



ITEM NO. (ID # 3420)

DATE: 05/17/2016

AGENDA REQUEST

\*PUBLIC HEARINGS\COUNTY ATTORNEY

**TO:** Board of County Commissioners

**PRESENTED BY:** Katherine Barbieri, Asst. County Attorney

**SUBMITTED BY:** County Attorney

**SUBJECT:** Ordinance affecting the use of land in St. Lucie County, Florida, relating to Signs.

**BACKGROUND:**

This is an ordinance affecting the use of land in St. Lucie County, Florida, relating to signs by amending Chapter 2.00.00 (Definitions); amending Chapter IX Signs; amending Section 7.10.24G (Signs and Lighting Standards) St. Lucie County Land Development Code to ensure sign regulations are content-neutral unless there is a required content-based distinction for public safety purposes; providing for conflicting provisions, severability and applicability, providing for filing with Department of State, providing for adoption and codification and effective date.

On August 1, 1990, the Board of County Commissioners adopted the St. Lucie County Land Development Code. On August 2, 2005 and December 17, 2013, the Board amended "Chapter IX Signs" of the St. Lucie County Land Development Code. On June 18, 2015, the U.S. Supreme Court decided *Reed v. Town of Gilbert*. In *Reed*, the Town's sign ordinance distinguished among several classes of signs that were exempt from permitting:

1. Ideological signs
2. Political Signs
3. Temporary directional signs relating to a qualifying event

In *Reed*, the church sued to invalidate the Town's ordinance as it applied to "temporary directional signs relating to a qualified event". In a unanimous decision, the Court invalidated the ordinance as applied to the church. The Court stated, "the restrictions in the sign code that apply to any given sign thus depend entirely on the communicative content of the sign," the court reasoned, then "[o]n its face, the sign code is a content-based regulation of speech." "[Emphasis attached]". St. Lucie County revised Chapter IX of the County's Land Development Code that pertains to signs in 2005 to maximize content-neutral regulations. Some content-based definitions were retained for signs that promote public safety, such as "directional signs" and "public utility signs". In light of the *Reed* opinion, staff is proposing to amend the sign regulations in the County's Land Development Code to further reduce content-based distinctions

without frustrating the purpose of the Code and to narrow the remaining content-based distinctions to those necessary for public safety.

**PREVIOUS ACTION:**

Permission to advertise the amended "Sign" Ordinance for a public hearing before the Planning & Zoning Commission and two public hearings before the Board of County Commissioners with dates to be determined was approved by this Board on December 1, 2015. At the January 21, 2016 Planning & Zoning Meeting, the Board approved the ordinance and recommending presenting to the Board of County Commissioners.

**FINANCIAL IMPACT:**

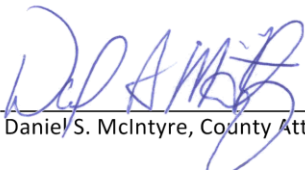
N/A

**RECOMMENDATION:**

This is the first of two public hearings. The second public hearing is scheduled for June 7, 2016. No action is required at this time.

**COMMISSION ACTION:**

**Coordination/Signatures**



Daniel S. McIntyre, County Attorney

5/3/2016

ORDINANCE

AN ORDINANCE AMENDING THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE, BY AMENDING CHAPTER 2.00.00 DEFINITIONS BY AMENDING VARIOUS DEFINITIONS ASSOCIATED WITH SIGNS, BY AMENDING CHAPTER IX (SIGNS) AND SECTION 7.10.24G (SIGNS AND LIGHTING STANDARDS) TO ENSURE SIGN REGULATIONS ARE CONTENT-NEUTRAL UNLESS THERE IS A REQUIRED CONTENT-BASED DISTINCTION FOR PUBLIC SAFETY PURPOSES; PROVIDING CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR ADOPTION AND PROVIDING FOR CODIFICATION

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following findings of fact and determination:

1. On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Development Code.
2. On \_\_\_\_\_, the Local Planning Agency/ Planning and Zoning Commission held a public hearing on the proposed ordinance after publishing notice in the Port St. Lucie News and the Tribune at least 10 days prior to the hearing and recommended that the proposed ordinance be approved.
4. On \_\_\_\_\_, this Board held its first public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on \_\_\_\_\_.
5. On \_\_\_\_\_, this Board held its second public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on \_\_\_\_\_.
6. The proposed amendments to the St. Lucie County Land Development Code are consistent with the general purpose, goals, objectives and standards of the St. Lucie County Comprehensive Plan and are in the best interest of the health safety and public welfare of the citizens of St. Lucie County, Florida.
7. On August 2, 2005, the Board of County Commissioners adopted Ordinance No. 05-004, revising Chapters II and IX of the County’s Land Development Code to eliminate content-based regulation of signs to the extent deemed feasible and necessary at that time.

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8. On June 18, 2015, the United States Supreme Court decided *Reed v. Town of Gilbert*, U.S., 135 S.Ct. 2218 (2015), re-addressing the question of when regulation of signs is considered content-based.
9. It is the intent of the Board of County Commissioners that signs be regulated within the County only with regard to such characteristics as size, placement, and construction, and without regard to the content of any sign. The Board of County Commissioners finds that the signs authorized by the Land Development Code as amended by this Ordinance offer citizens and businesses within the County ample opportunities to express commercial and noncommercial messages, while protecting the public safety, and promoting the attractive appearance of outdoor areas within the County.
10. The revisions to the County's regulation of signs as enacted by this Ordinance are intended to remove any remaining features of such regulations that would be considered content-based under the majority and concurring opinions in *Reed*, retaining only those minimal references to the content of signs that are necessary to avoid serious risks to public safety.
11. Directional signs, public utility signs, and public directional and regulatory signs, as defined and authorized in Chapters II and IX of the Land Development Code, as amended by this Ordinance, are necessary to prevent serious injury or deaths to motorists, pedestrians, and other persons within the County.
12. The prohibition of signs that copy or imitate governmental signs or incorrectly purport to have official governmental status, and the prohibition of signs that use the words "stop," "look," "danger," or other content in such a manner as to interfere with, mislead, or confuse traffic, are necessary to prevent serious injury or deaths to motorists, pedestrians, and other persons within the County. Such signs would tend to distract motorists, pedestrians, and others so as to create safety hazards.
13. The prohibition of flashing, animated, fire- or smoke-emitting, changeable-message or noise-making signs, and the prohibition of signs in motion, are necessary to prevent serious injury or deaths to motorists, pedestrians, and other citizens within the County. Such signs would tend to distract motorists, pedestrians, and others so as to create serious safety hazards.
14. It is necessary for the public health, safety, and general welfare that signs within the County be constructed to the standards of the Florida Building Code and the requirements of Chapters II and IX, and Section 7.10.24G, of the Land Development Code, as applicable. To the extent that signs do not meet such construction standards, it is necessary that the signs be authorized only for a

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limited period of time and be capable of being removed promptly when a high-wind weather event is expected. The regulation of temporary signs by Chapters II and IX of the Land Development Code, as amended by this Ordinance, is intended to offer adequate means of expression relating to events or occurrences of limited duration, to be viewpoint-neutral, and to be content-neutral to the extent possible while still requiring that such signs be displayed only temporarily and be removed within a stated time after the conclusion of the event or occurrence to which such signs relate.

- 15. The Board of County Commissioners recognizes that commercial speech is generally addressed for First Amendment purposes under standards different from those applicable to noncommercial speech, as enunciated in *Central Hudson Gas & Elec. Corp. v. Public Service Commission*, 447 U.S. 557 (1980), and that it is therefore appropriate that commercial temporary signs and noncommercial temporary signs be regulated separately.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of St. Lucie County, Florida:

**PART A.**

**THE SPECIFIC AMENDMENTS TO THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE TO READ AS FOLLOWS, INCLUDE:**

**CHAPTER II  
DEFINITIONS**

**2.00 DEFINITIONS**

**ACCESSORY USE** through **ALTERNATIVE TOWER** remain unchanged.

**ANIMATED SIGN:** A sign that depicts action or motion or ~~that~~ changes color through electrical or mechanical means; an animated sign differs from a flashing sign in that it uses movement to create a special effect or scene.

**ANTENNA** through **ASSESSED VALUE** remain unchanged.

~~**ATTRACTION BOARD:** A sign upon which characters, letters, or illustrations can be changed or rearranged manually on a periodic basis, without altering the face of the sign, to advertise special sales or other special events.~~

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**ATLANTIC OCEAN** through **BACKHAUL NETWORK** remain unchanged.

**BACKLIT SIGN:** A sign illuminated by a light source which is placed behind, and shines through, the sign face.

**BACK-SIPHONAGE BACKFLOW PREVENTERS:** A device or combination of devices for preventing back-siphonage in a water supply line. They shall be installed, when required, in agreement with and under the supervision of the supplier of water or his/her designated representative (plumbing inspector, etc.) at the consumer's meter, at the property line of the consumer when a meter is not used, or at a location designated by the supplier or his/her designated representative.

**BANNER OR BANNER SIGN:** Any sign having characters, letters, illustrations, or ornamentations applied to cloth, paper, balloons, or fabric of any kind on which a message, idea, or graphic design is expressed on cloth, bunting, plastic, paper, or similar non-rigid material, supported at two or more edges or four corners. ~~The foundation of such signs shall consist only of cloth, paper, balloons, or fabric~~ Banner signs do not include flags.

**BASE FLOOD** through **C.F.R.** remain unchanged.

**CHANGEABLE-MESSAGE SIGN:** Any sign whose content changes more frequently than once in any 24-hour period, by any mechanical, electronic, or other automatic or remotely controlled means, such as, but not limited to, signs that use light-emitting diodes, plasma or liquid crystal displays, or moveable slats or louvers, to change the content of the message or other display on the sign.

**CHILD CARE FACILITY** through **CONSTRUCTION OFFICE** remain unchanged.

**~~CONSTRUCTION PROJECT SIGN:~~** A temporary sign identifying an active construction project.

**CONTIGUOUS MEANS** through **DIAMETER AT BREAST HEIGHT (DBH)** remain unchanged.

**~~DIRECTIONAL SIGN:~~** A sign, which is ~~intended~~ designed only to provide directions ~~for~~ to promote safe vehicular and or pedestrian traffic into, out of, or within a site. ~~Other than a business logo, such signs shall contain no wording which does not provide directions.~~

**DIRECTIONAL SIGN, PUBLIC:** A directional sign erected by a governmental agency to promote public safety, such as signs to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, public place, historic place, hospital, or park; to direct and regulate traffic; or to denote any railroad crossing, bridge, or other transportation facility.

**DISPOSAL MANIFEST** through **FEMA** remain unchanged.

**FLAG:** Any sign, color, or graphic design applied to cloth, plastic, canvas, or other like material,

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attached to a pole, staff, cord, or rope and anchored only along one edge or two corners.

**FLAG LOT** through **INSTITUTIONAL RESIDENTIAL HOME** remain unchanged.

**INTERNALLY ILLUMINATED SIGN:** A sign where the source of illumination is located inside the sign face and light emanates through the message of the sign. Also a "backlit sign." A sign utilizing exposed neon lighting shall be considered an internally illuminated sign.

**INTERTIDAL AREAS** through **MEAN SEA LEVEL (MSL)** remain unchanged.

**MESSAGE SIGN:** An electronically changeable sign upon which graphic displays, symbols, or words can be varied upon the face or faces of the sign to display time, temperature, public service, or other information.

**METEOROLOGICAL TOWERS** through **PEDESTRIAN SIGN** remain unchanged.

**PENNANT:** Any animated, rotating and/or fluttering devices made of cloth, paper, balloons, or fabric of any kind, with or without lettering or design, which are joined together in a series, commonly attached in strings or strands, and ~~are manufactured and placed for the purpose of attracting attention~~ designed so as to move in the wind.

**PERMANENTLY ATTACHED** through **POLE SIGN** remain unchanged.

~~**POLITICAL SIGN:** A temporary sign advertising a candidate for public office, a political party, or a measure or issue scheduled for an election or referendum.~~

**PORTABLE SIGN** through **PRIMARY DUNE** remain unchanged.

~~**PROJECT MARKETING SIGN:** A temporary sign indicating that real property which is located within the common development site on which such sign is placed is available for sale, rent or lease.~~

**PROJECTING SIGN** through **PUBLIC UTILITY** remain unchanged.

**PUBLIC UTILITY SIGN:** A sign identifying the location of structures of facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like.

**PUBLIC WATER SUPPLY WELL** through **QUALIFIED APPLICANT** remain unchanged.

~~**REAL ESTATE SIGN:** A temporary sign indicating that the lot on which the sign is located, or any building or structure located thereon, is for sale, rent or lease. This definition shall not include Rooming House signs.~~

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**RECORD DRAWING** through **SIDEWALK OR SANDWICH SIGN** remain unchanged.

**SIGN:** Any exterior device, structure, fixture, painting, emblem, or other visual medium, that uses words, graphics, colors, illumination, symbols, letters, colors, or numbers for expression or communication ~~identification, description, illustration, or device that directs attention to a product, service, place, activity, person, establishment, institution, idea, organization, or business, or any emblem, painting, banner, pennant, placard, or temporary sign designed to advertise.~~ The term "sign" shall not include any noncommercial message displayed in the window, and entirely within the window area, of any lawfully existing building. Signs also shall include, without limitation, flags, banners, and pennants.

**SIGN AREA:** The entire area within a perimeter line not exceeding eight (8) straight lines, or a circle or ellipse, which encloses the extreme outer limits of ~~all written copy, logos, or symbol~~ the sign faces . If a sign is composed of one (1) or more sign cabinets or modules, the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous geometric figure shall be the area of the sign.

The perimeter of measurable area shall not include embellishments such as poles, pole covers, framing, decorative roofing, support structures, etc., providing that there is no ~~written advertising copy~~ expressive or communicating medium on such embellishments.

Where the sign faces of ground or projecting signs are parallel, or are V-shaped and have an interior angle of less than sixty (60) degrees, the area of such signs shall equal the area of the larger of the two (2) sign faces.

Where the sign faces of ground or projecting signs are V-shaped and have an interior angle of sixty (60) degrees or greater, the area of such sign shall equal the sum of the area of both sign faces.

