

ORDINANCE NO. 2019-001A

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PARKLAND, FLORIDA APPROVING AMENDMENTS TO THE CITY OF PARKLAND LAND DEVELOPMENT REGULATIONS INCLUDING AMENDMENTS TO APPENDIX B, LAND DEVELOPMENT CODE, ARTICLE 45 PLATTING AND SUBDIVISIONS, SECTION 45-50, SUBDIVISION DESIGN STANDARDS; AMENDING ARTICLE 100, SIGNAGE, SECTION 100-1530, PERMANENT SIGNS; LOCATION; AND, AMENDING CHAPTER 4, BUILDINGS AND BUILDING REGULATIONS, ARTICLE V, PROPERTY MAINTENANCE TO CREATE SECTION 4-61.1 ENTITLED "DISPLAY OF ADDRESS NUMBERS REQUIRED", OF THE CODE OF ORDINANCES OF THE CITY OF PARKLAND TO PROVIDE FOR IMPROVED ADDRESSING REQUIREMENTS FOR STRUCTURES AND MAILBOXES; AND AMENDMENTS TO ARTICLE 90 OFF STREET PARKING AND LOADING, SECTION 90-1020, STACKING REQUIREMENTS TO INCREASE THE REQUIRED STACKING DISTANCE AHEAD OF GATED COMMUNITIES; AND AMENDMENTS TO ARTICLE 91 OUTDOOR LIGHTING, SECTION 91-60, LUMINAIRE REQUIREMENTS, TO REMOVE THE REQUIREMENTS FOR SOLAR LIGHTING ON COMMERCIAL PROPERTIES, IN FAVOR OF LED TECHNOLOGY; AND AMENDMENTS TO ARTICLE 10 DISTRICTS, SECTION 10-4555, OUT-PARCELS, TO MODIFY THE PERIMETER BUFFERING REQUIREMENTS; AND AMENDMENTS TO ARTICLE 90 OFF STREET PARKING AND LOADING, SECTION 90-520, LOCATION, CHARACTER AND SIZE, TO PERMIT LANDSCAPE OVERHANGS AND REQUIRE PHYSICAL SEPARATION BETWEEN PARKING SPACES AND ADJACENT SIDEWALKS; AND AMENDMENTS TO ARTICLE 15 DETAILED USE REGULATIONS, DIVISION 10 CONSTRUCTION AND SALES TRAILERS, TO ALLOW SITE PLANS FOR CONSTRUCTION TRAILERS TO BE APPROVED ADMINISTRATIVELY AS A "CALL-UP" ITEM AS DESCRIBED IN SECTION 30-10.J.2; AND AMENDMENTS TO ARTICLE 15 DETAILED USE REGULATIONS, DIVISION 5 SIDEWALK CAFES, TO MODIFY FEE LANGUAGE, REVISE INDOOR TO OUTDOOR SEATING RATIOS, AND REQUIRE PROTECTION OF OUTDOOR DINING AREAS; AND AMENDMENTS TO ARTICLE 100 SIGNAGE, SECTION 100-1530 PERMANENT SIGNS; LOCATION, TO REMOVE LANGUAGE REQUIRING UNIFORM SIGN PLANS FOR MASTER PLANNED DEVELOPMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Parkland Land Development Regulations outline rules and standards for all development within the City; and

53
54 **WHEREAS**, these regulations are intended to preserve the City of Parkland's character,
55 maintain high design standards, and foster high-quality development within the City of Parkland;
56 and
57

58 **WHEREAS**, the Planning and Zoning Department, through administration of the
59 regulations, has identified areas within the Land Development Regulations that require
60 modifications and enhancements to ensure consistency with the City's identified goals; and,
61

62 **WHEREAS**, the amendments herein are considered Phase II of a Land Development
63 Code update process directed by the Planning and Zoning Director; and
64

65 **WHEREAS**, the Planning and Zoning Board recommended approval of the amendments
66 set forth in this Ordinance on June 13, 2019 with an addition to modify sec. 90-1020 stacking
67 requirements, number two (2) to read "all gated residential entrances shall maintain a minimum
68 of two (2) separate access lanes". In addition, to include in the language that bike lanes need to
69 carry through the entrance into the community; and
70

71 **WHEREAS**, the City Commission following review and public hearings accepts such
72 recommendations as set forth herein and finds them to be in the best interest of the citizens of the
73 City of Parkland; and
74

75 **WHEREAS**, notice and hearing requirements have been duly satisfied, as required by
76 Florida Statutes and City of Parkland Code of Ordinances; and
77

78 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY**
79 **OF PARKLAND, FLORIDA AS FOLLOWS:**
80

81 **SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as
82 being true and correct, and are hereby incorporated herein and made a part hereof.
83

84 **SECTION 2.** That Appendix B, Section 45-50, Subdivision Design Standards, Section 100-
85 1530 Permanent Signs, and Article V Property Maintenance are hereby amended pursuant to
86 Exhibit "A", appended hereto and made a part hereof.
87

88 **SECTION 3.** That Appendix B, Article 90 Off Street Parking and Loading, Sec. 90-1020
89 Stacking Requirements is hereby amended pursuant to Exhibit "B", appended hereto and made a
90 part hereof.
91

92 **SECTION 4.** That Appendix B, Article 91 Outdoor Lighting, Sec. 91-60 Luminaire
93 Requirements is hereby amended pursuant to Exhibit "C", appended hereto and made a part hereof.
94

95 **SECTION 5.** That Appendix B, Article 10 Districts, Section 10-4555 Outparcels is hereby
96 amended pursuant to Exhibit "D", appended hereto and made a part hereof.
97

98 **SECTION 6.** That Appendix B, Article 90 Off Street Parking and Loading, Section 90-520
99 Location, Character, and Size is hereby amended pursuant to Exhibit "E", appended hereto and
100 made a part hereof.
101

SECTION 7. That Appendix B, Article 15 Detailed Use Regulations, Division 10 Construction and Sales Trailers is hereby amended pursuant to Exhibit "F", appended hereto and made a part hereof.

SECTION 8. That Appendix B, Article 15 Detailed Use Regulations, Division 5 Sidewalk Cafes is hereby amended pursuant to Exhibit "G", appended hereto and made a part hereof.

SECTION 9. That Appendix B, Article 100 Signage, Section 100-1530 Permanent Signs Location is hereby amended pursuant to Exhibit "H", appended hereto and made a part hereof.

SECTION 10 CODIFICATION. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Land Development Code of the City of Parkland.

