

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA
OFFICE OF THE COUNTY MANAGER
AGENDA ITEM COVER SHEET**

DATE: 03/02/2017

MEETING DATE: 03/21/2017

TO: David Heath, County Manager

ITEM TYPE: Public Hearing

THRU:

Diana Johnson, Assistant County Attorney

ITEM ID: 3451

BY: Nova Atkinson, Paralegal

SUBJECT: Second public hearing of an ordinance to repeal and replace Appendix E, Land Development Regulations, Chapter XI, entitled "Signs".

RECOMMENDATION/REQUIRED ACTION:

Second public hearing and adoption of an ordinance to repeal and replace Appendix E, Land Development Regulations, Chapter XI entitled "Signs". There is no fiscal impact.

BACKGROUND SUMMARY: Following an opinion by the United States Supreme Court that a local government may not impose more stringent restrictions on directional signs than on signs conveying a message, the County seeks through this ordinance to repeal and replace Lake County Code, Appendix E, Land Development Regulations, Chapter XI, entitled "Signs" by removing regulations that were dependent on the communicative content of the sign.

The ordinance also amends Lake County Code, Appendix E, Land Development Regulations, Chapter II entitled "Definitions", to delete or amend definitions of types of signs defined based upon the content of the sign. This ordinance also amends Chapter XI by deleting the requirements for sign landscaping and modifying the size requirements for signs in multiple zoning districts, modifying the number of days for displaying temporary signs to ninety (90) days, and deleting provisions which specifically regulated special event signs.

Fiscal Impact:

None

Account No.:

Advertised Date: 3/10/17

Paper: Daily Commercial

Attachments:

1.	Proposed Ordinance
2.	Economic Impact Statement

STAFF APPROVALS AND DATES:

Nova Atkinson	Created/Initiated - 03/02/2017
Melanie Marsh	Approved - 03/07/2017
Jennifer Barker	Approved - 03/08/2017
Steve Koontz	Approved - 03/09/2017
Melanie Marsh	Approved - 03/09/2017
Niki Booth	Final Approval - 03/09/2017

ACTION TAKEN BY BOARD:

Action: New

Continued/Deferred Until:

Other:

Staff Summary

Following an opinion by the United States Supreme Court that a local government may not impose more stringent restrictions on directional signs than on signs conveying a message, the County seeks through this ordinance to repeal and replace Lake County Code, Appendix E, Land Development Regulations, Chapter XI entitled "Signs" by removing regulations that were dependent on the communicative content of the sign. The ordinance also amends Lake County Code, Appendix E, Land Development Regulations, Chapter II entitled "Definitions", to delete or amend definitions of types of signs defined based upon the content of the sign. This ordinance also amends Chapter XI by deleting the requirements for sign landscaping and modifying the size requirements for signs in multiple zoning districts, modifying the number of days for displaying temporary signs to ninety (90) days, and deleting provisions which specifically regulated special event signs.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation "* * *" shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE NO. 2017 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, CHAPTER II, ENTITLED "DEFINITIONS", TO DELETE OR AMEND CERTAIN DEFINITIONS FOR TYPES OF SIGNS THAT WERE DEFINED BASED UPON THE CONTENT OF THE SIGN; REPEALING AND REPLACING CHAPTER XI, ENTITLED "SIGNS"; REMOVING REGULATIONS DEPENDENT ON THE COMMUNICATIVE CONTENT OF A SIGN; REMOVING SIGN LANDSCAPING REQUIREMENTS; MODIFYING SIZE AND COPY AREA FOR SIGNS AND DURATION FOR TEMPORARY SIGNS; REMOVING PROVISIONS FOR SPECIAL EVENT SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 22, 2011, the Lake County 2030 Comprehensive Plan became effective, requiring the Land Development Regulations to be updated; and

WHEREAS, Policy I-1.1.8 of the 2030 Comprehensive Plan requires the County to adopt and maintain a set of specific and detailed Land Development Regulations that implement and are consistent with the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, Lake County Code, Appendix E, Land Development, Chapter XI, entitled "Signs" is for the purpose of providing regulations for the placement of signs to ensure public safety and to preserve the scenic, economic and aesthetic values including the special character and attractiveness of Lake County; and

1 **WHEREAS**, the United States Supreme Court held in the case of *Reed v. Town of Gilbert*, 135 S.
2 Ct. 2218 (2015), that a government may regulate signs, but such regulations must not depend on the
3 communicative content of the signs; and
4