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FIGURE 2-20

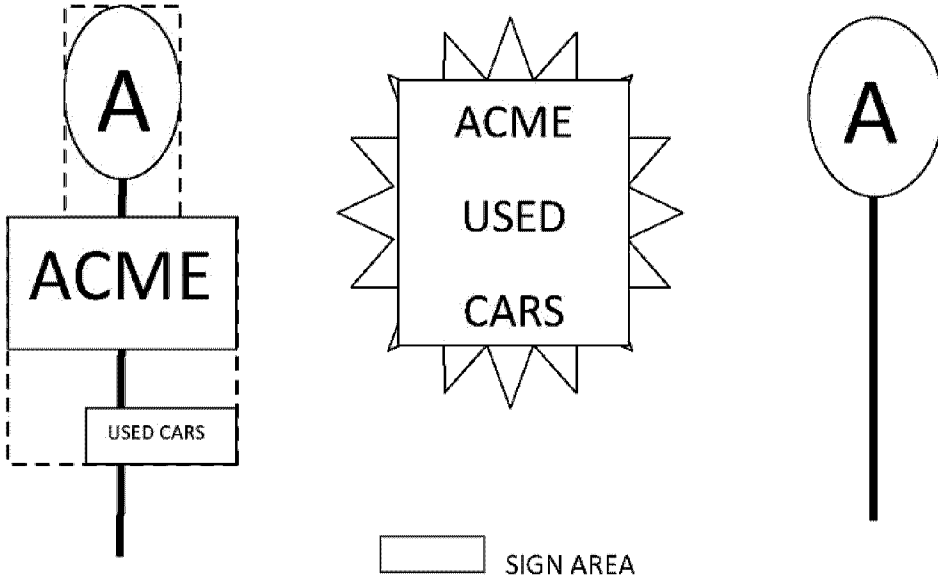
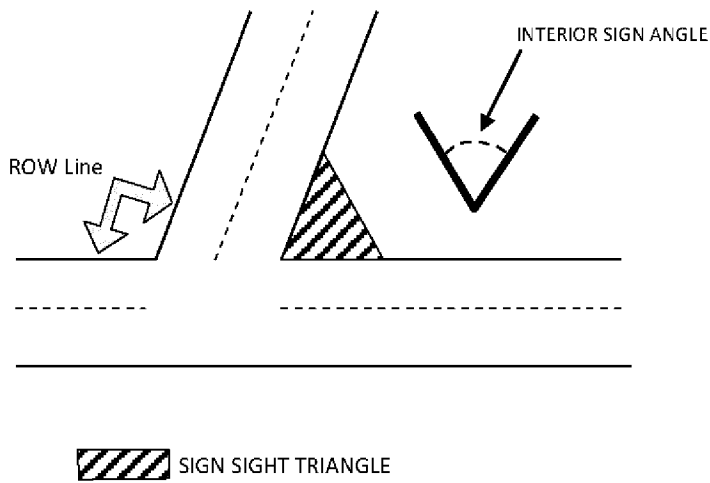


FIGURE 2-21



**SIGN FACE:** The part of a sign that is or may be used for advertising purposes to convey a message or idea.

**SITE-RELATED RIGHT-OF-WAY DEDICATIONS:** Right-of-way dedications necessary to provide safe and adequate access to a development, which are made necessary by the traffic to be generated by or

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attracted to the development. Dedications of right-of-way to bring a road up to local (minor) road standards are presumed to be site related.

**SNIPE SIGN:** A ~~small~~ sign of any material, including but not limited to paper, cardboard, wood, or metal, that does not comply with the standards of Section 9.02.01.A.3 and is tacked, nailed, pasted, glued, or otherwise attached to trees, poles, fences, rocks, benches, or similar objects, either in the public right-of-way or other public property, or on private property without the permission of the owner. and whose advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

**SOLAR ACCESS** through **SOLAR GENERATION STATION** remain unchanged.

~~**SPECIAL EVENT SIGN:** A sign that calls attention to a civic event or meeting, or other similar activity of a temporary nature.~~

**SPECIAL FLOOD HAZARD AREA** through **TEMPORARY BUILDING OR STRUCTURE** remain unchanged.

**TEMPORARY SIGN:** A sign that does not meet the construction standards of the Florida Building Code and that, for a limited period of time, conveys any message relating to a special event or other occurrence of limited duration, such as ~~political candidates, parties, or issues an election;~~ a building under construction; real estate for sale, rent, or lease; or a business grand openings; ~~or other special events.~~

**TEMPORARY USE** through **TINTED GLASS** remain unchanged.

**TRAILER SIGN:** An movable advertising visually communicative structure mounted on skids, wheel, or wheels ~~and constructed for the sole purpose of advertising,~~ whether or not registered to travel on the public roads.

**TRANSIENT LODGING FACILITIES** through **VEGETATION INVENTORY** remain unchanged.

**VEHICULAR SIGN:** A sign affixed to a vehicle or trailer - For the purposes of this Code, this definition shall only be applicable when said vehicle or trailer is ~~temporarily or permanently located~~ on a parcel for the primary purpose of conveying a commercial message and not otherwise incidental to the vehicle's primary purpose of transportation.

**VEHICULAR USE AREA** through **WALL FACE** remain unchanged.

**WALL MURAL:** A wall mural shall mean any picture or graphic design painted on or otherwise applied to the exterior of a building or structure. A wall mural may include communicative wording or characters to the extent that the mural does not violate the wall sign requirements of the zoning district in which the mural is located.

**WALL SIGN** through **ZONE OF PROTECTION** remain unchanged.

**7.10.24. - Community Architectural Standards.**

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- A. General. The Interim Community Architectural Standards set forth in this section are to apply to all areas of the Unincorporated County as minimum criteria for all new construction or substantial expansion to existing buildings or structures in areas zoned Commercial Neighborhood, Commercial Office, Commercial General, Institutional, Religious Facilities, Planned Unit Development (Commercial Components Only), Planned Non-residential Development and Planned Mixed Use Development.

These design standards are not intended to stifle imagination nor curtail variety but rather they are for the purpose of promoting a more attractive and unified community appearance.

- B. Site Plan Submission Standards.

#### Application and Review Process

Step 1: Submit Preliminary Conceptual Design Drawings and Site Plans to Planning Department.

In addition to the items required for Site Plan Approval in the Land Development Regulations, the following additional items must also be submitted for review and comment.

1. Submittal Requirements. Utilize the Design Standards Checklist provided within this document to indicate the selected design elements.

Submit ten (10) sets of preliminary conceptual drawings which include a site plan, architectural elevations of front and sides of proposed building(s), sign plan and elevation, and exterior lighting locations and standards. Building elevations shall indicate building and roof form, windows, doors, materials/colors (include samples in color "spec" or "cut" sheets), and all other architectural details and elements. Note: The additional landscaping and sign standards articulated in these standards are more restrictive than other county codes.

2. Staff Review. Staff will review preliminary conceptual drawings and provide written comment at the Development Review Committee Meeting. The applicant can schedule separate preliminary review meetings with staff upon request.

Step 2: Submit Final Plans.

After staff review and approval of preliminary conceptual plans, the Development Review Committee (DRC) will review final plans. Upon DRC approval, the Site Plan Application will be processed according to the requirements of Section 11.02.00 of the Land Development Code.

Note: These standards are a supplement to the existing site plan review standards. For projects requiring a Florida registered Architect pursuant to State regulations, final plans shall be signed and sealed. Signed and sealed plans by an Architect are not required when submitting preliminary conceptual drawings, but may be required in order to obtain building permits.

- C. Interim Design Standards.

#### Design Standards and Checklist

- A. Site Plan Standards.

## 2. General Requirements.

- A. Building Orientation—The main entrance(s) of a building shall be oriented toward the primary street front.
- B. Building Configuration—Buildings shall be grouped or clustered on parcels having more than one (1) building.
- C. Building Length—Length of buildings will be reviewed on a case by case basis.
- D. Drive-Throughs—Drive-throughs shall not be located between a primary collector/arterial street and a building. If there is no other option, the drive-through shall be completely screened from view from the street by a continuous screen of vegetation having a height of six (6) feet at time of planting.
- E. Pedestrian and Vehicular Connections and Access—Pedestrian and vehicular connections shall be provided between adjacent parcels and buildings. Cross-access agreement(s) shall be obtained by adjacent property owners.

Interior sidewalks shall inter-connect with existing public sidewalks or shall provide stubouts to designated future public sidewalks.

A single point of vehicular access shall be provided along the primary street frontage, or the minimum driveway separation requirements shall apply. One (1) additional access is permitted if parcel abuts adjacent side or rear street and if distance requirements are met.

- F. Building/Parking Location—Parking is encouraged to be located along the rear and/or side of a building. Parking located along the front of building is permitted provided that at least one (1) additional architectural element as articulated in paragraph B. of Step 1 in the Site Plan Submission Standards of subsection B. above, is included in the design of the building.

[G. Reserved.]

- H. Landscape Plan—In addition to other landscape code requirements, the landscape plan shall incorporate the following landscape features:

- 1. Ten percent (10%) of the groundcover landscaping shall consist of seasonal flowers.
- 2. A minimum ten-foot planting space between parking spaces and building and a minimum five-foot planting space between driveways, sidewalks, and buildings shall be provided.
- 3. Sod coverage shall be limited to fifty percent (50%) of the site landscaping.

## D. Building Design Standards.

- 1. Facade and Roof Design Commercial, Institutional, and ROI Districts (Industrial land uses are exempt)
  - A. Prohibited Facade Features and Materials.
    - large, blank, unarticulated walls
    - corrugated metal siding

- plastic siding, plastic laminates
- unpainted concrete block/plain concrete walls
- irregular modernistic, window shapes
- imitation rockwork veneer
- plywood
- corrugated fiberglass
- square, box-like, buildings without articulation of windows or facade.

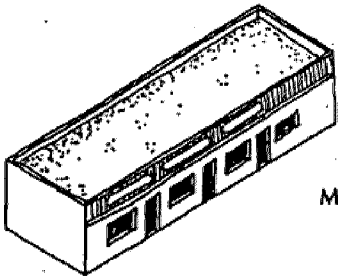
B. Facade Design. Requirements for the articulation of facades shall apply to the front and sides of all buildings.

1. Articulation—Facade design shall appear as indicated on the approved drawing. Provide varying wall offsets and other architectural features to create horizontal and vertical building articulation. A minimum wall offset of five (5) feet is required to achieve horizontal facade articulation. A minimum vertical distance of two (2) feet between facade elements is required to achieve vertical articulation.
2. Out Parcels—All facades of buildings located on out parcels shall be considered primary facades and shall therefore require facade and roof articulation on all sides. Architectural, site, and landscaping design elements shall be consistent with the design elements of the primary building with which the out parcel is associated.
3. Color—As indicated in the Preferred Color Chart, soft, muted tones shall be used. A building shall have no more than three (3) colors on all facades. The applicant shall indicate the color scheme on conceptual and final drawings and shall provide paint color samples with conceptual and final plan submittal. List colors below:

Base Color \_\_\_\_\_

Trim Color(s) \_\_\_\_\_

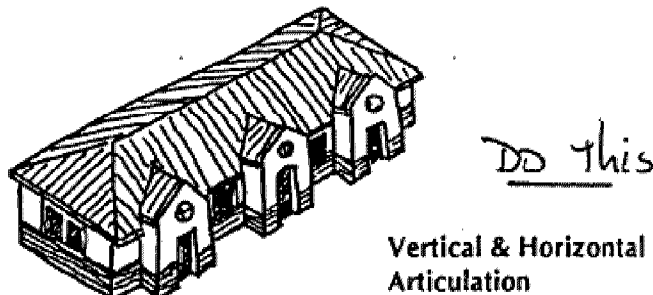
Minor variations to the colors shown in the color chart may be approved provided that the general intent of the color pattern is being complied with.



*Don't do this*

Minimal Articulation

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**Figure 3. Façade Articulation**

C. Roof Design.

1. Sloped Roofs—Roof height shall not exceed the average height of the supporting walls. The average slope shall be greater or equal than one (1) foot of vertical rise for every three (3) feet of horizontal run, and the average slope shall be less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run. Proposed buildings shall incorporate at least two (2) of the following roof elements or features (Circle two (2) choices):
  - a) Eaves that overhang a minimum of two (2) feet with a minimum fascia depth of eight (8) inches.
  - b) Three (3) or more roof slope planes per primary facade.
  - c) An additional vertical change in roof height (minimum two-foot change in elevation).
  - d) Dormers or other additional roof elements facing primary street frontage.
  - e) A porch, portion, arcade, or other similar element located at the main building entrance(s).
2. Flat Roofs—Flat roofs may be used provided all of the following conditions are met:
  - a) Peaked or pitched roof elements shall cover at least fifty percent (50%) of the length of a facade facing the primary street frontage. Mansard roofs and/or cornices (min. twelve (12) inches in height with a min. of three (3) reliefs) may be counted toward meeting twenty-five percent (25%) of the required horizontal length. Peaked or pitched roof elements shall cover at least twenty-five percent (25%) of the sides of a building.
  - b) Equipment on roof shall not be visible from an elevation that is horizontal to the location of the roof equipment.
  - c) A porch, portico, arcade, or other similar element shall be located at the main entrance(s).

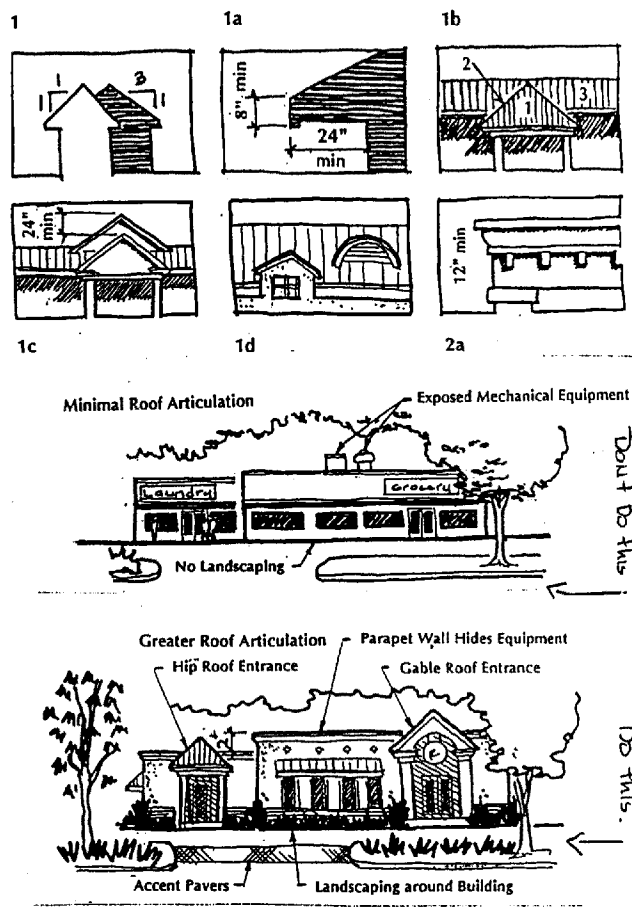


Figure 4. Roof Articulation

D. Prohibited Roof Materials/Elements.

- Asphalt shingles (except laminated, three-hundred-twenty-pound, thirty-year architectural grade shingles or better).
- Mansard roofs/canopies without roof articulation using faux gables, dormers, etc.
- Roofs with less than a 3/12 pitch (unless full parapet coverage is used).
- Back-lit awnings used as a mansard or canopy roof.
- Brightly colored glazed tile.
- Roof color that does not conform to color standard.

