water at least 1,000 square feet in size which is essentially unimproved, and which has recreation, conservation, scenic, or preservation value. Retention/detention ponds are considered OPEN SPACE.

OPEN-SIDED PORCH. A roofed structure attached to a building, open on two or more sides, with railings or walls on the sides not exceeding 40 inches in height from the porch floor. The area between the roof and the railings or walls may not be covered with screening or netting or enclosed with windows or other materials.

~~OUTDOOR ADVERTISING SIGN. Any sign advertising a business (excluding a non-profit entity) establishment, activity, product, or service (including entertainment), which is sold, produced, manufactured, available or furnished at a place other than on the property on which the sign is located.~~

OUTDOOR DINING. An unenclosed, open air area that contains tables, chairs and other similar facilities which is accessory to a licensed and operating restaurant, bakery, café, candy, confectionary and ice cream stores where food and beverage are served and consumed for pay. OUTDOOR DINING shall not include the preparation of food or beverages, cooking, storage or placement of equipment of any kind, except the temporary placement of implements associated with the service of food. Does not include open air, open air market, outdoor display, outdoor storage, mobile food vending vehicles or any use of property that does not provide a permanent structure for restrooms and kitchen facilities.

OUTDOOR DISPLAY. The placement of merchandise, commodities, equipment, materials or articles outside of a building for the purposes of attracting customers and displaying examples of items that are for retail sale within a building. Display shall constitute the placement of one sample of an item for sale within the building in accordance with the allowable uses of the zoning district.

OUTDOOR STORAGE. The accumulation of merchandise, commodities, equipment, materials, containers, semi-trailers, inoperable vehicles, or articles outside of a building either used as stock in trade or related to the use of the site. This term does not include outdoor display.

OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

~~PARASITE SIGN. Any sign, for which no permit has been issued, which is attached to another sign.~~

PARK TRAILER. A transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in Section 320.01, F. S.]

~~PARKED VEHICLE SIGN. A sign placed on, painted on or affixed to a vehicle or trailer which is parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property. However, this is not intended to include a sign placed on or affixed to a vehicle or trailer, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer and occupies less than 25% of any side or the rear of the vehicle. In addition, this term is not intended to include vehicles involved in the delivery or loading of materials at the site which are only at the site for short periods of time.~~

~~Vehicles parked onsite for longer periods of time must be parked to the side or rear of the building, must be located outside the first row of parking spaces adjacent to the street, and must meet setbacks from adjacent rights-of-way.~~

PARKING AREA. An area or plot of land for the storage or parking of vehicles as designated upon an approved site plan for the property.

PAWN SHOP. An establishment that advances funds to a person for personal property on condition that the pledged property is left in the possession of the pawnbroker until redeemed by the pledger within an established period of time. If not redeemed within that time, the pawnbroker may then sell the property.

~~PEDESTRIAN ORIENTED SIGN. A portable sign not permanently secured or attached to the ground, building or other structure allowed for restaurants, retail and personal service establishments within the CRAO District and major multi-tenant center establishments to attract pedestrian traffic. A PEDESTRIAN ORIENTED SIGN may be used to advertise changing specials such as food items, menus or other promotions; and shall only be used to advertise products or services available or for sale at the site where the sign is located.~~

PERMANENT EMPLOYMENT SERVICES. Establishments which provide employees for long term employment, which is in turn defined as continued service with an employer for a minimum of 90 days. This use shall be deemed "Office." The term Permanent Employment Services does not include temporary labor service establishments.

PERMANENT STATIONARY FLAGSTAFF. A flagstaff which is securely fastened to the surface or ground on which it rests, and which cannot be easily dislodged.

PERSONAL WIRELESS ANTENNA. A structure used or designed to be used by a personal wireless service which converts radio-frequency currents from a transmitter into radio waves which then travel through space, or one which converts part of a passing radio wave into a radio-frequency current for further processing by a receiver. Such antennas include, but are not limited to, dish antennas, whip antennas, and panel antennas (a single panel is an antenna) which are used by personal wireless services.

PERSONAL WIRELESS EQUIPMENT. A type of communications structure defined in this section as a personal wireless antenna or a personal wireless equipment cabinet.

PERSONAL WIRELESS EQUIPMENT CABINET. An accessory building or other enclosed accessory structure which is used or designed to be used to house telecommunication equipment which is used in conjunction with personal wireless antennas. This term does not include switching offices used or designed to be used by personal wireless services.

PERSONAL WIRELESS FACILITY. A type of communication structure defined in this section as a personal wireless tower or a building with a type of structure defined in this section as personal wireless equipment.

PERSONAL WIRELESS SERVICE. A communication service establishment which is referred to as a commercial mobile service, unlicensed wireless service, or common carrier exchange access service by Section 704 (a)(7)(c)(1) of the Telecommunications Act of 1996.

PERSONAL WIRELESS TOWER. A self-supporting structure other than a building, which extends over 50 feet above the ground and upon which one or more personal wireless antennas are attached or designed to be attached. This term includes such structures which are located on buildings.

PET DAY-CARE FACILITY: A personal service facility where domesticated animals are supervised and cared for during the day.

PRUNE. To cut away, remove, cut off or cut back parts of the tree or plant. Also see “Hatracking” definition.

~~**POLE SIGN.** Any sign erected upon a pole, poles or a pylon, and which is wholly independent of any building and/or other structure for support.~~

~~**POLITICAL SIGN.** A temporary sign identifying and urging voter support for a particular election issue, political party, or candidate for public office in connection with any national, state, local election.~~

PORCH. A roofed space attached to the outside of an outer wall of a building, open on one or more sides, which may have railings, screen or glass enclosure. A porch may have more than one story.

~~**PORTABLE SIGN.** Any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; skid-mounted signs; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; and signs attached to or painted on vehicles parked to clearly provide advertising close to the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business, the sign area does not exceed the three-inch minimum (required by § 28-5 of the Code) and there is no reasonable alternative storage space.~~

PORTABLE STORAGE CONTAINER. A boxlike container transported by truck to a desired location. Such container is moved from the bed of a truck to the ground and back using a hydraulic metal framework or similar device.

~~**POST SIGN.** A sign that is not attached to a building but is supported by braces, post, or by any other means than by attachment to a building support. A post sign is a freestanding sign comprised of a vertical post to which a perpendicular arm is attached and from which a sign hangs.~~

PREMISES. A lot, plot or parcel of land, easement or public way, including any structures thereon.

PRIMARY SURFACE. A horizontal plane associated with a heliport at the elevation established for the heliport which coincides in site and shape to the designated takeoff and landing area of the heliport.

~~**PROJECT SIGN.** A sign announcing a construction project either under construction or an intended use of the premises in the immediate future including the names of contractors, architects, engineers, the developer, lender, and the like.~~

~~**PROJECTING SIGN.** A sign attached to a building wall or other structure and extending perpendicular to its face a minimum of 15 inches.~~

PUBLIC IMPROVEMENT. Any drainage facility, roadway, sidewalk, bikeway, tree, water line, sewer line, or other facility for which the city may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which the city responsibility is established.

PUBLIC PROPERTY. Lands and improvements owned by the federal government, the state, the county or municipalities, lying within the City and includes building, grounds, parks, playgrounds, streets, sidewalks, parkways, rights-of-way and other similar property.

PUBLIC USE. A structure or use intended or used for a public purpose by a city, county, state, federal or any other public agency. The term includes land, buildings, or structures used to provide protective, administrative, social, or recreational services directly to the general public, including police or fire stations, post offices and any other public facility providing the above services, but shall not be deemed to include public land or buildings devoted solely to the storage and maintenance of equipment and materials and shall not include utility and cultural facilities.

PUBLIC WATER SYSTEM. A system that provides piped water to the public for human consumption, if it has at least 15 service connections or regularly serves at least 25 individuals daily at least 60 days out of the year and has a permitted groundwater withdrawal capacity of 100,000 gallons per day or greater. Such terms include:

- A. Any collection, treatment, storage, and distribution facilities under control of the operator of such system and used primarily in connection with such system; and
- B. Any collection or pretreatment storage facilities not under such control which are used primarily in connection with such system.

~~**REAL ESTATE SIGN.** A sign erected on site by the owner or his or her agent, indicating property which is for rent, lease or sale, open for inspection, shown by appointment only or similar announcement.~~

REAR LOADED SPACES. That facade of the building where the driveway is located, which abuts the required rear yard as stipulated in this zoning code.

RECREATION FACILITIES, INDOOR. Enclosed public or private facilities containing amusement, entertainment, and/or recreational activities, such as theaters, bowling alleys, pool halls, dance halls, exercise studios, martial arts schools, and indoor sports facilities, such as tennis courts, handball courts, and swimming pools. The term shall not include indoor shooting ranges.

RECREATION, ACTIVE/OUTDOOR. A public or private recreation area designed for vigorous activities conducted outdoors such as, but not limited to, amusement parks, sports and athletic facilities (e.g. tennis, basketball, racquetball), miniature golf, go-cart tracks, water slides, and similar activities. The term shall not include golf courses or outdoor shooting ranges.

RECREATION, PASSIVE. A public or private recreation area designed for and suitable for light activity and relaxation, including, but not limited to, sitting areas, walking trails, picnic pavilions, bicycle trails, playgrounds, botanical gardens, bird sanctuaries, nature trails and similar activities.

RECREATIONAL EQUIPMENT. Includes, but is not limited to, recreational vehicles, boats, personal water craft, boat trailers, travel trailers, pickup campers or coaches (when over eight feet tall), tent trailers or pop-out campers, houseboats, self-propelled van type campers (when over eight feet tall), motor homes, and similar vehicles or items.

RECREATIONAL VEHICLE. A vehicle, including a park trailer, which is: (see Section 320.01, F.S.)

- A. Built on a single chassis;
- B. Four hundred square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light-duty truck; and

- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

RECYCLING COLLECTION CENTER. A facility used for the collection and processing of recyclable materials, such as aluminum cans, paper, and the like, and which is conducted solely within an enclosed permanent structure. The facilities shall be manned at all times during hours of operation.

RECYCLING COLLECTION CONTAINER. An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a parking lot serving a shopping center, a church, a school or other similar uses.

REGULATING PLAN: A map or set of maps that shows the physical locations and boundaries of regulatory items such as Transect Zones, future streets, and Civic Spaces subject to regulation by this Code.

RELOCATE, RELOCATED, OR RELOCATION. (Historic preservation definition) Any change in location of a structure on its site or to another site whether inside or outside an HPO District.

REPAIR SERVICE ESTABLISHMENTS, LIGHT. Businesses primarily engaged in repairing items such as electronics, appliances, furniture, medical equipment, musical instruments, vending machines, and similar types of equipment.

REPAIR SERVICE ESTABLISHMENTS, HEAVY. Businesses primarily engaged in repairing items such as farming, landscaping or construction equipment, and similar equipment.

RESEARCH AND DEVELOPMENT ESTABLISHMENTS. Facilities associated with indoor research in the areas of biochemistry, chemistry, electricity, photography, medicine, metallurgy, pharmaceuticals, or radiation, producing no noise, smoke, glare, vibration, or odor detectable outside the building.

RESTORE, RESTORED, OR RESTORATION. The act or process of recovering the form and details of a structure and its setting as it appeared at a particular period of time by means of removal or later work and/or by the replacement of missing earlier work.

RETAIL FRONTAGE: Frontage designated on the Downtown Form-Based Code Special Requirements Plan that requires or recommends the provision of a shopfront, encouraging the ground level to be available for retail use.

RETAIL SALES ESTABLISHMENTS. Businesses which are primarily engaged in selling merchandise to customers for personal or household use such as grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, music stores, toy stores, book stores, newsstands, stationary stores, drugstores, antique stores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto part stores, and bicycle shops. This term does not include junk yards or pawn shops but includes consignment stores and secondhand merchandise establishments.

RIGHT-OF-WAY: The strip of land dedicated for pedestrian and vehicular movement, which may also accommodate public utilities. The term right-of-way includes public and private rights-of-way.

RIGHT-OF-WAY UTILIZATION PERMIT. A permit authorized by the Public Works and Engineering Department for work and improvements conducted within a public right-of-way.

~~**ROOF SIGN.** A sign erected over, across or on the roof of any building, which is dependent on the roof, parapet or upper walls of a building for support.~~

ROOMING HOUSE. A lodging establishment where individual rooms are offered for occupancy to the public for periods of 30 days or more, with no provision for cooking in individual rooms but where meals may be regularly prepared and served for compensation, provided the food is placed upon the table family-style without service or ordering individual portions from a menu. This term shall not be construed

to mean a dwelling, bed and breakfast facility, community residential home, institutional care residential facility, shelter/halfway house, or motel/hotel.

~~SANDWICH BOARD SIGN. A portable sign not permanently secured or attached to the ground, usually in a two-sided A-frame design. Sidewalk sign.~~

SCHOOL. Any educational institution which provides elementary, middle or high school education. When not specified, the term includes both public and private schools.

SCHOOL, PRIVATE. A non-public educational institution which meets state requirements for primary, secondary or higher education and which receives little or no funding from government sources.

SCHOOL, PUBLIC. Any non-profit educational institution which provides elementary, middle or high school education as regulated by the Osceola County School Board, state or federal governing agency. This may also include alternative or charter schools:

1. Elementary: an educational institution establishment where children receive the first stage of compulsory education known as elementary or primary education - pre-kindergarten through fifth grade.
2. K-8: an educational institution establishment with a continuous grade span that begins with kindergarten or pre-kindergarten and ends after the eighth grade in which the upper grade spans implement middle-level best practices - pre- kindergarten through eighth grade.
3. Middle: an educational institution establishment which covers a period of education that straddles elementary education (elementary school) and secondary education (high school) serving as a bridge between the two - sixth grade through eighth grade.
4. High: an educational institution establishment which provides secondary education - ninth grade through twelfth grade.
5. Alternative: an educational institution establishment with a curriculum and methods that is non-traditional. These schools have a special curriculum offering a more flexible program of study than a traditional school.
6. Charter: publicly funded schools that have been freed from some of the rules, regulations and statutes that apply to other public schools in exchange for some type of accountability for producing certain results, which are set forth in each school's charter.

SCREENED ENCLOSURES. A structure almost entirely encased with screen or screen-type material, the roof portion likewise.

SCREENED PORCH. A structure which is part of a dwelling and which is almost entirely encased with screen or screen-type material, the roof portion a conventional-type weatherized roof.

SECONDHAND MERCHANDISE ESTABLISHMENT. Retail sales establishments primarily engaged in selling secondhand merchandise. The term does not include auction facilities, or pawn shops.

SELF-SERVICE STORAGE FACILITY. Any real property designed and used for the purpose of renting or leasing individual storage stalls or lockers to tenants who are to have access to such stalls or lockers for the purpose of storing and removing personal property and where at least 50% of the stalls or lockers have a gross floor area of 500 square feet or less. These stalls or lockers shall be used for goods which are not in use and which are not associated with any office, retail, or other business use located on the lot. These stalls or lockers shall not be used to store radioactive materials, explosives, or flammable or hazardous chemicals. No such stall or locker shall be used for residential purposes or for conducting retail trade, wholesale trade, production, assembling, repair, treatment, packaging, or office activities.

SERVICE ESTABLISHMENTS, BUSINESS. Establishments primarily engaged in rendering services to other business establishments, other than professional, educational, repair, leasing, building, landscape

maintenance, temporary labor, or contract construction services. Business service establishments shall include, but not be limited to, advertising agencies, interior cleaning services, computer and data processing services, detective agencies and security services, news syndicates, personnel services (excluding temporary labor), photofinishing laboratories, photography, art and graphics services, and printing services, with no use or storage of noxious chemicals apparent off-site (printing services using noxious chemicals are classified as *Service, Intensive*).

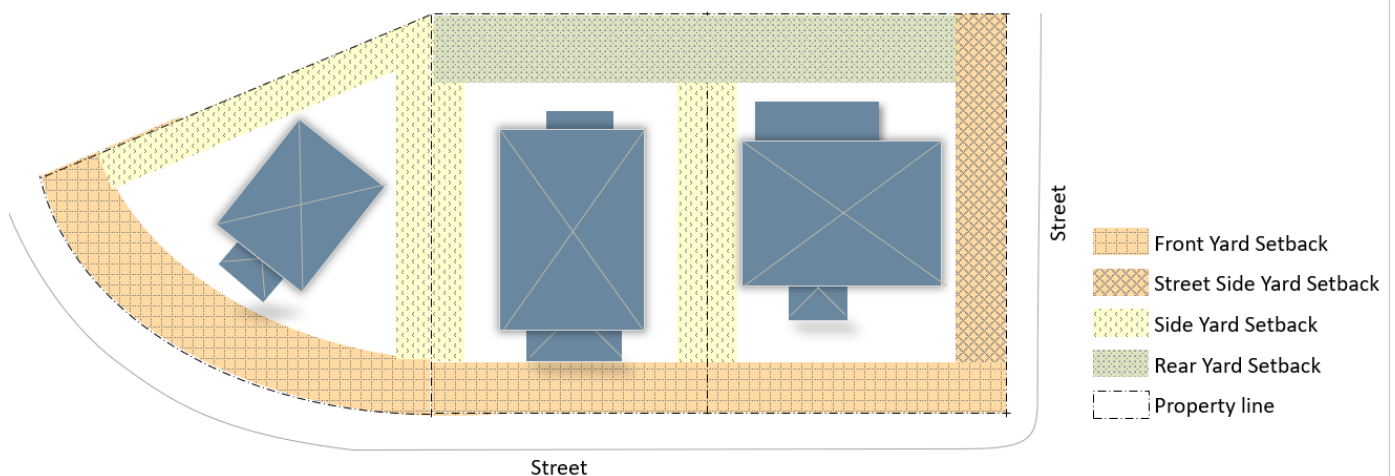
SERVICE ESTABLISHMENTS, COMMUNICATION. Establishments primarily engaged in communication activities, including newspaper and printing services, television and radio studios, and telephone offices.

SERVICE ESTABLISHMENTS, INTENSIVE. Establishments primarily engaged in providing any of the following services: industrial cleaning (e.g. carpet cleaning plants), pest control, printing and publishing plants using noxious chemicals, landscaping or general contractor establishments which include onsite storage of equipment or materials, or similar services. If the use does not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair, or storage of materials, goods, equipment or products; or the sale or delivery of any materials, goods, equipment or products physically located on the premises, the use may be classified as an Office (see Office definition).

SERVICE ESTABLISHMENTS, PERSONAL. Establishments primarily engaged in providing services involving the care of a person's apparel, pets, small appliances or other similar areas (other than health care), and including laundering and dry cleaning services (except those primarily serving other businesses), beauty and barber shops, garment alterations, health spas, dance studios, funeral homes, pet day care, travel agencies, and similar establishments.

SETBACK, REQUIRED. The closest (minimum setback) or farthest (maximum setback) distance that a building, parking area or sign can be located from the adjacent property line, other structures, or environmental features (see Figure 2-9). See definition of "Yard."

Figure 2 - 9: Required Setbacks



SHELTER/HALFWAY HOUSE. A facility licensed by the Florida Department of Health and Rehabilitation Services that may provide one or more of a range of services, including room and board (short term or long term) and counseling services for:

- A. Battered women and children.
- B. Recovering patients from mental health, alcoholism, correctional or drug treatment facilities.
- C. The homeless.
- D. Those in need of emergency housing.

SHOPPING CARTS. Basket mounted on wheels or a similar device which is generally used in a retail or wholesale establishment by a customer or an employee of said establishment for the purpose of transporting goods of any kind.

SHOPFRONT. A building frontage typical of retail uses, with substantial glazing primarily intended for display windows.

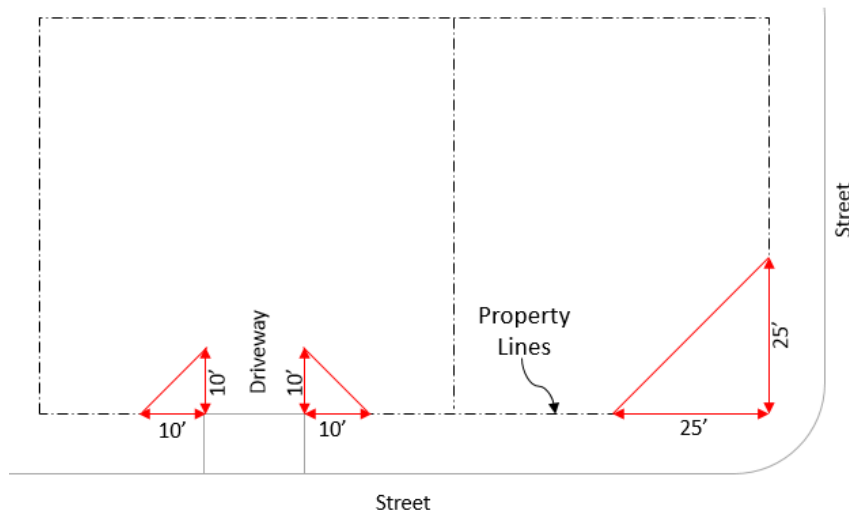
SHORT TERM RENTAL. A residential dwelling intended for rental for a period of less than 30 days.

SHRUB. A living, woody self-supporting non- deciduous plant smaller than a tree with multiple shoots or trunks from or near the base.

SIGHT TRIANGLE. Clear zones located at access drives and street intersections that must remain clear of vertical obstructions for visibility and more particularly described as follows (see Figure 2-10):

- A. **Access Drive and Street:** The areas of property on both sides of an access drive formed by the intersection of each side of the accessway and the public right-of-way line with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.
- B. **Two Streets:** The area of property located at a corner formed by the intersection of two or more public rights-of-way with two sides of the triangular area being 25 feet in length along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two sides.

Figure 2 - 10: Sight triangle



SIGN. Any structure and all parts composing the same, together with the frame, background or support therefor, which is used for advertising purposes or any statuary, sculpture molding, casting or other objects used for advertising purposes, or any flags, bunting or material used for advertising purposes, or for the purpose of attracting the attention of the public; ~~also used for conveying non-business information.~~ Murals and other true works of art are not considered SIGNS. Symbolic buildings are not considered SIGNS.

