

# *City of Arcadia*



## Unified Land Development Code

### Article 8

### Signs

Prepared by the  
Central Florida Regional Planning Council

## **ARTICLE 8.**

### **SIGNS**

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## **ARTICLE 8.**

### **SIGNS**

#### **Section 8.01.00. Generally.**

This Article requires that all signs placed or erected within the city be approved by permit. This Article also establishes regulations to govern the placement and size of temporary and permanent signs within the city and establishes application procedures and procedures for appeals.

#### **Section 8.02.00. Applicability.**

This Article applies to all signs that are constructed, erected, operated, used, maintained, enlarged, illuminated, or substantially altered within the city. Mere repainting or routine maintenance of a sign shall not, in and of itself, be construed as a substantial alteration.

#### **Section 8.03.00. Findings of Fact.**

The City Council finds that:

- A. The manner of the erection, location, and maintenance of signs affects the public health, safety, morals, and welfare of the people of this community.
- B. The safety of motorists, cyclists, pedestrians, and other users of the public streets is affected by the number, size, location, lighting, and movement of signs that divert the attention of drivers.
- C. The size and location of signs may, if uncontrolled, constitute an obstacle to effective fire-fighting techniques.
- D. The construction, erection, and maintenance of large signs suspended from or placed on the tops of buildings, walls, or other structures may constitute a direct danger to pedestrian and vehicular traffic below, especially during periods of strong winds.
- E. Uncontrolled and unlimited signs may degrade the aesthetic attractiveness of the natural and manmade attributes of the community and thereby undermine the economic value of tourism, visitation, and permanent economic growth.

#### **Section 8.04.00. Purpose and Intent.**

The City Council recognizes that there are various persons and entities that have an interest in communicating with the public through the use of signs that serve to identify businesses, services, residences, and neighborhoods, and also to provide for expression of opinions. The Council is also responsible for furthering the city's obligation to its residents and visitors to maintain a safe and aesthetically pleasing environment where signs do not create excessive visual clutter and distraction or hazards for pedestrians and vehicles; where signs do not adversely impact the character of the city; and where signs do not conflict with the natural and scenic qualities of the city. It is the intent of the Council that the regulations contained in this Article shall provide uniform sign criteria, which regulate the size, height, number, and placement of signs in a manner that is compatible to the scale and character of the city, and which shall place the fewest possible restrictions on personal liberties, property rights, free commerce, and the free exercise of Constitutional rights, while achieving the city's goal of creating a safe, healthy, attractive, and aesthetically pleasing environment that does not contain excessive clutter or visual distraction from rights-of-way and adjacent properties.

**Section 8.05.00. Severability.**

If any Section, part of a Section, paragraph, sentence, clause, phrase, or word of these regulations is, for any reason held or declared to be unconstitutional, inoperative, or void, such holding of invalidity shall not affect the remaining portions of these regulations and it shall be construed to have been the legislative intent to pass these regulations without such unconstitutional, invalid, or inoperative part therein; and the remainder of these regulations, after the exclusion of such part or parts, shall be deemed to be held valid as if such part or parts had not been included therein; or if these regulations, or any provisions thereof, shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect the applicability hereof to any other person, property or circumstances.

**Section 8.06.00. Definitions.**

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

**Abandoned Sign:** means any sign including both the advertising area and the support structure, shall be considered abandoned if the business identified on said sign has not been conducting business at the site or at the site noted, for a period greater than one hundred and eighty days (180). If the sign is not permitted, not maintained, or has a blank or missing advertising the property owner will be responsible for meeting the terms of this ordinance.

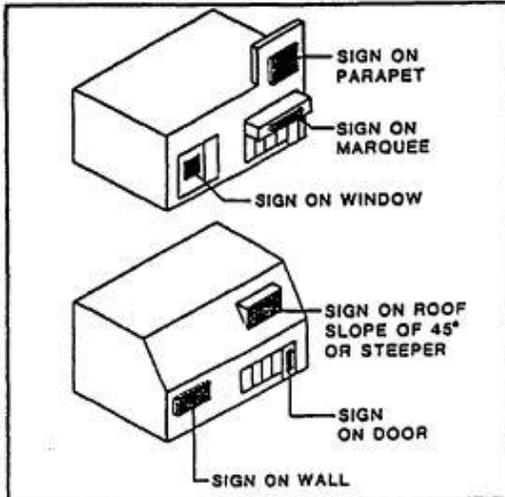
**Animated Sign:** means any sign or part of a sign, including the advertising message, which changes physical position by any means of movement.