E. Rehabilitated or Remodeled Structures—Design standards shall apply to properties undergoing redevelopment when the sum of all building costs is fifty percent (50%) or more than the appraised value of the building. The conversion of an existing single-family home to a commercial use may trigger the requirement to comply with these standards.

F. Architectural Style—Refer to architectural illustrations at the end of this document.

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If parking is located in front of the building, add one (1) additional architectural design. List the additional element here, if applicable.

The applicant shall choose at least five (5) elements from the following list and shall illustrate the elements on the required elevation drawings (Circle five (5) choices):

1. Predominantly vertical, rectangular, windows
2. Clear glass windows (eighty-eight percent (88%) light transmission or more)
3. Lightly stained/painted wood in a horizontal pattern
4. Arbor
5. Clock tower
6. Bahama shutters
7. Square Columns
8. Porch with picket railing
9. Arcade/loggia
10. Cupola
11. Dormer
12. Standing seam metal roof
13. Widow's walk
14. Lattice detailing
15. Stone or stamped concrete pavement at project entry, drop-off, or pedestrian crossing (three hundred thirty (330) sf. minimum).
16. Pedestrian courtyard or plaza (two hundred (200) sf. minimum)
17. Canopy
18. Portico/Porte Cochere
19. Sculpture
20. Raised cornice parapets over doors
21. Arches
22. Display windows
23. Bell tower
24. Frieze/medallion

G. Signs and Lighting Standards.

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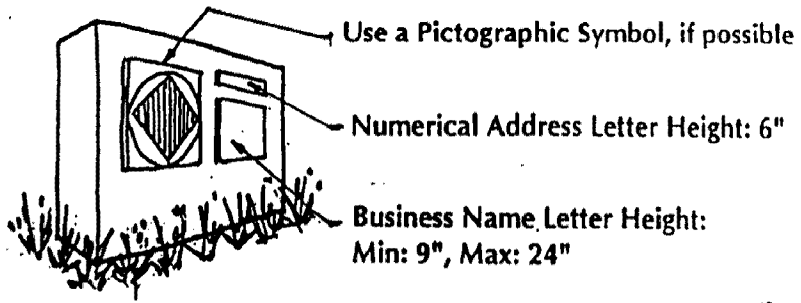


1. Unified Sign Plan. A conceptual signage and sign lighting plan shall be submitted with the site plan review application that complies with these standards and those of the Land Development Code.

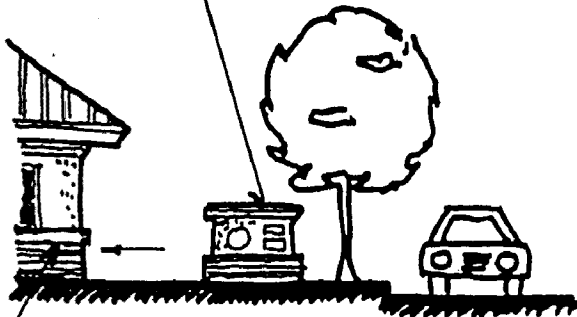
For projects with multiple ~~on-premise signs~~ on the property, the applicant shall submit, with application, a sign plan with elevations showing that all signs are compatible in color/material/design (including out parcel signs). ~~Corporate logo and sign lettering with color variation is permitted~~ These standards relate only to the construction materials and colors used for the supporting elements of signs, but are not mandatory as to the content of the sign face.

- A. Free Standing Tenant Signs. In addition to other county codes, the following standards shall apply:
  1. Design signs to be compatible with the architecture of the building (colors, materials).
  2. Legibility: Suggested Use of a minimum nine (9) inches and a maximum twenty-four-inch letter height for all signs. ~~3. Locate sign perpendicular to the street.~~
  - ~~3. Identify the business name/logo and type of business on tenant signs. Corporate logo and color are permitted on sign.~~
  - ~~4.3.~~ 4.3. Locate sign perpendicular to the street.
  - ~~5.4.~~ 5.4. Suggested appearance of sign face: Utilizing color of building on sign face, use no more than three (3) colors on one (1) sign face. Use a pictographic symbol, if possible (e.g., a key on a locksmith's sign).
  - ~~6.5.~~ 6.5. For pole hung signs, design a decorative base/skirt under the sign consistent with the architecture of the building to create the appearance of a ground-mounted monument sign.
  - ~~7. Use a pictographic symbol, if possible (e.g., a key on a locksmith's sign).~~
  - ~~8.6.~~ 8.6. For shopping centers/multi-tenant developments, reserve a minimum of ten percent (10%) of the sign face to identify the name of the development. ~~Note~~

Suggested content of sign face:



Place Sign Perpendicular to the Street



Sign Design and Material: to be Consistent with the Architecture of the Building

Locate Signs below Top of Roof

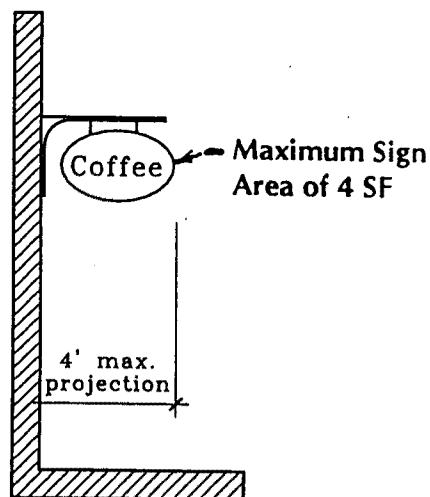


Name / Logo and Type of Business Permitted - Letter Height: 12" min. and 24" max.

Figure 5. Sign Design

Note: Suggested Content of Sign Face:

Underlined passages are added. Struck-through passages are deleted.



**Figure 6. Projecting Sign**

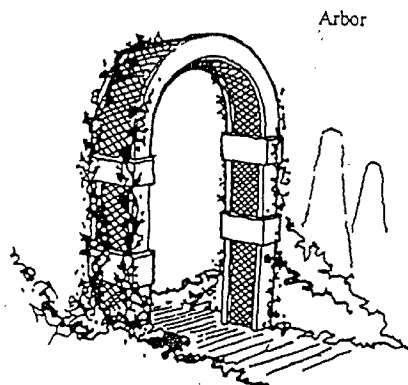
Note: Suggested Content of Sign Face:

- B. ~~Tenant~~ Wall Signs Attached to a Building. In addition to other county standards, the following standards apply:
1. Design signs to be consistent with the architecture of the building (colors, materials).
  2. Suggested appearance of sign face: Use a minimum twelve (12) inches and a maximum twenty-four-inch letter height. Identify only the business name/logo and type of business on facade signs. Use a pictographic symbol if possible (e.g., a key on a locksmith's sign). Lettering should not take up more than seventy-five percent (75%) of the sign face.
  - ~~3. identify only the business name/logo and type of business on facade signs.~~
  - ~~4. use a pictographic symbol if possible (e.g., a key on a locksmith's sign).~~
  5. Lettering shall not take up more than seventy five percent (75%) of the sign face.
  - ~~6-3.~~ Keep signs below top of roof and within fifteen (15) feet above the ground floor.
- C. Miscellaneous Signs.
1. Rear Building Wall Signs: Buildings with rear parking may have ~~identification~~ signs on the rear building walls, if otherwise permitted in the zoning district, that are no more than four (4) square feet in area, which shall be included in the total allowable wall sign area applicable to the zoning district. Observe guidelines for "Tenant Signs Attached to Buildings" listed above.

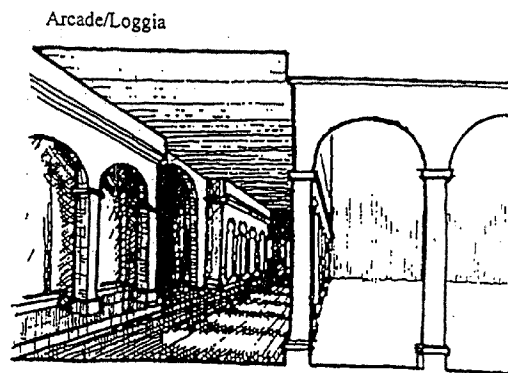
2. ~~Instructional Directional Signs: No sign shall be more than two (2) square feet in area.~~ Design sign to be consistent with other site and building signs (color/material).
3. Suggested format of Address Information: Exhibit numerical address on the front facade buildings (close to main building entrance) and on the free standing sign (if provided). Use six-inch height numbers in the Helvetica Medium typeface.
4. Suggested format of Display Signs: Limit display of pricing information (gasoline/beer) or similar pricing to thirty percent (30%) of sign face.
5. Window Signs: Commercial window signs should include only tenant/business name and hours of operation ~~on windows~~. Limit permanent commercial window sign displays to twenty percent (20%) of window area.
6. Neon Signs: Suggested Use of neon signs is for creative and exciting artistic expression. Limit area of neon to twenty percent (20%) of total sign or window face.
7. Projecting Signs: Locate signs above ground level doors/windows but below the roofline or second-floor level to promote a pedestrian environment. Use no more than one (1) projecting sign per business. Signs shall project no more than four (4) feet from the building face and shall not project into the public right-of-way. At minimum, sign shall have a six-inch clearance from the building face. Design all projecting signs to be perpendicular from the building. A maximum sign area of four (4) square feet is permitted.

Underlined passages are added. ~~Struck through~~ passages are deleted.

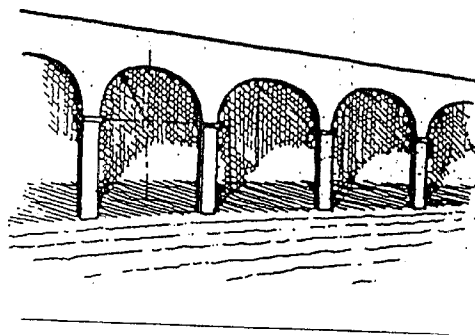




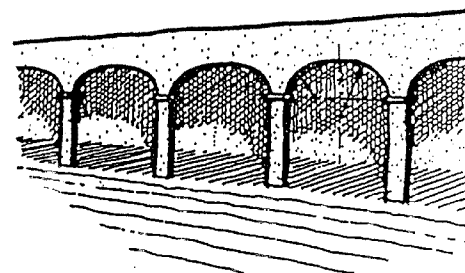
Arbor



Arcade/Loggia



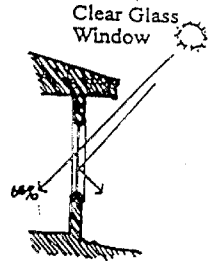
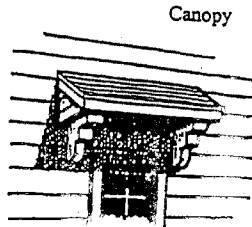
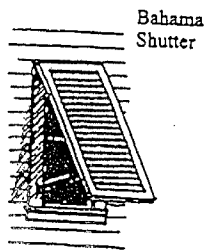
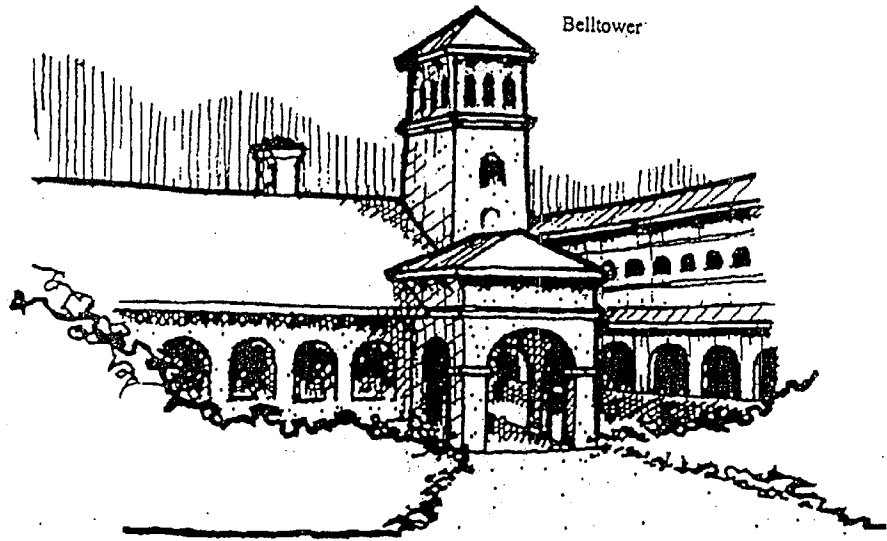
Arches