~~SIGN, A-FRAME-SIGN.~~ See 'Portable Pedestrian Oriented Sign.'

SIGN, ABANDONED-SIGN. (Sign subchapter definition.) A sign is considered abandoned if a business advertised on that sign is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business on that location.

SIGN, SIGN, ANIMATED SIGN. A sign which utilizes motion of any part by any means, or displays flashing, oscillating, sequential or intermittent lights other than time or temperature. This definition does not include changeable copy signs.

SIGN, AWNING SIGNAGE. A sign, logo, or lettering placed that is painted, silk-screened, stitched on, imprinted on or otherwise applied directly onto the fabric of on an awning.



SIGN, BACKLIT SIGN. Signs consisting of opaque individually cut letters mounted directly on a structure (push-through letters) and illuminated from behind to create a silhouette of the sign or where the letters are cut out of the sign face and the light shines through the cut-out areas.



SIGN, BANNER SIGN. A temporary sign having the characters, letters or illustrations copy applied to cloth, paper or fabric of any kind with only such material for backing.

SIGN, BUS STOP BENCH SIGN. (Sign subchapter definition.) Any sign painted on or attached to a bench or to a shelter for persons awaiting public transportation.

SIGN, BILLBOARD. Any sign advertising a business establishment, activity, product, or service (including entertainment), which is sold, produced, manufactured, available or furnished at a place other than on the property on which the sign is located.

SIGN, BUILDING SIGN. A sign attached to a building. The term includes wall, projecting, awning, canopy, and window signs.

SIGN, CABINET SIGN. An internally illuminated sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet which contains the electrical and structural components of the sign.



SIGN, CHANGEABLE COPY SIGN (MANUAL). Signs displaying ~~messages, which~~ copy that can be manually changed by use of removable letters and numerals.



SIGN, CHANGEABLE COPY (ELECTRONIC/MECHANIC) MESSAGE CENTER SIGN. Also known as message center signs. A sign on which the message can be changed electronically or mechanically, including time and temperature and tri-vision signs.



SIGN, CHANNEL LETTER SIGN. A sign consisting of individually lit cabinets are arranged on a raceway or other support to compose the overall sign. May be illuminated or non-illuminated. ~~An internally illuminated sign in which letters consisting of individually lit cabinets are arranged on a raceway or other support to compose the overall sign.~~



SIGN, COLD AIR BALLOON/INFLATABLE SIGN. (Sign subchapter definition.) Any sign of uric type material, inflated by continuous cold air to a point of semi-rigidity for the purpose of floating above the ground. This term does not include helium balloons.



CONTRACTOR SIGN. A sign designating the name of the contractors undertaking remodeling improvements, whether commercial or residential.

CONVENIENCE SIGN. A sign displayed for convenience of the public, including signs which identify restrooms, location of public telephones, public entrances, freight entrances, hotel room identification, trash cans or the like.

COPY AREA. The square foot area enclosed by the perimeter of the sign structure, not including the base, other support structures or other architectural features of the sign that do not convey any advertising. In the case of a two-sided sign, only one side is included in this calculation. When a sign is composed of individual letters, symbols or logos only, the copy area is the area enclosed by a perimeter line (forming a geometric shape as outlined by § 14-2-152(A)) enclosing all letters, symbols and logos.

DIRECTIONAL SIGN. Any sign that directs the public to a location off site whether: (1) For customer parking, or (2) A non-profit use such as a church or hospital.

DIRECTORY SIGN. An index consisting of the names of tenants of an office building, shopping center or other multi tenant business complex.

SIGN, FEATHER BANNER. A temporary feather-shaped sign consisting of a fabric material attached to a freestanding support pole.



FUTURE OCCUPANT SIGN. A temporary sign intended to advertise a business that has not yet opened or occupied the location where the sign has been placed. This sign is intended to provide public notice of future businesses until they can obtain a permit for a permanent sign.

SIGN, GROUND SIGN. Any freestanding solid monument structure containing a sign face which is supported solely by its own ground- mounted base (or poles) not exceeding two feet in height and which is not attached or affixed in any way to a building or other structure.



SIGN, HANGING SIGN. A sign that is placed under a marquee, awning or arcade, perpendicular to the building façade, and not intended to be seen by motorists.



SIGN HEIGHT. The height of the sign measured from the finished ground elevation to the top of the sign. If the area around the sign is bermed, then the height of the sign is determined from the crown of the fronting street.

HUMAN SIGNAGE. A sign that is held or worn, including costumes, by a person for the purpose of advertising, providing information about or promoting a business, commodity, service, product or other commercial activity.

IDENTIFICATION SIGN. A sign that is permitted to be installed only on a building or around the perimeter of a residential development or neighborhood to identify the name only, of the building, development or neighborhood.

IDENTIFICATION SIGN, BUILDING. A sign that is permitted to be installed only on a building of three stories in height or greater to identify the name only of the building development.

IDENTIFICATION SIGN, MULTIPLE LOT NON RESIDENTIAL DEVELOPMENT. A sign that is permitted to be installed on a perimeter wall or a free-standing monument sign at the entrance of a multiple lot non-residential development, such as an industrial or business park used for the purpose of identifying the development name and location.

IDENTIFICATION SIGN, RESIDENTIAL. A sign that is permitted to be installed only around the perimeter of a residential development or neighborhood to identify the name only, of the building development or neighborhood.

~~SIGN, ILLUMINATED SIGN, EXTERNAL.~~ Any sign illuminated by shielded electric lights which are not part of the sign.



~~SIGN, ILLUMINATED SIGN, INTERNAL.~~ Any sign having characters, letters, designs, logos or outlines illuminated by electric lights located within the sign or luminous tubes designed for that purpose.



~~SIGNS, INCIDENTAL.~~ Signs that are incidental to a business operation and help guide and keep customers safe on a site.

~~INCIDENTAL AND INTEGRAL SIGNS.~~ Signs which are non-commercial in nature and integral and incidental to equipment, or machinery and cover not more than 20% of the exterior surface of such equipment, facilities or machinery. Also applies to memorial signs or tablets or names of buildings and date of erection. Such signs must be cut into masonry surface or constructed of bronze or other noncombustible materials when mounted on the face of a building.

~~INSTRUCTIONAL SIGN.~~

~~A noncommercial sign permanently erected by the city, county or state, or any agency thereof, to denote the name of any thoroughfare, the route to any city, a public educational institution, a public building, park, recreational facility or hospital; to direct and regulate traffic; to denote any transportation route for the safety of the public.~~

— A noncommercial sign located on and relating to an activity on the premises upon which the sign is located, providing information to pedestrian and vehicular traffic, e.g., "entrance," "exit," "caution" and "no trespassing."

— A sign within a development, or at the entrance(s) thereto, showing the name(s) and directions to the location(s) of the subdivisions comprising the development, a sales office, and the like.

SIGN, MARQUEE SIGN. A sign suspended from, attached to, supported from or forms a part of a marquee.



MOBILE TRAILER SIGN. An electronic message board attached to a portable trailer typically used in a temporary fashion to inform the public of necessary events, detours, construction activity, or other items that may affect pedestrian and vehicular traffic flow.

MODEL SIGN. (Sign subchapter definition.) A sign which designates a particular dwelling unit which is exhibited to depict other units of a similar design that are for sale.

MONUMENT SIGN. (Sign subchapter definition.) Any freestanding solid monument structure containing a sign face which is supported solely by its own ground-mounted base (or poles not exceeding two feet in height) and which is not attached or affixed to a building or other structure.

OFF-SITE DIRECTIONAL SIGN. Any sign that directs the public to a location off-site whether:

— For customer parking; or

— A non-profit use such as a church or hospital.

SIGN, OFF-SITE SIGN. Any sign that advertises or directs the public to a location other than where the sign is located. See Billboard sign definition.

ON-SITE DIRECTIONAL SIGN. Any on-site sign that directs the public to the location of a building or parking area.

OUTDOOR ADVERTISING SIGN. Any sign advertising a business (excluding a non-profit entity) establishment, activity, product, or service (including entertainment), which is sold, produced, manufactured, available or furnished at a place other than on the property on which the sign is located.

SIGN, PARASITE SIGN. Any sign, for which no permit has been issued, which is attached to another sign.

PARKED VEHICLE SIGN. A sign placed on, painted on or affixed to a vehicle or trailer which is parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property. However, this is not intended to include a sign placed on or affixed to a vehicle or trailer, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer and occupies less than 25% of any side or the

rear of the vehicle. In addition, this term is not intended to include vehicles involved in the delivery or loading of materials at the site which are only at the site for short periods of time.

Vehicles parked onsite for longer periods of time must be parked to the side or rear of the building, must be located outside the first row of parking spaces adjacent to the street, and must meet setbacks from adjacent rights-of-way.

PEDESTRIAN ORIENTED SIGN. A portable sign not permanently secured or attached to the ground, building or other structure allowed for restaurants, retail and personal service establishments within the CRAO District and major multi tenant center establishments to attract pedestrian traffic. A PEDESTRIAN ORIENTED SIGN may be used to advertise changing specials such as food items, menus or other promotions; and shall only be used to advertise products or services available or for sale at the site where the sign is located.

SIGN, PORTABLE-SIGN. Any sign not permanently attached to the ground or other permanent structure and typically used by restaurants, retail, and personal service establishments to attract pedestrian traffic or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; skid-mounted signs; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; and signs attached to or painted on vehicles parked to clearly provide advertising close to the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business, the sign area does not exceed the three inch minimum (required by § 28-5 of the Code) and there is no reasonable alternative storage space.



SIGN, POLE-SIGN. Any sign erected upon a pole, poles or a pylon, and which is wholly independent of any building and/or other structure for support.

SIGN, POLITICAL-SIGN. A temporary sign identifying and urging voter support for a particular election issue, political party, or candidate for public office in connection with any national, state, local election.

POST SIGN. A sign that is not attached to a building but is supported by braces, post, or by any other means than by attachment to a building support. A post sign is a freestanding sign comprised of a vertical post to which a perpendicular arm is attached and from which a sign hangs.

PROJECT SIGN. A sign announcing a construction project either under construction or an intended use of the premises in the immediate future including the names of contractors, architects, engineers, the developer, lender, and the like.

SIGN, PROJECTING-SIGN. A sign attached to a building wall or other structure and extending perpendicular to its face a minimum of 15 inches.



REAL ESTATE SIGN. A sign erected one site by the owner or his or her agent, indicating property which is for rent, lease or sale, open for inspection, shown by appointment only or similar announcement.

SIGN, ROOF-SIGN. A sign erected over, across or on the roof of any building, which is dependent on the roof, parapet or upper walls of a building for support.



SIGN, SANDWICH BOARD-SIGN. A type of portable sign not permanently secured or attached to the ground, usually in a two-sided A-frame design. Sidewalk sign.

SIGN, SNIPE-SIGN. A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, walls, trash receptacles or fences, or to other objects, and the advertising matter appearing thereof is not applicable to the present of the premises upon which such sign is located. Legal notices required by law are exempted. A snipe sign is also considered any freestanding temporary or portable sign placed in any public right of way.



SIGN, SWINGING-SIGN. (Sign subchapter definition.) Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.

TEMPORARY SIGN. (Sign subchapter definition.) Any sign to be displayed for a limited period as specified in § 14-2-157 must be deemed a temporary sign.

TIME AND TEMPERATURE SIGN. (Sign subchapter definition.) A display containing illuminated numerals flashing alternately to show the time, temperature and/or public service message.

TRI-VISION SIGN. Signs which contain triangular tubes which rotate at fixed intervals to display different advertising messages.

UNDER-CANOPY SIGN. A sign hung underneath a pedestrian shelter canopy.

SIGN, WALL SIGN. A sign which is affixed to and flat against an exterior wall of any building and which is parallel thereto and supported by said surface. Wall signs may consist of individually mounted letters and characters

A sign which is affixed to and flat against an exterior wall, fascia, cantilever, marquee, mansard, door or window of any building which is parallel thereto and supported by said wall, fascia, cantilever, marquee, awning, mansard or building. No sign shall project higher than the top of the wall, fascia, mansard or building.

A sign which is affixed to and flat against an exterior facade of a building and may consist of individually mounted letters and characters.



WAYFINDING SIGN, ONSITE. A directional sign utilized in multitenant centers intended to direct onsite traffic to specific tenants within the development.

WAYFINDING SIGN, PUBLIC. An off-premise sign that is part of a city-sponsored and coordinated program for the purposes of facilitating vehicular tourist transit to local tourist destinations as designated and recognized by the city's wayfinding sign system plan.

SIGN, WINDOW SIGN. A sign painted on, hanging within three feet, or attached to a window or glass door. For the purpose of this definition, a window is an opening in the wall of a building that is fitted with glass. Individual panes or sashes are not considered windows, but rather parts of a window.

A sign attached inside a store front window or door indicating the name of the business and/or main or accessory services or products or both.

A sign which includes lettering adhered to the pane of glass or signs attached inside a store front window or door indicating the name of the business and/or service.



WINDOW SIGN, PERMANENT. A sign attached inside a store front window or door indicating the name of the business and/or main or accessory services or products or both. For measurement purposes, a window must be indicated by the frame surrounding said window, not by individual panes or mullions.

WINDOW SIGN, TEMPORARY. A sign attached inside a store front window or door indicating items of a temporary nature such as promotions or events. For measurement purposes, a window must be indicated by the frame surrounding said window, not by individual panes, joints or mullions.

SIGN, WINDOW WRAP. A custom-designed vinyl covering applied to the exterior or interior surface of a window for advertising purposes. The vinyl is typically perforated with small holes, allowing visibility from the inside looking out, while displaying a full graphic image from the outside.



SINGLE FAMILY DWELLING. Detached, single unit residential buildings.

SITE IMPROVEMENT PERMIT. A permit that allows the following activities when done in conjunction with a development that has received subdivision, site plan or building permit approval:

- A. Tree removal;
- B. Debrushing;
- C. Grading;
- D. Excavating;
- E. Filling; and
- F. The installation of utilities.

~~**SNIPESIGN.** A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, walls, trash receptacles or fences, or to other objects, and the advertising matter appearing thereon is not applicable to the present of the premises upon which such sign is located. Legal notices required by law are exempted. A snipe sign is also considered any freestanding temporary or portable sign placed in any public right of way.~~

SOIL COMPACTION. A change in soil physical properties which includes an increase in soil weight per unit volume, and a decrease in soil pore space. Soil compaction is caused by repeated vibrations, frequent traffic and weight. As related to tree roots, compacted soil can cause physical root damage, a decrease in soil oxygen levels with an increase in toxic gasses, and can be impervious to new root development.

SPATIAL ENCLOSURE. Spatial enclosure is the physical relationship of building height to roadway width.

SPECIAL EVENT. Events such as circuses, fairs, carnivals, festivals, celebrations or gatherings, trade or product shows with a minimum of five vendors, concerts, contests and similar events which are intended or likely to attract large crowds and which are unlike the customary or usual activities generally associated with the site upon which the event is to be located.

SPECIAL FLOOD HAZARD AREA. An area in the floodplain subject to a 1% or greater chance of flooding in any given year. SPECIAL FLOOD HAZARD AREAS are shown on FIRMs as Zone A, AO, AI-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in Florida Building Code, B, Section 1612.2]

SPECIAL REQUIREMENTS PLAN: A map that designates civic buildings and existing civic spaces as well as site specific standards within the Form-Based Code area.

STANDARD ANTENNA. A structure accessory to the principal use of the property, used to convert part of a passing radio wave into a radio-frequency current for further processing by a receiver. However, this term does not include personal wireless service antennas as defined by this section or any antenna structures used by FCC licensed telecommunication companies to transmit information to their residential or business customers. The term does include structures referred to as devices designed for over-the-air reception of television broadcast signals, multichannel multipoint distribution service, and direct broadcast satellite services by Section 207 of the Telecommunications Act of 1996. The term also includes amateur radio operator antennas.

START OF CONSTRUCTION.

- A. For the purpose of administering Floodplain Management regulations, this term shall mean the date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The ACTUAL START OF CONSTRUCTION means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.
- B. For the purpose of administering Floodplain Management regulations, this term shall mean permanent construction not including land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual START OF CONSTRUCTION means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in Florida Building Code, B, Section 1612.2]

STOOP. A small platform and/or entrance stairway at a house door, commonly covered by a secondary roof or awning. The stoop shall project from the primary front building plane. Catwalks or breezeways are not considered stoops.

STORAGE, SELF-SERVICE (MINI-WAREHOUSES). Any building, or group of buildings, in a controlled access compound that contains varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of goods belonging to the individual lessees of the stalls and accessible to the lessees through individual doors.

STORY. That portion of a building that is habitable and extends from the surface of any finished floor and the finished ceiling above it. Uninhabitable attics, raised basements, and underground parking are not considered stories for the purpose of determining building height.

STREET: A paved road intended for use by motor vehicles, bicycles, and pedestrians that includes a paved surface, gutters, and curbs.

STREET WALL (GARDEN WALL): A freestanding wall built within the front or street side setback, often for the purpose of masking a parking lot from the thoroughfare.

STRUCTURE. A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructure.

SUBDIVISION. The division of land into two (2) or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land for the purpose, whether immediate or future, of transfer of ownership, or the establishment of a new street. The term subdivision shall also include any resubdivision.

SUBDIVISION, MAJOR. Any subdivision which is not a minor subdivision.

SUBDIVISION, MINOR. A subdivision in which three lots or less are created and no subdivision improvements are to be constructed.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. [Also defined in Florida Building Code, B, Section 1612.2]

SUBSTANTIAL IMPROVEMENT. Any combination of repairs, reconstruction, alteration or improvements to a building, in which the cumulative cost equals or exceeds 50% of the market value of the building. The market value of the building should be:

- A. The appraised value of the building prior to the start of the initial repair or improvement, or
- B. In the case of damage, the value of the building prior to the damage occurring. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. For the purpose of this definition, SUBSTANTIAL IMPROVEMENT is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include any project for improvement of a building required to comply with existing health, sanitary or safety code specifications which have been identified by the code enforcement official and which are solely necessary to assure safe living conditions. The term also does not include any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

SWIMMING POOLS. A manufactured device made for swimming whether above ground or below ground and containing 5,000 gallons or more of water with a circulating device: also spa, hot tub or other device used for lounging.

~~SWINGING SIGN. (Sign subchapter definition.) Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.~~

SYMBOLIC BUILDING. A building which has a significant portion of its exterior designed in a manner which would appear to advertise a product or service because of the resemblance of the shape of the building feature to the shape of the product or to the image of the service activity.

TEMPORARY EMPLOYMENT SERVICES. Establishments which provide temporary employees to work with businesses which may require temporary professional, secretarial, clerical, or other personnel for work assignments. This term does not include temporary labor service establishments. This use shall be deemed "Office."

TEMPORARY LABOR SERVICE ESTABLISHMENTS. Establishments which provide temporary employees to perform manual work with businesses and such employees usually depart for their work assignment from the labor service establishment office and/or usually receive their assignment at the labor service establishment office on a day the work is to be performed.

~~TEMPORARY SIGN. (Sign subchapter definition.) Any sign to be displayed for a limited period as specified in § 14-2-157 must be deemed a temporary sign.~~

TENANT. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TERMINATED VISTA: A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis, i.e. to terminate a view. A Terminated Vista may include towers, corner towers, symmetrical façades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices.

~~TIME AND TEMPERATURE SIGN. (Sign subchapter definition.) A display containing illuminated numerals flashing alternately to show the time, temperature and/or public service message.~~

TIME-SHARE DWELLING. A dwelling used as a time-share unit which is intended for occupancy for a period of less than 30 days. The term TIME-SHARE UNIT is defined in F.S. § 721.05.

TOPPING. The trimming of a tree to prevent the natural upwardly growth of a tree, significantly altering its natural shape. Also see "Hatracking" definition.

TOWER: A stand-alone structure that is significantly taller than it is wide, or a portion of a building that is significantly taller than it is wide and typically has more detail than the surrounding building(s). When a tower is a portion of a building, the tower eave or cornice is taller than the remainder of the building eave or cornice height and one or more of the tower façades is located forward of the remaining building façade.

TOWNHOUSE. A group of three (3) or more dwelling units erected in a row, with each dwelling being separated from the adjoining dwellings by an approved masonry partition or walls, and with each dwelling unit being located on a separate lot abutting a public or private street.

TRACT. A lot, piece or parcel of land owned by common ownership or dedicated to the city for public use.

TRAILERS. Includes, but is not limited to, utility trailers, animal trailers, car haulers, barbecue-smoker trailers, and other such items designed to be pulled on public roadways by motor vehicles, but excluding those vehicles and other items defined as recreational equipment.

TRANSECT (Transect Zone): A planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6 where T1 is the most rural and T6 is the most urban. Each Transect zone has common characteristics that facilitate form-based regulation.

TRANSIT-WAY. A dedicated transit lane within the roadway right of way. Typically distinguishable from vehicular lanes of traffic through distinct pavement coloring, pavement markings or other design features. Transit-way design driven by transit type.

TRANSITION SURFACE. A surface associated with a heliport which extends outward and upward from the primary and approach surfaces. A TRANSITION SURFACE extends for a distance of 250 feet measured horizontally from the centerline of the primary and approach surfaces. The slope of a transition surface is two (horizontal) to one (vertical).

TREE. A living, woody self-supporting plant normally having a minimum height of 15 feet at maturity and a minimum main stem of four and one-half inches DBH (diameter at breast height) at maturity.

TREE, CANOPY: See "Canopy Tree."

TREE SURVEY. An aerial map, drawing or survey prepared to the same scale as the related development plan or preliminary plat, which provides the location, dropline, DBH, common name and which are to be removed and preserved for all trees that are four inches in DBH and above. Areas identified as wetlands by appropriate governmental agencies shall be exempt from this provision. However, the location and limits of such wetlands shall be designated on the survey.

TREE, UNDERSTORY: See “Understory Tree.”

TRELLIS. An open grating or latticework, of either metal or wood, for the support of vines.