**Automatic Changeable Message Device:** means any sign, which through a mechanical, electrical, solar, or other power source is capable of delivering messages, which rotate or appear to rotate, change or move at any time and in any way, including tri-vision or any multi-prism sign faces.

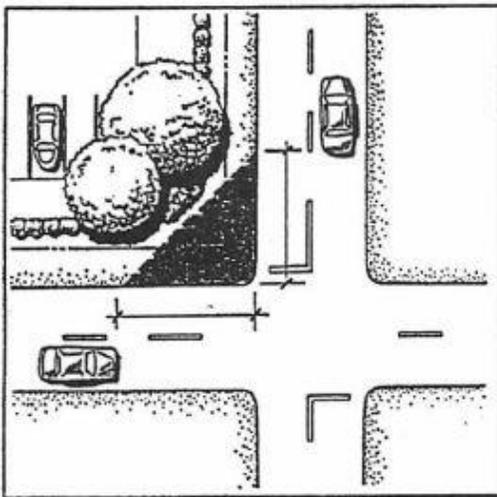
**Automatic Computerized Message Sign:** means any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

**Billboard:** means a type of permanent freestanding sign, where the bottom of the sign is at least twenty (20) feet above the ground and which is at least two hundred (200) square feet in area.

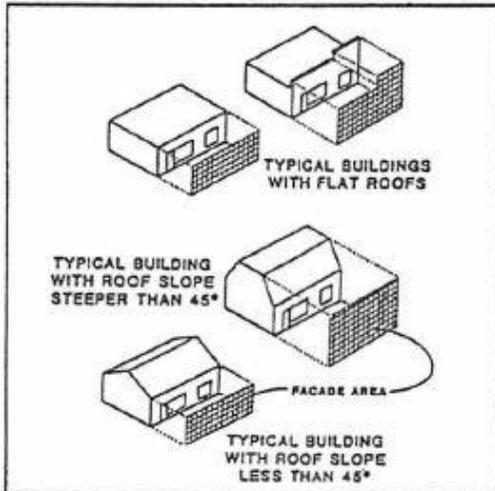
**Building Sign:** means a type of permanent sign displayed upon or attached to any part of the exterior of a building, including walls, windows, doors, parapets, marquees, and roof slopes of forty-five (45) degrees or steeper. (See Figure below).



**Clear Visibility Triangle:** means that area formed by connecting a point on each curb line or edge of pavement to be located at the distance from the intersection of the street centerlines as required, and a third line connecting the two points. (See Figure below).



**Façade Area:** means that area of a building within a two-dimensional geometric figure coinciding with the outer edges of the walls, windows, doors, parapets, marquees, and roof slopes greater than forty-five (45) degrees of a building which is owned by or under lease to a single occupant. (See Figure below).



**Freestanding Sign:** means any sign which is incorporated into or supported by structures or supports in or upon the ground, independent of support from any building, and includes pole signs, pylon signs, ground signs, monument signs, or "sandwich signs."

**Geometric Shape:** means any of the following geometric shapes used to determine sign area: square, rectangle, parallelogram, triangle, circle, or semicircle.

**Home Occupation:** shall mean an accessory use conducted entirely within a dwelling and carried on by the members of the family residing therein, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

**Illuminated Sign:** means any sign which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, back-lighting, and also shall include signs with reflectors that depend upon automobile headlights for an image.

**Multiple Occupancy Complex:** means any commercial use consisting of a parcel of property, or parcel of contiguous properties, existing as a unified or coordinated project, with a building or buildings housing more than one (1) occupant.

**Occupant:** means any single commercial use (i.e., any use other than residential).

**Permanent Sign:** means any sign, which is designed, constructed, and intended for more than short-term use, including freestanding signs and building signs.

**Portable Sign:** means any sign which is manifestly designed to be transported by trailer or on its own wheels, including such signs even though the wheels may be removed and the remaining chassis or support structure converted to an "A" or "T" frame sign and attached temporarily or permanently to the ground.

**Roof Line:** means a horizontal line intersecting the highest point or points of a roof.

**Roof Sign:** means a sign placed above the roof line of a building or on or against a roof slope of less than forty-five (45) degrees.