#### D. Sign Lighting.

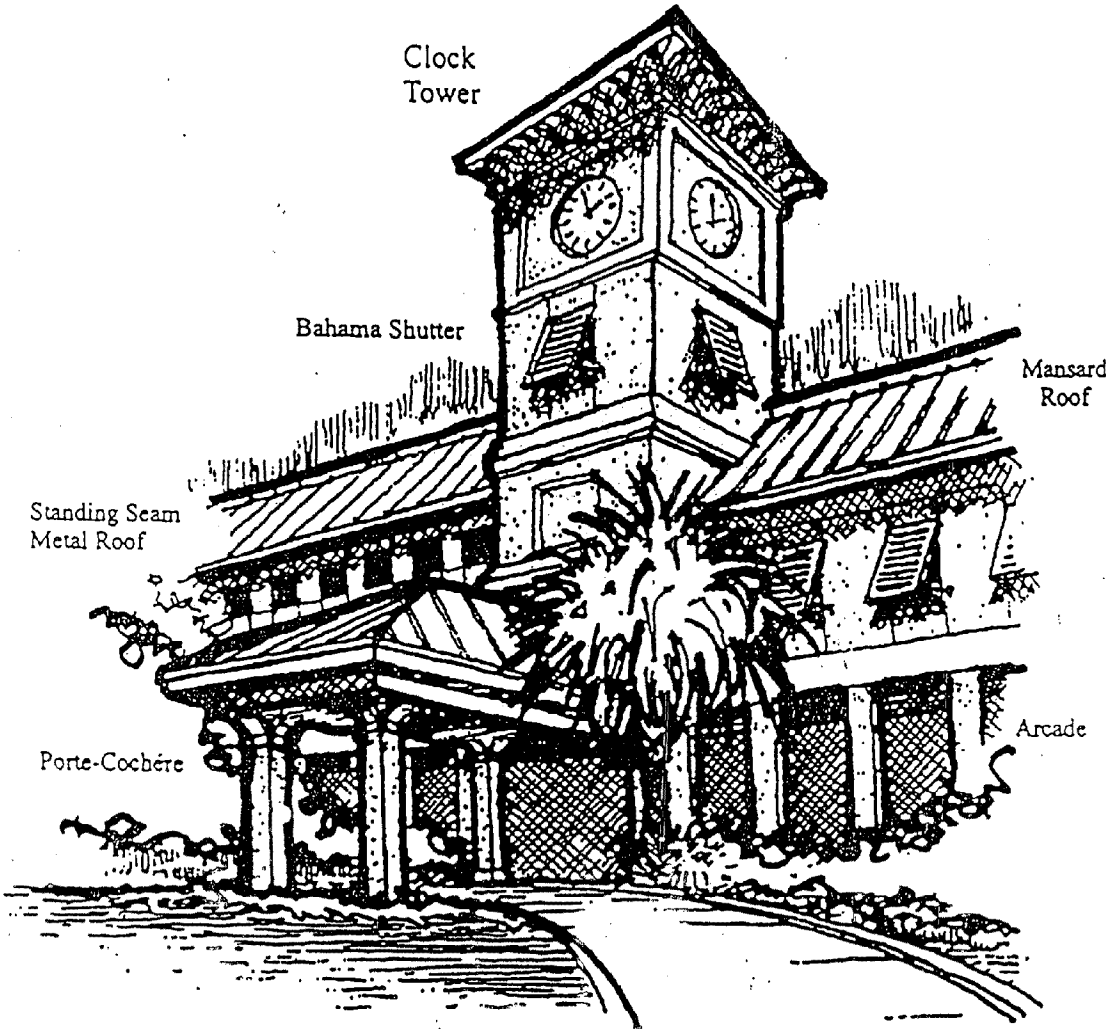
1. Ground-mounted up-lights shall not exceed one hundred fifty (150) watts per sign face and shall shield light from aiming toward motorists and neighboring properties. Fixtures shall be hidden from view by sign foundation landscaping.
2. Back-lit individually cut letters are encouraged in monument sign illumination.
3. Use same-source lighting for signs and parking area lighting (i.e., do not combine metal halide with sodium vapor).
4. Interior-lit tenant signs attached to buildings shall only illuminate name and type of business and not entire sign face.
5. Lighting and buffering shall be consistent with the county's zoning and landscape code.

Underlined passages are added. ~~Struck through~~ passages are deleted.



ILLUSTRATIONS: ARCHITECTURAL ELEMENTS

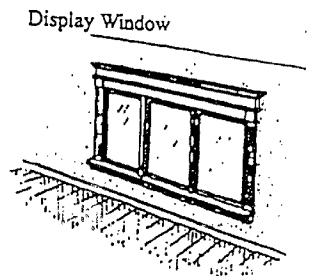
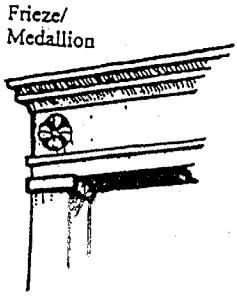
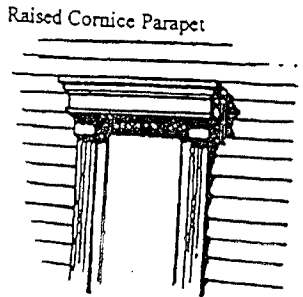
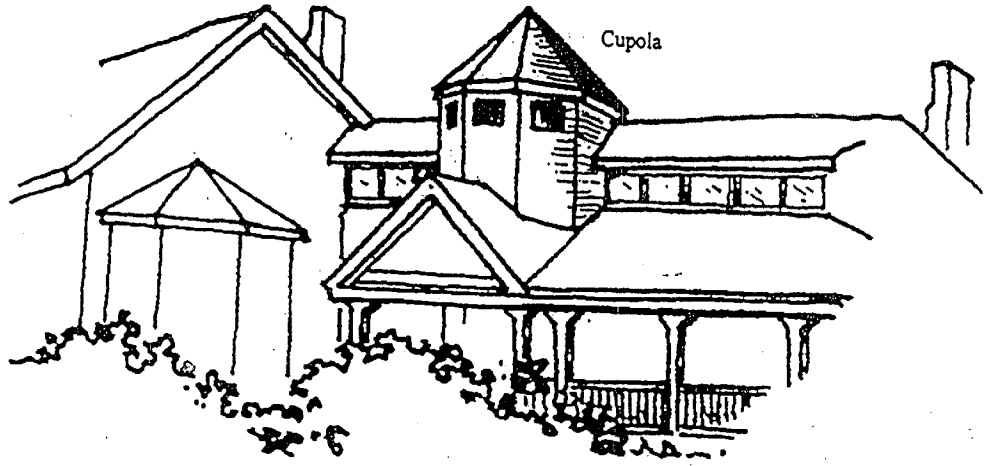
Underlined passages are added. ~~Struck through~~ passages are deleted.



Attachment 9.A.1.a: Sign Ordinance - #3420 (3420 : ORD - 1st Public Hearing - "Amending Chapter IX Signs" of the St. Lucie County Land

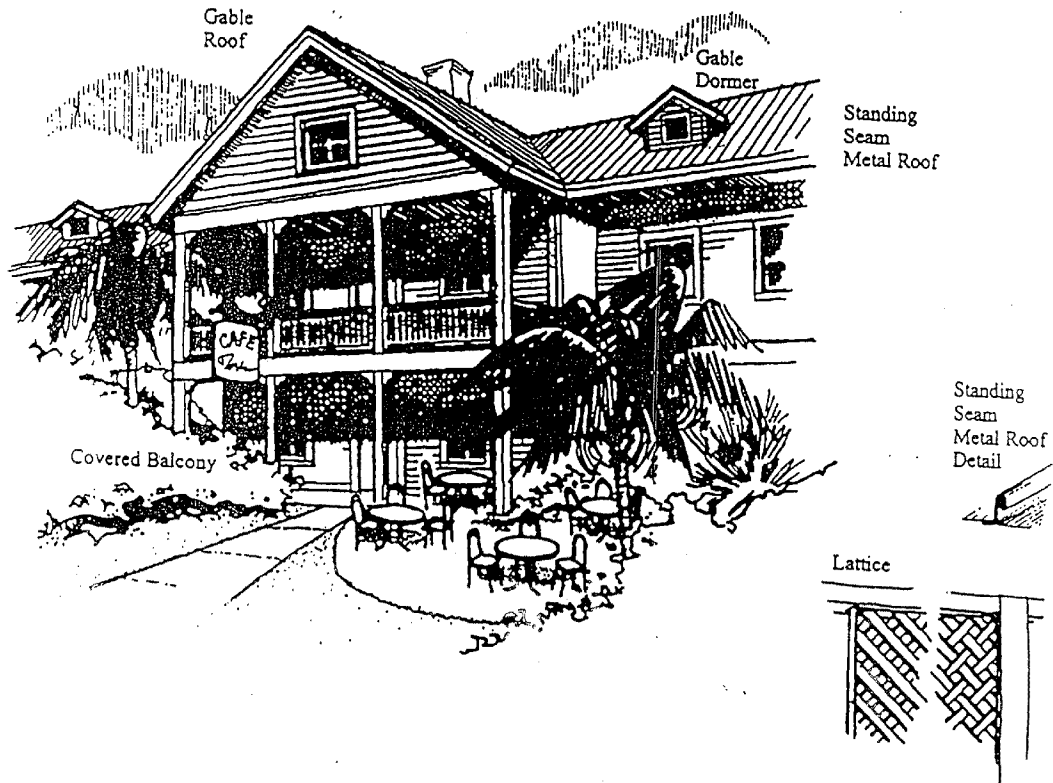
Underlined passages are added. ~~Struck through~~ passages are deleted.





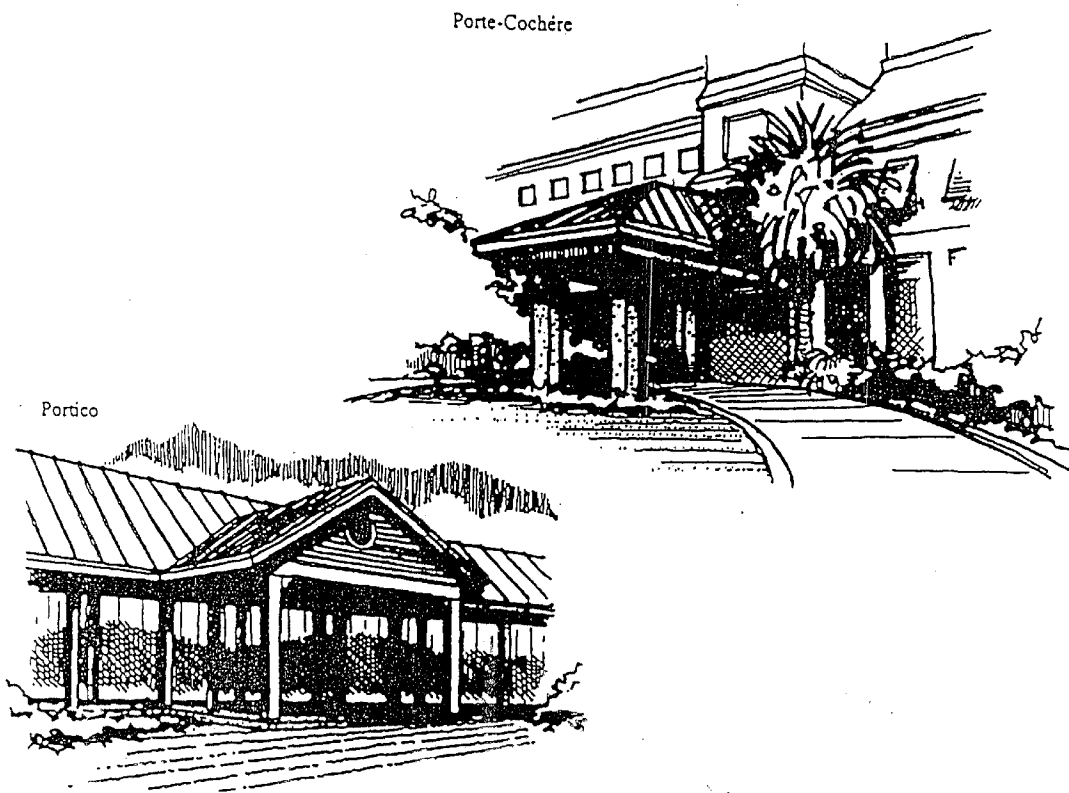
Underlined passages are added. ~~Struck through~~ passages are deleted.

Attachment 9.A.1.a: Sign Ordinance - #3420 (3420 : ORD - 1st Public Hearing - "Amending Chapter IX Signs" of the St. Lucie County Land



Attachment 9.A.1.a: Sign Ordinance - #3420 (3420 : ORD - 1st Public Hearing - "Amending Chapter IX Signs" of the St. Lucie County Land

Underlined passages are added. ~~Struck through~~ passages are deleted.



**CHAPTER IX - SIGNS**  
**9.00.00. - PURPOSE**

The purpose of these sign regulations is to establish requirements for the size, character, appearance, location, installation and maintenance of signs in order to promote public safety, preserve and protect the visual beauty of the landscape and promote the general health, welfare and safety of the citizens of St. Lucie County. The Board of County Commissioners, after public hearing, finds that these regulations are necessary to maintain and enhance the visual beauty of the County, to maintain and enhance the safety for those using the public rights-of-way and other areas open to vehicular and pedestrian traffic, to protect private property rights and property values, and to provide citizens and businesses with ample and effective opportunities for identification, advertising, and the expression of ideas. The Board of County Commissioners intends that the provisions of this Chapter are severable, and further intends that,

Underlined passages are added. ~~Struck through~~ passages are deleted.

should any provision be declared invalid or unconstitutional, such declaration shall not affect the part of this Chapter that remains.

9.01.00. - PERMITTED PERMANENT AND AUTHORIZED TEMPORARY SIGNS

9.01.01. - Permitted Permanent Signs.

The following signs or advertising structures of a permanent nature shall be permitted within the following zoning districts:

A. Agricultural - 1 (AG-1); Agricultural - 2.5 (AG-2.5); Agricultural - 5 (AG-5).

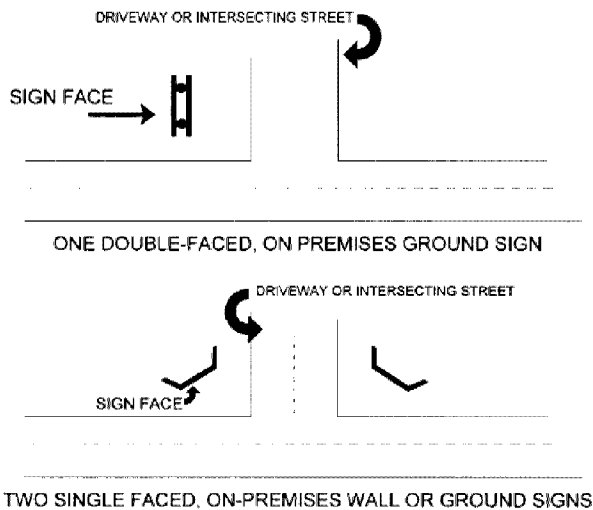
Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per dwelling unit	3 s.f.	n/a	non-illuminated
Ground or Wall Signs	1 double-faced ground or 2 single-faced wall or ground signs per entrance to residential development, farm, or ranch.	32 s.f.	10 feet	<ul style="list-style-type: none"> <li>•non-illuminated, externally illuminated, <del>or illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos or backlit</del></li> <li>•Reduce maximum sign area by 50% if entrances are located less than 300 ft. of one another.</li> </ul>
Directional Signs	One per lawful driveway, otherwise as necessary for safety	6 s.f.	n/a	non-illuminated, <u>externally illuminated, or backlit</u>
Billboards	n/a	378 s.f.	<ul style="list-style-type: none"> <li>•50 feet above crown of road or finished grade.</li> </ul>	<ul style="list-style-type: none"> <li>•Only permitted along I-95 and the Florida Turnpike.</li> <li>•1,500 feet apart on same side of road.</li> <li>•200 foot minimum separation from residential zones.</li> <li>•See Section 9.02.02 for general billboard provisions.</li> </ul>
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) non-illuminated nameplate per dwelling unit or structure which shall not exceed three (3) square feet in sign area.