SECTION 11 CONFLICTS. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.


SECTION 12 SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

SECTION 13 EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and adoption.

PASSED 1ST READING THIS 21st DAY OF August, 2019.

ADOPTED ON 2ND READING THIS 25th DAY OF September 2019

CITY OF PARKLAND, FLORIDA


CHRISTINE HUNSCHOFSKY
MAYOR

ATTEST:


JENNIFER JOHNSON, CITY CLERK



Approved as to form and legality


ANDREW MAURODIS, CITY ATTORNEY

RECORD OF COMMISSION VOTE

Commissioner Kagan	<u>Yes</u>
Commissioner Mayersohn	<u>No</u>
Mayor Hunschofsky	<u>Yes</u>
Commissioner Walker	<u>Yes</u>
Vice Mayor Cutler	<u>Yes</u>

Ordinance 2019-001A - Exhibit A

Sec. 45-50. - Subdivision design standards.

8. *Street numbers and names.* Display of street numbers and names shall comply with Sec. 4-61.1 of the Code of Ordinances. Street identification shall be of the following three (3) categories; N-S direction; E-W direction; miscellaneous unless directed by the planning and zoning director.

a. The N-S category shall include an identification whose first letter will fit the word WATCH. These identifications shall be preceded by a northwest quadrant designation and a numerical designation:

1. Way;
2. Avenue;
3. Terrace;
4. Court;
5. Highway.

b. The E-W category shall be preceded by a northwest quadrant designation and a numerical designation:

1. Street;
2. Road;
3. Drive;
4. Place;
5. Lane.

c. The miscellaneous category shall be preceded by a numerical identification, shall be followed by the northwest quadrant designation, and shall include the following:

1. Boulevards;
2. Diagonals;
3. Federal road designations;
4. State road designations.

d. Unless otherwise approved by the planning and zoning director.

Article 100. – Signage, Division 15. – Construction, Maintenance, Installation and Other Standards, *Section 100-1530* of the Code of Ordinances of the City of Parkland entitled *Permanent Signs; location* is hereby amended with the following:

Sec. 100-1530. - Permanent signs; location.

Only such permanent signs as are authorized in this section shall be permitted to be erected or maintained upon any building, plot or parcel of land. Except for those sign types identified in subsections A. through D., below, city commission approval is required for all permanent signs through community appearance board approval of a uniform sign program or individual signs for

properties exempt from uniform sign program approval. The following signs are permitted subject to stated regulations and conditions.

- A. Permanent private warning and safety signs, not to exceed four (4) square feet per sign up to a cumulative maximum of sixteen (16) square feet per property;
- B. Street address signs. All street address signs shall meet requirements set forth in Sec. 4-61.1 of the Code of Ordinances. ~~In all zoning districts, all residences and all establishments shall have street addresses displayed which are visible from the public right-of-way and not less than three (3) inches in height and not more than ten (10) inches in height. Mandatory street address signs, and street address portions of signs, shall not be included in calculating sign area.~~
- C. Nameplate signs in residential districts. Nameplate signs are permitted for each dwelling unit. Nameplate signs shall not exceed one and one-half (1½) square feet in size.
- D. Nameplate signs in nonresidential, nonagricultural districts. Nameplate signs are permitted at the front and rear of each building. Nameplate signs shall not exceed three (3) square feet in size. At the front of buildings with covered walkways, a nameplate sign may take the form of an identification sign hung at a ninety-degree angle or an identification sign located on a canopy or awning.
- E. Noncommercial on-site directional signs. In multifamily and nonresidential districts, and within common areas of master-planned residential developments that are dedicated to a property owners' association, noncommercial on-site directional signs not exceeding three (3) square feet shall be allowed as needed or required.

ARTICLE V. - PROPERTY MAINTENANCE

* * *

Sec. 4-61.1 - Display of Address Numbers Required. In all zoning districts, all residences and all establishments shall have street addresses displayed which are visible from the public right-of-way and not less than three (3) inches in height and not more than ten (10) inches in height. Mandatory street address signs, and street address portions of signs, shall not be included in calculating sign area.

- (a) Address numbers must be displayed and maintained on structures and/or mailboxes at all times.
- (b) The numerals shall be in contrast with their background and kept free of any obstructions to their visibility.
- (c) It shall be the joint responsibility of any owner of real property and any occupant of a structure to ensure the address numbers are non-cursive and non-script.
- (d) The numerals shall be at least three inches in height for mailboxes
- (e) The numerals shall be at least five inches in height; and, no more than ten inches in height for all buildings and structures.
- (f) When an alley is permitted pursuant Sec. 45-50, addressing of structures adjacent to the alley must appear on the front and rear of the structure.

79 (g) Freestanding address signs are permitted on the lawn for each dwelling unit.
80 Freestanding address signs shall not exceed two (2) square feet in size, with letters and
81 numbers sized 5-10 inches. _

82 Sec. 4-61.2 - Construction waste and materials

Ordinance 2019-001A - Exhibit B

Sec. 90-1020. - Stacking requirements.

A. *Drive-through facilities.* A minimum one hundred-foot-long stacking lane shall be provided for drive-through window facilities for each window. The stacking lane shall be exclusive of adjacent parking spaces and drive aisles serving those spaces

B. *Gated communities.* ~~A sixty-foot stacking lane is required for each entrance into a gated community. A suitable stacking distance between the adjacent right-of-way and the control access points within a gated residential community shall be determined in coordination with the Engineering Department at time a traffic study is required.~~

1. The minimum stacking distance shall be the greater of 220 feet, or one (1) linear foot per peak hour trip generated by the community, as defined by the latest edition of the ITE Manual. However, the City Engineering Department shall have the discretion to amend this requirement based upon consideration of the following elements: number of entrances; provision and length of dedicated right-turn lanes accessing the community; findings of a traffic study; and other design factors deemed relevant by the City Engineer.
2. All gated residential entrances shall maintain a minimum of two separate access lanes into the community. These lanes shall be a minimum of twelve (12) feet in width. One lane shall be dedicated for residents and one lane shall be dedicated for guests. Either through design or signage, there shall be a clear demarcation of the dedicated resident lane. At no point, shall these two lanes merge ahead of the controlled access point.
3. A turn-around area shall be provided ahead of the guardhouse.
4. If applicable, a second turn-around area shall be provided between the guardhouse and community access gate.
5. A minimum of two (2) parking spaces shall be provided for all manned guardhouses. One of these spaces shall be ADA compliant.
6. Any bike lanes that provide access to the entrance of a residential community shall be continued through the entrance and any gated access points at the entrance.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Ordinance 2019-001A - Exhibit C

ARTICLE 91. - OUTDOOR LIGHTING

Sec. 91-10. - Purpose and scope.