**Sign:** means any identification, description, illustration, or device, illuminated or non-illuminated, which is visible from any outdoor place, open to the public and which directs attention to a product, service, place, activity, person, institution, or business thereof, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant,

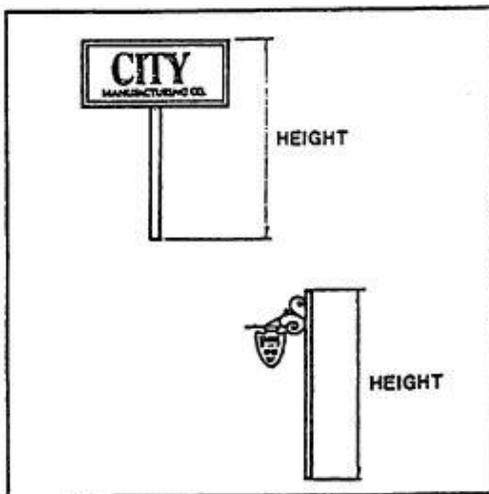
placard, designed to advertise, identify, or convey information, with the exception of customary window displays, official public notices and court markers required by Federal, State or local regulations; also excepting, newspapers, leaflets and books intended for individual distribution to members of the public, attire that is being worn, badges, and similar personal gear. Sign shall also include all outdoor advertising displays as described within Section 3108.1.1, Florida Building Code, and all Signs shall conform to the requirements of Section 3108 of the Florida Building Code. The term shall exclude architectural features, historical building murals, or parts not intended to communicate information.

**Sign Area** means the area within the smallest geometric shape which contains the entire sign copy, but not including any supporting framework, braces, or supports.

**Sign Copy** means the linguistic or graphic content, including trim and borders, of a sign.

**Sign Face** means the part of a sign that is or may be used to display sign copy.

**Sign Height** means the vertical distance from the finished grade at the base of the supporting structure to the top of the sign, or its frame or supporting structure, whichever is higher. (See Figure below)



**Sign Structure:** means any construction used or designed to support a sign.

**Special District:** includes properties within the city with unique development considerations, whether due to historic characteristics, pedestrian amenities, transitional zoning, or unique roadway and topographic features. Properties within these districts may be subject to additional review during the permit process. The following areas are considered special districts, the central business district, the historic district, and the City's properties zoned or with an existing mixture of land use types.

**Snipe Sign:** means any sign of any material, including paper, plastic, cardboard, wood, or metal, when tacked, nailed, or attached in any way to trees, poles, stakes, fences, the ground, or other objects where such sign may or may not be applicable to the present use of the property upon which such sign is located.

**Temporary Sign:** means any sign, which is designed, constructed, and intended to be used on a short-term basis. A permanent sign with periodic changes to the message shall not be considered as a temporary sign.

**Vehicle Sign:** means any sign affixed to a vehicle.

**Wind Sign:** means any device, including but not limited to one (1) or more banners, flags, pennants, ribbons, spinners, streamers, or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind not specifically exempted by Section 8.08.00 of this Article.

**Section 8.07.00. Permitted Signs.**

- A. Except as otherwise provided in this Article, no sign within the city shall be constructed, erected, operated, used, maintained, enlarged, illuminated, or substantially altered without first obtaining a permit on a form furnished by the City Administrator or his or her designee.
- B. An applicant may submit to the City Administrator or his or her designee a completed sign application for each separate sign to be located on an individual parcel.

**Section 8.08.00. Exempt Signs.**

- A. Within all non-residential zoning districts, the following signs shall be considered as permitted signs and shall be exempt from the requirement to obtain a sign permit as set forth within this Article so long as they are not in conflict with Section 8.09.00:
  - 1. Decals, limited to those as required by law, which are affixed to or painted upon store windows, store equipment, fuel pumps or other types of vending equipment used for dispensing retail products.
  - 2. Lettering only, for the purpose of providing ownership, licensing and emergency contact information, when placed upon doors and windows of lawfully licensed businesses, with letters not exceeding three (3) inches in height and limited to a maximum area of two (2) square feet.
  - 3. Signs within a building that are not visible from the exterior of the building. This shall not include window signs affixed to the interior of windows, which are visible from the exterior.
  - 4. Building signs, historical markers, memorial signs, tablets or plaques, or the name of a building and the date of erection, when the same are cut into any masonry surface or when constructed of bronze or other similar noncombustible material.
  - 5. Professional nameplates for physicians, surgeons, dentists, lawyers, architects, teachers, and other like professional persons placed on the premises occupied by the person(s), not exceeding one (1) square foot in sign face area, provided such professional has a valid occupational license as may be required for the particular profession to operate on those premises.
  - 6. Signs denoting only the name and profession of an occupant of a building, placed flat against the exterior surface of the building and not exceeding three (3) square feet in sign face area, and provided such occupant has a valid occupational license as may be required to operate on those premises.
- B. Within all zoning districts, the following signs shall be considered as permitted signs and shall be exempt from the requirement to obtain a sign permit as set forth within this Article III so long as they are not in conflict with Section 8.09.00:
  - 1. Not more than one (1) real estate sign, per property frontage road, advertising the sale, rental, or lease of only the premises on which the sign is located. Such signs shall not exceed sixteen (16) square feet in area, and five (5) feet in height within residential areas and six (6) feet in height within commercial areas. Signs advertising the sale, rental or lease of property exceeding this size and height shall not be considered as exempt signs.