Underlined passages are added. ~~Struck through~~ passages are deleted.

2. One (1) double-faced, ground sign or two (2) single-faced, wall or ground signs, located at each principal entrance into a residential development, farm, or ranch, as generally depicted in Figure 9-1. Wall signs shall be located on opposite sides of such entrances.

FIGURE 9-1



Such signs shall only be non-illuminated, externally illuminated, or ~~shall be~~ backlit, meaning illuminated by a light source which is placed ~~between a background and opaque lettering artwork, or logos behind, and shines through, the sign face.~~ The backlighting shall be designed to minimize glare and dispersion of light other than through the sign face.

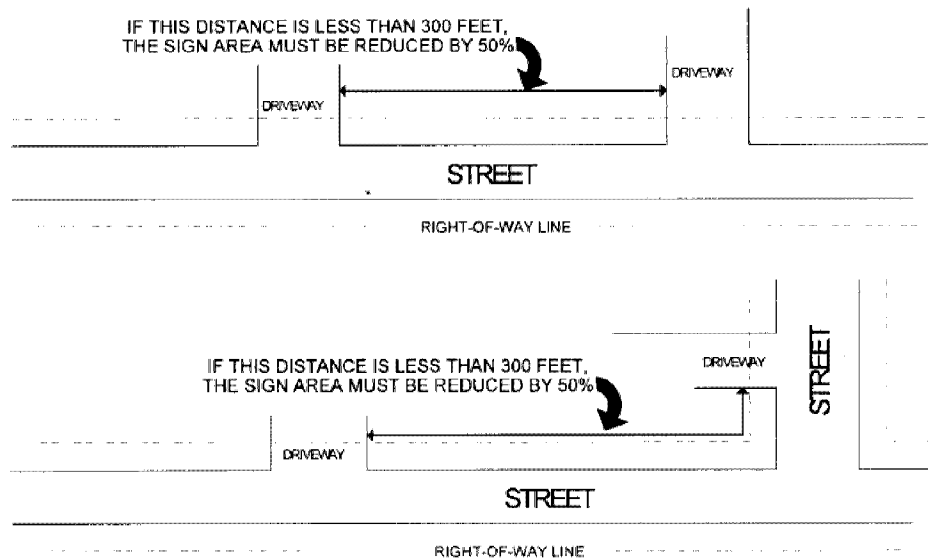
No such ground or wall sign face shall exceed thirty-two (32) square feet in size and shall not exceed ten (10) feet in height.

Where the distance between the nearest edges of separate entrances to the same residential development, farm, or ranch is less than three hundred (300) feet, as measured along the right-of-way of the abutting street, the maximum permitted sign area (indicated above) at such entrances shall be reduced by fifty percent (50%) (Figure 9.2).

3. ~~Non-illuminated~~ Directional signs which shall not exceed six (6) square feet each in sign area, may be installed as necessary for safety.
4. Billboards shall only be permitted on properties which are physically contiguous to I-95 and the Florida Turnpike, located so as to be visible from such highway, and as further restricted in Section 9.02.02(A). Such signs shall not be spaced less than one-thousand five hundred (1,500) feet from another billboard which is on the same side of, and is directed at, the same highway.
5. Public utility signs, identifying the location of structures or facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards

or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

FIGURE 9-2



- B. Residential/Conservation (R/C); Agricultural Residential (AR-1); Residential, Estate-1 (RE-1); Residential, Estate-2 (RE-2); Residential, Single-Family-2 (RS-2); Residential, Single-Family-3 (RS-3); Residential, Single-Family-4 (RS-4); Planned Mixed Use Development (PMUD) - Residential (Low Intensity).

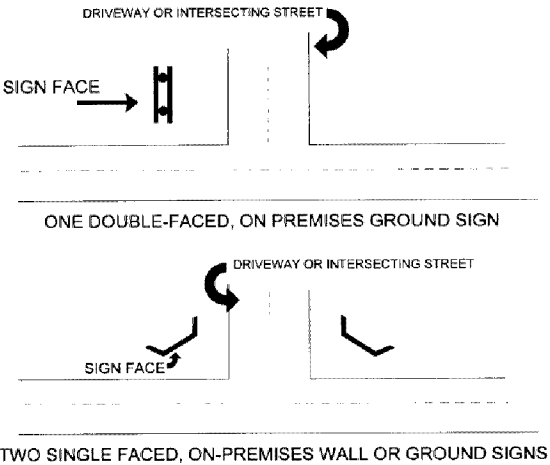
Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per dwelling unit.	3 s.f.	n/a	Non-illuminated
Ground or Wall Signs	1 double-faced ground or 2 single-faced wall or ground signs per entrance to residential development, farm, or ranch.	32 s.f.	10 feet	<ul style="list-style-type: none"> <li>•Non-illuminated, externally illuminated, <del>or illuminated by a light source which is placed between a background and opaque lettering artwork or logos or backlit.</del></li> </ul>

Underlined passages are added. ~~Struck through~~ passages are deleted.

				<ul style="list-style-type: none"> <li>•Reduce maximum sign area by 50% if entrances are located less than 300 ft. of one another.</li> </ul>
Directional Signs	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	Non-illuminated, <u>externally illuminated, or backlit</u>
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) non-illuminated nameplate per dwelling unit which shall not exceed three (3) square feet in sign area.
2. ~~Non-illuminated d~~Directional signs which shall not exceed six (6) square feet each in sign area may be installed as necessary for safety.
3. One (1) double-faced, ground sign or two (2) single-faced, wall or ground signs, located at each principle entrance into a residential development, farm, or ranch, as generally depicted in Figure 9-3. Wall signs shall be located on opposite sides of such entrances.

FIGURE 9-3



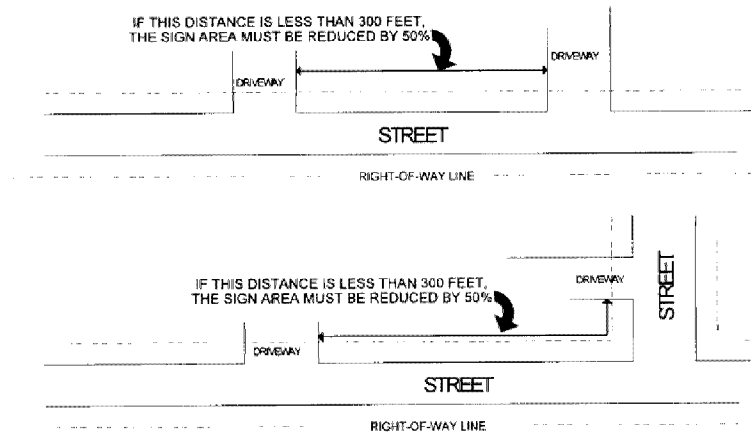
Such signs shall only be non-illuminated, externally illuminated, backlit, meaning illuminated by a light source which is placed between a background and opaque lettering artwork, or logos behind, and shines through, the sign or shall be face. The backlighting shall be designed to minimize glare and dispersion of light other than through the sign face.

No such ground or wall sign face shall exceed thirty-two (32) square feet in size, and shall not exceed ten (10) feet in height.

Underlined passages are added. Struck through passages are deleted.

Where the distance between the nearest edges of separate entrances to the same residential development, farm, or ranch is less than three hundred (300) feet, as measured along the right-of-way of the abutting street, the maximum permitted sign area (indicated above) at such entrances shall be reduced by fifty percent (50%) (Figure 9-4).

FIGURE 9-4



4. Public utility signs, identifying the location of structures or facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.
- C. Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-5 (RM-5); Residential, Multiple-Family-7 (RM-7); Residential, Multiple-Family-9 (RM-9); Residential, Multiple-Family-11 (RM-11); Residential, Multiple-Family-15 (RM-15); Planned Unit Development (PUD); Recreational Vehicle Park (RVP); Hutchinson Island Residential District (HIRD); Planned Mixed Use Development (PMUD) - Residential (Medium and High Intensities).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per dwelling unit.	Multi-family: 1 s.f. Single-family: 3 s.f.	n/a	Non-illuminated
Ground or Wall Signs	1 double-faced ground or 2 single-faced wall or ground	32 s.f.	10 feet	• Non-illuminated, externally illuminated, <del>or illuminated by a</del>

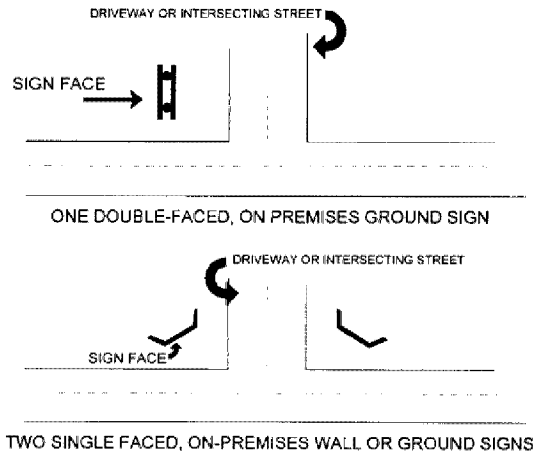
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	signs per entrance to residential development, farm, or ranch.			<del>light source which is placed between a background and opaque lettering artwork or logos or backlit.</del> • Reduce maximum sign area by 50% if entrances are located less than 300 ft. of one another.
Directional Signs	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	<del>None</del> <u>illuminated, externally illuminated, or backlit.</u>
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) non-illuminated nameplate per dwelling unit consistent with the following maximum sign area standards:
  - a.) Single Family: Three (3) square feet
  - b.) Multi-Family: One (1) square foot
2. One (1) double-faced, ground sign or two (2) single-faced, wall or ground signs, located at each principle entrance into a residential development, farm, or ranch, as generally depicted in Figure 9-5. Wall signs shall be located on opposite sides of such entrances.

FIGURE 9-5



Such signs shall only be non-illuminated, externally illuminated, backlit, meaning illuminated by a light source which is placed ~~between a background and opaque lettering~~

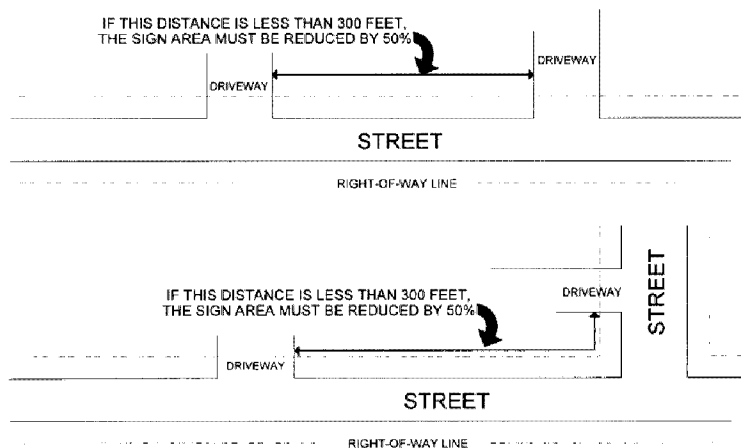
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artwork, or logos behind, and shines through, the sign or shall be face. The backlighting shall be designed to minimize glare and dispersion of light other than through the sign face.

No such ground or wall sign face shall exceed thirty-two (32) square feet in size, and shall not exceed ten (10) feet in height.

Where the distance between the nearest edges of separate entrances to the same residential development, farm, or ranch is less than three hundred (300) feet, as measured along the right-of-way of the abutting street, the maximum permitted sign area (indicated above) at such entrances shall be reduced by fifty percent (50%) (Figure 9-6).

FIGURE 9-6



3. Directional signs, which shall not exceed six (6) square feet in sign area, may be installed as necessary for safety.
4. Public utility signs, identifying the location of structures or facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

D. Commercial, Office (CO); Planned Mixed Use Development (PMUD) - Professional Service/Office (Low, Medium, and High Intensities).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per occupant.	3 s.f.	n/a	None
Ground Signs	1 per establishment or group of	1 s.f. for every 2 linear feet of	10 feet for RES, MXD, or	Non-illuminated, externally illuminated, <del>or illuminated</del>

Underlined passages are added. ~~Struck through~~ passages are deleted.

	establishments having at least 50 linear feet of frontage.	frontage - 100 s.f. maximum.	AG Future Land Uses.	<del>by a light source which is placed between a background and opaque lettering artwork or logos or backlit</del> for RES, MXD, or AG Future Land Uses.
			20 feet for all other Future Land Uses.	None - all other Future Land Uses.
Wall, Projecting, and/or Canopy Signs (Attached Canopies Only)	n/a	Total Sign Area: 10% of wall face area fronting on main street for RES, MXD, or AG Future Land Uses.	n/a	<del>Non-illuminated, externally illuminated, or illuminated by a light source which is placed between a background and opaque lettering artwork, or logos or backlit</del> for RES, MXD, or AG Future Land Uses.
		Total Sign Area: 20% of wall face area fronting on main street for all other Future Land Uses.		None - all other Future Land Uses.
Directional Signs	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	<del>None-illuminated, externally illuminated, or backlit.</del>
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) nameplate per occupant which shall not exceed two (2) square feet in sign area.
2. Any establishment or group of establishments that has a street lot frontage of fifty (50) feet or more, shall be permitted one (1) ground sign which shall not exceed a sign area equal to one (1) square foot for every two (2) linear feet of street frontage, up to a maximum of one-hundred (100) square feet. Such ground signs shall also be consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of twenty (20) feet.

Underlined passages are added. ~~Struck through~~ passages are deleted.