The purpose of this article is to establish standards for electrical lighting installed within the city in order to protect the public health, safety and welfare. More specifically, the standards in this article are intended to:

- A. Ensure that minimum lighting levels within off-street vehicular use areas and city streets are adequate for the safe operation of vehicles and other modes of travel for which certain streets may be designed.
- B. Contain illumination to areas for which such illumination is intended and minimize light.
- C. Promote the city's parklike setting, whereby lighting is generally subtle and compliments building architecture, architectural features, and landscaped areas.

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-20. - Applicability.

The provisions of this article shall apply to all land uses, and all occupancy classifications under the building code, with the exception of lighting installed by public utilities in conformance with the Florida Public Service Commission Approved Utility Tariff for public street lights and public facilities, including, but not limited to, public parks and their associated lighted recreation areas, athletic areas, courts, and fields. New light poles and light fixtures and all modifications of existing light poles and light fixtures shall comply with the provisions of this article.

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-30. - Definitions and references.

- A. For the purposes of this article, the following words and phrases shall have the meanings set forth below.

Color Rendering Index (CRI). A value from one (1) to one hundred (100) (with one hundred (100) being optimal) rating a light source's ability to render an object's true colors.

Electrical plan. A plan or drawing showing the electrical wiring of the luminaires, electrical load calculations, panel schedules, and other information in accordance with the Florida Building Code.

Footcandle. A unit of illuminance; a measurement of the amount of light falling onto a surface; One (1) footcandle is one (1) lumen per square foot (Lm/ft²).

Glare. The sensation in the eye produced by a more intense source of light that causes annoyance, discomfort, or loss of visibility.

Glare disability. Glare that produces discomfort and reduces visual performance.

Lamp (bulb). Generic term for a manmade source created to produce optical radiation (light); a light source.

LED. Light emitting diode.

Light trespass. Light that falls beyond the property it is intended to illuminate; also called "light spillage." For the purpose of compliance with this article, light trespass is measured at the property line.

Luminaire. Light fixture; a complete lighting assembly consisting of lamp(s), socket(s), ballast, reflectors, lenses, and a housing.

Luminaire classification system (LCS). Classification of outdoor luminaires based on angular light distribution; uses the backlight, uplight, and glare (BUG) ratings of a specific luminaire. This replaces "cutoff" and "full cutoff" definitions for new luminaires. (See Reference Code IES TM-15-11.)

Luminaire, cutoff. A luminaire with light output of less than two and one-half percent (2.5%) above ninety (90) degrees and less than ten (10) percent above eighty (80) degrees.

Luminaire, full cutoff. A luminaire with light output of zero (0) above ninety (90) degrees and less than ten (10) percent above eighty (80) degrees.

Nonresidential property. Any property other than residential property as defined herein.

Occupancy group. The classification as to use and occupancy of buildings and structures, and the spaces therein, under the building code.

Residential property. Any property that is located within a residential zoning district, or occupied by an assisted living facility or other group housing, or for which a development order or permit has been issued for such occupancy.

Trespass: see, "Light trespass."

B. The following resources shall be used for the design and testing of parking facility lighting. The standards contained therein are hereby adopted by reference and shall apply unless standards contained within this article are more stringent, in which case the more restrictive standards shall apply.

1. "The Lighting Handbook"

Tenth Edition (or latest edition)
By the Illuminating Engineering Society (IES)

2. "Roadway Lighting"

RP-8-14 (2014)
By the Illuminating Engineering Society (IES)

3. "Luminaire Classification System for Outdoor Luminaires"

TM-15-11
By the Illuminating Engineering Society (IES)

4. "Nonenclature and Definitions for Illuminating Engineers"

RP-16-10
By the Illuminating Engineering Society (IES)

5. Florida Building Code

Fifth Edition (or latest edition)

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-40. - General provisions.

A. All lighting shall be concentrated on the ground, building, street, or sign it is intended to illuminate.

B. Lighting that is designed to illuminate a building roof area is prohibited.

- C. Lighting shall not be used as advertising, nor shall it draw more attention to the area at night than during the day.
- D. Luminaires mounted at more than ten (10) feet above finished grade shall not be located within fifteen (15) feet of a shade tree's trunk center. The city may allow the minimum deviations it deems necessary from this where it determines that a hardship will make compliance infeasible or impractical.

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-50. - Contextual lighting standards.

- A. *Open parking and vehicular use areas, and building entrance requirements.* The following requirements apply to all occupancy groups for parking areas and pedestrian access to multiple-family and nonresidential buildings and parking areas. All values shall be maintained:
 - 1. Illumination standards.
 - a. Minimum footcandles (fc): 1.0
 - b. Average to minimum fc ratio: 4:1
 - c. Maximum to minimum fc ratio: 12:1
 - 2. Maximum permitted light trespass (in footcandles).
 - a. Onto adjacent nonresidential property: 0.5
 - b. Onto adjacent residential property: 0.1
 - 3. Lamps, reflectors and lenses, shall not be visible from the property lines.
 - 4. All luminaires shall be "full cutoff" or BUG" rated as follows:
 - a. Backlight rating: B0—B2 along property lines.
 - b. Uplight rating: U0
 - c. Glare rating: G0—G4
- B. *Enclosed parking area requirements.* The following requirements apply to structured parking and parking under buildings for all occupancy groups. All values shall be maintained.
 - 1. Illumination standards.
 - a. Entrance during daytime: Fifty (50) footcandles
 - b. Entrance during nighttime: Five (5) footcandles
 - c. Ramp (no parking) during daytime: Ten (10) footcandles
 - d. Ramp (no parking) during nighttime: Five (5) footcandles
 - e. Drives and parking spaces at all times: Five (5) footcandles
 - f. Average to minimum footcandle ratio: 4:1
 - g. Maximum to minimum footcandle ratio: 12:1
 - 2. Maximum permitted light trespass (in footcandles).
 - a. Onto adjacent nonresidential property: 0.5 fc
 - b. Onto adjacent residential property: 0.5 fc
 - 3. Lamps, reflectors and lenses for roof-mounted luminaires and interior garage luminaires shall not be visible from adjacent properties.