TRIPLEX. A building used for residential purposes which, whether occupied or vacant, contains three dwellings.

TRIM To reduce, shorten or diminish gradually a tree, plant or parts of a plant without altering the existing shape. See also “Hatracking” and “Topping” definitions.

~~TRI-VISION SIGN. Signs which contain triangular tubes which rotate at fixed intervals to display different advertising messages.~~

~~UNDER CANOPY SIGN. A sign hung underneath a pedestrian shelter canopy.~~

UNDERSTORY TREE. A species of tree which normally grows to a mature height of fifteen (15) to thirty-nine (39) feet.

UNOCCUPIED. A structure that is not occupied or that is occupied by unauthorized persons. In the case of multi-tenant structures, UNOCCUPIED means when any one unit/tenant is unoccupied or occupied by unauthorized persons.

USE. The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

UTILITY FACILITY, MAJOR. A site or facility housing any of the following uses:

- A. Electric substations or distribution centers including transformer stations.
- B. Natural gas, oil or other petroleum product metering, regulating, compressor, control or distribution stations, and local office space incidental thereto and necessary for the operation of such station, but shall not include any storage facilities.
- C. Major sewage pumping facilities.
- D. Telecommunication facilities, including but not limited to exchanges, dial centers, or repeater stations. Telecommunication towers and antennas are not included in the definition of "Utility Facility".
- E. Major potable water storage, control, or pumping facilities.
- F. Service or supply yards for any of the above uses.
- G. Wastewater Treatment Plants.

VACANT. Lands or buildings that are not actively used for any purpose.

VARIANCE. A grant of relief from the requirements of the zoning ordinance.

VARIANCE, FLOODPLAIN. A grant of relief from the requirements of Chapter 14-9, or the flood resistant construction requirements of the Florida Building Code which would permit construction in a manner not otherwise permitted by the aforementioned regulatory instruments.

VEHICULAR USE AREA. Those on-site areas devoted to the circulation, loading, storage or parking of motor vehicles.

~~WALL SIGN.~~

~~A. A sign which is affixed to and flat against an exterior wall, fascia, cantilever, marquee, mansard, door or window of any building which is parallel thereto and supported by said wall, fascia, cantilever, marquee, awning, mansard or building. No sign shall project higher than the top of the wall, fascia, mansard or building.~~

~~B.A. A sign which is affixed to and flat against an exterior facade of a building and may consist of individually mounted letters and characters.~~

WATERCOURSE. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

WATER DEPENDENT USE. A use which can only be carried out on, in, or adjacent to water and the location or access is needed for:

- A. Waterborne transportation (such as moorage, fueling, and servicing of boats),
- B. Recreation (active recreation such as swimming, boating, or fishing; passive recreation such as viewing or walking), or
- C. Marine research or education (such as viewing, sampling, recording information, conducting experiments, teaching).

WATER RELATED USE. A use which:

- A. Provides goods and/or services that are directly associated with water dependent uses (supplying materials to, or using products of, or offering commercial or personal services to water dependent uses), or
- B. If it were not located near the water, would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include consideration of economic, social, and environmental consequences of the use).

~~**WAYFINDING SIGN, ONSITE.** A directional sign utilized in multitenant centers intended to direct onsite traffic to specific tenants within the development.~~

~~**WAYFINDING SIGN, PUBLIC.** An off premise sign that is part of a city sponsored and coordinated program for the purposes of facilitating vehicular tourist transit to local tourist destinations as designated and recognized by the city's wayfinding sign system plan.~~

WAREHOUSE. Any premises where the principal use is the storage of merchandise, products, or materials in bulk, for a fee or charge, or for distribution to other establishments operated by the same business enterprise or establishment. A warehouse may include accessory wholesale sales, but shall not be deemed to include retail sales establishments, motor freight terminals, or the bulk storage of flammable, explosive, toxic, or noxious materials as a principal use. A use that utilizes more than half of the square footage of the principal building for storage shall be deemed a warehouse.

WELL. Any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is to conduct ground water from a source bed to the surface, by pumping or natural flow, when ground water from such excavation is used or is to be used by a public water system.

WETLANDS. Wetlands as defined in subsection 62-340.200(19), Florida Administrative Code.

WHOLESALE TRADE ESTABLISHMENTS. Businesses which generally have substantial quantities of merchandise on the premises and which are primarily engaged in selling merchandise to other wholesalers, retailers, manufacturers, other businesses, governments, or institutions. This term does not include junk yards.

~~**WINDOW SIGN.**~~

~~A. A sign attached inside a store front window or door indicating the name of the business and/or main or accessory services or products or both.~~

~~B.A. A sign which includes lettering adhered to the pane of glass or signs attached inside a store front window or door indicating the name of the business and/or service.~~

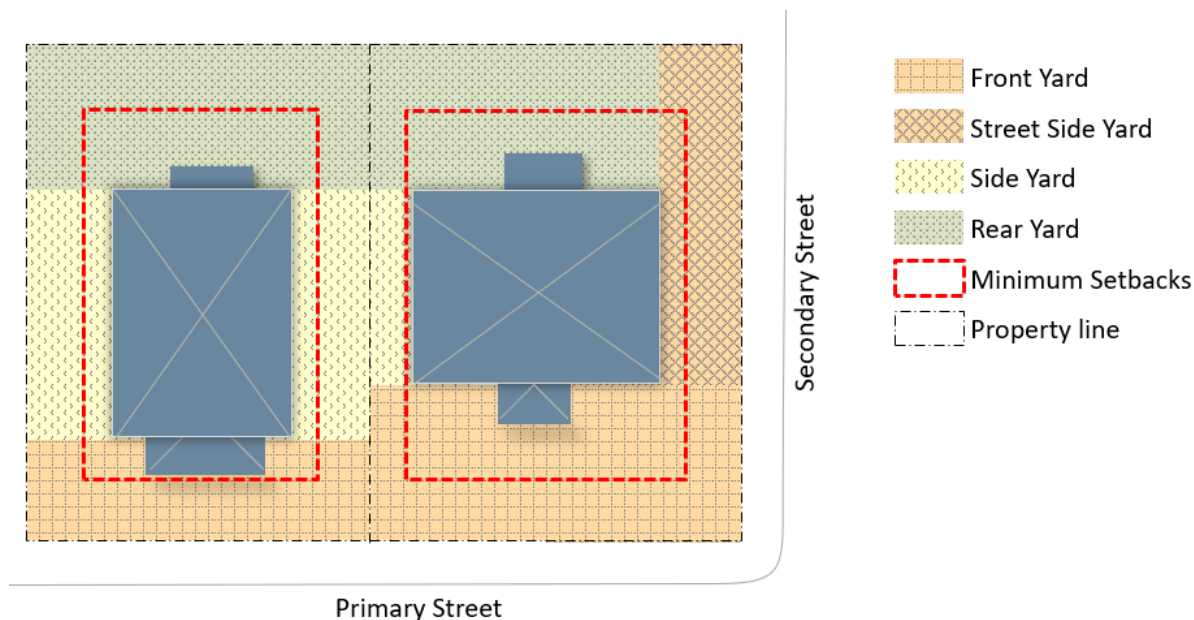
~~WINDOW SIGN, PERMANENT. A sign attached inside a store front window or door indicating the name of the business and/or main or accessory services or products or both. For measurement purposes, a window must be indicated by the frame surrounding said window, not by individual panes or mullions.~~

~~WINDOW SIGN, TEMPORARY. A sign attached inside a store front window or door indicating items of a temporary nature such as promotions or events. For measurement purposes, a window must be indicated by the frame surrounding said window, not by individual panes, joints or mullions.~~

YARD. The area between a property line (front, side, street side or rear) and the building façade facing that line. The front and rear yards extend for the full width of the lot, while the side and street side yards extend from the interior edge of the front yard to the interior edge of the rear yard (See Figure 2-11).

- A. Front yard: A front yard is the yard which lies between the front property line and the building, and extends to the side property lines.
- B. Street side yard: A street side yard is the yard on a corner lot which lies between the property line along the secondary street and the building, and extending from the front yard to the rear property line.
- C. Rear yard: A rear yard is the yard which lies between the rear property line and the building, and extends to the side property lines or, in the case of a corner lot, to the street side yard.
- D. Side yard: A side yard is the yard which lies between the side property line and the building and which is bounded by the front and rear yards.

Figure 2 - 11: Yards



YARD SETBACK ZONES. The areas created by the minimum front, rear and side yard depths measured perpendicular to the front, rear and side lot lines. Yard setback zones are illustrated in Figure 2-12.

ZERO LOT LINE. The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

(Ord. 2038, passed 12-20-94; Am. Ord. 2064, passed 5-9-95; Am. Ord. 2065, passed 5-9-95; Am. Ord. 2071, passed 6-6-95; Am. Ord. 2119, passed 8-13-96; Am. Ord. 2122, passed 8-20-96; Am. Ord. 2139, passed 11-26-96; Am. Ord. 2146, passed 12-17-96; Am. Ord. 2147, passed 12-17-96; Am. Ord. 2157, passed 2-4-97; Am. Ord. 2158, passed 2-4-97; Am. Ord. 2173, passed 7-15-97; Am. Ord. 2210, passed 3-3-98; Am. Ord. 2264, passed 3-16-99; Am. Ord. 2312, passed 12-7-99; Am. Ord. 2331, passed 3-7-00; Am. Ord. 2342, passed 5-16-00; Am. Ord. 2371, passed 10-24-00; Am. Ord. 2467, passed 4-15-03; Am. Ord. 2519, passed 8-10-04; Am. Ord. 2545, passed 2-8-05; Am. Ord. 2563, passed 8-9-05; Am. Ord. 2589, passed 3-21-06; Am. Ord. 2609, passed 9-19-06; Am. Ord. 2678, passed 5-13-08; Am. Ord. 2690, passed 6-10-08; Am. Ord. 2708, passed 2-17-09; Am. Ord. 2721, passed 6-16-09; Am. Ord. 2732, passed 11-3-09; Am. Ord. 2740, passed 12-22-09; Am. Ord. 2743, passed 12-22-09; Am. Ord. 2744, passed 12-22-09; Am. Ord. 2750, passed 4-13-10; Am. Ord. 2772, passed 8-17-10; Am. Ord. 2773, passed 8-17-10; Ord. 2794, passed 3-1-11; Am. Ord. 2805, passed 7-19-11; Am. Ord. 2824, passed 4-3-12; Am. Ord. 2831, passed 8-21-12; Am. Ord. 2858, passed 5-21-13)

Figure 2 - 12. : Examples of Designated Yards/Setback Zones



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CHAPTER 14-11: SIGNS

14-11-1. Purpose and Intent.

~~A. It is the purpose and intent of this subchapter~~ chapter is to provide the minimum standards to promote and protect the public health, safety, general welfare and aesthetics of the city by regulating existing and proposed signs and other street graphics within the city. The regulations are also intended to reduce hazards, ensure signs do not create visual clutter, and facilitate the communication of the intended messages to the public. The aesthetic impact of signs is an economic fact which may bear heavily upon the enjoyment and value of property; therefore, the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the municipality. Furthermore, it is not irrational for a community's citizens to plan their physical surroundings in such a way that unsightliness is minimized. Specific objectives of the sign regulations contained in this chapter include:

~~A. It is further intended to~~ protect property values, create a better business climate, and enhance the physical appearance of the community and preserve the natural beauty of the city. Also, it is intended to

~~B. Improve~~ pedestrian, bicycle, and vehicular safety, and reduce visual pollution.

~~C. The aesthetic impact of signs is an economic fact which may bear heavily upon the enjoyment and value of property; therefore, the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the municipality. Furthermore, it is not irrational for a community's citizens to plan their physical surroundings in such a way that unsightliness is minimized.~~

~~D. A. Notwithstanding anything contained in this subchapter to the contrary, it is further intended that, any sign erected pursuant to the provisions of this subchapter or otherwise lawfully existing with a commercial message may, at the option of the owner, contain a noncommercial message in lieu of a commercial message. The noncommercial message may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to noncommercial messages, or from one noncommercial message to another, as frequently as desired by the owner of the sign, provided that the sign is not a prohibited sign and provide that the size, height, setback and other dimensional criteria contained in this chapter have been satisfied.~~

C. Minimize the negative effect that signs may have on other properties as a result of their size, height, illumination, brightness of movement.

D. Regulate the appearance and design of signs to enhance the visual appeal of the city and contribute to the City's goal of achieving quality development.

E. Allow for traffic control devices consistent with state, local and national standards.

~~E.F.~~ Address the removal of unsafe and hazardous signs.

~~(Ord. 2831, passed 8-21-12)~~

14-11-2. Severability.

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the land development code.

14-11-3. ~~14-11-2.~~ Applicability.

~~A.~~ The provisions of this subchapter shall apply to all new signs erected within the city, except the following. Such signs, however, are not exempt from the structural, electrical, or material specifications set forth in other chapters of this code and the South Florida Building Code.

- A. Signs required by law (e.g., traffic control devices);
- B. Vehicle signs (unless they are frequently parked within view from the right-of-way. See **Section 14-11-5**);
- C. Signs located entirely within a building or enclosed space, and not intended to be visible from the street;
- D. Signs internal to a plaza or courtyard or other exterior space not visible from a public street or public sidewalk.
- E. Signs printed on the fabric of table umbrellas used for outdoor dining or special events.

~~B. Properties within the Downtown Form-Based Code area must adhere to the requirements set forth in the CRAO Design Manual. Where the Manual remains silent, this subchapter shall apply.~~

~~C. Properties within the Vine Street Form-Based Code area must adhere to the requirements set forth in Section 14-11-6. Where that section remains silent, the other sections of this chapter shall apply.~~

14-11-4. ~~14-11-12.~~ Legal Nonconforming Signs.

~~Any sign which is nonconforming or which has become nonconforming as to permitted copy area or any other reason which would necessitate the complete removal and/or total replacement of the sign, **may be maintained for a period of five years** unless otherwise provided for by law.~~

~~(Ord. 2831, passed 8-21-12)~~

~~D. Non-conforming signs existing at the time of adoption of this subchapter,~~ Signs that were previously approved and received a building permit but do not conform to the standards of this chapter, shall be considered ~~legally~~ non-conforming signs and may continue to be used, except in the following situations.

- A. Non-conforming signs and sign structures until such time the sign is determined by the City to be abandoned (as defined in Chapter 14-2), ~~has been~~ destroyed, substantially damaged, or altered to an extent exceeding 50% of the value of the sign. Upon losing legal non-conforming status, said signs must be removed or brought up to code within 60 days of Code Enforcement notification via certified mail. If the sign structure is conforming to this chapter and the sign panels are removed, they shall be replaced within 30 days with sign panels containing no message or lighting.
- B. ~~E. Non-conforming s~~ Signs existing at the time of adoption of this ~~subchapter~~ chapter, that were not legally established must be removed or be made legal through established processes within 60 days obtain a permit within 30 days of notice by Code Enforcement notification and must be brought into compliance with in six months of permit issuance. Said signs shall not be considered legally conforming upon obtaining a permit, but must adhere to the provisions of this chapter, which may necessitate alteration or removal of said sign.

~~F. Non-conforming temporary signs existing at the time of adoption of this subchapter must be removed within 30 days of its adoption, unless a different time frame has been allowed in an approved building permit.~~

~~(Ord. 2831, passed 8-21-12)~~

14-11-5. ~~14-11-11.~~ Prohibited Signs.

Except as otherwise provided in this chapter, ~~T~~he following signs ~~are~~ shall be prohibited ~~anywhere~~ where in the city:

- A. ~~Y.~~ Any sign not prescribed as a permitted sign by this subchapter ~~chapter~~ or not permitted by city building or electrical codes.
 - ~~— A. Abandoned signs. Abandoned signs and/or sign structures which are determined to be nonconforming with the provisions of this subchapter shall be required to be removed by the property owner within 30 days after receipt of notification, or refusal to accept delivery of notification by certified mail, that such removal is required. Alternatively, the sign panels within the abandoned sign structure may be removed and replaced with sign panels of neutral color and containing no message. **ALREADY ADDRESSED IN NON-CONFORMING SIGNS ABOVE**~~
- B. ~~B.~~ Signs that move, revolve, twirl, rotate, flash, including animated signs (e.g., scrolling/rolling text, videos, and the like), multi-prism signs, floodlights and beacon lights except ~~when required by the Federal Aviation Agency (FAA) or another governmental agency. Excludes message board~~ changeable copy signs adhering to **Section 14-11-7.E14-11-3.B.8.**
- ~~C. Banner signs except as a temporary sign (see Section 14-11-9.A).~~
- C. ~~D.~~ Bench signs unless approved by the City Commission as part of a vendor procurement process.
- D. ~~E.~~ Bunting as defined in Chapter 14-2.
- E. ~~F.~~ Cabinet signs utilizing internal illumination, except channel, push-through, or cut-out lettering, or where the individual letters/symbols are translucent and the sign face is opaque (see Figure 11-1).
- F. Window wrap signs, as defined in Chapter 14-2, covering more than 75% of a window.

Figure 11-1. Cabinet Signs – Prohibited and Allowed

Not permitted:



Permitted:



G. ~~G.~~ Fence signs, other than approved temporary signs and street wall signs specifically permitted elsewhere in this chapter.

~~H. Illuminated awnings that are designed to call attention to, or advertise a place or building.~~

H. ~~I.~~ Mobile and pParked vehicle signs. Signs of 20 square feet or more attached to, placed on or painted on vehicles or mobile trailers parked for a period of 24 hours in the public right-of-way, or within 50 feet and in plain view from the public right-of-way. For these purposes, mobile vehicle signs include those attached to a vehicle for the sole purpose of advertising a business, product or service and must not be construed to include signage incorporated into the front, sides or rear of a fleet vehicle. See definitions for parked vehicle signs.

Figure 11-2. Examples of prohibited parked vehicle signs



I. ~~J.~~ Parasite signs.

J. ~~K.~~ Portable signs other than authorized mobile trailer signs and pedestrian-oriented signs, as outlined those permitted in by **Section 14-11-1114-11-9.**

K. ~~L.~~ Pole/pylon signs.

L. ~~M.~~ Roof signs.

M. ~~N.~~ Snipe signs.

N. ~~O.~~ Swinging signs, except for under canopy hanging signs.

~~P. Signs that wrap around the corner of a building. Each building face is considered a separate sign.~~ **[STATED IN TABLE 11-3]**

- ~~O. Q.~~ Signs on public property or right-of-way, other than signs placed or authorized by government agencies, ~~must not be erected on any public property.~~
- ~~P. R.~~ Signs that have unshielded illuminating devices or which reflect lighting onto public rights-of-way thereby creating a potential ~~traffic or~~ pedestrian, bicycle or vehicular hazard.
- ~~Q. S.~~ Signs containing ~~Q~~ obscene messages, as defined in Chapter 847 of the Florida Statutes ~~or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value.~~
- ~~T.~~ Notices, placards, bills, flyers, posters, cards, stickers, banners, signs, advertising, or other devices designed to attract the attention of the public that are posted or otherwise affixed upon any street, street furniture, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, alley, telephone pole, public telephone, or lighting system, or other public alarm or communication system, or on private property, except as allowed by this chapter.
- ~~U.~~ Any sign that could be confused with a traffic signal or sign and signs that obstruct, conceal, hide, or otherwise obscure from view any official traffic or government sign, signal, or device.
- ~~V.~~ Any private sign extending over a public right-of-way other than those specifically authorized in ~~the Form-Based Code area.~~ this chapter.
- ~~W.~~ Any sign emitting audible sound or a visible substance such as smoke or steam.
- ~~X.~~ Off-site signs, except as permitted under Sections 14-11-8 and 14-11-9.M.
- ~~Y.~~ Any sign not proscribed as a permitted sign by this subchapter or not permitted by city building or electrical codes.
- ~~Z.~~ Any sign that has misleading advertising as defined by F.S. § 817.40.

(Ord. 2831, passed 8-21-12)

14-11-6. ~~14-11-13.~~ Administration, ~~and~~ Permits and Adjustments.

A. Administrator.

~~A.~~ Administration of this ~~subchapter~~ chapter is vested in the the Building-Development Services Department.

B. Permits Required.

1. ~~Permit Requirements:~~ No sign shall be erected, altered or relocated without a permit issued by the Building Department, unless exempted ed by this chapter and the Florida Building Code. All signs must comply with the Florida Building Code, the Florida Statutes and any other applicable state, county or federal regulation.
- ~~2.1. Permit Exceptions: The following shall not require a sign permit.~~
 - ~~a. Replacing Copy: The changing of the advertising copy on changeable copy signs and message center signs.~~
 - ~~b.a. Maintenance: Painting, repainting, cleaning and other normal maintenance repair of a sign structure unless a structural change is made.~~
 - ~~c.a. Exempt signs specified in Section 14-11-10.~~
- ~~3.2. Premature Installation:~~ No sign shall be installed until all required permits have been issued and, where it can be determined that any part of such placement was started prior to permit issuance, ~~the permit fee must be double the regular cost as a penalty for such~~

violation. fines/penalty fees and/or other Code Enforcement action may apply, per the applicable section of the Code.

(Ord. 2831, passed 8-21-12)

C. 14-11-10. Exempt Signs Permit Exemptions.

Permit Exceptions: In addition to the signs listed in Section 14-11-3 (Applicability), the following activities and signs shall not require a sign permit.

1. ~~Replacing Copy: The e~~Changing of the sign content/message on ~~advertising copy on changeable copy signs and message center signs.~~
2. ~~Maintenance: Painting, repainting, cleaning, and other normal maintenance or repair of a sign structure unless a structural change is made of the size of the copy area is modified.~~
- ~~Erecting Exempt signs specified in Section 14-11-10.~~

The following signs do not require a sign permit:

3. no more than two signs which can be seen from the right-of-way, each sign measuring two square feet or less.

~~A. Incidental and Integral Signs. As defined in Chapter 14-2.~~

~~B. Traffic and Street Name Signs. When authorized by appropriate governmental agencies.~~ **[ALREADY LISTED AS NOT APPLICABLE IN SEC. 14-11-3]**

~~C. Temporary Holiday Decorations.~~

4. Temporary Signs provided such signs are placed, maintained and removed in conformance with the requirements of this Code (see Section 14-11-11).