5 **WHEREAS**, the Board of County Commissioners of Lake County, Florida desires to amend Lake
6 County Land Development Regulations Chapter II, entitled “Definitions”, and Chapter XI, entitled “Signs”,
7 to be consistent with the Supreme Court’s ruling by deleting or amending regulations and definitions that
8 are dependent on the communicative content of a sign; and
9

10 **WHEREAS**, the Board of County Commissioners of Lake County, Florida desires to amend Lake
11 County Land Development Regulations, Chapter XI to adjust the size and copy area requirements for signs,
12 modify requirements for temporary signs, and to otherwise reorganize and update the Chapter.
13

14 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake
15 County, Florida, that:
16

17 **Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by
18 reference.
19

20 **Section 2. Amendment.** Lake County Code, Appendix E, Land Development Regulations,
21 Chapter II, entitled “Definitions”, shall be amended to read as follows. All other definitions contained in
22 Chapter II, not specifically referenced herein as being amended, shall remain the same.
23

24 **Chapter II – Definitions.**

25 ~~**Abandoned Sign.** A Sign that no longer identifies a bona fide business, lessor, service, owner,~~
26 ~~product, or activity where such business, lessor, service, owner, product or activity has been~~
27 ~~discontinued for a period of twelve (12) consecutive months, or the registration of a business tax~~
28 ~~receipt for which the expiration has exceeded one (1) year. This shall also include any sign structure~~
29 ~~which has not been used for the above stated time frame that is non conforming regarding height~~
30 ~~or setback where the permitted use or structure that the sign is an accessory to has been discontinued~~
31 ~~or unoccupied for a period of eight (8) consecutive months.~~

32 **Animated Sign.** A Sign that uses movement or change of lighting to depict action or create a
33 special effect. This definition shall include wind-driven signs, banners, streamers or similar
34 devices.

35 ~~**Campaign Sign.** Any Sign which is designed to influence the action of the voters for the passage~~
36 ~~or defeat of a measure appearing on the ballot at any national, state, or local election.~~

37 ~~**Construction Sign.** A temporary Sign identifying the contractor, architect, sub-contractor, or~~
38 ~~Sponsor participating in the Construction or Development of the Property where the Sign is located.~~

39 ~~**Directional Sign.** A Sign which only provides direction to entrances, exits, parking areas,~~
40 ~~restrooms or non-business related facilities.~~

41 ~~**Directory Sign.** A Sign on which the names and locations of occupants or the use of a Building is~~
42 ~~given.~~

43 **Digital Sign.** Any changeable copy Sign capable of displaying words, symbols, figures, or images
44 that can be electronically changed by remote or automatic means.

45 **Electric Sign.** Any Sign that contains moving or lighted elements wired for electricity.

Ordinance No. 2017-____; "Signs"

1 ~~Entrance Sign. An identification structure located at the main entrance to a County approved~~
2 ~~development.~~

3 ~~Farm Sign. A sign erected, used, or maintained on a farm by the owner or lessee of the farm which~~
4 ~~relates solely to farm produce, merchandise, or services sold, produced, manufactured, or furnished~~
5 ~~on the farm.~~

6 ~~Government Sign. Any Sign erected and maintained by the County, state, or federal government~~
7 ~~for traffic direction or for designation.~~

8 ~~Ground/ or Monument Sign. A sSign that is anchored near or at ground level, which has the~~
9 ~~vertical structure supports concealed in an enclosed base, the width of such enclosed base shall be~~
10 ~~equal to at least one-half (1/2) the horizontal width of the Sign surface. The base shall be of an~~
11 ~~architectural style to include, but not limited to, split face block, finished metal or brick or stucco~~
12 ~~finish; if the site is developed, it shall be similar to that of the principal structure.~~

13 ~~Home Occupation Sign. A Sign identifying a use conducted within the dwelling or accessory~~
14 ~~building.~~

15 ~~Identification Sign. A sign that indicates the name and type of business or service, institution, or~~
16 ~~person, or the name of the development located on the site where the sign is located.~~

17 ~~Illegal Sign. A Sign which does not meet the requirements of chapter XI of the Land Development~~
18 ~~Regulations and which is not a permitted non-conforming Sign.~~

19 ~~Incidental Signs. An Informational Sign with no commercial message, such as "entrance and~~
20 ~~"telephone."~~

21 ~~Instructional Sign. A sign conveying non-advertising message related to the use of the premises~~
22 ~~or the movement of pedestrians and vehicles, including but not limited to "no parking," "enter"~~
23 ~~"order here."~~

24 ~~Integral Sign. A Sign identifying the name of a building constructed of permanent material~~
25 ~~mounted on the face of the building or cut into the masonry surface.~~