4. All luminaires shall be "full cutoff" or "BUG" rated as follows:
 - a. Backlighting rating: B0—B-3 along property lines
 - b. Uplight rating: U0—U3
 - c. Glare rating: G0—G4
- C. *Streets within residential developments.* The following requirements apply to private streets that are located within residential neighborhoods. All values shall be maintained.
 1. Illumination standards.
 - a. Minimum average footcandles: 0.5
 - b. Minimum footcandles: 0.2
 - c. Average to minimum fc ratio: 4:1
 - d. Maximum to minimum fc ratio: 10:1
 2. All luminaires shall be full cutoff, cutoff, semi-cutoff, or "BUG" rated as follows:
 - a. Backlight rating: B0—B2 along property lines
 - b. Uplight rating: U0—U2
 - c. Glare rating: G0—G-4

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-60. - Luminaire requirements.

- A. All luminaires shall be mounted horizontal to the ground with zero (0) degree tilt.
- B. The maximum mounting height of a luminaire from grade shall be as follows:
 1. Single-family and two-family neighborhoods: Ten (10) feet
 2. Multiple-family developments: Twenty (20) feet
 3. Tennis courts: See subsection 15-5540 for height limit
 4. Streets in residential developments: Twenty (20) feet
 5. Nonresidential development: Thirty (30) feet, but limited to twenty (20) feet within fifty (50) feet of a residential zoning district.
- C. All lamps shall be metal halide, fluorescent, or LED.
- D. High pressure sodium lamps may be used only on residential streets.
- E. The maximum color temperature shall be five thousand (5,000) Kelvin, except residential areas and streets within residential developments shall be limited to four thousand (4,000) Kelvin.
- F. Landscape luminaires and accent uplighting shall have a maximum lumen output of one thousand one hundred (1,100) lumens. The lamps shall be shielded from view, and the lamp, reflectors and lenses shall not be visible from the property line. Accent uplighting may be permitted only upon the approval of the city commission for external illumination of subdivision entrance features, signs and architectural features. Single-family dwellings are exempt from the requirement for city commission approval.
- G. Luminaires used for temporary traditional holiday lighting shall be LED, not to exceed one and one-half (1.5) watts; or incandescent not to exceed seven and one-half (7.5) watts. The lamp may extrude from the luminaire.

- H. All outdoor pole lighting installed on commercially zoned property, pursuant to a building permit issued subsequent to October 1, 2019 shall utilize LED technology or similarly energy efficient technology accepted by the City Engineer. ~~January 1, 2009, except for pole lighting in a development constructed pursuant to a site plan or master plan approved and active as of July 2, 2008, shall be one hundred (100) percent solar powered lighting. In all cases where light fixtures on commercially zoned property are replaced subsequent to January 1, 2009, the replacement lighting shall be one hundred (100) percent solar powered lighting. In all cases where the design of pole lighting fixtures in a commercial zoning district is altered, or where a pole light fixture is replaced subsequent to January 1, 2009, said lighting fixtures shall be subject to community appearance approval in accordance with and said lighting shall be required to comply with this section and shall be one hundred (100) percent solar powered. All pole lighting on commercially zoned property shall be required to be one hundred (100) percent solar powered by June 18, 2023. Where, because of restrictions set forth in the Florida Building Code, or other provisions of the City of Parkland Land Development Regulations, or other circumstances beyond the owners control, it would be an undue hardship to install one hundred (100) percent solar powered lighting the city commission may waive the requirement of this section in whole or in part upon application to the community development department, and after a review and recommendation by the planning and zoning board.~~

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-70. - Photometric plans.

- A. A photometric plan demonstrating compliance with the requirements of this article shall be submitted to the planning and zoning department for review and approval for all new construction and for all existing properties where the site lighting is changed or modified. Routine luminaire maintenance, limited to replacing lamps, ballasts, photo cells, or lenses with exact replacement parts from the original manufacturer, shall not require a photometric plan for review and approval by the planning department. However, if a luminaire is changed from the original design for any reason, a photometric plan shall be submitted for review and approval by the planning department.
- B. Photometric plans shall be signed and sealed by a Florida registered architect or engineer.
- C. A scaled plan is required to demonstrate compliance with the lighting requirements. This scaled plan shall show the footcandle levels in all applicable areas of the site plan. These areas include, but shall not be limited to, parking, access drives, pedestrian walkways, sport fields, tennis courts, and other areas being illuminated, as well as lighting values at the property lines.
- D. Footcandles shall be shown on a ten-foot by ten-foot grid in all applicable areas.
- E. Lighting trespass footcandle levels shall be shown at the property line with a ten-foot spacing. Both horizontal (at grade) and vertical (grade up to seven (7) feet) levels shall be provided.
- F. The plan shall include the trees as shown on the landscape plan.
- [G. Reserved.]
- H. All footcandle values shall be maintained values. All footcandle readings shall be at ground level, horizontal, unless otherwise stated.
- I. A summary chart for each area and for the trespass lighting shall be provided on the photometric plan. This chart shall show the following values:
1. Illuminated areas (vehicular use areas, sports courts, etc.):
 - a. Average footcandles;
 - b. Maximum footcandles;
 - c. Minimum footcandles;
 - d. Average to minimum footcandle ratio;

- e. Maximum to minimum fc ratio;
 - f. Pole heights;
 - g. Luminaire mounting heights;
 - h. Luminaire BUG ratings.
2. Property lines:
- a. Maximum footcandles; horizontal at grade;
 - b. Maximum footcandles; vertical at the property line, zero (0) feet to seven (7) feet above grade.
- J. The photometric plan shall show the manufacture's cut sheets for all luminaires. These cut sheets shall contain the following: Dimensions, pictures, and data conforming to the "BUG" or the full cutoff requirements. These cut sheets may be submitted as separate eight and one-half-inch by eleven-inch sheets.

(Ord. No. 2016-12, § 3, 12-7-2016)

Sec. 91-80. - Certificate of completion requirements.

- A. Prior to the issuance of a certificate of occupancy or certificate of completion by the city, a Florida registered architect or engineer shall inspect the lighting installation, provide a marked up photometric plan showing a summary of the observed footcandle readings, and provide a document stating that the lighting system has been installed in accordance with the photometric plan approved by the city. The city may require an independent certification by a Florida registered architect or engineer. The certificate shall be paid for by the applicant under the city's cost recovery program.
- B. All footcandle measurements shall be taken by a Florida registered architect or engineer. The light meter shall have been certified within twelve (12) months of the date the measurements are taken. All measurements shall be at grade level for horizontal readings and shall be at grade level up to seven (7) feet for vertical readings.