2. Signs noting the architect, engineer, or contractor for a development project when placed upon work under construction, provided the sign shall be removed within fifteen (15) days of completion of construction. Allow one (1) applicable sign per frontage road and that signage could be a maximum of four (4) by eight (8) feet and a maximum of eight (8) feet in height.
3. Signs as required by law to display building permits or other similar required public notices.
4. Traffic signs, street name signs, legal notices of public meetings, danger signs, and temporary emergency signs, when erected by city, county, state, or federal authorities or at the specific direction of such authorities.
5. No trespassing and private property signs not exceeding two (2) square foot in area. Such signs shall not be displayed from or attached to trees, utility poles or any type of utility structure or equipment, including lift stations, fire hydrants, and the like.
6. Vacancy or no vacancy signs not exceeding two (2) square foot in area.
7. Temporary political campaign signs announcing the candidacy of a candidate for public office not exceeding four (4) square feet in area in residential zoning districts and thirty-two (32) square feet in all other zoning districts may be placed wholly within the boundaries of any property, at the discretion or consent of the legal owner and/or occupant of the property, provided such signs conform with all traffic, electrical, maintenance, fire and safety regulations of the city.

The placing of political campaign signs on city property, other public property, or on public rights-of-way shall be prohibited. Political campaign signs displayed within motor vehicles conducting routine business activities on city or other public property shall not be prohibited, provided that no such vehicle shall be parked on city property, other public property, or on public right-of-ways for the sole purpose of displaying political campaign signs.

Illegally placed political campaign signs shall be removed by the Code Enforcement Officer without notice to the candidate or abutting property owner or occupant.

Political campaign signs shall be erected no earlier than six (6) months prior to the date of the election for which they are posted and shall be removed within seventy-two (72) hours after the date of such election. If such signs are not removed within this period of time, the city may remove such signs and may charge the candidate the actual cost for such removal. Collected funds shall be deposited into the city's general revenue. Failure to remove signs is a violation of this Code and is enforceable pursuant to Chapter 162, Florida Statutes, as it now exists or as it may be amended in the future.

8. Personal expression signs limited to one (1) per lot or parcel, or in the case of multi-family uses, one (1) per dwelling unit, expressing personal views or opinions not exceeding four (4) square feet in area, providing such signs are otherwise in compliance with applicable local, state and federal laws. A personal expression sign can include a pole flag no larger than twenty (20) square feet on a pole no taller than twenty-five (25) feet.
9. Religious symbols.
10. Garage sale signs or open house signs within residential zoning districts, not exceeding four (4) square feet in size, limited to two (2) per site and located only at the location of such event. Such signs may be displayed one (1) day before the garage sale or open

house and shall be removed immediately after conclusion of the event. No garage sale sign or open house sign may be erected upon any public right-of-way.

11. Signs placed within interior courtyards, the inside fence line of recreational fields and on golf courses, provided such signs are visible only to those persons visiting such place and are otherwise in compliance with this Article.

12. Address and street number signs not exceeding two (2) square feet.

13. Holiday and seasonal decorations shall not be construed as signs, providing that these contain no commercial advertising message.