26 ~~Non-commercial Sign. A non-commercial sign expresses an idea, an aim, an aspiration, a purpose,~~
27 ~~or a viewpoint.~~

28 ~~Off-Premises Sign. A Sign identifying, advertising or directing the public to a business,~~
29 ~~merchandise, service, institution, residential area, entertainment or activity which is located~~
30 ~~somewhere other than on the Premises on which the sign is located.~~

31 ~~On-Site Sign. A Sign relating in subject matter to the premises on which located or to products,~~
32 ~~accommodations, services or activities on the premises.~~

33 ~~Outdoor Advertising or Sign. Any writing, printing, picture, painting, display, emblem, drawing,~~
34 ~~Sign or device intended to invite or to draw the attention of the public to any goods, merchandise,~~
35 ~~real property, Personal property, business, business services, entertainment, amusement, attraction,~~
36 ~~Person, group, organization institution, movement, activity, promotion, event, object, place,~~
37 ~~Appeal, solicitation, announcement, utterance, or notice, manufactured, produced, bought, sold,~~
38 ~~conducted, furnished, dealt in, published, controlled, owned or leased, by any Person which is~~
39 ~~posted, painted, tacked, nailed, or otherwise displayed outdoors on real property and includes any~~
40 ~~part of an advertisement recognizable as such. Includes all political advertising.~~

41 ~~Real Estate Sign. A Sign advertising real property on the parcel where the Sign is located.~~

42 ~~Pennant. Any geometric shaped cloth, fabric or other lightweight material normally fastened to a~~
43 ~~stringer which is secured or tethered so as to allow movement of the Sign caused by moment of the~~
44 ~~atmosphere.~~

Ordinance No. 2017-____; “Signs”

1 **Sign.** Any object or device or part thereof situated outdoors or indoors visible from the exterior of
2 the Structure which is used to ~~advertise, identify, display, direct, or attract attention to an object,~~
3 ~~Person, institution, organization, business, product, service, event, or location, by any means,~~
4 ~~including~~ words, letters, figures, designs, symbols, fixtures, colors, motion, illumination, or
5 projected images.

6 ~~**Sign Area.** The area enclosed by a rectilinear line of not more than eight (8) sides drawn around~~
7 ~~the perimeter of the Sign, including trim, embellishments and background which includes the copy.~~

8 ~~**Sign Copy Area.** Any~~The surface area where graphic, word, numeral, symbol, insignia, text,
9 sample, model, device or combination thereof ~~is placed which is primarily intended to advertise,~~
10 ~~identify, or convey information.~~

11 **Sign Plaza.** A Structure erected and maintained by or for the Department of Public Works or the
12 Tourist Development Council, adjacent or in close proximity to the highway for ~~the~~ display
13 ~~purposes~~of motorist information.

14 ~~**Snipe Sign.** A t~~Temporary ~~s~~Sign ~~or poster~~ affixed to a tree, fence, ~~telephone~~ pole, ~~ete~~ bench, or
15 ~~similar objects, either in the Right-of-Way or other public property, or on private property without~~
16 ~~the permission of the property owner.~~

17 ~~**Subdivision Development Sign.** A Sign advertising a Subdivision Development of Property which~~
18 ~~denotes the owner, developer, architect, construction contractors and or lot layout.~~

19 ~~**Subdivision Identification Sign.** A ground or wall Sign identifying a recognized Subdivision,~~
20 ~~condominium complex, or residential development. Subdivision Signs may be placed on entry~~
21 ~~walls or be constructed as a separate monument Sign.~~

22 **Temporary Sign.** Any Sign ~~to be erected for a short period of time~~constructed of cloth, canvas,
23 ~~fabric, paper, plywood, or other light material which is not intended or designed for permanent~~
24 ~~display.~~

25
26 **Section 3. Repeal and Replacement.** Lake County Code, Appendix E, Land Development
27 Regulations, Chapter XI, entitled “Signs”, shall be repealed and deleted in its entirety and replaced with the
28 following:
29

30 **Chapter XI Signs.**

31 **11.00.00 Purpose and Intent.**

32 Lake County has become a recognized tourist and economic growth center in Florida. With
33 rolling hills, lakes, state parks and rural landscapes, Lake County has much to offer visitors, new
34 residents and businesses. Sign regulation is needed to encourage a visually pleasing environment
35 in order to attract residential construction, tourist activity, business and industrial development.
36 Lake County also views sign regulation as a method of protecting the public investment, ensuring
37 pedestrian and traffic safety, promoting the effectiveness of advertising, discouraging over-
38 concentration, unsuitable location, and excessive height, bulk and area. It is the intent of this chapter
39 to provide signage regulations to preserve scenic, economic and aesthetic values including the
40 special character and attractiveness of Lake County communities.