(Ord. No. 2016-12, § 3, 12-7-2016)

Ordinance 2019-001A - Exhibit D

Sec. 10-4555. - Outparcels.

- A. For the purposes of this section, a parent tract shall be considered a lot of record that is developed, or platted to be developed as a shopping center or big box retail establishment.
- B. For the purposes of this section, a lot located within a parent tract meeting the following criteria shall be considered an outparcel:
 - 1. It is less than thirty (30) percent of the size of the parent tract; and
 - 2. It is located within one hundred (100) feet of the street line of a trafficway, major or minor arterial, or collector road.
- C. The city shall not approve any site plan which contains an outparcel, except such outparcel which is in compliance with the requirements set forth below.
- D. The city shall not approve any plat or site plan for any building within an outparcel which outparcel was not specifically delineated on a plat of record as of October 1, 1998, except as set forth below.
- E. Development of all outparcels not platted as of October 1, 1998, shall be by special exception only. In addition to all special exception requirements set forth elsewhere in this chapter, the applicant for said special exception shall be required to demonstrate that the following requirements are satisfied as a prerequisite to approval of a site plan:
 - 1. The outparcel, when viewed as a part of the parent tract, is consistent with the architectural style and overall appearance of the development on the parent tract. Any site plan for development of an outparcel shall demonstrate such consistency, including, but not limited to, the architectural elements of the structures, the scale of the structures, colors, materials, and the signage to be placed on the structure; and
 - 2. The ingress and egress to and from the outparcel shall be part of a safe, convenient, attractive (for vehicles and pedestrians) and unified system that is fully integrated within the parent tract; and
 - 3. All loading and delivery areas, storage areas and trash facilities to be located on the outparcel shall be completely screened from view outside of the outparcel by a combination of landscaping and masonry wall (finished on both sides) as deemed necessary by the community appearance board for complete screening. The outside face of masonry walls shall be landscaped, and shall be architecturally integrated and coordinated with the building design and colors; and
 - 4. The building and any walls shall be buffered from all streets by a landscaped buffer of at least twenty-five (25) feet, which buffer shall meet the requirements of article XXXIII [95] of this chapter; and the building and any walls shall be buffered from the remainder of the parent tract by a landscaped buffer of at least ten (10) feet consisting of at least three (3) trees each a minimum of fifteen (15) feet in height with a six-foot spread (at planting) and two (2) understory trees each a minimum of five (5) feet in height with a three-foot spread (at planting) together with shrubbery appropriate to form an aesthetically pleasing buffer which would meet the parklike standards set forth in section 95-1505, parklike setting.

—Outparcels shall be designed to be compatible with the parent tract through cohesive landscape and architectural design. The City's Landscape Architect shall have the discretion to reduce the Perimeter Landscape Requirements of Sec. 95-1515 along common lot lines shared between the parent tract and outparcel based upon site specific context and design.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Ordinance 2019-001A - Exhibit E

Sec. 90-520. - Location, character and size.

- A. *Location.* The off-street parking facilities required by this article shall be located on the same plot or parcel of land which they are intended to serve; provided, however, when practical difficulties relative to the size, shape or location of the plot or parcel prohibit the establishment of the required parking facilities, the city commission may authorize the location of the required parking facilities within five hundred (500) feet of the premises which they are to serve, measured as the shortest straight-line distance between the plot upon which the off-site parking is located and the plot upon which the parking will serve. In the event of such authorization, the owner of said parking area shall enter into written agreement with the city whereby the land providing the parking area shall never be sold or disposed of except in conjunction with the sale of the building or structure the parking area served so long as these parking facilities are required or so long as permitted by law, whichever first occurs; and said agreement shall be recorded at the expense of the owner of the parking area and shall run with the land to bind the heirs, successors and assigns of said owner. The written agreement may be voided by the city commission if other provisions are made for off-street parking facilities pursuant to this article.
- B. *Parking stall dimensions.*
1. Each parking space required and/or provided within any nonresidential district shall not be less than ten (10) feet in width and twenty (20) feet in length.
 2. Each parking space required and/or provided within any residential district shall not be less than nine (9) feet in width and twenty (20) feet in length. This standard shall also apply for residential clubhouse parking.
 3. Parallel parking spaces shall be ten (10) feet in width and twenty-five (25) feet in length.
 4. Supplemental parking spaces within any residential district shall be nine (9) feet in width and twenty (20) feet in length and allowed in the driveway area and shall be located interior to the property line.
 5. Accessible parking spaces for the disabled shall be twelve (12) feet in width and twenty (20) feet in length, and shall meet the minimum dimension and design requirements of the Florida Building Code, latest edition.
- C. *Access to parking stall.* Each parking space shall be accessible from a street or alley or from an adequate aisle or driveway leading to a street or alley.
- D. *Backing out prohibited.* In no instance shall vehicles be allowed to back into a public right-of-way or otherwise enter or leave the parking area except at approved entrance and exit points, except that single-family and two-family dwellings may provide a driveway that directly exits onto a public right-of-way with a width of fifty (50) feet or less.
- E. *Site plan labeling.* The required off-street parking facilities, except driveways functioning as off-street parking for individual single-family, two-family and townhouse dwelling units, shall be identified on site development plans as to purpose and as to location.
- F. *Pavement surface.* Off-street parking facilities, including access aisles and driveways, shall be surfaced with a hard, dustless material and maintained in a smooth, well-graded condition except as provided in subsection G. of this section. Parking stalls which abut landscaped areas, sidewalks, structures or property lines shall be designed with bumper guards, wheel stops or continuous curbing.
- G. *Alternative surface.* The use of grass parking surfaces shall be permitted at the discretion of the city commission where parking is on an irregular, intermittent or part-time basis. Such grass parking surfaces shall be approved by the city engineer.