5. Up to two flags per site with a maximum size of 60 square feet per flag. Flagpoles under this exemption shall have a maximum height of 30 feet.

~~a. Interior Sign. If located within a lobby or courtyard not visible from public right-of-way. Said signs must be a minimum of three feet from the nearest exterior window. However, such signs are not exempt from the structural [KEEP OR DELETE "STRUCTURAL"] electrical or material specifications as set forth in this code and the South Florida Building Code.~~
[ALREADY LISTED AS NOT APPLICABLE IN SEC. 14-11-3]

6. Signs located within a courtyard or other interior open space and not visible from the public right-of-way. However, such signs are not exempt from the structural, electrical, or material specifications as set forth in other chapters of this code and the Florida Building Code.
[ALREADY LISTED AS NOT APPLICABLE IN SEC. 14-11-3]

~~D. No Trespassing, No Dumping and Public Hazard Signs. Examples of public hazard signs are "no swimming" or "alligators." Must not exceed one and one-half square feet in area per sign and not exceeding four in number per lot, except that special permission may be obtained from the Building Official for additional signs under proven special circumstances.~~

~~E. Official Legal Notices and Official Instruments.~~

~~F. Vending Machines. Signs indicating the product dispensed by a machine such as gasoline pumps and newspaper racks if there are no more than two signs with a combined size of one and one-half square feet per machine (pump, rack, and the like).~~

~~G. Convenience Signs. Convenience signs with a maximum copy area of three square feet and with no commercial advertising.~~

- ~~H. On-site Directional Signs. On-site directional signs with a maximum copy area of three square feet, with a height not to exceed two feet from grade, and with no commercial advertising except for a company logo.~~
- ~~I. Name Signs. One personal name sign per residence that is used to identify individual residences and which has no commercial advertising or business names and which has a maximum copy area of one square foot.~~
- ~~J. Door Signs. One door sign for each exterior door that is used to identify only the name of the business/establishment accessed through the door and which has a maximum copy area of one square foot and which is located in one of the following districts: RPB, B-1, B-2, B-3, HC, B-I, BP, IB, AO, AI, UT, and CF.~~
- ~~K. Umbrellas. Signs that are integrated into a tent or canopy being used for outdoor dining or special events and not intended as advertisement to be viewed from adjacent streets. Sign must be integral to the tent or canopy and not in the form of a banner attached to the surface. [ALREADY LISTED AS NOT APPLICABLE IN SEC. 14-11-3]~~
- ~~L. Marches. Signs in protest marches or parades that are approved by the City.~~

~~2. (Ord. 2831, passed 8-21-12)~~

~~7. Address Numbers. Address numbers must provided they conform with Sections 18-31 through 18-34 of the Osceola County Code of Ordinances including and the following, except that no digit may have a height or width greater than 12 inches without meeting copy area and other sign standards of this subchapter.~~

- ~~a. Residential Building: Address numerals at least three inches high and one-half inch in width.~~
- ~~b. Non-residential Building: Address numerals at least five inches high and one-half inches in width. Address numerals must be placed at both the front and rear doors and must be of a contrasting color to the building.~~

D. Administrative Variance Adjustment.

The administrative adjustment process provides a mechanism by which the regulations of this chapter may be modified if the proposed signs continue to meet the intended purpose of the sign regulations. Administrative adjustments provide flexibility for unusual situations and allow for alternative ways to meet the purposes of this Code while providing certainty and the efficient processing of applications. This process may also be used to propose a creative sign that is unique in design and exhibits a high degree of construction, manufacturing, thoughtfulness, imagination, inventiveness, and spirit.

- 1. Standards eligible for adjustment: Adjustments shall be limited to the size, number, height, and/or setback of an on-site sign. No adjustments shall be granted for the following items:
 - c. Changes in permitted types of signs.
 - d. Adjustments which permit building signs to extend above the roof line.
 - e. Adjustments which permit a sign to be located in a visibility triangle.
 - f. Adjustments which permit a prohibited sign.
- 2. Application Submittal and Review Authority: The applicant must submit the adjustment request in writing at or before the time of permit application and must list the specific adjustments requested and the reasons for the request. The Development Services Director (or designee) shall have the authority ability to provide approve administrative adjustments

variances from criteria outlined in Chapter 14-11-16 and Sections 14-11-3 through 14-11-7 on a case-by-case basis when appropriate.

3. Review Criteria:

a. When reviewing applications for administrative adjustments based on hardship, the Director shall consider Applicants requesting variances to these sections must adhere to the following:

~~Request.~~ The applicant must submit the variance request in writing at the time of permit application which outlines those criteria for which the variance is being requested and reasons why the variance is necessary.

~~Verification of Hardship.~~ The request and proposed sign must exhibit all of the following:

- i. ~~That s~~Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the surrounding area;
- ii. ~~That t~~The special conditions and circumstances do not result from the actions of the applicant;
- iii. ~~That a~~Granting the variance~~requested adjustment~~ requested will not confer on the applicant any special privilege that is denied by this subchapter~~chapter~~ to other lands, buildings or structures in the same zoning district;
- iv. ~~That l~~Literal interpretation of the provisions of this subchapter~~chapter~~ would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subchapter~~chapter~~ and would create unnecessary and undue hardship on the applicant;
- v. ~~That t~~The ~~granted variance~~~~adjustment~~ granted is the minimum variance~~adjustment~~ that will provide reasonable visibility to the business or property requesting~~that is the subject of the~~ ~~the variance~~~~adjustment~~;
- vi. ~~That t~~The granting of the variance~~adjustment~~ will be in harmony with the general purpose and intent of this subchapter~~chapter~~, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare-;
- vii. The granting of the adjustment shall not be based on economic hardship; and
- viii. The proposed adjustment meets the intent of this chapter.

b. When reviewing applications for administrative adjustments based on creativity, the Director shall consider the following:

- i. The sign represents a substantial aesthetic improvement to the site and will have a positive visual impact on the surrounding area;
- ii. The sign is of unique design and exhibits a high degree of construction, manufacturing, thoughtfulness, imagination, inventiveness, and spirit;
- iii. The sign provides strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion; and
- iv. Applications for adjustments shall be reviewed and considered for approval without regard to the content of the signs.

4. Procedure and Approval. The Architectural Review Committee (ARC) must review the request for adherence to the criteria above and make a recommendation to the Director

based on their findings. The Director must determine whether to approve or deny said request and may impose conditions on the approval that will lessen potential negative impacts of the sign and/or increase conformity to this subchapterchapter.

5. Appeal. Appeals to the Director's decision must be reviewed by the Board of Adjustment, in accordance with §Section 2-3-12(C).

14-11-7. ~~14-11-2.~~ General Provisions.

A. Non-Commercial Message

Notwithstanding anything contained in this subchapterchapter to the contrary, it is further intended that, any sign erected pursuant to the provisions of this subchapterchapter or otherwise lawfully existing with a commercial message may, at the option of the owner, contain a non-commercial message in lieu of a commercial message. The non-commercial message may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to non-commercial messages, or from one non-commercial message to another, as frequently as desired by the owner of the sign, provided that the sign is not a prohibited sign and provided that the size, height, setback and other dimensional criteria contained in this chapter have been satisfied.

B. ~~A.~~ Measurement of Copy Area.

The copy area of a sign shall be measured by drawing a simple geometric shape (i.e., square, rectangle, circle, oval or triangle) around the outer edge of the message (see Figures 11-1 and 11-2). The following measurement provisions shall also be observed. ~~surface area of any sign face must be computed from the smallest rectangles, circles, ovals or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display.~~ At the time of building permit submittal, the applicant must indicate on the plans which method of measurement ~~has been~~was utilized for the proposed copy area.

~~Figure 1 explains methods of copy area measurement that must be used for all new signs.~~

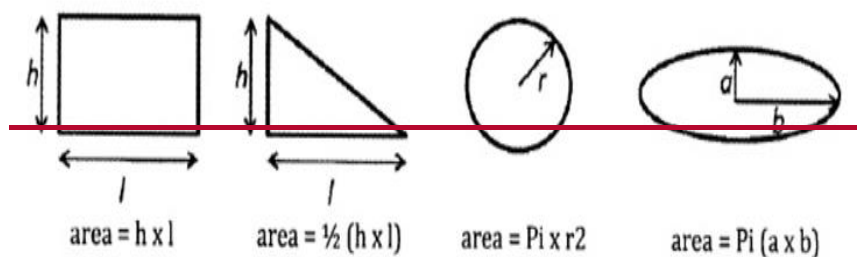


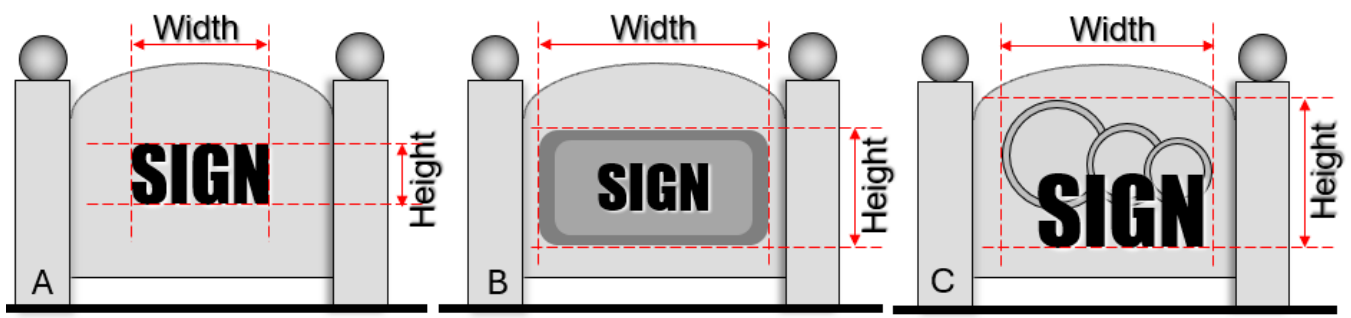
Figure 1. Methods of Copy Area Measurement.

~~The following shall also apply to copy area measurement for all sign types:~~

- ~~4.1. For wall signs painted on or affixed directly to a structure (e.g., monument sign structure, building wall, or facade or roof, and having no discernible boundary, the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message shall be included in any computation of the copy surface area.~~
- ~~5.2. Signs components placed on the same plane as the sign face, wall, awning or structure placed in such a manner, or bearing a text, as to require dependence upon each other in order to convey meaning must be considered one sign and the intervening areas between signs components included in any the computation of the sign copy surface area (see Figure 11-2, option D).~~

- ~~6.3.~~ Logos, sSign perimeter bands and graphics-backgrounds that differ in color or material from the surface where they are installed must be included as part of the calculation of copy area. ~~If a registered trademark, any logo may be calculated separately from the rest of the copy area, provided it does not exceed the total sign copy area allocation. (see Figure 11-2, option B)~~
- ~~7.4.~~ Supporting structures (base, columns, framework, or bracing, and similar elements) that ~~is~~ are clearly incidental to the display itself shall not be computed as copy area.
- ~~8.5.~~ Double-faced (back-to-back) signs shall be regarded as a single sign with one face measured when calculating copy area, only if:
- Mounted on a single structure;
 - The distance between each sign face does not exceed two feet;
 - For angled signs, the angle between faces must not exceed 45 degrees.
6. A sign that wraps around the building will be counted as separate signs, one for each façade.
- ~~9.7.~~ A sign that consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarksobjects) not having conventional sign faces, shall be ~~processed~~ measured as follows:
- Signs with three-dimensional objects that project six inches or less from the sign face shall be measured as a flat sign.
 - Signs with three-dimensional objects that project more than six inches from the sign face shall be calculated by adding the area of the faces of the smallest cube or rectangular prism which could enclose the entire sign volume (see Figure 11-3) divided by two. ~~be subject to review and approval by the Architectural Review Committee (ARC) who shall determine the copy area.~~ All dimensions and calculations must be shown on the submitted plans.

Figure 11-3. Sign Copy Area Measurement – Free Standing Signs



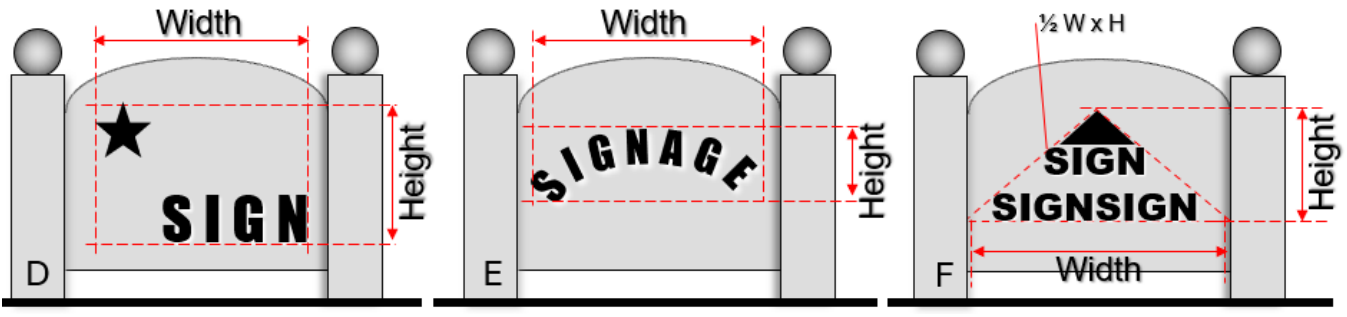


Figure 11-4. Sign Copy Area Measurement – Building Signs



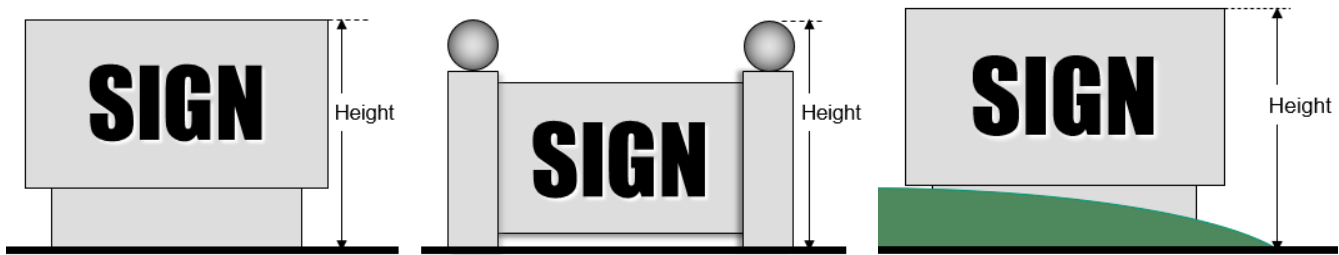
Figure 11-5. Three-Dimensional Signs



C. Freestanding Sign Height.

The height of a freestanding sign shall be measured from the base of the sign or supportive structure at its point of attachment to the ground, to the highest point of the sign (see **Figure 11-5**). A freestanding sign on an improved or developed base, including a graded earth mound (right image), shall be measured from the grade of the nearest pavement or top of any pavement curb.

Figure 11-6. Measurement of Building Height



B.D. Illumination.

The following requirements are intended to provide effective, aesthetically appropriate methods for illuminating signs, while protecting adjacent properties and right-of-way from adverse impacts of such lighting. Unless specifically addressed elsewhere in the sign code, the following standards shall apply to all signs.

1. The light source for externally ~~from any~~ illuminated signs must be ~~shaded, shielded, or and~~ directed away from adjoining street rights-of-way and properties (~~S~~see **Figure 11-52**). The interior surface of the shield outside the lens shall have a dull and dark finish to prevent reflection of light. ~~No exposed reflective type bulb or incandescent lamp which exceeds 11 watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.~~

Figure 11-7. Shielded Light Source

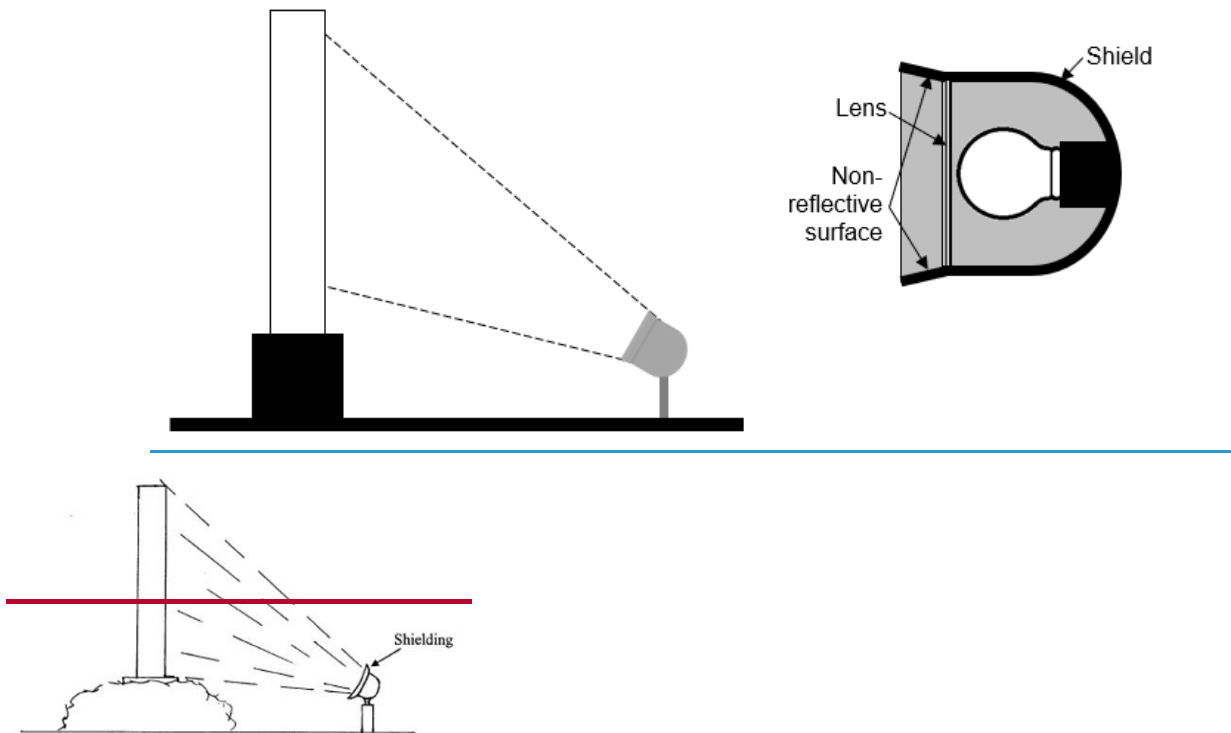


Figure 2. Shielded Light Source

2. Internally illuminated signs shall comply with the following.
 - a. There shall be no increase in ambient lighting on residential properties adjacent to the property displaying the sign, measured at the joint property line.
 - b. Internally illuminated signs, including LED signs, shall not produce more than 1.5 foot-candles measured four feet from the base of the sign, one hour after sunset.
3. No sign shall have blinking, flashing, spinning or fluttering lights or other illumination devices which have a changing light intensity, brightness, color, or direction, except for message center signs in compliance with this chapter ~~division(B)(8) hereof~~.
- 4.4. Neon may only be used in conjunction with window signs (See **Figure 11-7**).

Figure 11-8. Examples of Neon Window Signs



- ~~2. No illumination or glare from any sign shall be emitted directly onto a public street or roadway so as to constitute a hazard or impediment to motorist traffic or safety.~~
- ~~3. The light which illuminates a sign must be shaded, shielded, or directed so that no structure, including sign supports or awnings, is illuminated by such lighting.~~
- ~~2.5. Cabinet Signs. The use of e~~Cabinet signs with removable translucent backlit panels is~~are~~ prohibited (see Figure 11-1). Cabinet signs ~~must utilize~~are only allowed in conjunction with push-through or cut-out lettering ~~opaque panels where only the lettering message appears to be lighted.~~ (S~~see~~ **Figure 11-83**).

Figure 11-9. Examples of Cabinets with Illuminated Push-Through and Cut-Out Lettering



- ~~4.6. The backlighting of signs to create a silhouette of individually cut letters, symbols or logos is permitted.~~ Channel letter signs may be front-lit (each letter has interior lighting that shines through the surface, see **Figure 11-9**), backlit (lighting in the back creates a halo effect surrounding the letter, see **Figure 11-10**), a combination of front and backlit (, see **Figure 11-11**), or open face (, see **Figure 11-12**). If channel letters are installed on a raceway (track), the raceway must be the same color as the surface where it is installed. The light source used must be shielded from view of adjacent properties and rights-of-way. **See Figure 4.**

Figure 11-10. Examples of Front-Lit Channel Letter Signs



Figure 11-11. Examples of Backlit Channel Letter Signs



Figure 11-12. Examples of Combined Front-Lit and Backlit Channel Letter Signs



Figure 11-13. Examples of Open Face Channel Letter Signs





Figure 3. Cabinet background



Figure 4. Backlit Sign

7. Interior illuminated high gloss/plasticized awnings signs are prohibited.

Figure 11-14. Backlit High-Gloss/Plasticized Awnings - Prohibited.



~~5.8.~~ Commercial ~~grade~~-accent lighting, fiber optic, LED, or similar type lighting is permitted in (non-residential uses within non-residential districts only). This type of lighting is used ~~Used~~ to illuminate building architectural features, outlining or architectural detailing on exterior building walls and roofs, or accent outdoor plazas or patios; and can be viewed from a public right-of-way. The illumination is not intended to ~~which do not~~ convey a business message, ~~business logo~~ or other such business identification or advertising. ~~This includes commercial grade rope and string lights.~~ The illuminating lights ~~lighting~~ must be stationary, not running or flashing, ~~and be of a single color, with exceptions as prescribed by Section 14-11-10 for temporary holiday decorations.~~ Any illumination and must not cause a glare or excessive brightness on adjacent properties or adversely affect the operation of vehicles on public rights-of-way. Lights must be maintained in good working order and meet all applicable building and related codes. Neon tubing or fluorescent lighting (including commercial grade rope and string lights) used to outline buildings shall not be permitted as part of this provision, unless used for holiday decorations.