41 **11.01.00 General Provisions.**

42 **11.01.01 Administration.** Where the provisions of this chapter are in conflict with any other
43 regulations or parts of codes, the more stringent shall apply.

44 **11.01.02 Permits Required.** Unless otherwise provided by this Chapter, all Signs shall
45 require permits and payment of fees as adopted by the Lake County Board of County

Ordinance No. 2017-____; “Signs”

1 Commissioners. The issuance of sign permits shall be governed by Chapter XIV, Land
2 Development Regulations.

3 **11.01.03 Relationship to Building and Electrical Codes.** These sign regulations are intended
4 to complement the requirements of the building and electrical codes adopted by Lake County.
5 Wherever there is an inconsistency between these regulations and the building or electrical code,
6 the more stringent requirement shall apply.

7 **11.01.04 Signs shall be an accessory use.** All Signs, except Temporary Signs or Signs located
8 on a property classified as agricultural by the Lake County Property Appraiser pursuant to Chapter
9 193, Florida Statutes, as amended, shall be an accessory to a permitted use or structure.

10 **11.01.05 Prohibited Signs.** The following types of Signs are prohibited in all zoning districts
11 within Lake County:

12 A. Abandoned Signs.

13 B. Beacons or flashing lights.

14 C. Pole Signs.

15 D. Unsafe Signs.

16 E. Snipe Signs.

17 F. Portable Signs.

18 G. Any Sign which obstructs visibility at an intersection according to the Manual of Uniform
19 Minimum Standards for Design Construction and Maintenance for Streets and Highways,
20 as amended, and as determined by the County Department of Public Works.

21 H. Signs imitating or resembling Government Signs or signals, that are not erected by a
22 Governmental or Public Agency or not erected under the direction of a Governmental or
23 Public Agency.

24 I. Roof Signs.

25 J. Pennants.

26 K. Signs placed on vehicles or trailers, which are parked or located for the primary purpose of
27 displaying said signs. This does not apply to buses, taxicabs, and similar common carrier
28 vehicles.

29 L. Signs that create traffic or pedestrian hazards.

30 **11.01.06 Exempt Signs.** The following types of signs are exempt from the permitting
31 requirements of this chapter:

32 A. Any Government Sign.

33 B. Signs or nameplates that do not exceed two (2) square feet of Sign Copy Area.

34 C. Window Signs.

35 D. Any Sign carried by a person.

36 E. Decorations.

37 F. House identification/address numbers.

38 G. Farm Sign as defined under Section 604.50, Florida Statutes, as amended.

39 **11.01.07 Temporary Signs.**

1 A. A Temporary Sign may only be displayed for a maximum of ninety (90) days during a
2 calendar year.

3 B. A Temporary Sign is exempt from the permitting requirements under Section 11.01.02.

4 C. A Temporary Sign shall:

5 1. Not exceed six (6) feet in height;

6 2. Not exceed thirty-two (32) feet in Sign Copy Area;

7 3. Not be an Electric Sign or Portable Sign;

8 4. Not obstruct the visibility of a permanent sign;

9 5. Not be illuminated; and

10 6. Not be erected on vacant property, unless associated with a temporary vendor’s permit.

11 **11.01.08 Digital Signs.** Digital Signs Shall display static messages for a period of at least eight
12 (8) seconds. The Digital Sign shall remain blank for at least one (1) second between displays. The
13 messages and displays shall not be animated, appear in incremental stages or move across the
14 changeable Sign Copy Area.

15 **11.01.09 Maintenance.** All Signs shall be erected, maintained, in good repair, treated and/or
16 painted so as to always be safe, clean, reasonably rust-free or termite-free, and free of debris.

17 **11.01.10 Enforcement.**

18 A. Prohibited signs on public property or rights-of-way shall be removed immediately, and
19 may be removed by the County or its agents without notice.

20 B. A right-of-way utilization permit is required to place a Sign within the County right-of-
21 way.

22 C. Abandoned Signs shall be removed by the owner or agent.

23 D. It shall be a violation of this section for any person, organization or entity to erect or display
24 a Sign that is prohibited, unpermitted and/or otherwise not in compliance with the
25 requirements of this Chapter. Any person who violates or fails to comply with the
26 provisions of this Chapter shall be subject to the code enforcement procedures in Chapter
27 8 of the Lake County Code.