### **Section 8.09.00. Prohibited Signs.**

The following signs are expressly prohibited unless otherwise exempted or expressly authorized:

- A. Signs that violate the building code or electrical code.
- B. Any sign that presents safety, traffic or pedestrian hazards, including signs which obstruct visibility for those traveling on or entering public streets.
- C. Blank temporary signs. This shall be enforced pursuant to Section 8.15.00 within this Article.
- D. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for governmental traffic devices and signs and except automatic computerized message signs.
- E. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- F. Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, to include animated signs and automatic changeable message devices except automatic computerized message signs.
- G. Wind signs, as defined by this Code.
- H. Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals.
- I. Signs that emit audible sound, odor, or visible matter such as smoke or steam.
- J. Non-governmental signs that resemble any official sign or marker, erected by any governmental agency, in color, content, location, symbol or phrasing, that may be reasonably confused with or construed as, or conceal, a traffic-control device.
- K. Signs, within ten (10) feet of public right-of-way or one hundred (100) feet of traffic-control lights, that contain red or green lights that might be confused with traffic control lights, thereby creating a safety hazard for the public.
- L. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any properly because of glare or other characteristics. Searchlights used to promote business and attract customers are prohibited.
- M. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals.

- N. Signs erected on public property, without the permission of the appropriate public authority (such as private utility poles, rights-of-way, parks, streets, and other public properties), including snipe signs as defined in Section 8.06.00, with the exception of those signs authorized in writing pursuant to Section 337.407, Florida Statutes.
- O. Signs erected on public property, without the permission of the appropriate public authority (such as private utility poles, rights-of-way, parks, streets, and other public properties) located on public property, other than signs erected by the public authority for public purposes and signs authorized in writing pursuant to Section 337.407, Florida Statutes.
- P. Signs erected over or across any public street except as may otherwise be expressly authorized by this Code.
- Q. Vehicle signs with a total sign area on any vehicle in excess of ten (10) square feet, when the vehicle:
  - 1. Is parked for more than sixty (60) consecutive minutes within one hundred (100) feet of any street right-of-way;
  - 2. Is visible from the street right-of-way that the vehicle is within one hundred (100) feet of; and
  - 3. Is not regularly used in the conduct of the business advertised on the vehicle. A vehicle used primarily for advertising, or for the purpose of providing transportation for owners or employees of the occupancy advertised on the vehicle, shall not be considered a vehicle used in the conduct of the business.
- R. Portable signs as defined by this Code.
- S. Roof signs as defined by this Code.
- T. Signs placed, posted, or erected upon land, or upon any structure or natural feature upon the land without the written consent of the owner of such land or the agent of such owner.
- U. Signs with obscene language, or obscene graphic representation of the human body.

**Section 8.10.00. Allowed Temporary Signs.**

- A. Any temporary sign not complying with the requirements of this Section is illegal and subject to immediate removal.
- B. The following temporary signs are allowed without a sign permit, provided that the sign conforms to the requirements set forth below:
  - 1. Signs to indicate that an owner, either personally or through an agent, is actively attempting to sell, rent, or lease the property on which the sign is located, provided that the sign:
    - a. Does not include price, terms, or other similar details;
    - b. Is not illuminated in any manner so as to create a traffic hazard or constitute a nuisance to any adjacent or surrounding property and that remains in proper condition and repair;
    - c. Does not exceed six (6) square feet in area in residential districts;
    - d. Does not exceed thirty-two (32) square feet in area in all other districts; and

- e. Is removed immediately after sale, lease, or rental.
2. Signs to indicate the grand opening of a business or other activity, provided that the sign is not displayed for a period exceeding fourteen (14) days within the first three (3) months that the occupancy is open for business, and that the sign is not placed on the public right-of-way.
  3. Construction-site identification signs provided that the sign:
    - a. Does not exceed six (6) square feet in area;
    - b. Is not displayed more than sixty (60) days prior to the beginning of actual construction of the project;
    - c. Is removed within fifteen (15) days after the issuance of the final occupancy permit;
    - d. Is removed if construction is not initiated within sixty (60) days after the message is displayed, or if construction is discontinued for a period of more than sixty (60) days, pending initiation or continuation of construction activities.
  4. Signs to indicate the existence of a new business, or a business in a new location, if such business has no permanent signs, provided that the sign is not displayed in the public right-of-way and for a period of more than sixty (60) days or until installation of permanent signs, whichever shall occur first.
  5. Signs to announce or advertise such temporary uses as fairs, carnivals, circuses, revivals, sporting events, festivals, business or any public, charitable, educational or religious event or function, provided that the sign:
    - a. Is not displayed more than two (2) weeks prior to the event; and
    - b. Is removed within seventy-two (72) hours after the conclusion of the event.

**Section 8.11.00. Freestanding Signs.**

Freestanding signs are permitted within non-residential and special districts provided that:

- A. Each development shall be allowed (1) freestanding sign provided that it is located consistent with all applicable City of Arcadia regulations.
- B. Maximum allowable sign area and height shall be determined by a property's existing land use designations, surrounding development context, adjacent roadway speeds and the number of driving lanes.
- C. Applicants requesting sign permits within recognized special districts, transitional zones, historic districts, or otherwise documented areas of unique development concerns within the City of Arcadia may be subject to reduced maximums as outlined within the accompanying table.