1. Based upon frequency, extent and volume of use expected, it may be required by the city commission that aisles, accessways and drives be surfaced with a hard-surface material. All requirements for landscaping vehicular use areas shall be met.
 2. In instances where there is also a limited amount of regular parking use associated with a structure, such as parking for a staff, maintenance crew, security force, etc., an amount of hard-surface parking capable of accommodating such regular use shall be required. All landscaping requirements for vehicular use areas shall be met in such parking areas.
 3. Such grass parking surfaces are primarily intended to be allowed for parking associated with places of public assembly, theaters, private clubs, fraternity buildings, houses of worship, stadiums, racetracks, fairgrounds, schools, mortuaries and similar uses.
- H. *Maintenance.* The owner and their agent, if any, shall be jointly and severally responsible for the maintenance of all vehicular use areas, whether standard hard-surfaced or grass. Grass parking areas shall be maintained so as to present a neat appearance and to ensure a viable and healthy grass surface. In the event of deterioration of a grass or hard-surface parking surface, the city may require the full restoration of the parking facility, including ingress and egress points, to city standards.
- I. *Drainage.* All off-street parking facilities required by this article shall be drained so as not to cause any nuisances on adjacent or public property.
- J. *Lighting.* Lighting shall be arranged and designed so as to prevent any glare and excessive light on adjacent property.
- K. *Separation from buildings.* The main building line of all structures shall be a minimum of ten (10) feet from the closest point of all vehicular use areas for one- and two-story buildings, plus five (5) feet for each additional story up to a maximum distance of twenty-five (25) feet.
1. Drive aisles shall be separated from property lines and from any portion of a principal building extending forward of the main building line by a distance of at least five (5) feet.
 2. When head-in parking spaces directly abut a sidewalk or other pedestrian area along the front façade of a non-residential building, the parking spaces shall be separated from the sidewalk or pedestrian area by decorative bollards or similar protective feature.
- L. *Residential rear yard parking.* In no instance shall the parking of motor vehicles be permitted within the rear yard of residentially zoned property unless within parking areas delineated on an approved site plan.
- M. *Landscaping.* All off-street parking facilities shall also comply with the landscaping requirements set forth in section 95-1520. Wheel stops or continuous concrete curbing is required to protect landscaped areas from vehicular encroachment.
- N. *Circulation, generally.* Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Ordinance 2019-001A - Exhibit F

DIVISION 10. - CONSTRUCTION AND SALES TRAILERS

Sec. 15-1010. - Permit required.

It shall be unlawful for any construction or sales trailer to be located on any property unless a valid building permit has been obtained from the city's building department for said trailer. No such trailer permit may be issued until after the project for which the trailer is to be used has received any applicable site plan approval by the city commission and a permit has been issued for site improvement work.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1020. - Site plan required.

Any application submitted for the placement of a construction or sales trailer must be accompanied by a site plan drawn to scale which depicts the location of the trailer and any other related temporary structures on the property. The site plan shall provide all information necessary to demonstrate compliance with provisions set forth in this article. Site plans for construction trailers may be approved administratively as a "call-up" item as described in Sec. 30-10.J.2.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1030. - Appearance of trailers.

Construction and sales trailers to be located on any construction site must not show visible and pronounced signs of wear and tear. The trailer must be structurally sound and tied down in accordance with building code regulations. The trailer must be maintained in good condition at all times it is located on the site. The area around the trailer must also be kept in good order with no junk, debris, or trash permitted unless located in a proper storage/dumpster container.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1040. - Location of trailers.

Construction trailers (and any other associated storage/dumpster containers) shall be located as far away from any abutting public right-of-way and adjoining residentially developed property as practical given the extent and location of the improvements to be constructed on the site.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1050. - Screening of trailers.

The sides of any trailers (and any other associated storage/dumpster containers) that face a public right-of-way and adjoining residentially developed property shall be screened by a combination of a berm, decorative fence, landscaping, and/or skirting. Existing vegetation on site may be used to screen the trailer as a substitute for the above if deemed adequate by the community appearance board. Any such screening installed shall be properly maintained for the duration the trailer is located on the site.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1060. - No signage.

No signage shall be permitted on the trailer.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1070. - Trailer facilities.

No sleeping facilities shall be permitted in the trailer. Any sanitary facilities must be approved by the county health department prior to applying for a building permit.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1080. - Removal of trailer.

A building permit must be obtained for the removal of any trailer from a project site. The trailer and any other associated temporary site improvements must be removed within ten (10) working days upon a determination by the city manager that the trailer is no longer required, or as otherwise provided as a condition of site plan approval for the trailer.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1090. - Bonding requirement.

A bond or other form of surety approved by the city attorney in the amount of four thousand dollars (\$4,000.00) shall be posted with the city clerk's office prior to the issuance of the required building permit to cover the cost of removing any trailer and any other associated temporary site improvements should the owner/applicant fail to comply with section 15-1080, removal of trailer.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-1095. - Code enforcement jurisdiction.

The special magistrate shall have concurrent jurisdiction over violations of the division, but may only assess fines for non-compliance with the requirements of this article.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Ordinance 2019-001A - Exhibit G

DIVISION 5. - SIDEWALK CAFES^[2]

Footnotes:

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Editor's note— Provisions included in this Div. 5 were designated as 15-5010—15-5095. In order to avoid the duplication of section numbers (see Div. 15) and to maintain the numbering style of this Land Development Code, said provisions have been redesignated as 15-510—15-595.

Sec. 15-510. - Permit required.

It shall be unlawful for any person to establish a sidewalk cafe at any site unless a valid permit to operate a sidewalk cafe has been obtained for that site, from the city pursuant to this division. The permit shall be requested on an application form provided by the planning and zoning department. No permit shall be issued until all the requirements of this division have been met. Permits shall not be transferable.

~~There shall be no fee for said permit.~~

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-520. - Required information.

In addition to the required permit application, the following must be provided at the time the application is submitted:

- A. A copy of a valid city business tax receipt.
- B. A sketch plan of the area between the storefront and vehicular travel and/or parking surface, drawn to a minimum scale of one (1) inch equals ten (10) feet which shows (as appropriate):
 1. The store front and all openings (doors, windows);
 2. The location of curbs, sidewalks, and any utility poles, fire hydrants, landscaping, or other items, within the right-of-way and private property, between the curb and the store front;
 3. The location of any of the above items which are within six (6) feet of the ends of the proposed use area; and the location of parking spaces (or use of the street) adjacent to the proposed use area;
 4. Clear delineation of the boundary between private property and the right-of-way;
 5. Delineation of "clear pathways" and "clear distances" as required by this article;
 6. Proposed location of tables and chairs and any other objects;
 7. Photographs and/or manufacturer brochures depicting the chairs, tables, umbrellas and other objects including, but not limited to, lighting to be used in the proposed sidewalk cafe area.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-530. - Processing.

The planning and zoning director shall review the permit application for compliance with this division and shall issue permits accordingly. The action of the planning and zoning director may be appealed pursuant to article 55, division 15, appeals of administrative decisions.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-540. - Geographic limitation.

A permit for a sidewalk cafe may be issued within those zoning districts which allow restaurants, subject to any limitations or restrictions of the particular district.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-550. - Use, design, and maintenance.