Figure 11-15. Commercial Accent Lighting Examples



Figure 11-16. Commercial Grade Rope Lighting Examples



E. Changeable Copy Signs (Message Centers).

Freestanding and signs attached to buildings permitted in this chapter may include changeable copy (manual, mechanical, or electronic, see **Figure 11-16**) as noted in Tables 11-1 and 11-2, and subject to the following standards:

1. The changeable copy sign must not cover more than 50% of each ground or building sign area.
 2. Electronic message center signs shall not exceed 0.3 footcandles at night at a distance measured by the following formula: distance = square root(area × 100).
 3. Such signs must be equipped with a sensor that will automatically dim based on ambient light conditions.
 4. The background of illuminated message centers that change message manually shall not be translucent.
- 6.5.** The message ~~can~~ may change ~~by electronic or mechanical means,~~ no more often than once every ~~four~~ fifteen seconds, such that an entire message may be read within a single frame, rather than a scrolling or constantly transitioning message that requires several seconds to understand fully. ~~Therefore, No~~ animation, scrolling ~~or, exploding, fading,~~ firework patterns, ~~or similar styles that are deemed to cause concern for safety and that~~ involve a constant motion on the screen shall be permitted. ~~Such signs shall only be allowed in non-residential districts on lots with frontage on streets classified as an arterial or collector~~

in the Comprehensive Plan. Message centers must not exceed the copy areas outlined in Section 14-11-5.

Figure 11-17. Examples of Changeable Copy Signs



~~7. Searchlights. Search lights and/or beacon lights may be permitted for a total of ten days per calendar year per business upon approval of the Development Services Director. The following special requirements shall apply:~~

- ~~a. Conditions: The Development Services Director may require such electrical and lighting restrictions as deemed appropriate.~~
- ~~b.a. Traffic: The location must be such that the lighting equipment does not interfere with traffic.~~
- ~~c.a. Noise: Noise must be confined to the business property for which the lights are intended for advertisement.~~
- ~~d.a. Glare: Glare must be shielded so as to prevent the casting of light upon adjacent to publicly dedicated roadways and surrounding property.~~
- ~~e.a. Number: The number of lights must be limited to four lights per tenant business.~~

F. C. Design:

The following requirements, in addition to the requirements of Sections 14-11-8 through 14-11-12, are intended to create a minimum aesthetic standard that will enhance the businesses they are designed to promote while avoiding negative visual impacts to surrounding properties.

1. All signs must be architecturally integrated into ~~coordinated with~~ the architectural design of the building in terms of size, shape, color, materials, texture, and lighting ~~and/or site using similar and coordinated design and style features, materials and colors, etc.~~
- ~~i. Sign Base.~~
2. (a) The base of a freestanding sign shall not ~~be intended or designed to~~ include messages and shall not exceed two feet in height, ~~and must be painted in earth tones.~~ ~~The base must not include colors, trademarks, or any other decorative design features that are primarily intended to attract attention, rather than be unobtrusive or compatible with the architecture of the building or other site features.~~
3. (b) If any support, upright, bracing or framework is utilized or proposed to support a ground sign, said Freestanding sign support, upright, bracing, or framework must be ~~either~~ encased in an ornamental shell of stone, brick, ornamental metal, or similar ~~and/or materials~~ compatible materials with the architecture of the building or other site features. An exception to this provision would be ~~or constructed of~~ an external support structure extending between

grade and the base of the copy area that must not exceed two supports (see Figure 11-18).
~~Said supports must be painted in earth tones.~~

Figure 11-18. Exposed Sign Structure



- ~~4.4. g.iv.~~ The ~~maximum~~ size of the ~~background~~ sign structure (not including the base but including the sign copy) ~~must not exceed 125% of the total copy area. This includes any architectural embellishments not part of the copy area.~~ For example, for a copy area of 24 square feet, 30 square feet of background sign structure shall be permitted. ~~The base of the sign must not exceed two feet in height.~~
5. Attached signs must respect the scale of the façade ~~be horizontally and vertically proportionately located on each facade with no protrusions and shall not protrude~~ above roof lines, ~~and~~
6. ~~e.~~ Sign supports and brackets must be compatible with the design and scale of the sign.
7. ~~i. For signs with channel lettering, r~~ Raceways and other supporting structures for attached signs shall ~~must~~ be painted to match the color of the wall behind the sign.
8. ~~ii.~~ Signs may be hand-painted onto the building, but ~~must~~ shall not be painted on-to plywood or other materials to be attached to the building. Signs may not be painted on natural materials such as brick or stone unsuitable as a painted surface. All hand-painted signs shall be subject to review and approval by the Architectural Review Committee (ARC).
9. Signs shall enhance the primary design elements or unique architectural features of the building and shall not ~~obstructing~~ obstruct windows (except for window signs), doors, trim, cornices, or other ~~building architectural~~ features.
10. Buildings and sites utilizing multiple signs must create a coordinated theme of uniform sign design elements including size, materials, and placement.
- ~~8. Signs must be designed and placed in a manner which will be architecturally compatible with the structure and in harmony with the character of surrounding developments.~~
- ~~9. Signs must be placed in a manner which is sensitive to the existing vegetation and natural features on the site.~~
- ~~10.11.~~ Where the rear or side of any sign is visible from any street or from any adjoining residential district, said side or rear must be finished in such a way as to conceal the structural member of the sign.
- ~~11. Pedestrian-scaled signs that are sized and located to be primarily seen by pedestrians are encouraged, where appropriate. It is desirable and encouraged to include a pedestrian-scaled sign as one of the permitted signs for a business as these are signs designed for and directed toward pedestrians so that they can easily and comfortably read the sign as they stand adjacent to the business.~~

12. Signs must be placed in a manner which is sensitive to the existing vegetation and natural features on the site and meeting the Landscaping and Tree Protection requirements of Chapter 14-8. Freestanding signs must be located so as to avoid the unnecessary removal or hatrackinghat racking of trees or otherwise adversely impact existing trees. ii.

13. Landscaping must be provided around the base of freestanding signs incorporated at with a minimum depth-width of 36 inches and a minimum height of 18 inches around the base to and shall include low growing shrubs and ground cover and/or flowering annuals to promote color.

14. The following sign materials shall be prohibited:

- a. Paper;
- b. Fabric (unless used for temporary banners or awnings);
- c. Plywood;
- d. Unfinished metal, unless approved by the Architectural Review Committee (ARC);
- e. Other materials that easily warp, fade, or degrade in quality due to exterior use.
- f. Foam, unless used as an accent material and approved by the ARC.

~~D. Creative Signs.~~ **[COMBINED WITH ADMIN ADJUSTMENTS]**

~~1. Purpose. This section establishes standards and procedures for the design, review, and approval of creative signs and master sign themes. The purposes of this creative sign program are to:~~

~~a. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and~~

~~b. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.~~

~~2. Creative Sign Bonus. An applicant may request approval of a sign permit for a creative sign to authorize on-site permanent signs that employ standards that differ from the other provisions of this subchapter. This provision may also be used in the creation of master sign themes, as discussed in Section 14-11-7.I. Creative signs may exceed the heights or sizes outlined in Sections 14-11-4 through 14-11-7 up to but no more than 25%, as determined by the Architectural Review Committee (ARC), and must not be construed to allow an increase in the number of signs or a different type of sign than those permitted by the sign code.~~

~~3. Procedure. A sign permit application for a creative sign shall be subject to approval by the Development Services Director, after recommendation by the ARC.~~

~~4. Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:~~

~~a. Design Quality. The sign must:~~

~~i. Constitute a substantial aesthetic improvement to the site and must have a positive visual impact on the surrounding area;~~

~~ii. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and~~

~~iii. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.~~

~~b. Architectural Criteria. The sign must:~~

- ~~i. Utilize a classic historic design style, a creative image reflecting current or historic character of the city, or an inventive representation of the use, name, or logo of the structure or business;~~
 - ~~ii. Utilize or enhance the architectural elements of the building; and~~
 - ~~iii. Be placed in a logical location in relation to the overall composition of the building's facade and not cover any key architectural features and details of the facade.~~
- ~~c. Neighborhood Impacts. The sign must be located and designed not to cause light and glare impacts on neighboring residential uses.~~

~~C.A. Administrative Variance.~~

~~The Development Services Director (or designee) shall have the ability to provide variances from criteria outlined in Chapter 14-11-16 and Sections 14-11-3 through 14-11-7 on a case by case basis when appropriate. Applicants requesting variances to these sections must adhere to the following:~~

- ~~1. Request. The applicant must submit the variance request in writing at the time of permit application which outlines those criteria for which the variance is being requested and reasons why the variance is necessary.~~
- ~~2. Verification of Hardship. The request and proposed sign must exhibit all of the following:~~
 - ~~a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the surrounding area;~~
 - ~~a. That the special conditions and circumstances do not result from the actions of the applicant;~~
 - ~~b.a. That granting the variance requested will not confer on the applicant any special privilege that is denied by this subchapter to other lands, buildings or structures in the same zoning district;~~
 - ~~c. That literal interpretation of the provisions of this subchapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subchapter and would create unnecessary and undue hardship on the applicant;~~
 - ~~d. That the variance granted is the minimum variance that will provide reasonable visibility to the business or property requesting the variance;~~
 - ~~e. That the granting of the variance will be in harmony with the general purpose and intent of this subchapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.~~
- ~~3. Procedure and Approval. The ARC must review the request for adherence to the criteria above and make a recommendation to the Director based on their findings. The Director must determine whether to approve or deny said request and may impose conditions on the approval that will lessen potential negative impacts of the sign and/or increase conformity to this subchapter.~~
- ~~4. Appeal. Appeals to the Director's decision must be reviewed by the Board of Adjustment, in accordance with § 2-3-12(C).~~

~~D. Required signs. The following signs must be placed where relevant:~~

- ~~1. Safety Signs. Fire safety markings as may be prescribed by the Fire Department. See Section 14-7-32.~~

~~2. Address Numbers. Address numbers must conform with Sections 18-31 through 18-34 of the Osceola County Code of Ordinances including the following, except that no digit may have a height or width greater than 12 inches without meeting copy area and other sign standards of this subchapter.~~

~~a. Residential Building: Address numerals at least three inches high and one half inch in width.~~

~~a. Non-residential Building: Address numerals at least five inches high and one half inches in width. Address numerals must be placed at both the front and rear doors and must be of a contrasting color to the building.~~

~~3. ADA Accessible Parking Signs. In accordance with state requirements.~~

~~4. On-Site Traffic Signs. As may be required at the time of site plan, subdivision, or building permit approval~~

E.G. Maintenance.

All signs shall be subject to the maintenance standards outlined in Section 13-1-15(F)(~~16~~~~17~~). (Ord. 2831, passed 8-21-12; Am. Ord. 2888, passed 9-23-14)

14-11-8. ~~14-11-4. Permanent Signs in General Residential Districts~~ Permanent Signs (Including AC and OS Districts).

~~The following signs are authorized Subdivisions, multifamily developments, and non-residential uses in all residential districts, including AC, OS, and MUPUDs with a residential future land use map designation may erect a freestanding sign and a building sign as shown in Table 11-1. Finance, insurance, and real estate office establishments and professional service Non-residential establishments located in an RB-2 District, which have received conditional use approval, shall be allowed to have the same signage which they would be allowed in a RPB District in accordance with Section 14-11-914-11-3.B unless more restrictive requirements are established as part of the conditional use approval process for the use.~~

~~Residential subdivisions and multifamily properties, churches, agricultural uses, schools and other public uses only.~~

~~1. Identification Signs.~~

Table 11-1. Permanent Signs in Residential Districts

	<u>FREESTANDING SIGN</u>	<u>BUILDING SIGN</u>
		
<u>Type of signs allowed</u>	<u>Ground</u>	<u>Wall or Projecting</u>

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	<u>FREESTANDING SIGN</u>	<u>BUILDING SIGN</u>
<u>Number of signs</u>	a. Allocation. One wall or primary ground sign per double-sided sign at each vehicular access point to a development site (subdivision, multi-family or non-residential site) (Figure 11-16) development entry, or two single-sided signs flanking each vehicular access point to a residential development (Figure 11-17). Two may be provided where attached to a symmetrically placed entryway to a development. f. Where multifamily dwellings are part of a larger development, there must be only one such sign on each public street frontage on which the development faces.	<u>One per multi-family or non-residential building</u> <u>Two for non-residential buildings having more than 40,000 square feet of space and more than one public entrance (doorway) into the building</u>
<u>Sign copy area</u>	36 square feet maximum a. Size and Height. Maximum 24 square feet and four feet in height. Six feet is permitted for signs attached to a perimeter wall. g.iii. The copy area of one ground sign may be increased by 50% if all no other allowable ground signs on site are eliminated used, and S said sign shall fronts on an arterial or collector. The sign shall not be eligible for a creative sign bonus.	<u>1 square foot per lineal foot of building/unit frontage (along a public or private street, parking lot or courtyard) up to a maximum size of 36 square feet per sign.</u>
<u>Sign height</u>	<u>4 feet maximum / 6 feet if attached to a perimeter wall</u>	<u>NA</u>
<u>Minimum setbacks/ location</u>	b. Setback. Signs must be set back a minimum of five feet from the right- of-way	<u>Wall signs on multistory buildings shall not be located above the first floor.</u> <u>Projecting signs may extend to upper floors.</u>
<u>Illumination</u>	c. Illumination. Exterior illumination only. See Section 14-11-7.D 14-11-3.B for additional standards.	<u>Exterior illumination only. See Section 14-11-7.D.</u>
<u>Changeable copy</u>	d. Changeable copy area shall be permitted within signs. Only permitted for non-residential uses on lots which directly front and arterial or collector roadway. For non-residential uses only. See Section 14-11-7.E).	<u>Not allowed.</u>
<u>Sign permit</u>	<u>Required</u>	<u>Required</u>
<u>Design standards</u>	<u>See Section 14-11-7.F</u>	

Figure 11-19. Double-Sided Sign at Entrance

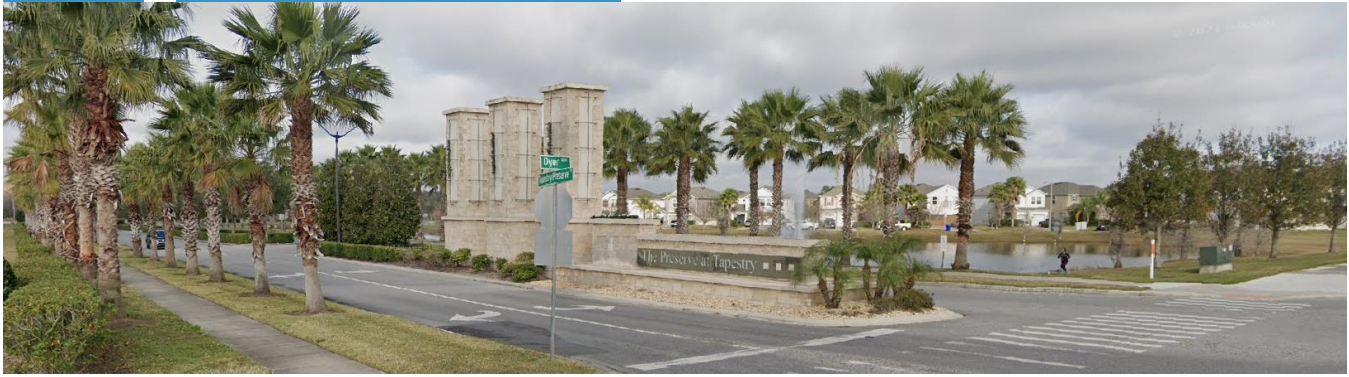
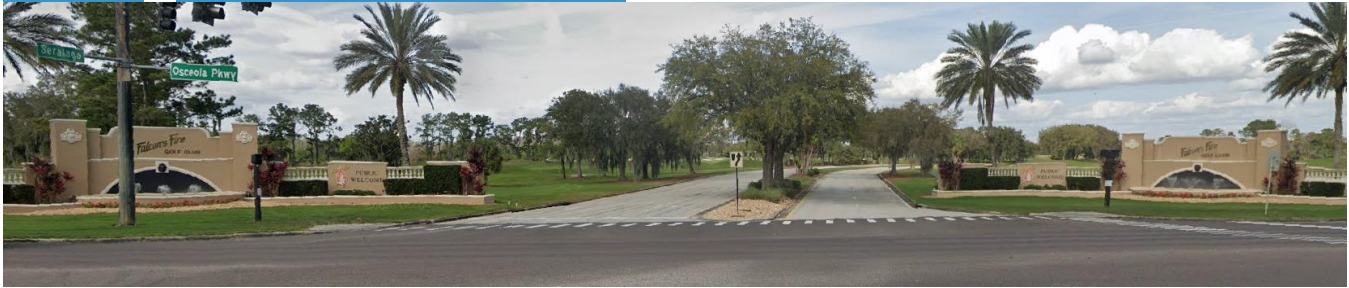


Figure 11-20. Single-Sided Signs at Entrance



~~e. Non-profit use identification signs (e.g. churches and schools) can also include information on hours of services, name of minister, special events, etc.~~

~~g. Additional Criteria.~~

~~2. Instructional Signs. Instructional signs containing no commercial advertising shall be permitted. Signs must be a maximum of three square feet and three feet in height, unless attached to a building wall. The Department must determine the number of signs to be allocated based on development characteristics. Signs must be externally illuminated only. See Section 14-11-3.B for additional standards.~~

~~F. Finance, insurance, and real estate office establishments and professional service establishments located in an RB-2 District, which have received conditional use approval shall be allowed to have the same signage which they would be allowed in a RPB District in accordance with Section 14-11-3.B unless more restrictive requirements are established as part of the conditional use approval process for the use.~~

~~(Ord. 2831, passed 8-21-12 Am. Ord. 2888, passed 9-23-14)~~

14-11-9. 14-11-5. General Permanent Signs in Non-Residential and Mixed-Use Districts
Permanent Signs (Including RPB District).

A. Ground signs.

~~1. Location of All Ground Signs. All ground signs must be located according to the following (see Figure 5):~~

All permanent freestanding signs in non-residential and mixed-use districts, including the Form-Based Code area, the RPB district, and approved conditional uses in the R-2B district must comply with the following standards (see [Section 14-11-7.F](#) for additional design and landscaping requirements).

Table 11-2. Permanent Signs in Non-Residential and Mixed-Use Districts

	<u>GROUND SIGNS</u>
	
<u>Type of signs allowed</u>	2. Primary Ground Signs. (See Figure 6). <u>Ground ¹</u>
<u>Number of signs</u>	a. Sign Allocation. One (1) sign per lot street frontage <u>on a street, per tract, plus one additional sign for lots outside the Form-Based Code (FBC) area with more than 300 feet of frontage.</u> For tracts with more than 300 feet of street frontage and more than 300 parking spaces, two signs shall be permitted. Enclosed development sites that include multiple lots fronting on interior roads may have one ground sign per development site entrance plus the individual ground sign or each lot. 3. Multiple-Lot Development Identification Signs. One perimeter wall or monument style ground sign shall be permitted per public street frontage for non-residential developments with multiple lots. This sign is intended to identify the development name only, as opposed to individual businesses within the development. Said signs must be a maximum of 36 square feet in size and six feet in height.
<u>Max. Copy Area</u> CONSIDER CALCULATING MAX SIZE BASED ON SITE FRONTAGE, INSTEAD OF BUILDING SIZE. FOR EXAMPLE: <u>Based on Lot Width:</u> <u><50':50 sf; 36 sf in the FBC area</u> <u>50-150': .75 sf; 50 sf in the FBC area</u> along streets other than Vine Street and John Young Parkway <u>>150':75 sf plus 0.2 sf/1' frontage; 50 sf in the FBC area</u> along streets other than Vine Street and John Young Parkway <u>Maximum Size: 150 sf each</u>	b. Copy Area. Maximum copy area for primary ground signs shall be allocated per Table 1 below. When a property fronts multiple streets with different classifications, copy area allocations must not be transferred between frontages. <u>Signs Along Arterials:</u> <u>B-2, B-5, CF, UT, HF²</u> Building size <25,000: .. 50 square feet Building size >25,000: .. 100 square feet <u>B-3, HC, BP, IB, AO, AI, PUD³</u> Building size <25,000: .. 100 square feet Building size >25,000: .. 150 square feet <u>Signs Along all other roads (and non-residential uses in R-2B and RPB):</u> Building size <25,000: .. 36 square feet Building size >25,000: .. 50 square feet <u>Signs at the entrance to multi-lot developments: 36 square feet maximum</u> The copy area of one ground sign may be increased by 50% if the second allowable ground sign is not used. Said sign shall not be eligible for a creative sign bonus. <u>When a property fronts multiple streets with different classifications, copy area allocations must not be transferred between frontages. v. This includes any architectural embellishments not part of the copy area. For example, for a copy</u>