**Table 1.**

<b>SPEED</b>	<b>LANES</b>	<b>MAXIMUM SIGN AREA</b>
35 mph or less	2	48 square feet
	4	60 square feet
More than 35 mph	2	60 square feet
	4	75 square feet
Special Districts	N/A	25 square feet and height from ground to top of sign

**Section 8.12.00. Building Signs.**

A. Building signs for buildings with a single business or occupant.

1. *Size Permitted:* One (1) square foot of sign face area for each linear foot of the building width that faces the street frontage, provided that the total signage shall not exceed two hundred (200) square feet of sign face area, including buildings on corner lots. (For example, if the width of the building facing the front of the lot is fifty (50) feet wide, the maximum total sign face area for all building signs is fifty (50) square feet. If the building is on a corner lot, then the widths of the building facing multiple street frontages can be added together to determine the total signage area but in no case shall the total building signage exceed two hundred (200) square feet, nor shall any individual sign exceed the square footage corresponding to the linear width of the building side on which that sign is posted.)
2. *Number of Building Signs Permitted:* Not more than three (3) building signs shall be allowed on any one (1) side of a building.

B. Building signs for buildings with multiple businesses or occupants.

1. *Size Permitted:* One (1) square foot of sign face area for each linear foot of the unit(s) occupied by one (1) business or occupant, provided that the total signage shall not exceed two hundred (200) square feet for any one (1) business. If the business or occupant is on the corner then the widths of the business or occupant facing multiple street frontages can be added together to determine the total signage area but in no case shall the total business or occupant signage exceed two hundred (200) square feet, nor shall any individual sign exceed the square footage corresponding to the linear width of the building side on which that sign is posted. (For example, if the width of a unit or several units, occupied by one (1) business is twenty-four (24) feet, then one (1) sign, a maximum of twenty-four (24) square feet of sign face area is permitted.)
2. *Required Spacing Between Signs on Buildings with Multiple Occupants:* Building signs for different occupants shall be separated by a minimum distance of thirty-six (36) inches.

C. In lieu of the above-described fascia signs, a business or authorized use may install a single bracket sign or a single marquee sign in accordance with the following provisions:

1. *Size Permitted:* The maximum size of a bracket sign or a marquee sign shall be determined in the same manner as a fascia sign, provided that no such sign shall have more than sixty (60) square feet of projected sign face area.
2. There shall be not more than twelve (12) inches of clear space adjacent to the building

wall, and such signs shall not extend or project from the face of the building more than ten (10) feet.

3. No portion of such sign shall extend above the height of the roof.
4. No portion of such sign shall be closer than eight (8) feet to any sidewalk or pedestrian walkway, and no closer than five (5) feet from any street side property line. All such signs shall be securely anchored to a wall and shall in no manner be connected to or suspended from the roof of any building.

**Section 8.13.00. Entrance Signs for Subdivisions and Multifamily Developments.**

Except for exempt signs as provided for in Section 8.08.00 and those falling within an identified special district, signs within residential zoning districts shall be limited to those as set forth below:

- A. For single-family and two-family residential subdivisions and developments containing ten (10) or more residential lots, where individual lots are accessed from a common internal roadway, one (1) sign identifying the name of the subdivision shall be allowed at each entrance from a collector or arterial street, not to exceed two (2) signs.
  1. *Size Permitted:* Thirty-two (32) total square feet of sign face area.
  2. *Maximum Height of Sign:* Eight (8) feet.
  3. *Type Allowed:* Freestanding style. Where more than one (1) sign is allowed, each such sign erected shall be constructed and designed in the same manner.
  4. *Illumination:* These signs may be externally illuminated with ground mounted lighting only. Any lighting shall project from the ground onto the sign only, and shall not be directed towards any street or residential lot.
- B. For multi-family residential uses, one (1) sign identifying the name of the multi-family development shall be allowed at each entrance not to exceed two (2) signs.
  1. *Size Permitted:* Sixty (60) square feet of sign face area.
  2. *Maximum Height of Sign:* Eight (8) feet.
  3. *Type Allowed:* Freestanding or monument style. Where more than one (1) sign is allowed, each such sign erected shall be constructed and designed in the same manner.
  4. *Illumination:* These signs may be externally illuminated with ground mounted lighting only. Any lighting shall project from the ground onto the sign only, and shall not be directed towards any street, vehicular drive or residential unit.
  5. *Internal Directional Signs:* Internal directional signs and signs identifying buildings shall also be allowed limited to three (3) feet in height and eight (8) square feet in sign face area.