28 **11.02.00 Permitted Signs.** Signs shall meet the height, square footage, Sign Copy Area,
29 setbacks and other requirements set forth in this Chapter. Signs shall not be joined together to
30 create a larger sign than allowed.

31 **11.02.01 Residential Districts.** The following provisions govern signage in residential
32 districts. Signs shall not be joined together to create a larger sign than allowed.

33 A. Signs owned or controlled by a homeowners’ association or other similar entity and located
34 at the entrance of a subdivision or development.

35 1. A maximum of two (2) Ground Signs, Wall Signs, or gate signs may be located at the
36 main entrance to a subdivision or development. The maximum allowable Sign Copy
37 Area for each sign shall not exceed sixty (60) square feet.

38 a. The Sign Copy Area shall not exceed the height or length of the wall or gate upon
39 which it is located. The Ground Sign shall not exceed ten (10) feet in height.

1 b. Setbacks. Signs shall maintain a fifteen (15) foot setback from all property and
2 right-of-way lines, with the exception of Signs which are part of a wall, which may
3 be located along the property lines.

4 c. Maintenance. The County shall not accept any liability or responsibility for
5 maintenance of decorative entrances, structures or landscaping features. Sign
6 construction and maintenance shall be at the expense of the developer or the
7 homeowners’ association and their successors, assigns and heirs.

8 d. Sign Illumination. Ground Signs may be illuminated internally or externally. The
9 source of externally illuminated signs shall be installed so that it is arranged or
10 screened as to not shine, glare or adversely impact adjacent properties or roadways.

11 2. One (1) Sign at each secondary entrance of a subdivision or development, which shall
12 be restricted to a Ground Sign, not to exceed twenty (20) square feet in area and the
13 height shall be limited to four (4) feet.

14 B. Bed and Breakfast Home and Inn Sites.

15 1. On a parcel where a bed and breakfast home is located a Sign not exceeding four (4)
16 square feet is allowed to be attached to the home and a permit is not required. A free
17 standing sign not exceeding six (6) square feet is also allowed; a permit is required.

18 2. On a parcel where a bed and breakfast inn is located a Sign not exceeding four (4)
19 square feet is allowed to be attached to the home and a permit is not required. A free
20 standing sign not exceeding sixteen (16) square feet is also allowed; a permit is
21 required.

22 C. Temporary Signs.

23 1. No more than two (2) Temporary Signs shall be placed on a parcel.

24 2. Subdivisions or other similar developments undergoing construction. One (1)
25 Temporary Sign may be permitted for each parcel undergoing construction. The
26 Temporary Sign shall not exceed thirty-two (32) square feet and shall not be located
27 closer than twenty (20) feet to any property line or twenty-five (25) feet from any right-
28 of-way.

29 **11.02.02 Residential Professional Districts.** The following provisions govern signage in
30 residential professional districts. Signs shall not be joined together to create a larger sign than
31 allowed.

32 A. Ground Signs.

33 1. All Signs shall be Ground Signs.

34 2. One (1) Ground Sign per parcel for each primary street frontage shall be permitted.
35 The maximum allowable Sign Copy Area is twenty-four (24) square feet.

36 3. Height of Sign.

37 a. Signs fronting on two lane highways shall not exceed eight (8) feet in height.

38 b. Signs fronting on four or more lane divided highways shall not exceed fifteen (15)
39 feet in height

40 4. Setbacks. The minimum setbacks shall be:

41 a. Five (5) feet from any right-of-way line.

42 b. Twenty (20) feet from any side or rear property line.

1 5. Corner Lots Visibility Triangle. No part of a Sign may be located within a triangular
2 area formed by the street right-of-way lines and a line connecting them at points
3 twenty-five (25) feet from the right-of-way intersection.

4 6. Sign Illumination. Ground Signs may be illuminated internally or externally. The
5 source of externally illuminated signs shall be installed so that it is arranged or screened
6 as to not shine, glare or adversely impact adjacent properties or roadways.

7 B. Wall Signs are permitted with a maximum allowable Sign Copy Area of twenty-four (24)
8 square feet.

9 C. Projecting Signs may be substituted for Wall Signs and shall:

10 1. Not project more than four (4) feet from the building wall on which the sign is attached.

11 2. Be a minimum of twelve (12) feet above ground level.

12 3. Not project above the roofline of the building to which it is attached.

13 D. Awning Signs. The Sign Copy Area placed on an awning shall be counted toward the total
14 wall sign area allowed for the single occupancy site.

15 E. Temporary Signs.

16 1. No more than two (2) Temporary Signs shall be placed on a parcel and each sign shall
17 be set back a minimum of twenty-five (25) feet from any road right-of-way and ten
18 (10) feet from all property lines.