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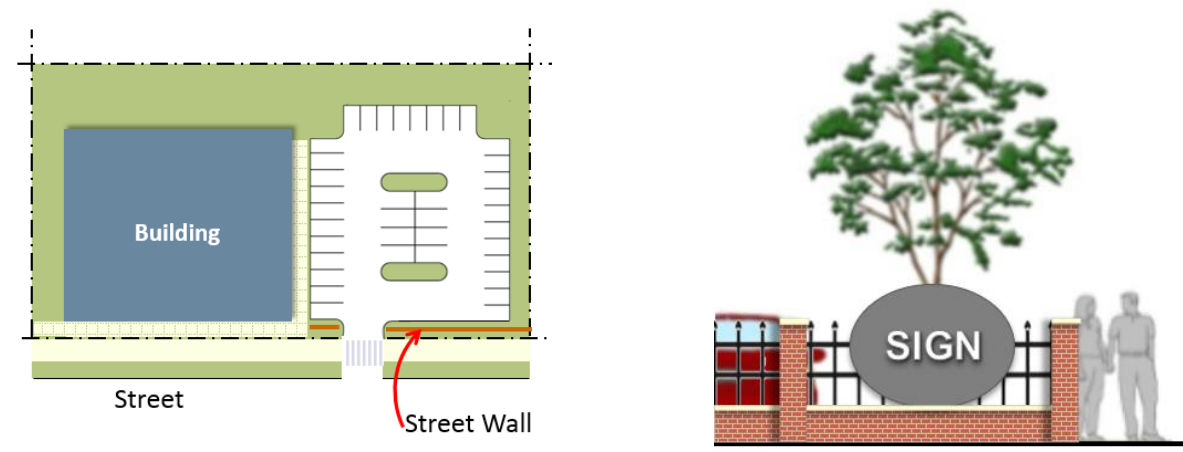
	<u>GROUND SIGNS</u>
	area of 100 square feet, 125 square feet of background sign structure shall be permitted. The base of the sign must not exceed two feet in height.
<u>Maximum sign height</u> (See <u>Figure 11-4</u>)	a. Height. Signs must have a maximum height of nine feet where located on roadways designated as a local or collector street. For arterial roadways, signs must not exceed ten feet in height. <u>10 feet, including along Vine St. and John Young Pkwy within the FBC area.</u> <u>6 feet along other streets within the FBC area and at the entrance to multi-family developments</u>
<u>Minimum setbacks/location</u>	a. Must be set back a minimum of three³ feet from all property lines³, except where adjacent to residentially zoned districts, where the setback must be 25 feet if adjacent to residentially zoned districts. a. Must not be located within required sight triangles, parking spaces, or landscape islands. [MOVED TO GENERAL PROVISIONS] iii. When two primary ground signs are located on the same property, a minimum separation equal to one half the lot width, measured parallel to the property line, must be provided between signs. <u>Ground signs in the FBC area shall be distanced from any buildings on the site by at least 15 feet. This may prevent some sites from having a freestanding sign.</u> The copy area of one ground sign may be increased by 50% if all other ground signs on site are eliminated. Said sign shall not be eligible for a creative sign bonus. Ground signs may be incorporated into a street wall and may extend over the top of the street wall up to six feet total height (see <u>Figure 11-13</u>), provided the sign is parallel to the wall.
	ii. Landscaping must be incorporated at a minimum depth of 36 inches around the base to include low growing shrubs and ground cover and/or flowering annual to promote color. [ALREADY STATED IN 14-11-7.F]
<u>Changeable copy</u>	vi. Changeable copy signs shall be p <u>Permitted</u> for signs on lots which directly front and an <u>arterial or collector roadway. See <u>Section 14-11-7.E</u>.</u>
<u>Illumination</u>	<u>See <u>Section 14-11-7.D</u></u>
	i. Sign Base. (a) The base shall not be intended or designed to include messages and must be painted in earth tones. The base must not include colors, trademarks, or any other decorative design features that are primarily intended to attract attention, rather than be unobtrusive or compatible with the architecture of the building or other site features. [ALREADY STATED IN 14-11-7.F] (b) If any support, upright, bracing or framework is utilized or proposed to support a ground sign, said support, upright, bracing or framework must be either encased in an ornamental shell of stone, brick, ornamental metal or similar and/or compatible materials with the architecture of the building or other site features or constructed of an external support structure extending between grade and the base of the copy area that must not exceed two supports. Said supports must be painted in earth tones. [ALREADY STATED IN 14-11-7.F] iv. The maximum size of the background sign structure (not including base) must not exceed 125% of the total copy area. [ALREADY STATED IN 14-11-7.F]
<u>Sign permit</u>	<u>Required</u>

¹ Ground signs are discouraged in the Form-Based Code area as buildings are required to be close to the street, making freestanding signs unnecessary. Not all sites will be able to accommodate a ground sign.

² For hospital sign standards see Master Sign Plan provisions in [Section 14-11-12](#)

³ Applies to MUPUDs with a non-residential or mixed-use future land use with primarily non-residential uses

Figure 11-13. Street Wall Sign



~~b. Must be located so as to avoid the unnecessary removal or hatracking of trees or otherwise adversely impact existing trees.~~ [\[MOVED TO GENERAL DESIGN\]](#)

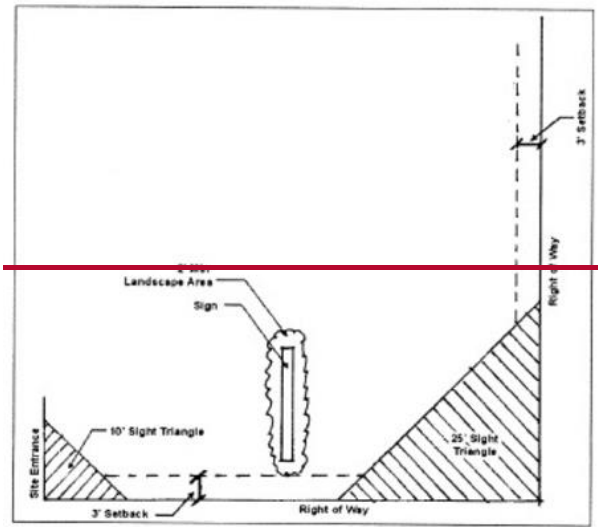


Figure 5. Ground Sign Placement

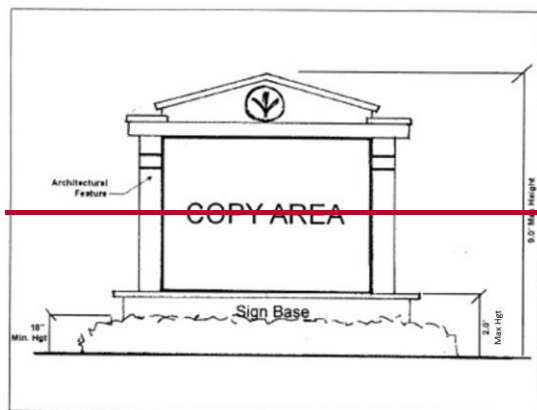


Figure 6. Primary Ground Sign

Table 1. Copy Area by Zoning District													
Maximum Copy Area (By Zoning District)													
	RPB	B-2	B-3	H-C	B-5	B-P	IB	A0	A1	C-F	U-T	HF ¹	PUD ²
Principal arterial (Osceola Parkway, Vine Street, Main Street [north of Vine], John Young Parkway, Poinciana Blvd):													
Bldg area <25,000	36	50	100	100	50	100	100	100	100	36	36	36	100
Bldg area >25,000	80	100	150	150	100	150	150	150	150	80	80	80	150
Other streets:													
Bldg area <25,000	36	36	36	36	36	36	36	36	36	36	36	36	36
Bldg area >25,000	50	50	50	50	50	50	50	50	50	50	50	50	50
1. For hospital sign standards see Section 14-11-7.B													
2. Applies to MUPUDs with a non-residential or mixed-use future land use with primarily non-residential uses													

c. Illumination. See Section 14-11-3.B for illumination requirements.

d. Additional Criteria. [3.d and 4 MOVED UP TO TABLE]

4. Onsite Wayfinding Signs. [CONTENT-BASED – ADDRESSED UNDER INCIDENTAL SIGNS] Commercial developments larger than 50,000 square feet shall be permitted two onsite vehicular wayfinding directional signs. The sign is meant to be informative and provide directional information within a site and is not meant to be viewed from the adjacent street right-of-way. Signs must be a maximum of six square feet in total copy area and no more than four feet in height. Signs must be placed at internal intersections only. All sign print is to be of the same type face and same color. See Figure 7.

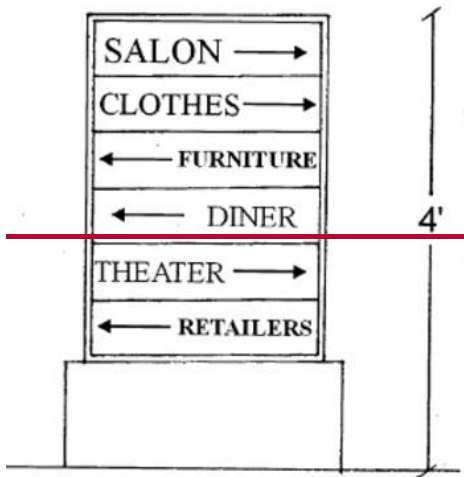


Figure 7. Onsite Wayfinding Sign

2. Onsite Directional Signs. **CONTENT-BASED – ADDRESSED UNDER INCIDENTAL SIGNS** Onsite directional signs shall be permitted for each property in order to assist customers in entering and exiting the site. Said signs must be a maximum of three square feet in size and no more than two feet in height and may contain commercial advertising for a single business only. Signs shall be exempt from permitting requirements. See Figure 8.

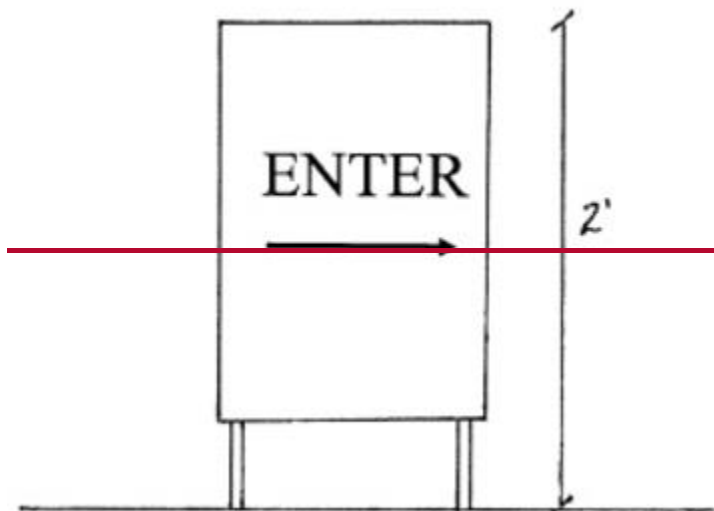


Figure 8. Onsite Directional Sign

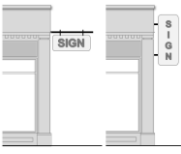
3. Flags and Flagpoles. **SEE SIGNS EXEMPT FROM PERMIT**
- a. Official flags (one of which may be a corporate flag as opposed to governmental flags) on permanent poles, each pole not to exceed 30 feet in height from grade or five feet above the roofline of the building, shall be permitted. A maximum of three ground poles or four building-mounted poles shall be permitted per property.

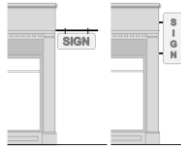
- ~~a. Size. Within residential zoning districts or if mounted to a building, flags must not exceed 15 square feet in size. Within non-residential and RPB zoning districts, flags must not exceed 40 square feet in size. Size restrictions shall apply to corporate flags only.~~
- ~~b. Flags shall be subject to the standards in Section 175 of Title 36 of the United States Code Annotated.~~
- ~~c. While the flag itself is exempt from permitting requirements, flagpoles shall be subject to satisfying all applicable building and engineering construction requirements and must be approved through the permit review process prior to installation.~~

G.B. Building Signs.

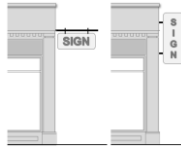
The signs outlined below are intended to be used in coordination with each other to provide a cohesive and effective sign package for each business. When used in ~~conjunction~~combination, these signs will work together to provide visibility both from adjacent streets as well as pedestrians (see Section 14-11-7.F for additional design requirements). The window sign standards apply to the form-based code area only.

Table 11-3. Building Signs in Non-Residential Districts

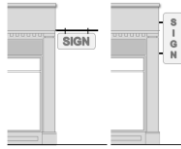
NON-RESIDENTIAL BUILDING SIGNS				
				
<u>Type of signs allowed</u>	Wall	Projecting/Under Canopy	Awning	Window
<u>Number of signs</u>	<u>One wall, projecting, or awning sign per ground floor establishment, including establishments and multi-family developments with no frontage on the ground floor but with a dedicated public entrance on the ground floor of the building.</u> <u>One additional sign is permitted (may combine different sign types) if the development/building has more than 40,000 square feet of gross floor area and more than one public entrance to the premises.</u>			<u>One sign per window, including transom windows.</u>
	i. One wall sign shall be permitted per ground floor establishment with frontage on a public street or private street built to city standards. ii. One wall sign shall also be permitted for ground floor establishments which have no direct street frontage but have a dedicated entrance facing interior to a parking area and located within a multiple-tenant building.	a. One projecting or under-canopy sign shall be permitted per ground floor establishment meeting criteria for wall signs above.		

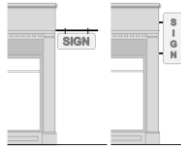
NON-RESIDENTIAL BUILDING SIGNS				
				
	iii. One wall sign shall be permitted for upper floor establishments with a dedicated entrance on the ground floor of the building fronting a public/private street. iv. Businesses having more than 40,000 square feet of retail space and more than one entrance to the premises may be entitled to use a second identification sign, no more than four square feet in area, provided that it is located directly over or in the immediate proximity of the entrance to the area which the sign announces. This entrance must lead directly into the use that the sign identifies and not into the general overall use of the facility. v. Additional non-illuminated wall signs, no more than four square feet in area, shall be permitted on facades not visible from adjacent streets in order to assist in directing customers to the business entrance. vi. For structures with corner entries, an additional wall sign may be permitted over the entrance, provided that the total sign area for all wall signs does not			

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NON-RESIDENTIAL BUILDING SIGNS				
				
	exceed the maximum total sign area allocation, when combined.			
<u>Aggregate size (all building signs combined):</u>	Buildings more than 120 feet from the adjacent ROW: 1.5 square feet per lineal foot of building/unit frontage (along a public or private street, parking lot or courtyard) ¹ All others: One square foot per lineal foot of building/unit frontage			Window signs do not count toward the allowable size.
<u>Max. size per sign</u>	i. One and one-half square foot per linear foot of building/unit frontage for structures set back more than 120 feet from adjacent rights of way, as measured from the property line. ii. One square foot per lineal foot of building/unit frontage for all other wall signs. 150 square feet	a. Signs shall be limited to four 4 square feet for horizontal signs. <u>24 square feet for vertical signs in size, which must be deducted from the total area allowed for wall signs.</u>	a. Primary Ground Floor Awnings. Signage is permitted, but must be deducted from the total area permitted for wall signs. a. Secondary Awnings. Individual awnings provided above windows and doorways on the first and second stories of a building may also have signs, not to exceed 10% of the surface area of each the front facing surface area of the awning where the sign is placed (tops and sides).	a. Window signs shall be permitted on ground floor establishments, not to exceed 1/3 of the total window area, as bounded by the outer window frame 4 sq. ft. or 20% of each window. See Section 14-5-7.F for window transparency requirements. All signage included within this area shall be located at the top third or bottom third of the window in order to enhance the transparency of the windows. All ground floor windows must maintain a minimum 66% transparency, except as noted in subsection (b) below. Ground floor windows must not be blacked out,

CITY OF KISSIMMEE LAND DEVELOPMENT CODE
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NON-RESIDENTIAL BUILDING SIGNS				
				
				blocked or mirror tinted.
<u>Location</u>	i. Signs allocated above may be placed on any building facade. However allocation of copy area shall be based on the facade fronting a public/private street. ii. Signs must not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail. iii. Signs must not be located above the first floor project above the top of the facade or wall. [ALREADY STATED IN 14-11-6.F] <u>Wall signs on buildings of up to three stories shall be located between the first and second floor windows. Wall signs on buildings of more than three stories may be placed on the top floor of the building (see Figure 11-19).</u>	b. Signs must have a minimum eight-foot clearance from the ground and must be set back a minimum of three feet from adjacent curb or vehicular use areas. Encroachment into the public right-of-way is not allowed (except along Broadway, if permitted by the public entity that has control over the public right-of-way).	<u>Awnings must have a minimum 8-foot clearance from the ground and must be set back a minimum of 3 feet from adjacent curb or vehicular use areas. Awning signs must allow a minimum space of 1.5 inches between the edge of the sign copy and the edge of the awning. [MANUAL REQUIRES 1.5 INCHES]</u>	<u>Ground floor only</u>
<u>Changeable copy</u>	iv. Changeable copy signs shall be permitted for signs on lots which directly front and arterial or collector roadway. Not allowed.	e. Changeable copy signs shall be permitted for signs on lots which directly front and arterial or collector roadway. Not allowed	<u>Not allowed</u>	<u>Not allowed</u>
<u>Illumination</u>	iii. For illumination requirements, see Section 14-11-7.D 14-11-3.B.	d. For illumination requirements, see Section 14-11-7.D 14-11-3.B.	b. Backlighting or internal illumination of awnings is prohibited. External illumination only.	<u>Neon signage only</u>
<u>Sign permit</u>	<u>Required</u>	<u>Required</u>	<u>Required</u>	<u>Not required</u>

NON-RESIDENTIAL BUILDING SIGNS				
				
Design standards	See Section 14-11-7.F			

¹ For gas stations, the attached sign size allowance is calculated based on the building length, not the canopy. However, the sign may be installed on the building or the canopy.

Figure 11-21. Wall Sign on Multi-story Buildings



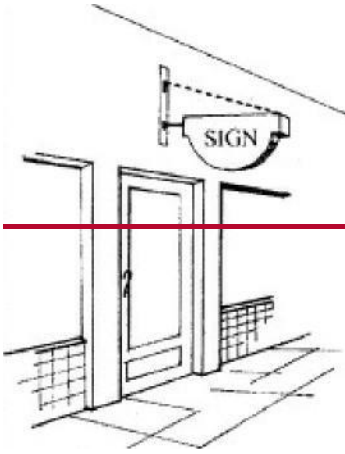
Figure 9. Wall signs

1. Wall Signs. Individual business wall signs shall be permitted in adherence with following criteria:
[STANDARDS MOVED TO TABLE ABOVE]

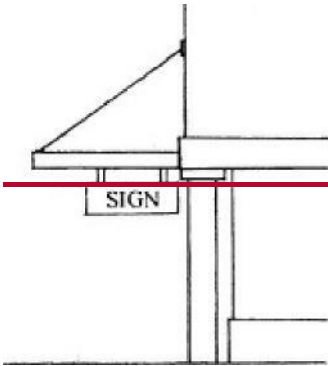
- A. Sign Allocation:
- b. Copy Area:

~~c. Placement.~~

~~d. Additional Criteria.~~

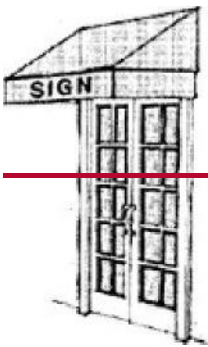


~~Figure 10. Projecting Sign~~



~~Figure 11. Under Canopy Sign~~

~~2. Projecting/Under Canopy Signs. (See Figures 10 and 11).~~



~~Figure 12. Awning Sign~~

~~3. Awning Signs. (See Figure 12).~~ **STANDARDS MOVED TO TABLE ABOVE**

~~4. Directory Signs.~~ **CONTENT-BASED – SEE INCIDENTAL SIGNS** Multitenant centers may provide one maximum four square foot sign on the building wall or freestanding in an interior courtyard to identify the businesses within that development. See Section 14-11-3.B for illumination requirements. **IF NOT VISIBLE FROM THE STREET, EXEMPT**

~~5. Building Identification Signs.~~ **[CONTENT-BASED – PART OF BUILDING SIGNS (WALL, PROJECTING, ETC.)]**

~~a. Building identification signs shall be permitted in addition to all signs above for buildings three stories and taller.~~

~~a. For buildings less than three stories in height, building identification signs shall be permitted in lieu of individual tenant wall signs.~~

~~b. Copy Area.~~

~~i. One square foot per foot of linear building frontage adjacent to a right-of-way.~~

~~ii. One and one-half square feet per linear foot of building/unit frontage for structures set back more than 120 feet from adjacent rights-of-way.~~

~~iii. Copy area may be divided among all building facades provided that each sign is identical in design, materials, content, and illumination.~~

~~iv. Signs may be applied vertically at one corner of each building facade provided that the sign does not exceed three feet in width and three stories in height.~~

~~c. Building identification signs must be backlit or consist of individual cut or channel letters. Cabinet signs shall not be permitted.~~

~~d. Signs must not cover any windows or architectural features of the building.~~

~~6. Window Signs (Permanent – No Permit Required). Window signs must comply with the following standards to ensure an adequate level of visibility and interaction between an establishment and adjacent pedestrian areas, and avoid excess visual clutter for aesthetic and safety reasons.~~ **[STANDARDS MOVED UP TO TABLE]**

~~b. Merchandise displays: Merchandise displays without signage shall be exempt from these requirements, but must not block more than 50% of the transparent window area.~~ **[NOT SIGN-RELATED]**

~~c. Interior signs must be non-illuminated and placed a minimum of 15 feet from the window glass or building opening and must be located only in areas accessible to the public in order to be exempt from these requirements. Said signs must not exceed 20 square feet in copy area.~~

~~7. Instructional Signs. Instructional signs identifying an entrance or providing direction with no commercial advertising shall be permitted. Signs must be a maximum of four square feet in size. Signs must not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail and must not project above the top of the facade or wall. Illumination must follow the requirements of Section 14-11-3.B.~~ **[CONTENT-BASED – SEE INCIDENTAL SIGNS]**

(Ord. 2831, passed 8-21-12; Am. Ord. 2888, passed 9-23-14)

C. Additional Signs

In addition to the freestanding and building signs allowed in the previous subsections, there are other signs that are permitted in non-residential districts which do not count toward the allowable size or number of signs noted in the previous sections. They must meet the following provisions and the design requirements of Section 14-11-7.F:

Table 11-4. Ancillary Signs in Non-Residential Districts

	<u>Incidental Signs</u>	<u>Pedestrian Signs</u>	<u>Drive Through</u>
			
<u>Type of sign</u>	Ground Freestanding or Wall attached	Hanging	Freestanding
<u>Number</u>	Up to 6 per site, unless the Director approves additional signs to ensure safety	1 per tenant	1 per drive-through lane
<u>Max. size per sign</u>	6 square feet	1.5 square feet	40 square feet maximum
<u>Max. Sign height</u>	4 feet (including base) for ground signs	NA	8 feet
<u>Location</u>	Minimum 3 feet from all property lines; 25 feet if adjacent to residentially zoned districts	Under canopy or arcade with an 8-foot minimum clearance	Adjacent to the drive through lane
<u>Design</u>	All incidental signs must be coordinated in type and color	NA	NA
<u>Changeable copy</u>	No	No	Yes (Section 14-11-7.E)
<u>Illumination</u>	Yes (Section 14-11-7.D)	No	Yes (Section 14-11-7.D)
<u>Sign Permit</u>	Yes	Yes	Yes

H.D. Gas Stations.