- A. A sidewalk cafe shall only be established in conjunction with a legally established full-service restaurant and/or takeout food store, where the food product is prepared, processed, or assembled on the premises (for example: deli, ice cream store, sandwich shop).
- B. The sidewalk cafe operator must be in compliance with all applicable building occupancy and health department regulations.
- C. A sidewalk cafe shall be permitted in front of the business and such businesses immediately adjacent to the business with which the sidewalk cafe is associated. The sidewalk cafe operator must receive the written permission, in a form acceptable to the city, from affected adjacent businesses before establishing the sidewalk cafe in front of such adjacent businesses. Sidewalk cafes may also be permitted in other locations if determined by the planning and zoning director to be consistent and compatible with the site plan for the commercial center where the cafe will be located.
- D. Alcoholic beverages may be consumed at a sidewalk cafe provided the required license is obtained except if located in a B-1 commercial district, in which case said consumption shall be prohibited.
- E. The use of the tables and chairs at a sidewalk cafe shall be only for the customers of the business with which the sidewalk cafe is associated.
- F. A clear pathway, parallel with the street or parking lot, with a minimum width of five (5) feet shall be maintained for through pedestrian traffic. If such a five-foot clear pathway cannot be maintained, no permit shall be issued. A greater width may be required as a condition of approval.
- G. A clear distance with a minimum of five (5) feet shall be provided from any alley, crosswalk, fire hydrant, travel lane, drive aisle or driveway. A greater clear distance may be required as a condition of approval.
- H. Use area and/or seating capacity realized through a sidewalk cafe use and contiguous outdoor dining areas shall not invoke provisions of the zoning code as they pertain to parking or other matters provided that the outdoor seating does not constitute greater than twenty-five (25) percent of the establishment's total seating, when the establishment has more than twelve seats inside. When an establishment has twelve or fewer seats interior to the establishment, up to six outdoor seats may be provided without invoking additional parking requirements.
- I. Food may be carried to tables by patrons or served by a table waiter. Food shall not be prepared in the sidewalk cafe area.
- J. Hours of operation shall be the same as the associated businesses unless otherwise restricted through a condition of the sidewalk cafe permit.
- K. The permit may be suspended upon written notice of the city manager or designee, and the removal of the cafe may be ordered by the city when repairs necessitate such action. The city however, may

immediately remove or relocate all or parts of the sidewalk cafe or order said removal or relocation in emergency situations, without written notice.

- L. Tables, chairs, umbrellas, and any other objects provided within a sidewalk cafe shall be maintained in a clean attractive manner and shall be in good repair at all times, ensuring a tidy and neat appearance. Tables and chairs shall be moved inside the building at the close of each business day.
- M. Tables, chairs, umbrellas and any other objects provided as part of the sidewalk cafe shall be of quality design and materials; both to ensure the safety and convenience of uses, and to be compatible with the uses in the immediate vicinity of the proposed sidewalk cafe. No plastic or concrete tables and chairs shall be permitted.
- N. The sidewalk area, covered by the permit, shall be maintained in a neat and orderly manner at all times and the area shall be cleared of all debris and stains on a periodic basis during the day and again at the close of each business day, ensuring a tidy appearance.
- O. No tables, chairs, or any other part of sidewalk cafes shall be attached, chained, or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area.
- P. The sidewalk cafe must be operated in such a manner as to comply with all applicable city noise and nuisance regulations.
- Q. At least one-half (½) the area used for the sidewalk cafe must be reserved/dedicated for "no smoking."
- R. All outdoor seating areas shall be protected from adjacent vehicular use areas through design measures accepted by the City Engineer. Site specific contexts shall be considered in determining the required and accepted protection methods.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-560. - Liability and insurance.

- A. Prior to the issuance of a permit, the applicant shall furnish a signed statement in a form approved by the city attorney which provides that the permittee shall hold harmless the city, its officers and employees and shall indemnify the city, its officers and employees from any claims for damages to property or injury to persons which may be occasioned by any activity carried on under the terms of the permit.
- B. The applicant for a permit shall furnish insurance and insurance certificate, which shall be approved by the city attorney, and maintain such public liability, food products liability, and property damage insurance from all claims and damages to property or bodily injury, including death, which may arise from operations under the permit or in connection therewith. Such insurance shall provide coverage of not less than one million dollars (\$1,000,000.00) for bodily injury, and property damage, respectively, per occurrence. Such insurance shall name the city, its officers and employees as additional insureds and shall further provide that the policy shall not terminate or be canceled without thirty (30) days written notice to the city.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-570. - Denial, revocation, or suspension of permit.

The planning and zoning director may deny, revoke, or suspend a permit of any sidewalk cafe in the city if it is found that:

- A. Any necessary business or health permit has been suspended, revoked, or canceled or has lapsed.

- B. Changing conditions of pedestrian or vehicular traffic cause congestion necessitating removal of the sidewalk cafe, in order to avoid danger to the health, safety or general welfare of pedestrians or vehicular traffic.
- C. The sidewalk cafe is being operated in such a manner that it violates the city's noise and nuisance regulations as provided in chapter 11 of the Code of Ordinances.
- D. The permittee has failed to correct violations of this article or conditions of permitting within three (3) days of receipt of written notice of same.

Sec. 15-580. - Removal and storage fees.

- A. The city may remove, relocate, or order the removal or relocation of tables and chairs and other items located in the approved sidewalk areas, and may require that the permittee reimburse the city for costs of labor, transportation, and storage, should the permittee fail to remove said items within thirty-six (36) hours of receipt of the written notice from the planning and zoning director ordering removal or relocation. However, in the event of an emergency, no written notice of relocation or removal shall be given and relocation and/or removal shall commence immediately.
- B. The permittee may appeal the order of the planning and zoning director pursuant to article 55, division 15, appeals of administrative decisions.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-590. - Code enforcement jurisdiction.

The code enforcement special magistrate shall have concurrent jurisdiction over violations of this division.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Sec. 15-595. - Appeals.

- A. Appeals of the decision of the planning and zoning director or designee shall be initiated within ten (10) days of a permit denial, revocation or suspension, or of an order of removal or relocation, by filing a written notice of appeal with the city manager.
- B. The city manager shall place the appeal on the first available regular city commission agenda. At the hearing on appeal, the city commission shall hear and determine the appeal, and the decision of the city commission shall be final and effective immediately.
- C. The filing of a notice of appeal by a permittee shall not stay an order of the city manager or designee regarding the suspension, revocation or denial of permit, or the relocation or removal of the vestiges of the sidewalk cafe. Items permitted in conjunction with the sidewalk cafe permit shall be removed as set forth in this division, pending disposition of the appeal and the final decision of the city commission.