19 2. Subdivisions or other similar developments undergoing construction. One (1)
20 Temporary Sign may be permitted for each parcel undergoing construction. A second
21 Temporary Sign shall be permitted for developments having frontage on a major
22 collector or arterial road. The Temporary Sign shall not exceed thirty-two (32) square
23 feet and shall not be located closer than fifteen (15) feet to any property line or twenty-
24 five (25) feet from any right-of-way.

25 **11.02.03 Commercial Districts.** The following provisions govern signage in commercial
26 districts.

27 A. Commercially Zoned Single-Occupancy Sites.

28 1. Ground Signs.

29 a. All Signs shall be Ground Signs.

30 b. One (1) Ground Sign per parcel for each primary street frontage shall be permitted.
31 The maximum allowable Sign Copy Area is:

32 i. Sixty (60) square feet per face on sites fronting an arterial roadway.

33 ii. Forty-eight (48) square feet per face on sites fronting a collector roadway.

34 iii. Thirty-two (32) square feet per face on sites fronting on an internal roadway.

35 c. If a parcel has multiple frontages, an additional Ground Sign shall be permitted
36 with a maximum square footage of up to fifty percent (50%) of that allowed on the
37 primary frontage.

38 d. Height of Sign.

39 i. Signs fronting on two lane highways shall not exceed eight (8) feet in height.

- 1 ii. Signs fronting on four lane or more divided highways shall not exceed fifteen
- 2 (15) feet in height
- 3 e. Setbacks. The minimum setbacks shall be:
- 4 i. Five (5) feet from any right-of-way line.
- 5 ii. Twenty (20) feet from any side or rear property line.
- 6 f. Corner Lots Visibility Triangle. No part of a Sign may be located within a
- 7 triangular area formed by the street right-of-way lines and a line connecting them
- 8 at points twenty-five (25) feet from the right-of-way intersection.
- 9 g. Sign Illumination. Ground Signs may be illuminated internally or externally. The
- 10 source of externally illuminated signs shall be installed so that it is arranged or
- 11 screened as to not shine, glare or adversely impact adjacent properties or roadways.
- 12 2. Wall Signs are permitted with a total of one (1) square foot of Sign Copy Area for
- 13 signage allowed for each linear foot of right-of-way frontage, up to one hundred and
- 14 fifty (150) square feet. Single-occupancy businesses with multiple frontage may be
- 15 permitted an additional sign area of one (1) square foot for each linear foot of secondary
- 16 building frontage, up to one hundred and fifty (150) square feet; provided that the same
- 17 or similar facade treatment is used on both front and side.
- 18 3. Projecting Signs may be substituted for wall signs and shall:
- 19 a. Not project more than four (4) feet from the building wall on which the sign is
- 20 attached;
- 21 b. Be a minimum of twelve (12) feet above ground level; and
- 22 c. Not project above the roofline of the building to which it is attached.
- 23 4. Awning Signs. The Sign Copy Area placed on an awning shall be counted toward the
- 24 total wall sign area allowed for the single-occupancy site.
- 25 B. Commercially Zoned Multiple-Occupancy Sites.
- 26 1. All signs shall be Ground Signs.
- 27 2. Maximum Sign Copy Area for the Ground Sign. Sign Copy Area shall be in addition
- 28 to the wall sign copy area allowed for the individual occupants and shall be based on
- 29 the gross leasable areas (GLA).
- 30 a. Centers of seventy-five thousand (75,000) square feet or more shall be a maximum
- 31 of one hundred and twenty (120) square feet.
- 32 b. Centers of ten thousand (10,000) square feet to seventy-five thousand (75,000)
- 33 square feet shall be a maximum of seventy-five (75) square feet.
- 34 c. Centers up to ten thousand (10,000) square feet shall be a maximum of sixty (60)
- 35 square feet.
- 36 3. One (1) additional Ground Sign, not to exceed sixteen (16) square feet may be
- 37 permitted for the use of the major tenant provided that there is a minimum six hundred
- 38 (600) foot separation between the Signs.
- 39 4. If the building has multiple frontage with an architectural design indicating front street
- 40 orientation to both frontages, an additional Ground Sign for use by the center shall be
- 41 permitted with a maximum square footage of up to fifty (50) percent of that allowed
- 42 on the primary frontage.

1 5. Height of Sign. The maximum height for any Ground Sign located at a commercial
2 center shall be twenty (20) feet.