- Canopy. In calculating lineal feet of building frontage for purposes of determining wall sign size, gasoline station canopies shall not be included. ~~A company logo/name not to exceed four square feet shall be permitted on each side of a canopy.~~ **[CONTENT BASED]**. Walls signs, as identified in Section 14-11-5.B.1, are not permitted on the canopy. **[THIS PROVISION IS ALREADY INCLUDED AS A TABLE FOOTNOTE. RECOMMEND DELETING]**
- Gas Pumps. **[SIGNS OF LESS THAN 2 SQ. FT. ARE EXEMPT]**
 - Instructional signs with no commercial advertising **[CONTENT BASED]** not exceeding a total of one and one-half square feet shall be permitted for each pump. Said signs are for the purposes of providing customers with direction on pumping gas and are not intended for other product advertisement. **[RECOMMEND DELETING]**
 - Other signs must be limited to an additional one and one-half square feet per pump side and are intended to be viewed by the individual standing at the pump, not from adjacent rights-of-way.

~~14-11-2. Signage Standards for the Vine Street Overlay District~~

~~Signs within the Form-Based Code, established in Chapter 14-5 of this Code, shall conform to the requirements of this chapter and the following supplemental standards. In the event of a conflict between other provisions of this Code and this Section, the more restrictive of the provisions shall prevail.~~

- ~~A. Ground signs are discouraged in the Form-Based Code area as buildings are required to be close to the street, making freestanding signs unnecessary. Not all sites will be able to accommodate a ground sign.~~
- ~~B. The maximum copy area of ground signs along streets other than Vine Street and John Young Parkway shall be as follows. Ground signs along those two streets shall comply with the sign size requirements of **Section 14-11-9**.~~
- ~~• Building size <25,000: 36 square feet~~
 - ~~• Building size >25,000: 50 square feet~~
- ~~C. Ground signs along streets other than Vine Street and John Young Parkway shall not exceed six feet in height. Ground signs along those two streets shall comply with the sign height requirements of **Section 14-11-9**.~~
- ~~D. Only one ground sign is allowed for each road frontage per site, regardless of the length of roadway frontage.~~
- ~~E. Ground signs shall be located behind the front façade and not be located between the building and the front/street property line if the building is placed within 15 feet or less from that property line.~~
- ~~F. Ground signs may be located in front of or behind the street wall, or affixed to it, and may extend over the top of the street wall to the maximum sign height allowed (see **Figure 11-4**).~~

~~**A. Vine Street Overlay District Signs.** All new signs shall be uniform to the development and consistent with the standards below. Freestanding and/or ground signs shall be limited to monument signs or post-style signs. Signs erected or required by government agencies are exempt from these standards.~~

~~1. Sign Allocation:~~

- ~~a. One monument or post-style sign per street frontage, per lot. However, if the lot has more than 600 feet of street frontage on an A or B street, 2 ground signs shall be permitted. When two ground signs are located on the same property, a minimum 100-foot separation, measured parallel to the property line, shall be provided between signs.~~
- ~~b. Wall signs shall be limited to:~~
 - ~~i. One sign per ground floor unit fronting on a public right-of-way.~~
 - ~~ii. One sign per ground floor unit within an entrance facing internally to a parking area or courtyard.~~
 - ~~iii. One sign per second floor unit with a dedicated entrance on the ground floor.~~
- ~~c. Building identification signs shall be permitted on each facade of a building a minimum of three stories in height with frontage on a public right-of-way.~~
- ~~d. One projecting or under canopy sign shall be permitted per ground floor establishment meeting the criteria for wall signs above.~~
- ~~e. One window sign shall be permitted per ground floor establishment.~~
- ~~f. One awning sign shall be permitted per ground floor establishment.~~
- ~~g. When multiple businesses occupy the same building on different floors, a flat, wall mounted directory sign or a window sign may be included at the primary entrance.~~

~~Primary entrances include separate doorways or lobby entrances. A directory sign may be used in combination with other signs. Sign directories shall not exceed four square feet. Text size, color and font shall be standardized between different businesses listed on the same sign.~~

- ~~h. Unlit wall signs a maximum of four square feet in size shall be permitted where not visible from adjacent right(s) of way.~~

~~2. Sign Location:~~

- ~~a. Wall signs shall not be located above the first floor elevation.~~
- ~~b. Building identification signs may be located above the first floor, but shall not protrude above the roof line or roof cornice.~~
- ~~c. No sign shall obscure any architectural element of the building facade.~~
- ~~d. No primary ground sign (monument) shall be located in any sight triangle,, required landscape island or parking space and shall be located so as to avoid the unnecessary removal or hatracking of trees.~~
- ~~e. Projecting signs or under canopy signs shall be mounted above or below an awning, providing a minimum eight feet of vertical clearance as measured from the sidewalk. There shall be a minimum of three feet of horizontal clearance from the back of the curb to the front edge of the sign.~~

Table 14-2-54-2: Sign Size by Street Type

<i>Sign Type</i>	<i>A Street</i>	<i>B Street</i>	<i>C Street</i>
Wall	4.5 square feet for each 1 linear foot of unit frontage.	1 square foot for each 1 linear foot of unit frontage.	1 square foot for each 1 lineal foot of unit frontage.
Building Identification	1 square foot for each 1 linear foot of building frontage on a public right of way. May be divided		
Primary Ground Sign (Monument)	100 square feet. No more than 10 feet in height.	36 square feet. No more than 7 feet in height.	Not permitted.
Projecting / Under Canopy	4 square feet. Area deducted from permitted wall sign area.		
Post Style	Not applicable.	Not applicable.	6 square feet. No more than 4 feet high.

Table 14-2-54-2: Sign Size by Street Type

<i>Sign Type</i>	<i>A Street</i>	<i>B Street</i>	<i>C Street</i>
Window	4 square feet. Not exceeding 20% of window area.		
Awning	Area deducted from permitted wall sign area.		
Temporary Window	No more than one third (33%) of the transparent glass area of the window.		
Directory Sign	4 square feet. Must be mounted to building wall.		

~~3. Sign Illumination:~~

- ~~a. All signs shall be illuminated by external means only, except for the following:~~
- ~~i. Building identification signs may include internally illuminated channel lettering.~~

- ~~ii. Establishments within an existing multi-tenant center located on an A or B street may utilize internally illuminated channel lettering for wall signs. This does not apply to stand-alone buildings within an outparcel of an existing development or properties located on a C street.~~
- ~~iii. Properties located on an A or B street may utilize internally illuminated cabinet signs for any ground signs provided that said cabinets utilize opaque panels where only the lettering appears to be lighted. The use of cabinet signs with translucent backlit panels is prohibited. The use of cabinets for wall signs or for ground signs located on C street frontages shall also be prohibited.~~
- ~~b. Backlighting is permitted.~~
- ~~c. The light from any illuminated sign, or from any light source, shall be shaded, shielded, or directed so that the light intensity or brightness shall neither adversely affect the surrounding premises nor impede safe vision of operators of vehicles moving on streets or parking areas.~~
- ~~d. Internal illumination is permitted only for window signs. Internal illumination shall not consist of blinking or moving copy.~~

~~14-11-3. Special District/Use Signs.~~

~~In addition to the standards above, the following requirements shall apply to those districts/uses set forth below in order to accommodate the unique circumstances such uses pose.~~

14-11-10. AO District and AI District Signs.

A. Signs in an AO or AI District must comply with the following additional regulations and shall be reviewed for compliance with these regulations by the Airport Director.

- 1.A. Wall signs may face a runway or taxi way but in no case shall more than two sides of a building contain such signs. In the case of the AO District, two wall signs are allowed per ground floor establishment but combined, must not exceed the total maximum copy area. Copy area must be a maximum of one foot per linear foot of building frontage.
- 2.B. Aviation fuel signs at the airport are exempt from the tract frontage requirement. One aviation fuel sign is allowed for each establishment selling aviation fuel at the airport.
- 3.C. Lighted signs. All lighted signs must be so designed, located, shielded, and directed so as to prevent the casting of glare or direct light from artificial illumination upon any adjacent runway, adjacent taxiway, publicly dedicated property, or property outside the AO and AI districts.
- 4.D. FAA Rules and Regulations. All signs within the AO and AI districts must comply with all applicable Federal Aviation Administration (FAA) rules and regulations.

B. Hospitals. ~~Signs on hospital grounds directing the public to the emergency room, as follows:~~

ADDRESSED IN SIGN MASTER PLAN

- ~~1. One wall-mounted sign on the front face of the emergency room entry wall, not to exceed 100 square feet, which may only read "EMERGENCY".~~
- ~~2. One ground-mounted sign, not to exceed 16 square feet, indicating the direction to the emergency room.~~
- ~~3. For hospitals with multiple access points, the number of ground signs may be increased to a total of one wayfinding sign per each access point onto a public street. Said wayfinding signs must not exceed 36 square feet. Submittal of signage showing the location and design of each proposed~~

~~sign must be provided and is subject to ARC and building permit review and approval. The ARC shall base its determination upon the need for the additional signs, the provisions of a unified theme for all signage on the site, the compatibility and aesthetic impact of the request on the character of the surrounding area, compliance with the provisions of this section, and any other factors regarding the health, safety and welfare of the general public.~~

~~**C. Government Buildings.** Permanent and temporary signs for government and other public uses must be reviewed on a facility specific basis. Individual facility needs, as well as surrounding areas and applicable requirements of this chapter must all be considered in determining sign allowances for these facilities. Such signs must be reviewed and approved by the Development Services Director, with a formal recommendation from the ARC.~~

~~**D. Movie Theaters.** In addition to the signs outlined in Section 14-11-5, movie theaters located within a multi-tenant center shall be permitted one additional ground sign in accordance with the criteria below:~~

- ~~1. Signs must be a maximum area of 100 square feet and nine feet in height.~~
- ~~2. Signs must be set back from adjacent property lines by three feet and must be located a minimum of 50 feet from adjacent intersections.~~
- ~~3. See Section 14-11-3-B for illumination requirements.~~

~~**E. Pawn Shops.**~~

- ~~1. All lettering on pawnshop signs must be a solid achromatic, earth-toned, or pastel color and each such letter must be the same print and color.~~
- ~~2. The background on the display surface must be of the same or a different uniform solid achromatic, earth-toned or pastel color chosen for the letters.~~
- ~~3. A pawnshop located in a commercial center that has a unified signage scheme must utilize the scheme consistent with the rest of the center and otherwise conforming to city codes.~~

~~**F. Drive-Throughs.** Drive-through restaurant establishments shall be permitted to have changeable copy signs (in addition to other permitted signs) showing its menu provided they meet the following criteria:~~

- ~~1. The sign must have a transparent protective locked cover;~~
- ~~2. The sign must be affixed to a wall of the establishment adjacent to the drive-in service window or located freestanding within and parallel to the drive-in lane area;~~
- ~~3. If freestanding, the top of the sign is not to exceed six feet in height; and~~
- ~~4. The speaker must not be audible beyond the property line.~~
- ~~5. Sign must not be located between the building and adjacent rights-of-way.~~

~~**G. Extended Home Occupations.** For properties with a valid extended home occupational license, as outlined in Section 14-6-8.B, signage is limited to a single, one square foot non-illuminated placard that is attached to the residence, near the main entrance of the residence. Entrances, openings, doors and windows to a garage, patio or screen room are not allowed to be marked or have signage. The placard must not project from the structure and must be made out of materials similar to the structure in which it is attached. The placard must only state the name of the business. No other temporary or permanent signage is allowed.~~

14-11-11. ~~14-11-9.~~ Temporary Signs.

Temporary signs may be freestanding or attached to the building and shall not count against the maximum sign copy allowed for permanent signs. Temporary signs not expressly listed below are prohibited. ~~Unless indicated otherwise, permits for the signs below shall not be required.~~

Table 11-5. Temporary Signs

	<u>BANNERS</u>	<u>FEATHER BANNERS</u>	<u>COLD AIR INFLATABLES</u>	<u>PORTABLE SIGNS</u>	<u>WINDOW SIGNS</u>
					
<u>Number of Signs</u>	1. Residential Districts. One banner per development <u>One1 per establishment or residential development.</u> <u>Only 25% of the licensed business establishments in shopping centers or buildings with multiple business establishments may have a banner sign at any given time.</u>	1. Residential Districts. One1 feather banner-per development <u>establishment or residential development.</u> <u>Only 25% of the licensed business establishments in shopping centers or buildings with multiple business establishments may have a feather banner sign at any given time.</u>	<u>1 per establishment. Allowed in multi-family and non-residential districts. Not allowed in residential districts or the Downtown Form-Based Code area except for lots with direct frontage on Vine St. and John Young Pkwy. For multiple-tenant sites, only one establishment may have a cold air balloon at any given time. No new balloons shall be permitted on the property for at least 20 days after the expiration of the previous permit.</u>	1. One portable pedestrian-oriented sign1 per ground floor establishment-shall be permitted for commercial establishments within the Downtown Form-Based Code area and multitenant centers as defined in Chapter 14-2.	<u>1-per window</u>

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	<u>BANNERS</u>	<u>FEATHER BANNERS</u>	<u>COLD AIR INFLATABLES</u>	<u>PORTABLE SIGNS</u>	<u>WINDOW SIGNS</u>
<u>Maximum Duration</u>	may be displayed for a maximum of 30 days per calendar year in residential districts / 90 days in non-residential. for grand opening events only. The length of display for any banner sign may be divided into no more than three separate time periods with a maximum length of 10 days for residential, 30 days for non-residential, each requiring a separate permit.	may be displayed for a maximum of 30 days per calendar year for residential and 90 days per calendar year for non-residential. for grand opening events only. The length of display for any feather banner sign may be divided into no more than three separate time periods with a maximum length of ten days for residential, 30 days for non-residential, each requiring a separate permit.	60 days per calendar year	4. No maximum duration, but Signs must only be displayed during hours of operation for the business which they are advertising establishment. Signs must be stored inside the business when not in use and must not be left outside or on the public sidewalk after business hours.	NA
<u>Maximum Size</u>	Banners must be a maximum of six square feet in size. 21 square feet in multi-family and non-residential; 6 square feet in all other districts	Banners must be a maximum of six square feet in size and 21 square feet		2. Size/Height. Signs must be a maximum of eight 8 square feet per side for a two-sided sign and	Combined with a permanent window sign, if one is used, shall not exceed 1/3 of the total window area.
<u>Maximum Height</u>	Not applicable	no more than ten 10 feet in height.	25 feet	no more than four 4 feet in height.	NA
<u>Illumination</u>	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed

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	<u>BANNERS</u>	<u>FEATHER BANNERS</u>	<u>COLD AIR INFLATABLES</u>	<u>PORTABLE SIGNS</u>	<u>WINDOW SIGNS</u>
<u>Location</u>	Must be mounted or secured on the facade of a structure, on a ground sign, or on a fence or wall. 8-foot clearance over a pedestrian, bicycle or vehicle traffic area shall be provided.	Must be set back a minimum of 10 feet from the front property line and driveway entrance.	Must meet district setbacks or at least 15 feet or the height of the balloon, whichever is greater, as measured from the property line to the outer edge of the balloon. Must not be located within retention areas, required parking spaces, drive aisles or sight triangles.	a. All signs must be located within five 5 feet of the entrance of the business which they are advertising or immediately adjacent to associated outdoor dining areas. b. Within the Downtown Form-Based Code area, in addition to the provisions of section (a) above, signs Sign may be located on a public sidewalk provided that five 5 feet of clear pedestrian access is maintained on the sidewalk. 5. Signs must not be secured or otherwise locked to any item within the public right of way in a manner that would prevent necessary removal of the sign by the city.	<u>Ground floor establishments only</u>
<u>Permit Required</u>	Yes, shall not be permitted simultaneously with a feather banner	Yes, shall not be permitted simultaneously with a banner	Yes	Yes	Yes THIS WOULD BE VERY DIFFICULT TO ENFORCE!

H. Banner Signs (Permit Required).

[ALL STANDARDS MOVED TO TABLE]

- ~~2. Non-Residential and Multi-family Districts. One banner per establishment may be displayed for a maximum of 90 days per calendar year. Banners must be a maximum of 21 square feet in size. Banners for establishments located in multi-tenant centers must adhere to the following:
 - ~~a. Only 25% of the licensed business establishments in shopping centers or buildings with multiple business establishments may have a banner sign at any given time.~~
 - ~~b. A business establishment with multiple city occupational licenses at a single location, must only have one banner for 90 days per calendar year.~~
 - ~~c. Only one single banner sign may be mounted on a permanent monument or pole sign; additional permitted banner signs for other business establishments must be mounted on the building.~~~~
- ~~3. Public and Semi-public Uses. One banner per establishment may be displayed for a maximum of 60 days per calendar year. Banners must be a maximum of 30 square feet in size. Off site banners shall be permitted as follows:
 - ~~a. Permitted for special events or fundraising drives held by a semi-public or public use only.~~
 - ~~b. Must be located on non-residential zoned property with permission of the owner of the property where banner sign is to be displayed.~~
 - ~~c. An establishment may not have both an off-site and an on-site banner sign concurrently.~~~~
- ~~4. Political Party and Candidate Headquarters and Offices. One banner per establishment may be displayed beginning six months prior to the election and must be removed within seven days after the election. Banners must be a maximum of 21 square feet in size.~~
- ~~5. Illumination. No illumination is permitted for banner signs. [MOVED TO TABLE]~~
- ~~6. Location. All banner signs must be mounted or secured on the facade of a structure, on a permanent monument or pole sign, or on a fence or wall. Banner signs must not be mounted, secured or hung from trees or other landscaping; permanent flag poles; utility poles; light poles; temporary poles or similar type supports constructed of wood, plastic, metal, or wires; or any temporary device used solely for the purpose of supporting a banner sign. Banner signs must not be mounted or secured to vehicles. Banners must not cover windows located on the front of the establishment or the storefront. The bottom of any banner sign mounted or hung over a pedestrian or vehicle traffic area must have a minimum of eight feet of ground clearance.~~
- ~~7. The length of display for any banner sign may be divided into no more than three separate time periods with a minimum length of 30 days, each requiring a separate permit.~~

I. Feather Banners (Permit Required). [ALL STANDARDS MOVED TO TABLE]

- ~~2. Non-Residential and Multi-family Districts. One feather banner per establishment may be displayed for a maximum of 30 days per calendar year. Banners must be a maximum of 21 square feet in size and no more than ten feet in height. Banners for establishments located in multi-tenant centers must adhere to the following:
 - ~~a. Only 25% of the licensed business establishments in shopping centers or buildings with multiple business establishments may have a feather banner sign at any given time.~~
 - ~~b. A business establishment with multiple city business tax receipts at a single location, shall only have one banner for 90 days per calendar year.~~~~

- ~~—3. Feather banners shall not be permitted in the Downtown Form-Based Code area.~~
- ~~—4. Illumination. No illumination is permitted for banner signs.~~
- ~~—5. Location. All feather banners must be set back a minimum of five feet from the front property line and must not be located within sight triangles.~~
- ~~—6. The length of display for any banner sign may be divided into no more than three separate time periods with a maximum length of ten days, each requiring a separate permit.~~
- ~~—7. Feather banners shall not be permitted concurrently with other banners for the same establishment.~~

J. ~~Cold Air Balloons (permit is required).~~

ALL STANDARDS MOVED TO TABLE

- ~~1. Cold air balloons shall be permitted in non-residential and multi-family districts only. Balloons shall not be permitted within the Form-Based Code area except for lots with direct frontage on Vine Street or John Young Parkway.~~
- ~~2. One cold air balloon per establishment may be displayed for a maximum of 60 days per calendar year, for no less than ten days per display. For multiple tenant buildings, only one establishment may have a cold air balloon at any given time. No new balloons shall be permitted on the property for at least 20 days after the expiration of the previous permit.~~
- ~~3. Location. Balloons must meet setback requirements of the zoning district where located, except balloons must be located a minimum of 15 feet or the height of the balloon, whichever is greater, from adjacent rights of way, as measured from the property line to the outer edge of the balloon, and must not be located within retention areas, required parking spaces, drive aisles or site triangles.~~
- ~~4. Cold air balloons must not exceed 25 feet in height from grade.~~
- ~~5. See Section 14-11-3.B for illumination requirements.~~

K. ~~Pedestrian Oriented Signs.~~

[SEE TABLE – PORTABLE SIGNS]

~~L. Temporary Window Signs. Temporary window signs, as defined in Chapter 14-2, must not exceed more than one-third of the transparent glass area of any window, to be combined with any permanent window signage. Said signs shall be permitted on ground floor establishments only. Merchandise displays without signage shall be exempt from this requirement, but must not block more than 50% of the transparent area of the window. Signs displayed in the interior of the building must be non-illuminated and set back a minimum of 15 feet from the glass or opening in order to be exempt from this section. See Section 14-11-5.B.6 for additional window transparency requirements.~~

~~M. Future Occupant Signs (Permit Required). Future occupant signs are intended to assist in advertising businesses that have not yet obtained their certificate of occupancy or business tax receipt. One future occupant sign shall be permitted per establishment. Said signs must be a maximum of 20 square feet in size and must be removed upon business tax receipt issuance or within 120 days of installation, whichever is less. This period may be extended by the Development Services Director upon formal request if a business tax receipt is not issued within 120 days. Future occupant signs must contain only the names and/or logos of future occupants of the site. Future occupant signs must also adhere to the standards outlined in Section 14-11-9.A for banner signs.~~

A. Searchlights.

Search-lights and/or beacon lights may be permitted for a total of ten days per calendar year per business upon approval of the Development Services Director. The following special requirements shall apply:

1. Searchlights may be used for a total of ten days per calendar year.
2. Conditions: The Development Services Director may require such electrical and lighting restrictions as deemed appropriate.
3. Traffic: The location must be such that the lighting equipment does not interfere with traffic.
4. Noise: Noise must be confined to the business tenant's property for which the lights are intended for advertisement.
5. Glare: Glare must be shielded so as to prevent the casting of light upon adjacent to publicly dedicated roadways and surrounding property.
6. Number: The number of lights must be limited to four lights light beams per tenant business.
7. A permit is required.