- b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of ten (10) feet. Such signs shall only be non-illuminated, externally illuminated, or backlit, meaning shall be illuminated by a light source which is placed between a background and opaque lettering artwork or logos behind, and shines through, the sign face. The backlighting shall be designed to minimize glare and dispersion of light other than through the sign face.
3. Wall, projecting, and/or canopy signs (attached canopy only) consistent with the following standards:
- a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall, projecting, and/or canopy sign area may equal up to twenty percent (20%) of the total wall face area fronting the main street.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall, projecting, and/or canopy sign area may equal up to ten percent (10%) of the total wall face area fronting the main street. Such signs shall only be non-illuminated, externally illuminated, or backlit, meaning illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos the sign face.
- Up to fifty percent (50%) of the permitted wall, projecting, or canopy sign area may be located on any other wall face of the same building or on any other canopy which is attached to such building.
- 4. Directional signs which shall not exceed six (6) square feet in sign area may be installed as necessary for safety.
  - 5. Public utility signs, identifying the location of structures or facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.
- E. Commercial, Neighborhood (CN); Institutional (I); Religious Facilities (RF); Planned Mixed Use Development (PMUD) - Institutional (Low, Medium, and High Intensities), General Commercial (Low Intensity), and Public Service/Utilities (Low Intensity).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Wall, Projecting, and/or Canopy Signs (Attached Canopies Only)	n/a	Total Sign Area: 10% of wall face area fronting on the main street for RES, MXD, or AG Future Land Uses.	n/a	None

Underlined passages are added. ~~Struck through~~ passages are deleted.

		Total Sign Area: 20% of wall face area fronting on the main street - all other Future Land Uses.		
Canopy Signs	4 per face of free- standing canopy structures.	Total Sign Area: 10% of total canopy face area - 23 s.f. maximum per canopy face - RES, MXD, or AG Future Land Uses.	n/a	None
		Total Sign Area: 20% of total canopy face area - 45 s.f. maximum per canopy face - all other Future Land Uses.		
Ground Signs	1 per establishment or group of establishments having at least 50 linear feet of frontage.	1 s.f. for every 2 linear feet of frontage - 100 s.f. maximum.	10 feet for RES, MXD, or AG Future Land Uses.	None
			20 feet for all other Future Land Uses.	
Pedestrian Signs	1 per establishment.	6 s.f.	n/a	None
Rear Entrance Wall Sign	1 per establishment.	6 s.f.	n/a	None
Directional Sign	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	Non-illuminated, <u>externally</u> <u>illuminated, or</u> <u>backlit</u>
Public Utility Sign	n/a	n/a	n/a	n/a

1. Wall, projecting, and/or canopy signs (attached canopy only) consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall,

projecting, and/or canopy sign area may equal up to twenty percent (20%) of the total wall face area fronting the main street.

- b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall, projecting, and/or canopy sign area may equal up to ten percent (10%) of the total wall face area fronting the main street.

Up to fifty percent (50%) of the permitted wall, projecting, or canopy sign area may be located on any other wall face of the same building or on any other canopy attached to such building.

2. A maximum of four (4) canopy signs per face of free-standing canopy structure(s), consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total canopy sign area may equal up to twenty percent (20%) of the total canopy face area, except that no single canopy face shall have more than forty-five (45) square feet of sign area.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total canopy sign area may equal up to ten percent (10%) of the total canopy face area, except that no single canopy face shall have more than twenty-three (23) square feet of sign area.
3. Any establishment or group of establishments that has a street lot frontage of fifty (50) linear feet or more, shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to one (1) square foot for every two (2) linear feet or major fraction thereof of street lot frontage up to a maximum of one hundred (100) square feet. Such ground signs shall also be consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of twenty (20) feet.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of ten (10) feet.
4. One (1) pedestrian sign per establishment which shall not exceed six (6) square feet in sign area.
5. One (1) rear entrance wall sign per establishment which shall not exceed six (6) square feet in sign area.
6. ~~Non-illuminated~~ Directional signs, which shall not exceed six (6) square feet each in sign area, may be installed as necessary for safety.
7. Public utility signs, identifying the location of structures or facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like, as needed for

public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

- F. Commercial General (CG); Industrial Light (IL); Industrial Heavy (IH); Industrial Extraction (IX); Utilities (U); Planned Mixed Use Development (PMUD) - General Commercial (Medium and High Intensities), Public Service/Utilities (Medium and High Intensities), Industrial (Medium and High Intensities).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Wall, Projecting, and/or Canopy Signs (Attached Canopies Only)	4 per establishment.	Total Sign Area: 20% of wall face area fronting on main street.	n/a	None
Canopy Signs (Free-standing canopies)	4 per face of free-standing canopy.	Total Sign Area: 20% of total canopy face area - 45 s.f. maximum per canopy face.	n/a	None
Ground Signs	1 per establishment having at least 50 linear ft. of frontage.	For establishments having from 50 to 150 linear ft. of frontage: 1 s.f. for every 1 linear ft. of frontage - 150 s.f. maximum.	30 feet.	Sign area of individual signs may be aggregated, except that no single sign shall exceed 200 s.f.
		For establishments having over 150 ft. of frontage: 1 s.f. for every 1½ ft. of frontage, or 150 s.f., whichever is greater - 200 s.f. maximum.		
	1 additional sign for establishments having over 300 ft. of frontage.	1 s.f. for every 1½ linear ft. of frontage in excess of first 300 ft.- 200 s.f. maximum.		
	1 additional sign for establishments having at least 300 ft. of frontage and outdoor displays (LDC Section	100 s.f.		

	7.10.02).			
Pedestrian Signs	1 per establishment.	6 s.f.	n/a	None
Rear Entrance Wall Sign	1 per establishment.	6 s.f.	n/a	None
Directional Sign	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	None
Billboards	n/a	378 s.f.	<ul style="list-style-type: none"> <li>•35 ft. above crown of road.</li> <li>•50 ft. above crown of road along I-95 and Fla. Tnpk.</li> </ul>	<ul style="list-style-type: none"> <li>•Only permitted along I-95, the Florida Turnpike and those roadways identified in Section 9.02.02(A).</li> <li>•1,500 foot apart on same side of road.</li> <li>•200 foot min. separation from residential zones or use areas.</li> <li>•See Section 9.02.02(A) for additional standards.</li> </ul>
Public Utility Signs	n/a	n/a	n/a	n/a

1. Billboards shall only be permitted on properties which are physically contiguous to I-95, the Florida Turnpike, U.S. 1, Orange Avenue, and Kings Highway/Turnpike Feeder Road, located so as to be visible from such highway, and as further restricted in Section 9.02.02(A). Such signs shall not be spaced less than one thousand five hundred (1,500) feet from another billboard which is on the same side of, and is directed at, the same highway.
2. A maximum of four (4) wall, projecting, and/or canopy signs (on attached canopies only) per establishment. Such sign(s) shall not exceed a total sign area equal to twenty percent (20%) of the total wall face area of each establishment fronting on the main street. Fifty percent (50%) of such permitted sign area may be located on any other wall surface of the same building or on any other canopy attached to such building.

Underlined passages are added. ~~Struck through~~ passages are deleted.



3. A maximum of four (4) canopy signs per face of free-standing canopy structure(s). Such signs shall not exceed a total sign area of twenty percent (20%) of the total canopy face area, except that no single canopy face shall have more than forty-five (45) square feet of sign area.
4. Any establishment or group of establishments having from fifty (50) to one hundred fifty (150) linear feet of frontage shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to one (1) square foot for every one (1) linear foot or major fraction thereof of street lot frontage.

Establishments or groups of establishments having more than one-hundred fifty (150) linear feet of frontage, shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to either one (1) square foot for every one and one-half (1½) linear feet of street lot frontage, or one-hundred fifty (150) square feet, whichever is greater, up to a maximum of two-hundred (200) square feet. One (1) additional ground sign shall be permitted when the street lot frontage exceeds three hundred (300) linear feet. The second ground sign shall not exceed a sign area equal to one (1) square foot for every one and one-half (1½) linear feet of street lot frontage in excess of the first three-hundred (300) feet of frontage. The sign area of individual signs may be aggregated, except that no single sign shall exceed a sign area of two hundred (200) square feet.

Ground signs shall not exceed a height of thirty (30) feet.

5. For any establishment or group of establishments that has a street frontage of three hundred (300) linear feet or more and which has outdoor displays as provided for in Section 7.10.02 of this Code, the Planning and Development Services Director or his/her designee may allow for the placement of two (2) additional ground signs, using and subject to the procedures set forth in Section 9.04.01. The Director or his/her designee shall allow for such additional signage when it is shown that operation as provided under Section 7.10.02 creates a specific need. Such additional signs may not exceed one hundred (100) square feet in area nor shall they exceed a height of thirty (30) feet.
6. One (1) pedestrian sign per establishment which shall not exceed six (6) square feet in sign area.
7. One (1) rear entrance wall sign per establishment which shall not exceed six (6) square feet in sign area.
8. Directional signs which shall not exceed six (6) square feet in sign area may be installed as necessary for safety.
9. Public utility signs, identifying the location of structures of facilities that may present a safety hazard, such as underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Planning and Development Services Director or his/her designee.

#### 9.01.02. - Authorized Temporary Signs.

A Temporary sign is any sign that does not meet the construction standards of the Florida Building Code and that, for a limited period of time, conveys any message relating to a special event or other occurrence of limited duration, such as an election, a building under construction, real estate for sale, rent or lease, or a business grand opening. Temporary signs include, without limitation, portable signs and

sidewalk signs. Temporary signs of the types described below in this section are allowable, subject to the following general requirements:

1. No temporary sign may have any characteristic that renders it a prohibited sign under Section 9.03.00
2. No temporary sign may be located at the intersection of two (2) streets or roadways, or within the segment created by the curb or road edges and an imaginary line between the points thirty (30) feet back from where the curb lines of the intersection quadrant intersect.
3. No temporary sign shall be illuminated.
4. Temporary signs may be erected only if located wholly on private property, by or with the permission of the property owner.
5. Temporary signs must be capable of being moved and removed immediately and must be removed and stored indoors if a hurricane or other high-wind weather event is forecast to occur within 24 hours.
6. Temporary signs must be removed within 10 days after conclusion of the event or termination of the circumstance to which they relate.
- 5-7. Except as stated below with respect to a specific type of temporary sign, allowable temporary signs may be erected without a permit.

Subject to the foregoing general regulations, specific temporary signs are allowable subject to the following additional provisions:

A. ~~Real Estate Signs~~ Commercial temporary signs. Temporary signs relating to a commercial establishment, product, or service, or related to the sale or rental of nonresidential real estate, are classified as commercial temporary signs and shall be subject to the following regulations:

1. ~~Commercial temporary signs shall~~ be limited to one (1) sign per parcel, establishment, dwelling unit, or per every five (5) acres or fraction thereof providing no more than one (1) sign per three hundred (300) feet of frontage shall be allowed on any one (1) parcel of property regardless of total acreage. A maximum of three (3) signs per parcel shall be provided on a single road frontage.
2. Commercial temporary signs shall not exceed the following maximum sign areas in square feet by zoning district and parcel size:

Zoning District		Parcel Size	
		≤ 1 ACRE	>1 ACRE
AG-1	AGRICULTURAL - 1	6 s.f.	16 s.f.
AG-2.5	AGRICULTURAL - 2.5	6 s.f.	16 s.f.
AG-5	AGRICULTURAL - 5	6 s.f.	16 s.f.
R/C	RESIDENTIAL/CONSERVATION	6 s.f.	16 s.f.

Underlined passages are added. Struck through passages are deleted.

AR-1	AGRICULTURAL, RESIDENTIAL - 1	6 s.f.	16 s.f.
RE-1	RESIDENTIAL, ESTATE - 1	6 s.f.	16 s.f.
RE-2	RESIDENTIAL, ESTATE - 2	6 s.f.	16 s.f.
RS-2	RESIDENTIAL, SINGLE FAMILY - 2	6 s.f.	16 s.f.
RS-3	RESIDENTIAL, SINGLE FAMILY - 3	6 s.f.	16 s.f.
RS-4	RESIDENTIAL, SINGLE FAMILY - 4	6 s.f.	16 s.f.
RMH-5	RESIDENTIAL, MOBILE HOME - 5	16 s.f.	16 s.f.
RM-5	RESIDENTIAL, MULTIPLE FAMILY - 5	16 s.f.	16 s.f.
RM-7	RESIDENTIAL, MULTIPLE FAMILY - 7	16 s.f.	16 s.f.
RM-9	RESIDENTIAL, MULTIPLE FAMILY - 9	16 s.f.	16 s.f.
RM-11	RESIDENTIAL, MULTIPLE FAMILY - 11	16 s.f.	16 s.f.
RM-15	RESIDENTIAL, MULTIPLE FAMILY - 15	16 s.f.	16 s.f.
CN	COMMERCIAL, NEIGHBORHOOD	16 s.f.	16 s.f.
CO	COMMERCIAL, OFFICE	16 s.f.	16 s.f.
CG	COMMERCIAL, GENERAL	32 s.f.	32 s.f.
IL	INDUSTRIAL, LIGHT	32 s.f.	32 s.f.
IH	INDUSTRIAL, HEAVY	32 s.f.	32 s.f.
IX	INDUSTRIAL, EXTRACTION	32 s.f.	32 s.f.
U	UTILITIES	6 s.f.	32 s.f.
I	INSTITUTIONAL	6 s.f.	32 s.f.
RF	RELIGIOUS FACILITIES	6 s.f.	16 s.f.
RVP	RECREATIONAL VEHICLE PARK	6 s.f.	16 s.f.
HIRD	HUTCHINSON ISLAND RESIDENTIAL DISTRICT	6 s.f.	16 s.f.
PUD	PLANNED UNIT DEVELOPMENT	6 s.f.	16 s.f.
PNRD	PLANNED NONRESIDENTIAL DEVELOPMENT	6 s.f.	32 s.f.
PMUD	PLANNED MIXED USE DEVELOPMENT	6 s.f.	32 s.f.

3. For properties exceeding five (5) acres, the sign area of individual signs, as indicated above, may be aggregated, except that no single sign may exceed an area of three hundred seventy-eight (378) square feet.