3 6. Setbacks. The minimum setback shall be:

- 4 a. Fifty (50) feet from any side lot lines, or equidistant from side lot lines.
5 b. Ten (10) feet from any right-of-way.

6 7. Wall Signs for individual businesses at a multiple-occupancy site.

- 7 a. Individual businesses shall be allowed one (1) Wall Sign area of one (1) square
8 foot for each linear foot of building front not to exceed one hundred and fifty (150)
9 square feet per building front.
10 b. Individual businesses with multiple frontage may be permitted an additional wall
11 sign area of one (1) square foot for each linear foot of building frontage, up to one
12 hundred and fifty (150) square feet; provided that the same or similar facade
13 treatment is used on both the front and side/rear.

14 C. Signs on Commercial Sites, not previously covered by this Chapter.

15 1. Theaters. In addition to the Signs permitted by this Chapter, a theater shall be permitted
16 a changeable message sign, the Sign Copy Area of which shall not exceed one hundred
17 and fifty (150) square feet.

18 2. Temporary Signs.

- 19 a. Two (2) Temporary Signs are allowed on the site and shall be set back a minimum
20 of twenty-five (25) feet from any road right-of-way and ten (10) feet from all
21 property lines.
22 b. Sites Undergoing Construction. One (1) Temporary Sign may be permitted for
23 each parcel undergoing construction. A second Temporary Sign shall be permitted
24 for developments having frontage on a major collector or arterial. The Temporary
25 Sign shall not exceed thirty-two (32) square feet and shall not be located closer
26 than fifteen (15) feet to any property line or twenty-five (25) feet from any right-
27 of-way.

28 3. Seawall Signs. Signs may be placed upon seawalls on commercial establishments or
29 private marina sites. The maximum allowable Sign Copy Area shall not exceed thirty
30 (30) square feet.

31 **11.02.04 Industrial Districts.** The following provisions govern signage in industrial districts.
32 Signs shall not be joined together to create a larger sign than allowed.

33 A. Ground Signs.

34 1. All Signs shall be Ground Signs.

35 2. One (1) Ground Sign per parcel for each primary street frontage shall be permitted.
36 The maximum allowable Sign Copy Area is:

- 37 a. Sixty (60) square feet per face on sites fronting an arterial roadway.
38 b. Forty-eight (48) square feet per face on sites fronting a collector roadway.
39 c. Thirty-two (32) square feet per face on sites fronting an internal roadway.

40 3. Height of Sign.

- 41 a. Signs fronting on two (2) lane highways shall not exceed eight (8) feet in height.

1 b. Signs fronting on four or more lane divided highways shall not exceed fifteen (15)
2 feet in height

3 4. Setbacks. The minimum setback shall be:

4 a. Five (5) feet from any right-of-way line.

5 b. Twenty (20) feet from any side or rear property line.

6 5. Corner Lots Visibility Triangle. No part of a Sign may be located within a triangular
7 area formed by the street right-of-way lines and a line connecting them at points
8 twenty-five (25) feet from the right-of-way intersection.

9 6. Sign Illumination. Ground Signs may be illuminated internally or externally. The
10 source of externally illuminated signs shall be installed so that it is arranged or screened
11 as to not shine, glare or adversely impact adjacent properties or roadways.

12 B. Wall Signs are permitted with a total of one (1) square foot of Sign Copy Area for signage
13 allowed for each linear foot of right-of-way frontage, up to one hundred and fifty (150)
14 square feet.

15 C. Projecting Signs may be substituted for Wall Signs and shall:

16 1. Not project more than four (4) feet from the building wall on which the Sign is
17 attached;

18 2. Be a minimum of twelve (12) feet above ground level; and

19 3. Not project above the roofline of the building to which it is attached.

20 D. Awning Signs. The Sign Copy Area placed on an awning shall be counted toward the total
21 wall sign area allowed.

22 E. Directory signs for Industrial Parks. For multiple occupancy complexes, in addition to
23 ground and wall signage, one (1) sign per street frontage, which is accessed by the park,
24 shall be permitted as follows:

25 1. Sign Copy Area shall be limited to forty-eight (48) square feet;

26 2. Maximum height of sign shall be limited to twelve (12) feet; and

27 3. There shall be a minimum setback of ten (10) feet from the road right-of-way.

28 F. Temporary Signs.

29 1. Two (2) Temporary Signs are allowed on the site and shall be set back a minimum of
30 twenty-five (25) feet from any road right-of-way and ten (10) feet from all property
31 lines.