(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)

Ordinance 2019-001A - Exhibit H

Sec. 100-1530. - Permanent signs; location.

Only such permanent signs as are authorized in this section shall be permitted to be erected or maintained upon any building, plot or parcel of land. Except for those sign types identified in subsections A. through D., below, city commission approval is required for all permanent signs through community appearance board approval of a uniform sign program or individual signs for properties exempt from uniform sign program approval.

- A. Permanent private warning and safety signs, not to exceed four (4) square feet per sign up to a cumulative maximum of sixteen (16) square feet per property;
- B. Street address signs. In all zoning districts, all residences and all establishments shall have street addresses displayed which are visible from the public right-of-way and not less than three (3) inches in height and not more than ten (10) inches in height. Mandatory street address signs, and street address portions of signs, shall not be included in calculating sign area.
- C. Nameplate signs in residential districts. Nameplate signs are permitted for each dwelling unit. Nameplate signs shall not exceed one and one-half (1½) square feet in size.
- D. Nameplate signs in nonresidential, nonagricultural districts. Nameplate signs are permitted at the front and rear of each building. Nameplate signs shall not exceed three (3) square feet in size. At the front of buildings with covered walkways, a nameplate sign may take the form of an identification sign hung at a ninety-degree angle or an identification sign located on a canopy or awning.
- E. Noncommercial on-site directional signs. In multifamily and nonresidential districts, and within common areas of master-planned residential developments that are dedicated to a property owners' association, noncommercial on-site directional signs not exceeding three (3) square feet shall be allowed as needed or required.
- F. Wall signs, under-canopy signs, marquee signs, monument signs, window signs, and on-site wayfinding signs:
 - 1. Permanent window signs are permitted in commercial zoning districts subject to the following standards:
 - a. Permitted only on the ground floor of a building.
 - b. Shall not cover more than fifteen (15) percent of the total window area.
 - c. Maximum permitted letter height is eight (8) inches.
 - d. Shall be comprised of graphic elements that are professionally created and applied to the window surface.
 - e. Businesses are permitted one (1) illuminated sign on the interior side of a window, not to exceed three (3) square feet. All other illuminated signs are prohibited.
 - 2. For each owned, leased or occupied space in nonresidential and nonagricultural districts, one (1) wall sign or one (1) marquee sign shall be allowed, not to exceed the size limitations delineated in section 100-1550, except as follows:
 - a. Corner frontages. A second such wall or marquee sign is allowed if the subject building space is located either on a corner lot or outparcel.
 - b. Secondary public entrance. A second wall sign, not to exceed one-half (½) maximum allowable sign area and one (1) line of copy, is also permitted when there is a secondary public entrance into an establishment, provided that the entrance is on a different facade than the main entrance, and provided that such facade faces a

primary or secondary thoroughfare, or parking lot that serves the establishment. The planning and zoning director shall have the authority to determine which entrance is primary and which is secondary.

- c. Service entrances. One (1) wall sign shall be permitted at the rear or side service entrance of each tenant within a multiple-tenant commercial building if the sign faces a thoroughfare or parking lot associated with the commercial building, limited to one-half ($\frac{1}{2}$) of the maximum allowable sign area or twelve (12) square feet in area, whichever is less.
 - d. Only one (1) wall sign is permitted per facade elevation.
 - e. All signs under this subsection must be approved through a master sign program.
3. For each development in excess of seven and one-half (7.5) acres in nonresidential districts, one (1) monument sign shall be allowed along each primary and secondary thoroughfare, not to exceed the height limitation in section 100-1510, not the size limitations delineated in section 100-1510.
 4. In multi-tenant commercial developments in excess of seven and one-half (7.5) acres, on-site wayfinding signs shall be allowed not to exceed six (6) feet in height and twenty-four (24) square feet in area if approved by the city commission as part of a uniform sign program. Such signs shall be located, designed and oriented to assist wayfinding only within the development site, not from the public right-of-way.
 5. In master-planned residential developments, on-site wayfinding signs and identification signs shall be allowed within common areas that are dedicated to a property owners' association for maintenance, not to exceed six (6) feet in height and twelve (12) square feet in area ~~if approved by the city commission as part of a uniform sign program for the master-planned development~~. Such signs shall be located, designed and oriented to assist wayfinding only from within the development site, and shall not be visible from any public right-of-way bordering the development.
 6. For each gasoline station abutting a roadway, one (1) monument sign shall be allowed, not to exceed the size limitations delineated in section 100-1550, basic sign design schedule in all zoning districts.
 7. For each entrance into a master-planned residential subdivision, townhouse or multiple-family developments, one (1) entrance feature wall identification sign on each side of the entrance(s) or a single monument identification sign shall be allowed, neither of which shall exceed the size limitations delineated in section 100-1550, basic sign design schedule in all zoning districts. The city commission may authorize such signage by official resolution for individual neighborhoods that are not master planned.
 8. In addition to any wall sign allowed hereunder, freestanding churches and other religious establishments that are not otherwise eligible for a monument sign shall be allowed one (1) nonilluminated monument sign not to exceed twenty-four (24) square feet per face.
 9. Under-canopy signs shall be permitted in commercial districts subject to the following standards:
 - a. Sign area. Under-canopy signs shall not exceed four (4) square feet in area and shall not exceed one (1) line of copy.
 - b. Mounting. Under-canopy signs shall be mounted a minimum of eight (8) feet above the surface of the walkway. Signs shall be mounted perpendicular to the facade of the adjacent storefront.
 - c. Number. One (1) under-canopy sign shall be permitted for the main entrance for each tenant, not to exceed one (1) per business for each storefront occupied.
 - d. Master sign plan. All under-canopy signs shall be shown on the master sign plan and shall be in conformance with the standards contained herein.

- e. Under-canopy signs shall not be counted towards the maximum permitted sign area.
- f. Under-canopy signs shall be permitted to be located under canopies and/or awnings for pedestrian view only.
- g. All signs under this subsection must be approved through a master sign program, except for commercial centers which possess an approved master sign plan, prior to adoption of this section. The addition of the under-canopy signs can be accomplished through a no-fee administrative process.
- h. Under-canopy signs shall be uniform throughout the development in regards to shape, design, location, color and lettering.

(Ord. No. 2015-18, § 2, 11-18-2015)