Figure 11-22. Searchlights



B. Real Estate Signs.

N. Sites and buildings offered for sale or rent are allowed the following signage:

1. Residential Districts. One sign, a maximum of six square feet in size, shall be permitted per street frontage in residential districts.
2. Non-Residential and Multi-family Districts. One sign, a maximum of 32 square feet in size, shall be permitted per street frontage in Non-Residential, Mixed-use and Multi-family Districts.
3. Illumination. No illumination is permitted for real estate signs.
- 3.4. Sign shall be removed when new occupant has inhabited the property.
4. Off site real estate signs shall be prohibited. All real estate advertised must be located on the premises where the sign is located.
5. A permit is required.

O.C. Contractor Signs and Project Signs Construction Sites.

Freestanding or signs applied to the construction fence/screen are permitted on sites undergoing construction or renovation as follows:

1. Residential Districts. One sign per lot may be displayed per site during remodeling or construction only.
2. Contractor The signs may be installed after site plan/permit approval for up to 18 months or the issuance of a certificate of occupancy, whichever is less.

~~4.3.~~ Signs must be a maximum of six square feet in size in residential districts, 32 square feet in non-residential and mixed-use districts.

~~2. Non-Residential and Multi-family Districts. One sign per establishment may be displayed during remodeling or construction only. Contractor signs may be installed after site plan/permit approval for up to 18 months or the issuance of a certificate of occupancy, whichever is less. Signs must be a maximum of 32 square feet in size.~~

~~3.4.~~ ~~Illumination. No illumination is permitted for contractor signs.~~

~~P. Construction Site Screening. Screening of construction site, including mesh or other durable opaque surface, which includes commercial advertisement directly related to onsite activities or directions on entering the site may be displayed during remodeling or construction only. The screening may be installed after site plan/permit approval for up to 18 months or the issuance of a certificate of occupancy, whichever is less. Screening must be maintained against fading, tearing or otherwise coming loose from the fence to which it is attached. No illumination shall be permitted.~~

5. A permit is required.

Q.D. Model House Signs (Permit Required).

- ~~1. Maximum number. One model house sign shall be permitted per model lot house and per sales office lot location. In addition, up to three model arrow signs shall be permitted for the development.~~
- ~~2. Size. Model house signs must be limited to six square feet in size. Model arrow signs must not exceed four square feet.~~
- ~~3. Location. For developments with privately maintained rights of way, the sign may be displayed in the right of way with the permission of the entity responsible for maintenance. For developments with public right of way, signs must be located on private property and must be set back a minimum of three feet from the front property line. All signs must be located on a street interior to the development.~~
- ~~4. Time. Signs may be displayed for up to one year after the certificate of occupancy is issued for the last house in the development.~~
- ~~5.4. Illumination. Shall be prohibited. Exterior illumination only. See Section 14-11-3.B for illumination requirements.~~

5. A permit is required.

E. Garage Sale Yard Signs.

[COMBINING WITH POLITICAL SIGNS]

Temporary Garage sale yard signs shall be permitted within residential and non-residential districts only subject to the following.

1. One Three signs per lot may be displayed for a maximum of three days per garage sale up to 7 days after the event they advertise is over. See Section 106.1435, F. S. for the removal of political campaign advertisements.
2. Signs may be up to two three square feet in size in residential districts and 32 square feet in non-residential districts and must be located onsite where the sale is located.
3. The maximum sign height shall be three feet in residential districts and 7 feet in non-residential districts.

~~R.4. Yard Said signs must not be illuminated.~~

5. No permit is required.

~~**S. Mobile Trailer Signs (permit required).** One temporary mobile trailer sign may be approved by the Building Official for each lot in non-residential districts located along street frontages impacted by a road construction project. These signs may be allowed during the construction process in locations where the sign would not create a safety hazard.~~

~~**T. Non-profit Off-site Directional Signs (Permit Required).** A permit may be issued for temporary signs, located on public lands or rights-of-way, announcing special events for civic and other non-profit organizations by approval of the Development Services Director (or designee) in accordance with the following:~~

- ~~1. A maximum of five off-site signs shall be permitted per event. Additional signs may be considered for road races, parades or similar events, subject to DRG review. In no case shall signs be permitted at greater than a distance of greater than 0.5 miles of the event.~~
- ~~2. Signs may consist of the following:~~
 - ~~a. Banners no larger than 30 square feet in size and in accordance with Section 14-11-9.A for banner placement.~~
 - ~~b. Feather banners no larger than 21 square feet in size and ten feet in height.~~
 - ~~c. Pedestrian-oriented signs no larger than eight square feet.~~
 - ~~d. Garage sale signs no larger than four square feet.~~
- ~~3. Signs shall only be located on roadways under the City of Kissimmee jurisdiction. Placement on County and FDOT roadways shall be prohibited.~~
- ~~4. Signs must be set back a minimum of three feet behind the curb of the adjacent right of way and must not be located within ten feet of any private drive or within 25 feet of a public intersection.~~
- ~~5. Any off-site directional sign may be installed up to one week preceding the event and must be removed immediately thereafter.~~
- ~~6. Considerations shall be made for impacts to surrounding properties, rights-of-way, safety and visibility when reviewing proposed signs.~~

~~**A. Political Signs.** Residential districts are as follows: the RE district, all RA districts, all RB districts, all RC districts, all MH districts, the RPB district, and areas of PUDs that have a residential assignment. All other districts are considered non-residential. Political signs may not be erected on any public property, including road rights-of-way and any utility pole in accordance with Section 14-11-3.L. The requirements set forth herein do not apply to political campaign information contained on any commercial signs. In the event a tropical storm or hurricane approaches the City of Kissimmee, code enforcement staff will contact each political candidate or political affiliated headquarters by phone, fax or e-mail informing them that their political signs must be removed by the candidate by the prescribed time. If a political sign is not removed by the time outlined, code enforcement staff will collect them and store them in a central location. The candidates can receive them once the storm has passed, however a \$10 charge for each sign collected will be imposed. If the signs are not picked up within ten days after the National Weather Advisory has been lifted, the signs will be discarded.~~

Political Signs

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	Residential District	Non-Residential District and Multi-family
Location	On private property only, and only with property owner's consent	On private property only, and only with property owner's consent.
Number, maximum	For each property, one political sign per candidate, ballot issue, or political issue.	For each property, one political sign per candidate, ballot issue, or political issue.
Area, maximum	Each sign not to exceed 3 square feet in size. Signs may be double sided, each side not to exceed the above stated maximum.	Each sign not to exceed 32 square feet in size. Signs may be double sided, each side not to exceed the above stated maximum.
Height, maximum	Each sign must not exceed 3 feet in height	Each sign must not exceed 7 feet in height.
Illumination	None	None
Time limit	May be displayed for: - 30 days prior to an election for any referendum item - 90 days prior to an election for a candidate. Removal must be in accordance with F.S. § 106.1435, as amended. If not removed, the city will remove the sign(s) in accordance therewith.	May be displayed for: - 30 days prior to an election for any referendum item - 90 days prior to an election for a candidate. Removal must be in accordance with F.S. § 106.1435, as amended. If not removed, the city will remove the sign(s) in accordance therewith.

F. Human signs.

U. The general standards and sign features for human signs in all nonresidential districts are as follows: NOT EXACTLY A STRUCTURE. THE CODE ALREADY PROHIBITS SIGNS IN THE ROW AND MOVING SIGNS. DIFFICULT TO ENFORCE

1. Human signs must be limited to one per ~~property~~site.
2. The sign must not be displayed higher than eight feet from the lowest point of the ground directly below the human being holding it. The human beings must not artificially increase the height by standing on any object.
3. Human signs must display only a single face. No double-sided, V shaped or multi-faced signs are allowed.
4. The maximum sign copy area which may be displayed or illustrated is six square feet.
5. Human signs may be displayed for no more than ninety days per calendar year, and only during ~~day light~~daylight hours when the business ~~being advertised~~ is open to the public. The days may be divided into no more than six time periods, no less than 15 days for each period. Each time period requires a separate application, fee and permit.
6. No human sign shall be temporarily or permanently embedded in the ground, nor temporarily or permanently affixed to a building, structure, landscape, sign structure, light pole or other permanently affixed object.
- ~~7. Human signs must be located only on the real property, lot or parcel where the business being advertised is located. No off premises human signs are allowed within the city.~~ THIS ONE GETS INTO CONTENT – HOW WOULD YOU KNOW THAT THE SIGN IS ADVERTISING ANOTHER BUSINESS? DOES IT MATTER WHAT THE SIGN SAYS AS LONG AS IT GETS A PERMIT TO OPERATE ON A SITE?
- ~~8.7.~~ Human signage's The sign must not be allowed within any public right of way, including, but not limited to public streets, alley ways, sidewalks, bike paths/lanes or any other dedicated lands dedicated to the public; nor interfere with or physically interact with the motorist, pedestrians or bicyclists using the public right of ways.

- ~~9.8.~~ Human ~~signage-signs~~ must not interfere with the designed traffic and pedestrian walkways on the approved site plan of the business ~~being-where~~ advertised.
- ~~10.9.~~ Human ~~signage-signs~~ must not utilize any forms of illumination internal or external including, but not limited to flashing, blinking, or rotating lights nor reflection of light by mirrors.
- ~~11.10.~~ Human signs must not employ any motion of any part, by any means, the illusion of motion or display color changes, nor must the sign be spun, twirled, swung, tossed, gyrated by the human being holding it. There must be no attachments to the sign such as ribbons, flags, balloons or other attention-getting devices.
- ~~12.11.~~ Human signs must not generate any noise. No shouting, bull horns or amplified sound are permitted.
- ~~13.12.~~ Human signs must not block or hinder the view of traffic control devices or vehicle site triangles as defined in City Code. No human sign must interfere with the free use of any fire escape, means of egress or standpipes; nor obstruct any building openings, windows or ventilations.
- ~~14.13.~~ Any human sign that is dangerous must be taken down immediately and made safe according to the Code Officer or Building Official
- ~~15.14.~~ No temporary signage, such as temporary banners or cold air balloons must be displayed while human signs are displayed.
- ~~16.15.~~ Before a human sign may be displayed, a permit must be obtained. The permit must be posted at the business ~~advertised~~ where the human sign will be located, in a conspicuous location. The application fee is due at the time the permit application is submitted ~~is a non-refundable sum of \$50~~. The application must include a detailed description of the human ~~signage~~ sign, including a plot plan showing where the human sign will be located. Proof of liability insurance approved by the city that specifically identifies coverage of the human signage in coverage amount of \$1,000,000 must be provided. Any application submitted that has not received approval for a permit within 30 days of submittal must be deemed, denied.

~~(Ord. 2831, passed 8-21-12; Am. Ord. 2850, passed 3-19-13; Am. Ord. 2888, passed 9-23-14; Am. Ord. 2929, passed 4-5-16)~~

~~V.14-11-12. Master Sign Plan Design for Large Scale, Mixed Use, and Planned Unit Developments (New Development Only).~~

A. Purpose and Applicability.

The purpose of this section is to encourage and promote ~~re-development and new construction~~ coordination, diversity and creativity for signage within large scale developments. It is not the intent of this section to allow deviations from current regulations unless strictly necessary to accommodate complex developments. ~~Additionally, t~~The intent is to set higher and more creative, aesthetic standards than may be available under the standard code.

For projects containing multiple tenants and under single management control (e.g., shopping centers, business parks, campus-style developments, mixed-use developments), the owner or manager may submit a master sign plan to establish the area, types and location for all signs to be installed on the building site. The plan must also show existing signs proposed to remain.

If a master sign plan is not submitted, the sign shall be subject to the requirements within this chapter. After approval of the master sign plan, each tenant shall apply for a sign permit when any sign is proposed. This section is applicable to ~~shall be applicable for the following type of projects:~~

1. Major multi-tenant centers.
2. Planned unit developments.
3. Developments of Regional Impact (DRI).
4. Mixed use developments.
5. Hospitals

~~Residential developments, single family or multi family occupying over five acres or over three stories in height.~~

~~Commercial properties with a minimum of six outparcels.~~

B. Sign Plan Submittal.

~~4. Through the site plan process~~ The applicant must submit, as part of their overall **architectural and site plan review sign permit package**, a master signage plan, which must include at least the following elements: ~~program dealing with all aspects of the signage for the site and the project. The master signage program must include a set of standards, but is not limited to the placement of signs, the materials signs are made of, the letter size, style and/or colors to be used within the project. This shall be applicable for the following type of projects:~~

~~a. Major multi-tenant centers.~~

~~b. Planned unit developments.~~

~~c. Developments of Regional Impact (DRI).~~

~~d. Mixed use developments.~~

~~e. Residential developments, single family or multi family occupying over five acres or over three stories in height.~~

~~Commercial properties with a minimum of six outparcels.~~

1. A site plan, drawn to scale, indicating the location of all freestanding signs erected or to be erected on the parcel, including setbacks.
2. An elevation plan, drawn to scale, depicting all signs placed or to be placed on the buildings on the parcel.
3. A scaled elevation drawing of all freestanding and building signs, including their supporting structure, depicting the sign type, height, materials, dimensions and sign copy area.
4. The types of illumination to be used for each type of sign.
5. Proposed landscaping around the base of all freestanding signs.
6. Justification for deviations from current sign regulations.
7. Narrative outlining the process for approval of changes to the master sign plan.
8. A statement that "Any proposed sign by any tenant that creates a uniform change from the approved Master Sign Plan will require the applicant to obtain a statement from the property owner or manager' assessing the extent to which the variation is in keeping with the intent and goals of the Master Sign Plan."

C. Review and Approval of a Master Sign Plan.

~~2.~~ (3) In reviewing the application for approval, the Development Review Committee (DRC) ~~and Architectural Review Committee (ARC)~~ shall review the application to determine if it meets the following criteria:

- ~~a.1.~~ ~~That t~~Ihe signage for the project ~~is~~ must be in keeping with the overall architecture and character of the building development.
- ~~b.2.~~ ~~That t~~Ihe signage for the project is designed to meet the ~~directional~~ needs of the project for communication, identification, and wayfinding, ~~regulatory and informational messages in keeping with the overall architectural theme of the development or project.~~
- ~~c.~~ ~~That the signage proposed is legible, conspicuous and easily readable.~~
- ~~d.3.~~ ~~That t~~Ihe ~~visibility and impact of the type of sign~~age, ~~number of signs, design, size, method of, construction,~~ illumination and location ~~of the proposed signs does~~ do not adversely impact adjoining properties.
- ~~1.4.~~ ~~That t~~Ihe proposed signage is consistent and not in conflict with the intent ~~and requirements~~ of this ~~e~~Chapter.

(Ord. 2831, passed 8-21-12; Am. Ord. 2888, passed 9-23-14)

D. Permit Required

A sign permit for each sign shown on the master sign plan shall still be required (unless it qualifies as exempt per Section 14-11-3). No sign permit shall be issued unless the sign is consistent with the approved master sign plan.

E. Amendments to Approved Master Sign Plan.

After approval of a master sign plan, no sign shall be erected, placed, painted or maintained, except in conformance with such plan or provided that the plan is amended. All changes, except as provided in this Section, to an existing master sign plan shall require a formal application with all required information as determined by the Department Director to enable the staff to properly evaluate the requested change in accordance with the above criteria.

~~14-11-4.14-11-13.~~ Off-Site Signs, Billboards

~~A.~~ ~~Billboards.~~ Any new billboards in the city shall require conditional use approval by the Planning Advisory Board prior to building permit approval Signs must adhere to the following criteria:

- ~~1.A.~~ Location. Billboards shall be permitted ~~in the B-3, HC and IB zoning districts,~~ only along Vine Street and the Florida Turnpike.
- ~~2.B.~~ Setbacks/Separation Requirements.
 - ~~a.1.~~ 35 feet from adjacent rights-of- way.
 - ~~b.2.~~ 50 feet from the edge of sign to intersections.
 - ~~c.3.~~ 300 feet from residential zoning districts.
 - ~~d.4.~~ 3,000 feet from other billboards.
 - ~~e.5.~~ Applications must include a survey certified by a registered land survey of distances from the nearest billboard(s), and residential districts within 300 feet of the site.
- ~~3.C.~~ Billboards must be limited to 400 square feet in area and a maximum height of 30 feet.

~~4.D. "V" style signs, not to exceed two sides, shall be permitted in any case where the angle sustained at the apex does not exceed 50 degrees and where the width between the poles at the apex does not exceed four feet.~~

~~5.E. See Section 14-11-7.D 14-11-3.B for illumination and message center requirements.~~

~~**B. Off-Premise Directional Signs.**~~

~~1. Satellite Parking: Where a satellite parking area has been approved by the city, a permit may be granted for the erection of a sign at the parking area. In such cases, the sign must not exceed three square feet per side (six square feet total) and may indicate only the existence at that location of a parking area for the establishment for whose benefit the parking area was approved. Signs must be externally illuminated only and must be set back a minimum of three feet from all property lines.~~

~~2. Local Street Frontage: Where a business or organization or its activities are conducted at a location not having frontage on an arterial or collector street, a directional sign not exceeding 16 square feet per side (32 square feet total) and denoting only the name, business, or organization may be erected with the approval of the city through a building permit. All other requirements for primary ground signs, as indicated in Section 14-11-5.A and B shall apply.~~

~~3. Multiple Signs: When two or more applicants seek permission to erect off-premise directional signs at the same general location, the city shall have the right to require the applicants to join in the erection of one directional sign in lieu of separate directional signs; and if they are unwilling to do so, the city may deny the applications for individual directional signs. The structure of a directional sign must conform to the dimensions allowed within the respective zone, except that the copy area shall not exceed 16 square feet per business or the maximum copy area allowed within the respect zone, whichever is less. Off-premise directional signage shall reduce the total allowable signage for that lot on which the sign is located.~~

~~4. A permit may be issued by approval of the City Manager (or designee) irrespective of other provisions of this subchapter for wayfinding signs, as defined in Chapter 14-2, for special districts and public or semi-public uses, to be determined by the City Manager.~~

~~5. Off-premise directional signs shall not be permitted within the Form-Based Code area.~~

~~**C. Public wayfinding signs, as defined in Chapter 14-2, identified within the wayfinding sign system plan and located within the Form-Based Code area along Broadway shall be permitted.**~~

[ADDRESS THROUGH RESOLUTION]

~~(Ord. 2831, passed 8-21-12; Am. Ord. 2888, passed 9-23-14)~~

~~**14-11-5.14-11-14. Removal of Unsafe and Unlawful Signs.**~~

~~**A. Removal by Owner.**~~

~~**A.** If the Building Official shall find that any sign regulated herein is unsafe or insecure, or is a menace to the public health, safety, morals and general welfare, or has been constructed, erected or is being maintained in violation of the provisions of this ~~subchapter~~ chapter, the Building Official must give written notice of such findings to the contractor, owner, agent or lessee thereof.~~

~~**B. Removal by City (permanent signs).**~~

~~**B.** If the contractor, agent, owner or lessee fails to remove or alter the structure so as to comply with the standards herein set forth within ten days after said notice, such sign may be removed or altered by the Department at the expense of the contractor, owner, agent or lessee of the property upon which such sign is located. The Department may cause any sign which is an immediate peril~~

to persons or property to be removed immediately. Any permit issued by the Department for any sign must, by and upon receipt and acceptance by the contractor, owner agent or lessee, authorize such removal at the expense of said contractor, agent or lessee of all signs not properly maintained. The Department shall refuse to issue a permit to any owner or lessee who refuses to pay costs so assessed. Any sign removed or caused to be moved by the Department in compliance with the above provisions must be impounded for a maximum of ten days, after which it will be discarded. The owner, contractor, agent or lessee may redeem said sign by paying all expenses incurred for removal; plus storage in the amount of \$250 per sign.

C. Temporary Signs.

~~C.~~ Any temporary sign, including but not limited to, those listed in **Section 14-11-129**, placed in violation of this ~~subchapter~~chapter ~~must will~~ be removed by the city at the expense of the owner, contractor, agent or lessee. For signs located on private property, a notice of violation may be hand-delivered to the owner, contractor, agent or lessee. For signs located on public property, signs must be removed without notice. Signs removed by the city must be impounded for a maximum of ten days, after which it will be discarded. ~~The owner, contractor, agent or lessee may redeem said sign by paying all expenses incurred for removal; plus storage in the amount of \$25 per sign.~~ Issuance of a third notice of temporary sign violation within 12 months to any person as defined herein will be accompanied by a summons to appear before the City Special Magistrate ~~City Code Enforcement Board~~ for said violation.

(Ord. 2831, passed 8-21-12)

~~14-11-6. Definitions.~~

~~For purposes of this subchapter the definitions in Chapter 14-2 shall apply unless the context clearly indicates or requires a different meaning.~~

~~(Ord. 2831, passed 8-21-12)~~

~~14-11-7. True Works of Art.~~

~~All murals, statuary, and similar items which are located wholly or partly out of doors and which are not intended to meet the definition of a sign in Chapter 14-2 must be approved by the Planning Advisory Board unless the Director determines that they are customary yard or building accessories. No such items shall be approved by the Planning Advisory Board (PAB) unless the PAB determines that the item:~~

- ~~1. Is a true work of art and not a sign as defined in Chapter 14-2; and~~
- ~~2. Is compatible with the character of the surrounding area (particularly residential areas) in terms of its size, style, colors, materials, general appearance, and location.~~