32 2. Sites Undergoing Construction. One (1) Temporary Sign may be permitted for each
33 parcel undergoing construction. A second Temporary Sign shall be permitted for
34 developments having frontage on a major collector or arterial road. The Temporary
35 Sign shall not exceed thirty-two (32) square feet and shall not be located closer than
36 fifteen (15) feet to any property line or twenty-five (25) feet from any right-of-way.

37 **11.02.05 Agricultural Districts.** The following provisions govern signage in agricultural
38 districts. Signs shall not be joined together to create a larger sign than allowed.

39 A. Ground Signs.

40 1. All Signs shall be Ground Signs.

1 2. One (1) Ground Sign per parcel for each primary street frontage shall be permitted.
2 The maximum allowable Sign Copy Area is twenty-four (24) square feet.

3 3. Height of Sign.

4 a. Signs fronting on two lane highways shall not exceed eight (8) feet in height.

5 b. Signs fronting on four or more lane divided highways shall not exceed fifteen (15)
6 feet in height

7 4. Setbacks. The minimum setback shall be:

8 a. Five (5) feet from any right-of-way line.

9 b. Twenty (20) feet from any side or rear property line.

10 5. Corner Lots Visibility Triangle. No part of a Sign may be located within a triangular
11 area formed by the street right-of-way lines and a line connecting them at points
12 twenty-five (25) feet from the right-of-way intersection.

13 6. Sign illumination is not permitted.

14 B. Temporary Signs. Two (2) Temporary Signs are allowed on the site and shall set back a
15 minimum of twenty-five (25) feet from any road right-of-way and ten (10) feet from all
16 property lines.

17 **11.03.00 Reserved.**

18 **11.04.00 Change In Use.**

19 Any change in the use of the property, whereby a change from one (1) specific use classification,
20 as identified in Chapter III of the Land Development Regulations, to another use classification
21 constitutes a change in the use of the property. Upon a change in use, on-site signage shall be
22 brought into full compliance with this Chapter.

23 **11.05.00 Additions to Existing Development.**

24 Should any addition be made to a structure or parking area that exceeds a twenty-five (25) percent
25 increase in the size of the structure or parking area, the on-site signage shall be brought into full
26 compliance with this ordinance.

27 **11.06.00 Reserved.**

28
29 **Section 4. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any
30 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
31 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioner’s intent
32 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder
33 of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such
34 parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable
35 to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such
36 holding shall not affect the applicability thereof to any other person, property or circumstances.

37
38 **Section 5. Inclusion in the Code.** It is the intent of the Board of County Commissioners that the
39 provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections
40 of this Ordinance may be renumbered or relettered and the word “ordinance” may be changed to “section”,
41 “article” or such other appropriate word or phrase in order to accomplish such intentions.

Ordinance No. 2017-____; "Signs"

1 **Section 6. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith
2 to send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

3
4 **Section 7. Effective.** This Ordinance shall become effective upon filing with the Secretary of State.

5
6
7 Enacted this _____ day of _____, 2017.

8 Filed with the Secretary of State _____, 2017.

9
10

11

12 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

13

14 _____
15 Neil Kelly, Clerk of the
16 Board of County Commissioners
17 of Lake County, Florida

Timothy I. Sullivan, Chairman

18

Dated this _____ day of _____, 2017.

19 Approved as to form and legality:

20

21 _____
22 Melanie Marsh, County Attorney



LAKE COUNTY
FLORIDA

ECONOMIC IMPACT STATEMENT

Contact Information

Date: February 7, 2017 Contact Name: Tim McClendon, Manager
Economic Growth/ Planning
Dept./Division: &Zoning Contact Phone: 352-343-9672

Ordinance Information

Describe the ordinance:

Amending (repeal and replace) Lake County Code Appendix E, Land Development Regulations, Chapter XI, entitled "Signs". Ordinance will delete or amend certain definitions for types of signs that were defined based upon the content of the sign, remove regulations dependent on the communicative content of a sign, removing sign landscaping requirements, modifying size and copy area for sizes and duration for temporary signs, and removing provisions for special event signs.

Describe the direct economic impact of the ordinance upon the operation of the County:

There will be no direct economic impact of the ordinance upon the operation of the County. Though the ordinance is being repealed, only minor regulations and definitions are being deleted or removed from the Land Development Regulations.

Describe the direct economic impact of the ordinance upon the property owner/taxpayers/citizens who are expected to be affected:

There will be no direct economic impact of the ordinance upon the property owner/taxpayers/citizens as they will be unaffected from the proposed ordinance.

Identify any potential indirect economic impacts, positive or negative which might occur as a result of the ordinance:

There are no foreseeable indirect economic impacts that might occur as a result of the proposed ordinance.