**Section 8.14.00. Compliance with Building and Electrical Codes.**

All permanent signs, and the illumination thereof, shall be designed, constructed, and maintained in conformity with applicable provisions of the building and electrical codes.

**Section 8.15.00. Maintenance and A bandonment of Signs.**

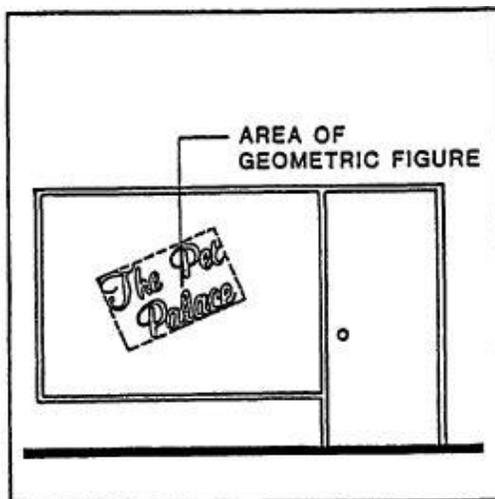
- A. All permitted signs shall meet all applicable City of Arcadia regulations, be kept in good repair and vegetation around, in front of, behind, and underneath the base of freestanding signs for a distance of ten (10) feet shall be neatly trimmed and free of unsightly weeds, and other debris that would constitute a fire or health hazard.
- B. All permitted an exempt signs shall be maintained to applicable health and safety standards. Signs not maintained shall be subject to removal at the property or sign owner's expense.
- C. Abandoned signs shall be maintained pursuant to the same health and safety standards as defined within this Article. The City shall notify the property owner of signs deemed as abandoned pursuant to Section 8.06.00 of this Article.
- D. Property owners shall be permitted to keep abandoned signage provided sale or lease information and property address is provided on the sign face and the sign is properly maintained.

**Section 8.16.00. Right of Entry for Inspection.**

City employees in the performance of their functions and duties and under the provisions of this Article may enter into and upon any land upon which advertising signs or advertisements are displayed and make such examinations and surveys as may be relevant subject to constitutional limitations and state law.

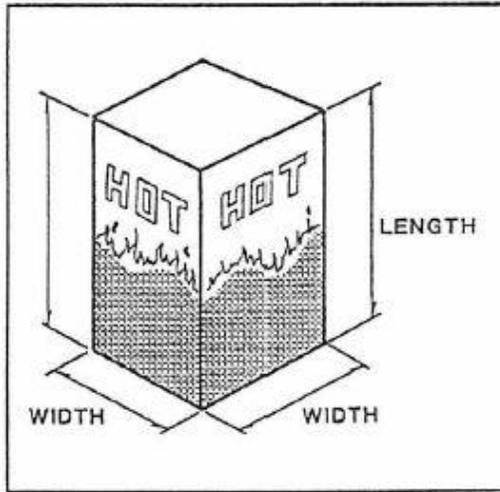
**Section 8.17.00. Sign Area Computation.**

- A. For freestanding signs, the sign area shall be the area within the smallest geometric shape that touches the outer points or edges of the sign face.
- B. For building signs, the sign area shall be the area within the smallest geometric shape that touches the outer points of raised portions of the sign or of all borders or trims, or in the absence of such border or trim, the outer points of the letters or pictures. (See Figure below).

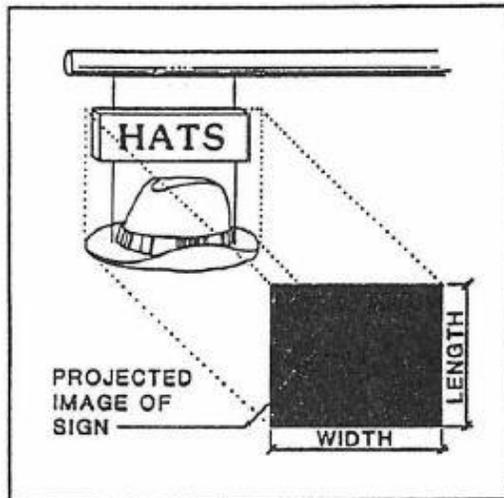


- C. For freestanding signs, where two (2) sign faces are placed back to back on a single sign structure, and the faces are at no point more than four (4) feet apart, the sign area shall be the area of one (1) of the faces.