4. ~~Shall be removed within ten (10) days after the real estate transaction is completed~~

B. Construction Project Signs Non-commercial Temporary Signs. Non-commercial temporary signs are temporary signs that do not fall within the definition of commercial temporary signs

1. Non-commercial temporary signs shall not exceed the following maximum sign areas by Zoning District:

Zoning District		<u>Maximum Sign Size</u>	<u>Maximum Cumulative Sign Area</u>
AG-1	AGRICULTURAL - 1	<u>16 s.f</u>	64 s.f.
AG-2.5	AGRICULTURAL - 2.5	<u>16 s.f</u>	64 s.f.
AG-5	AGRICULTURAL - 5	<u>16 s.f</u>	64 s.f.
R/C	RESIDENTIAL/CONSERVATION	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
AR-1	AGRICULTURAL, RESIDENTIAL - 1	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
RE-1	RESIDENTIAL, ESTATE - 1	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
RE-2	RESIDENTIAL, ESTATE - 2	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
RS-2	RESIDENTIAL, SINGLE FAMILY - 2	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
RS-3	RESIDENTIAL, SINGLE FAMILY - 3	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
RS-4	RESIDENTIAL, SINGLE FAMILY - 4	<del>12 s.f.</del> <u>6 s.f</u>	<u>32 s.f.</u>
RMH-5	RESIDENTIAL, MOBILE HOME - 5	<u>6 s.f</u>	32 s.f.
RM-5	RESIDENTIAL, MULTIPLE FAMILY - 5	<u>6 s.f</u>	32 s.f.
RM-7	RESIDENTIAL, MULTIPLE FAMILY - 7	<u>6 s.f</u>	32 s.f.
RM-9	RESIDENTIAL, MULTIPLE FAMILY - 9	<u>6 s.f</u>	32 s.f.
RM-11	RESIDENTIAL, MULTIPLE FAMILY - 11	<u>6 s.f</u>	32 s.f.
RM-15	RESIDENTIAL, MULTIPLE FAMILY - 15	<u>6 s.f</u>	32 s.f.
CN	COMMERCIAL, NEIGHBORHOOD	<u>6 s.f</u>	32 s.f.
CO	COMMERCIAL, OFFICE	<u>6 s.f</u>	32 s.f.
CG	COMMERCIAL, GENERAL	<u>32 s.f.</u>	64 s.f.
IL	INDUSTRIAL, LIGHT	<u>32 s.f.</u>	64 s.f.
IH	INDUSTRIAL, HEAVY	<u>32 s.f.</u>	64 s.f.
IX	INDUSTRIAL, EXTRACTION	<u>32 s.f.</u>	64 s.f.

Underlined passages are added. Struck through passages are deleted.

U	UTILITIES	<u>32 s.f.</u>	64 s.f.
I	INSTITUTIONAL	<u>16 s.f.</u>	<u>32 s.f.</u>
RF	RELIGIOUS FACILITIES	<del>12 s.f.</del> <u>6 s.f.</u>	<u>32 s.f.</u>
RVP	RECREATIONAL VEHICLE PARK	<u>16 s.f.</u>	32 s.f.
HIRD	HUTCHINSON ISLAND RES. DISTRICT	<del>12 s.f.</del> <u>6 s.f.</u>	<u>32 s.f.</u>
PUD	PLANNED UNIT DEVELOPMENT	<u>6 s.f.</u>	32 s.f.
PNRD	PLANNED NONRES. DEVELOPMENT	<u>16 s.f.</u>	<u>32 s.f.</u>
PMUD	PLANNED MIXED USE DEVELOPMENT	<u>16 s.f.</u>	<u>32 s.f.</u>

- ~~1. May contain the name of the project, the contractor, the subcontractor, the architect, the developer, the supplier, and/or the financial institution, and a description of the project, and other information relating to the construction project.~~
- ~~2. Shall be removed prior to the issuance of a certificate of occupancy.~~
- ~~3. Shall be adequately constructed and securely anchored in accordance with the Standard Building Code.~~

C. ~~Temporary Special Event Promotional~~ Flags, Banners, and Pennants Requiring a Permit.

Flags which are not exempt from permitting under Section 9.04.00, banners, and/or pennants ~~promoting a special event~~ may be erected on a temporary basis upon the issuance of a permit. Such permit shall be issued by the Planning and Development Services Director or his/her designee using and subject to the procedures set forth in Section 9.04.01; provided that the Planning and Development Services Director or his/her designee shall grant or deny such permit within fifteen (15) days from receipt of a completed application. Such permit shall be granted provided that [a] the requirements of this Code are otherwise met; [b] no more than four (4) permits per year for one professionally made banner shall be issued to any one ~~business applicant~~, or a single ~~business applicant~~ with more than 300 linear feet of roadway frontage may be permitted to have one banner every 300 linear feet of roadway frontage, [c] may be displayed for no more than a total of sixty (60) calendar days per year, and [d] it also may be permitted during the holiday season from October 15 to January 2, when the above criteria is are met and shall not count as part of the aforementioned sixty (60) day limit and [e] shall be no greater than 32 square feet, and [f] such flag, banner, or pennant shall not exhibit any other characteristic of a prohibited sign under Section 9.03.00. Such flags, banners, and pennants shall be removed by the permittee upon the expiration of the permit.

D. ~~PROJECT MARKETING SIGNS~~ Sidewalk signs. One (1) temporary, movable sign that rests on but is not secured or attached to the ground, is permitted in commercial areas to be placed by a business or other occupant outside its premises as long as the sign does not impede the use of the sidewalk or block access to any part of the building or sidewalk as determined by applying the clearance standards under the 2012 Florida Accessibility Code for Building Construction. Such signs shall not contain content larger than eight (8) square

Underlined passages are added. Struck through passages are deleted.

feet with not more than two (2) sign faces, shall not be placed in the parking, county right-of-way or drainage swale and shall be placed not farther than twenty (20) feet from the entrance to the business. Such signs may be displayed only during the time the premises are open to the public, and must be stored inside the premises at other times. A permit for a temporary sidewalk sign is not required.

- ~~1. Project Marketing signs shall be permitted only for projects approved as a Major Site Plan, Minor Site Plan, Planned Unit Development, Planned Non-Residential Development, or Planned Mixed Use Development, as defined in Section 11.02.02 of the Land Development Code.~~
- ~~2. No Project Marketing sign may be permitted prior to the issuance of a Building Permit for the project to which the sign applies. Erection of a Project Marketing sign shall require a permit which shall be issued by the Public Works Director using and subject to the procedures set forth in Section 9.04.01.~~
- ~~3. Sign Permits for such signs shall expire and the signs shall be removed upon determination by the Public Works Director or his/her designee that eighty (80%) percent or more of the primary structures within the development have been completed or sold. The permit shall otherwise automatically expire upon the expiration of the associated Major Site Plan, Minor Site Plan, Planned Unit Development, Planned Non-Residential Development, or Mixed Use Development.~~
- ~~4. Project Marketing signs shall be limited to one (1) sign for every five (5) acres or fraction thereof. A maximum of three (3) signs per Major Site Plan, Minor Site Plan, Planned Unit Development, Planned Non-Residential Development, or Mixed Use Development shall be permissible along any single road frontage. No project marketing sign shall be located within three hundred (300) feet of another project marketing sign along the same roadway frontage.~~
- ~~5. Individual Project Marketing signs shall not exceed a total sign area of thirty two (32) square feet per every five (5) acres or fraction thereof. The maximum amount of sign area permitted on any one property under the provisions of this Section, is three hundred seventy eight (378) square feet.~~
- 4. Individual Project Marketing Signs shall not be illuminated.

E. POLITICAL SIGNS

- ~~1. No temporary political sign may exceed the size permissible for a construction project sign under subsection B of this Section, in the particular zoning district in which it is posted.~~

Underlined passages are added. Struck through passages are deleted.

~~2. Temporary political signs shall be removed within ten (10) days following the election or referendum to which they refer, unless such sign continues to be pertinent to a subsequent election or referendum for which a candidate or issue will appear on the ballot.~~

~~F. RESIDENTIAL TEMPORARY SIGNS: Temporary signs that display a noncommercial message may be erected in the yards of any property located in any agricultural or residential zoning district, subject to the maximum size limitations for construction project signs as set forth in paragraph B of this section. Such signs may not display any commercial message. Not more than three such signs may be displayed at any one time on a single parcel.~~

~~G. Sidewalk signs. One (1) temporary, movable sign that rests on but is not secured or attached to the ground, is permitted in commercial areas to be placed by a business or other occupant outside its premises as long as the sign does not impede the use of the sidewalk or block access to any part of the building or sidewalk, as determined by applying the clearance standards under the 2012 Florida Accessibility Code for Building Construction. Such signs shall not contain content larger than eight (8) square feet with not more than two (2) sign faces, be placed in the parking, county right-of-way or drainage swale and shall be placed not farther than twenty (20) feet from the entrance to the business. Such signs may be displayed only during the time the premises are open to the public and must be stored inside the premises at other times and during hazardous weather when high winds are forecasted. A permit for a temporary sidewalk sign is not required.~~

(Ord. No. 2013-39, § A, 12-17-13)

#### 9.02.00. - GENERAL PROVISIONS

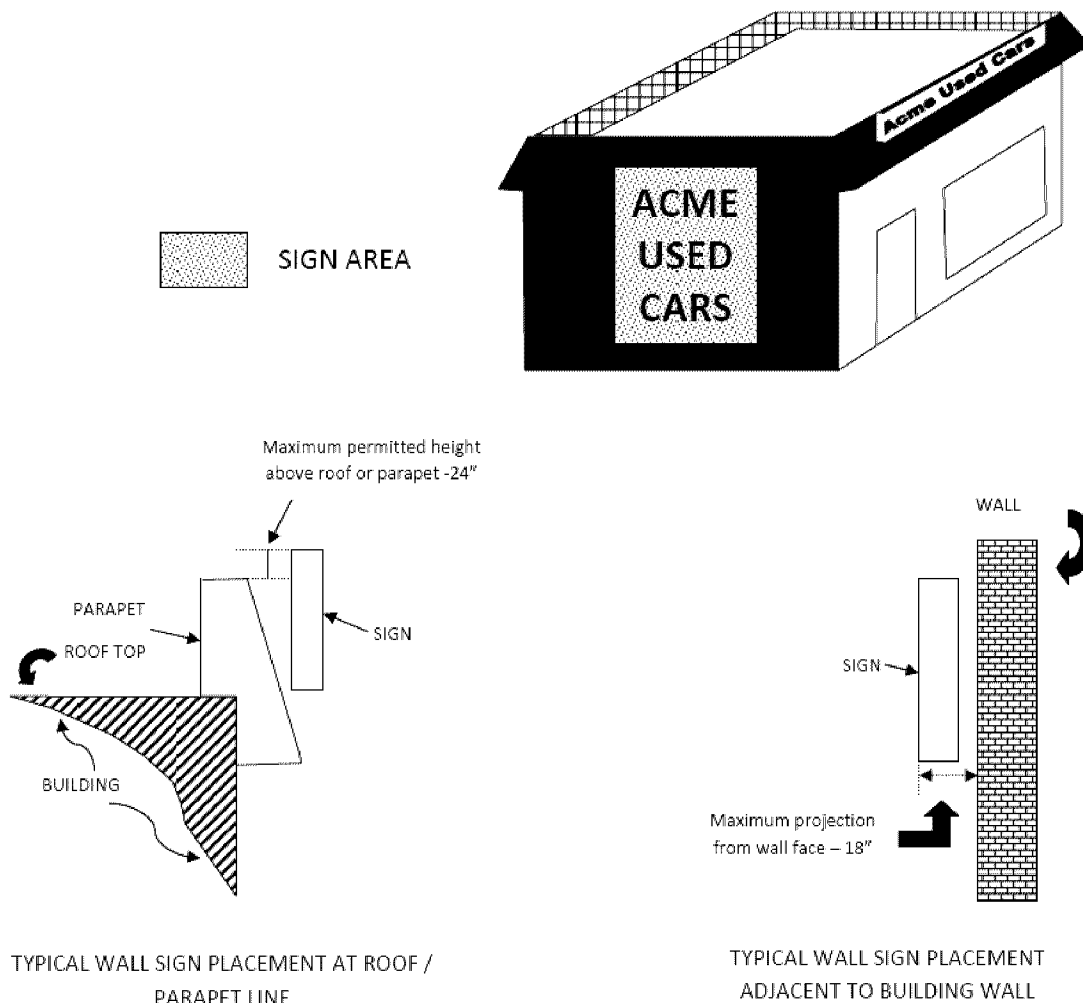
In addition to the requirements set forth in Sections 9.01.01 and 9.01.02, the following general provisions shall apply to specific types of signs:

##### 9.02.01. - Signs Other Than Billboards.

###### A. Wall Signs.

1. Shall not extend more than eighteen (18) inches from the wall or facade of the building to which they are attached.
2. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.
3. Shall be adequately constructed and securely anchored in accordance with the Standard Florida Building Code.

Figure 9-7



B. Mansard and Marquee Signs.

1. Mansard and marquee signs shall conform to Wall Sign provisions, Section 9.02.01(A).

C. Projecting Signs.

1. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.
2. Shall not extend closer (leading edge measured horizontally) than eighteen (18) inches to the curbface or, where no curb is installed, to the curblines as established by the County Engineer.
3. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.

Underlined passages are added. ~~Struck through~~ passages are deleted.



4. Shall be adequately constructed and securely anchored in accordance with the ~~Standard~~ Florida Building Code.

D. Ground Signs.

1. Shall not exceed a total height of thirty (30) feet except as may be further restricted in this Code, and fifty (50) feet total height along those properties which are physically contiguous to and within fifty (50) feet of the right-of-way boundary of the Florida Turnpike and I-95.

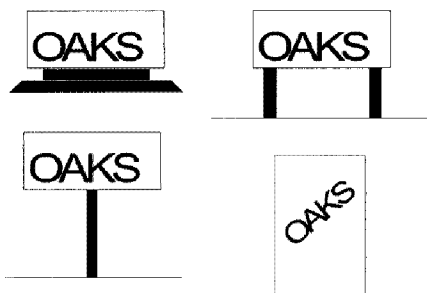
The height of ground signs may either be measured from the crown of the road or at finished grade. If an applicant for a ground sign permit elects to measure the height from the crown of the road, the applicant shall submit, at the time of application for such permit, a survey of the property and of the abutting street.

2. Shall not be located less than eighteen (18) inches (leading edge measured horizontally) from any public right-of-way line, adjacent property line, or structure.
3. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.
4. When an access way intersects a public or private right-of-way or when the subject property abuts the intersection of two (2) or more public or private rights-of-way, all ground signs within the triangular area described below shall have a height of not more than three (3) feet or a vertical clearance of not less than ten (10) feet, and shall not have poles or support structures which are individually greater than twelve (12) inches in diameter.

The triangular area referenced above is the area of property located at the corner formed by the intersection of two (2) public or private rights-of-way, or at each corner formed by the intersection of an access way with a public or private right-of-way. Two (2) sides of such triangular area shall be twenty (20) feet in length as measured horizontally from the point of intersection, and the third side shall be a line connecting the ends of the two (2) other sides.

5. Shall be adequately constructed and securely anchored in accordance with the ~~Standard~~ Florida Building Code
6. Shall have a landscaped area around its base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by natural drought-tolerant ground cover and shrubs, hedges or similar vegetative materials. The Planning and Development Services Director shall grant relief from this landscaping requirement for billboards which are located on properties that are physically contiguous to I-95 or the Florida Turnpike if it is determined that such signs are located more than one hundred (100) feet from a developed area as defined in Section 2.00.00 of this Code.