- D. For freestanding signs, where four (4) sign faces are arranged in a square, rectangle, or diamond, the sign area shall be the area of the two (2) largest faces. (See Figure below).



- E. Where a freestanding or building sign is in the form of a three-dimensional object, the sign area shall be the area within the smallest geometric shape that touches the outer points or edges of the largest possible two-dimensional outline of the three-dimensional object and multiplying that area by two (2). (See Figure below).



**Section 8.18.00. Additional Standards.**

All permitted signs within the City of Arcadia shall meet compliance with Florida building, safety, and electrical codes as well as the applicable sections of this Article and;

- A. Illuminated signs shall not have lighting mechanisms that project more than eighteen (18) inches perpendicularly from any surface of the sign over public space.
- B. No permitted sign, nor sign support or structure shall be placed in or over public right-of-way unless expressly permitted by exception pursuant to the owner of the property and decision by the city of Arcadia's designated governing authority.

- C. All signs located over pedestrian ways shall provide a minimum clearance of ninety (90) inches from ground surface and a minimum of one hundred sixty-two (162) inches from vehicular ways.
- D. No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit, or standpipe.

**Section 8.19.00. Automatic Computerized Message Signs.**

Computerized signs with an animated display, running copy, or automated changing copy may be approved using the same process as any other signs with the following additional standards:

- A. Such signs are only allowable on major thoroughfares within the City of Arcadia.
- B. Such signs must conform to all State of Florida Department of Transportation rules and regulations for such signs.
- C. No such sign shall be constructed within 50 feet of any residential district or dwelling.
- D. Such signs shall perform in a steady, non-fluctuating, non-undulating manner. Strobe lights and flashing lights are prohibited.
- E. Such signs shall be limited to a maximum area of sixteen (116) square feet and a maximum height of twelve (12) feet.
- F. No more than one (1) such sign shall be permitted on any parcel of land, and any parcel where such a sign is to be located shall have a minimum road frontage of one hundred (100) feet on the roadway where the sign is to be located.

**Section 8.20.00. Nonconforming Signs.**

All signs, which were lawfully in existence and constructed or installed with properly issued sign permits and other applicable permits as of the effective date of these amended regulations, and which are made nonconforming by the provisions herein shall be allowed to remain in accordance with the following conditions:

- A. Freestanding signs, permitted pursuant to Section 8.11.00, made nonconforming upon the initial effective date of these amended regulations, which are not in compliance only with respect to the minimum required distance of five (5) feet from any property lines shall be allowed to remain in the existing location provided that no portion of the sign is located within any publicly owned right-of-way or utility easement and that no interference with clear sight distance exists, and further provided that such signs are otherwise in compliance with the terms of this Article.
- B. Freestanding signs, permitted pursuant to Section 8.11.00, made nonconforming upon the initial effective date of these amended regulations, which are not in compliance only with respect to maximum width, height or size shall be allowed to remain, provided that such signs are otherwise in compliance with the terms of this Article.
- C. Nonconforming signs, including those as described in preceding Subsections A. and B. shall be made conforming with all provisions of this Article when any of the following changes are made:
  1. Any change to the structural supports or structural materials, including temporary relocation associated with routine maintenance of a property.
  2. Any change which increases the illumination.

3. Any change which increases the height of a sign.
  4. Any change, which alters the display area or face area by more than twenty-five (25) percent.
  5. Any replacement required as the result of an accidental act or a weather related act.
  6. Any replacement of an abandoned sign.
  7. Any change necessary for compliance with Florida Building Code requirements.
- D. The provisions of this Section shall not be construed to apply to signs that are abandoned, deteriorated, dilapidated, or in a general state of disrepair, or which are determined to create a hazard to public safety.

**Section 8.21.00. Violation Constitutes Nuisance; Abatement.**

Any sign which is constructed, erected, operated, used, maintained, posted or displayed in violation of this Code is hereby declared to be a public and private nuisance and shall be forthwith removed, obliterated or abated. Any sign, such as a snipe sign or real estate sign, may be removed without notification to the owner, if such sign is placed in a public right-of-way.

**Section 8.22.00. Procedure for Appeal.**

Any administrative decision that is made by any city official in the administration or enforcement of this article may be appealed within thirty (30) days to the circuit court.