FIGURE 9-10



## E. Pedestrian Signs.

1. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway.
2. Shall not extend beyond the underside of a cantilevered roof, portico, or other overhang.
3. Where the underside of an overhang exceeds a height of thirteen (13) feet, a pedestrian sign may be attached to the exterior wall from which such overhang extends. When a pedestrian sign is attached to a wall, such sign shall not extend (leading edge measured horizontally) more than thirty six (36) inches from the wall face of any building.
4. Shall include only the name and/or address of the establishment or use.

## F. Canopy Signs.

1. Shall not extend more than eighteen (18) inches from the face of the canopy to which they are attached.
2. Shall not extend above the roof or below the underside of the canopy to which they are attached.
3. Shall be adequately constructed and securely anchored in accordance with the Standard Florida Building Code.
4. The height of individual canopy faces, for purposes of measuring sign area, shall be measured from the roof to the underside of the canopy.

(Ord. No. 2013-39, § A, 12-17-13)

## 9.02.02. - Billboards.

## A. Shall not be located along any roadway other than the following:

- 1.) Florida's Turnpike Indian River ~~County~~ line to Martin ~~County~~ line
- 2.) I-95 Indian River ~~County~~ line to Martin ~~County~~ line
- 3.) US #1 Indian River ~~County~~ line to Martin ~~County~~ line

except as may be further restricted in Section 9.01.01, of this Code.

Underlined passages are added. ~~Struck through~~ passages are deleted.

- B. Shall not exceed a sign area of three-hundred seventy-eight (378) square feet including all trim, molding, or skirting, except as may be further restricted in this Code.
- C. Shall not exceed a sign face dimension of thirty six (36) feet horizontally or twelve (12) feet vertically including all trim, molding, or skirting.
- D. Shall not exceed a total height above the crown of the road of thirty-five (35) feet, except as may be further restricted in this Code, and fifty (50) feet total height above grade along the Florida Turnpike and I-95.

The height of billboards that are ground signs may either be measured from the crown of the road or at finished grade. If an applicant for a ground sign permit elects to measure the height from the crown of the road, the applicant shall submit, at the time of application for such permit, a survey of the property and of the abutting street.

- E. Shall be located a minimum of twenty-five (25) feet from any street right-of-way or property line.
- F. Shall not be located closer to a right-of-way line than any building on contiguous property if such building is situated within one hundred (100) feet of the sign.
- G. Shall not be located within a radius of two-hundred (200) feet of any residential zone or residential use area within an approved Planned Unit Development or Planned Mixed Use Development Project.
- H. Shall not be located so as to face a lot on the same street occupied by a religious facility, public school, public park, playground, beach, civic area, or cemetery, nor nearer to such uses than a radius of two hundred (200) feet.
- I. Shall comply with Section 9.02.01(D) where the billboard is also a ground sign.
- J. Shall not be located on Hutchinson Island.

#### 9.03.00. - PROHIBITED SIGNS

No sign, whether otherwise allowable or exempt from permitting, may have any characteristic that renders it a prohibited sign. The following signs or types of signs shall be prohibited:

- A. Roof signs.
- B. Portable signs, other than allowable sidewalk signs, and trailer signs.
- C. Reserved.
- D. Snipe signs.
- E. Signs attached to any tree, shrub, plant, or rock.
- F. Signs located over or on any public right-of-way, except:
  1. Public directional and regulatory signs, erected by any duly authorized state or local government in accordance with applicable Florida Department of Transportation Design standards;
  2. Bus bench signs; and

Underlined passages are added. ~~Struck through~~ passages are deleted.

3. One sign per parcel in Commercial Neighborhood (CN), Commercial Office (CO), Institutional (I), Religious Facilities (RF), Commercial General (CG), Industrial Light (IL), Industrial Heavy (IH), Industrial Extraction (IX), and Utilities (U) zoning districts, provided that:
  - a. It is located on the property of the applicant or the adjacent property;
  - b. It does not exceed four (4) square feet in total sign area;
  - c. It is erected in accordance with applicable Florida Department of Transportation design safety standards;
  - d. It is not located within any State or Federal right-of-way;
  - e. It is not located within twenty (20) feet of any intersecting street or driveway connection;
  - f. It is not located within any utility easement or surface drainage swale; provided;
  - g. The sign does not contravene any other applicable regulation or restriction of St. Lucie County.
- G. Any privately-owned signs attached to or placed within any public right-of-way upon any utility pole, street light, sidewalk curb, fire hydrant, bridge, or any other similar public or utility structure.
- H. Flashing, animated, fire- or smoke-emitting, changeable-message, or noise-making signs, except for one (1) variable electronic message sign per parcel or group of parcels under a uniform site development plan ~~displaying time, temperature, community service, direct business copy, or other information~~, provided that the message sign does not exceed ~~more than one (1) line of display copy that the message display area for any such sign does not exceed~~ an overall area of thirty (30) square feet (Three (3) feet x ten (10) feet typical dimension); the message displays shall be on a black background with a single color copy; the message display shall not scroll, flash or blink, and message display copy shall not change more frequently than once every five (5) seconds. Any such message sign shall be counted as part of the overall signage for the property or project site; must be a part of one (1) of the ground signs associated with the property or project site ~~and shall not exceed twenty five percent (25%) of the particular sign area of the particular ground sign for the property or project site.~~ Dimensional limitations in this paragraph may be waived by application to the Planning & Development Services Director for property located in the Institutional Zoning District with frontage on an arterial roadway. The site development plan on which such sign is proposed must be greater than 20 acres and the sign must be located adjacent to the arterial roadway and set back from the property line at least 50 feet.
- I. Signs in motion, including swinging, rotating, or revolving signs or similar moving devices designed to attract attention by motion or illusionary motion.
- J. Signs that copy or imitate official governmental signs or that incorrectly purport to have official governmental status.

- K. Signs that display any written or graphic message that is lewd, lascivious, or obscene based on contemporary community standards.
- L. Signs that obstruct or interfere with any door, fire exit, stairway, ladder, or opening intended to provide light, air, ingress, or egress for any building.
- M. Any sign, whether otherwise allowable or exempt under this Chapter, that, in the judgment of the Planning and Development Services Director, determined without reference to the content of the sign except as stated below in this paragraph constitutes a traffic safety hazard by reason of size, location, movement, or method of illumination; obstructs the vision of motorists or pedestrians; obstructs or interferes with any official traffic control device; or utilizes flashing or revolving red, green, blue, or amber lights, creates glare, or utilizes the words "stop," "look," "danger" or any other word, phrase, symbol, or character in such a manner as to interfere with, mislead or confuse traffic.
- N. Signs that utilize fluorescent colors in the yellow or red spectrums.
- O. Flags which are not exempt from permitting under Section 9.04.00, ~~banners, and pennants,~~ except for temporary ~~special event promotional~~ flags, banners, and pennants as permitted in 9.01.02(C).
- P. Signs that contain any mirror or mirrored device.
- Q. Vehicular signs.
- R. Any unpermitted sign not exempt from permitting under this Chapter.

(Ord. No. 2013-39, § A, 12-17-13)

#### 9.04.00. - PERMITTING AND EXEMPTIONS

##### 9.04.01. - Permitting.

- A. Except as specifically exempted in Section 9.01.02 or Section 9.04.02, the erection, physical alteration, reconstruction, or physical conversion of any sign shall not be commenced without obtaining a Sign Permit from the Planning and Development Services Director. No Sign Permit shall be issued for development without the concurrent issuance of a Certificate of Zoning Compliance as provided by Section 11.05.00 of this Code. No permit shall be required for the sole purpose of changing content, including wording and graphics, on a lawfully existing sign that otherwise complies with the requirements of this Code both before and after such change.
- B. The process for obtaining a Sign Permit shall be the same as the process for obtaining a Building Permit pursuant to Chapter XI of this Code, except as specifically modified in this Section. The application shall be made on such form as the Planning and Development Services Director or his/her designee shall prescribe, which shall include a depiction of the proposed sign, its specifications including height, sign area, dimensions, location on the site and in relation to other structures and rights-of-way, means of support, method of illumination, if any, and such other information as the Planning and Development Services Director or his/her designee may require to determine whether the proposed sign meets the requirements of this Chapter.

- C. The Planning and Development Services Director or his/her designee shall grant or deny an application for a Sign Permit and Certificate of Zoning Compliance applicable to such application, within thirty (30) days from receipt of a complete application. The Planning and Development Services Director or his/her designee shall notify the applicant within fifteen (15) days from receipt of any application, or amendment or supplement thereto, if the application is incomplete, and shall notify the applicant of the information necessary to complete the application. The applicant has the option of supplying such information or, if the applicant deems the application complete despite such notification, upon notifying the Planning and Development Services Director or his/her designee who shall then treat the application as complete. Any application for a Sign Permit that is not granted or denied within thirty (30) days from receipt of a completed application shall be deemed denied.
- D. The Planning and Development Services Director or his/her designee shall grant the Sign Permit upon receipt of a completed application with all required fees, upon finding that the proposed sign conforms to all requirements of this Chapter; otherwise, the application shall be denied. The content of a proposed sign shall not be material to the grant or denial of a Sign Permit, except as necessary to determine that a sign conforms to the specific requirements of this Chapter.
- E. The denial of an application for Sign Permit may be appealed by the applicant to the Board of Adjustment in accordance with Chapter XI of this Code, within thirty (30) days from denial. The Board of Adjustment shall render its decision within forty-five (45) days from the date the appeal is filed. Any Sign Permit applicant aggrieved by a decision of the Board of Adjustment may seek review by certiorari in the Circuit Court in accordance with Chapter XI of this Code, within thirty (30) days from rendition of the decision of the Board of Adjustment.

(Ord. No. 2013-39, § A, 12-17-13)

#### 9.04.02. - Exceptions.

The following signs shall not be required to have a sign permit, provided they do not otherwise violate any specific prohibition in this Chapter and they are not designed or located so as to cause or create a risk to public safety, as set forth in Section 9.03.00(M):

- A. Residential nameplates that comply with this Chapter.
- B. Temporary signs providing they comply with Section 9.01.02 of this Chapter.
- C. Signs that are not visible from any roadway or adjoining property.
- D. Memorial signs or tablets within duly licensed cemeteries.
- E. Public convenience signs, communicating the location of restrooms or public telephones.
- F. Public warning signs, indicating the dangers of trespassing, swimming, animals, or the like.
- G. Seasonal displays or decorations not advertising a product, service, or establishment.
- H. Garage or yard sale signs providing they are removed by sunset of the last day of the sale.
- I. Non-illuminated building identification signs which are under three (3) square feet in sign area on buildings which are located at least three hundred (300) feet from a public right-of-way.

- J. Ten (10) or fewer flags, per parcel or common development site. Such flags shall not be placed less than thirty (30) feet apart. Any flags, in excess of ten (10) per parcel or common development site may be erected on a temporary basis upon the issuance of a permit in accordance with Section 9.01.02(C).

#### 9.05.00. - NONCONFORMING SIGNS

- A. General. Any sign or advertising structure in the unincorporated area of the County on which, by its height, area, location, use or structural support does not conform to the requirements of this chapter, shall be termed nonconforming.
- B. Continuation or Removal. All nonconforming signs or advertising structures which were properly permitted and conforming to the sign ordinances of the County in effect at the time the signs were erected, may continue in use in accordance with the other provisions of this Section. All other nonconforming signs shall be removed unless erected prior to September 1, 1961. Nonconforming signs that are subject to removal shall be subject to the provisions of this Code governing the procedures for Code violations; provided, however, that the Planning and Development Services Director may direct the removal, after making reasonable efforts to provide advance notice to the sign owner, of (1) any sign that in his/her judgment, determined without reference to the content of the sign except as stated in Section 9.03.00(M), constitutes an immediate and extreme danger to public safety, or (2) any sign erected or posted in the public right-of-way in violation of this Chapter. Temporary signs for which allowable time of display has expired and for which the sign owner cannot readily be located or identified, shall be deemed abandoned and may be removed at the direction of the Planning and Development Services Director.
- C. Structural Alterations. Nonconforming signs shall not be structurally altered or enlarged unless they are made to conform with all the requirements of this Chapter, except that substitution or interchange of copy may be permitted.
- D. Natural Damage. Nonconforming signs which are more than fifty percent (50%) destroyed by wind, deterioration or other damage shall be made to conform with all the requirements of this Chapter, or be completely removed.
- E. Billboards with less than the Minimum Separation. Where two (2) or more billboards, each of which was lawfully installed at its time of installation, are situated closer to each other than permitted by Section 9.01.01(F)(1), then all such signs except the one (1) first installed in the County shall be nonconforming.
- F. Removal of Non-Conforming Flags, Banners, and Pennants. Flags, banners, and pennants rendered non-conforming by virtue of being included in Section 9.03.00(P) shall be removed by March 1, 1994.

#### **PART B: CONFLICTING PROVISIONS.**

Special acts of the Florida Legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

**PART C: SEVERABILITY**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance, such holding shall not affect its applicability to any other person, property or circumstances.

**PART D: APPLICABILITY OF ORDINANCE.**

This ordinance shall be applicable in the unincorporated areas of St. Lucie County.

**PART E: FILING WITH DEPARTMENT OF STATE.**

The Clerk be and hereby is directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code, Department of State, 401 South Monroe St., Elliot Building, Tallahassee, Florida 32399-0250.

**PART F: EFFECTIVE DATE.**

This Ordinance shall take effect upon filing with the Department of State.

**PART G: ADOPTION.**

- Chairman Kim Johnson XXX
- Vice Chairman Chris Dzadovsky XXX
- Commissioner Tod Mowery XXX
- Commissioner Paula Lewis XXX
- Commissioner Frannie Hutchinson XXX

**PART H: CODIFICATION.**

Specific authority is hereby granted to codify this ordinance. It is the intention of St. Lucie County that the provisions of this ordinance shall become and be made a part of the St. Lucie County Land Development Code; and that sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intentions; provided, however, that Sections B through H shall not be codified.

**PASSED AND DULY ADOPTED** by the Board of County Commissioners of St. Lucie County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Underlined passages are added. ~~Struck through~~ passages are deleted.



ATTEST:

\_\_\_\_\_  
Deputy Clerk

**BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA**

BY : \_\_\_\_\_  
Chairman

**APPROVED AS TO FORM AND  
CORRECTNESS**

BY: \_\_\_\_\_  
County Attorney

Underlined passages are added. ~~Struck through~~ passages are deleted.