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ARTICLE 8

SIGN REGULATIONS

8.01.00 GENERAL

8.01.01 Purpose

It is the purpose of this article to encourage the effective use of signs as a means of communication in Lake Helen, to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety, to minimize the adverse effect of signs on nearby public and private property, and enable the fair and consistent enforcement of these sign regulations.

8.01.02 Legislative Findings and Intent, Ordinance 2009-04.

WHEREAS, the City Commission of the City of Lake Helen discussed the need and desire for amendments to the City's sign regulations regarding subdivision signs at the Commission's Regular Meeting of September 18, 2008; and

WHEREAS, the City Commission requested that the City of Lake Helen Planning and Land Development Regulation Commission (PLDRC) review and make recommendations regarding proposed revisions to the City's sign regulations relating to subdivision signage; and

WHEREAS, over the course of several subsequent PLDRC meetings, the PLDRC deliberated on proposed changes to the City's sign regulations relating to subdivision signage, as well as deliberated on ancillary issues related to Code cross-consistency related to proposed sign regulation revisions; and

WHEREAS, the PLDRC voted, at its Regular Meeting of January 26, 2009, to recommend revisions to the *Code of Ordinances* relating to subdivision signage and cross-consistency; and

WHEREAS, the City Commission has considered the recommendations of the PLDRC, and City staff, and has determined that recommended revisions to the *Code of Ordinances* are desirable to implement.
(Whereas, Ord. No. 2009-04; §1, 4-16-2009)

8.01.03 Applicability

This article requires a permit for a variety of types of signs. A sign may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this article,

and the signage provisions of the Gateway Corridor Standards Ordinance (Article 15), as may be amended from time to time. The Gateway Corridor Standards Ordinance (Article 15) has specific applicability to signage within the City's Gateway Corridor boundaries. Where conflicts are perceived to exist between this article and the signage provisions of the Gateway Corridor Standards Ordinance (Article 15), the City shall make the determination as to the applicability of this article, or the provisions of the Gateway Corridor Standards Ordinance (Article 15), in resolving said conflicts.

(Ord. No. 2009-04, §2, 4-16-2009)

8.02.00 EXEMPTED SIGNS

The following signs are exempt from the provisions of this article:

- A. Signs not exceeding one and five-tenths (1.5) square feet in area that only display property numbers, post office box numbers, or the names of the occupants of the premises.
- B. Signs of governmental units or agencies on public property or public right-of-way which are erected for the public health, safety and welfare.
- C. Signs that direct and guide traffic and parking.
- D. National flags, flags of political subdivisions, and symbolic flags of an institution.
- E. Historical markers, integral decoration or architectural features of buildings except letters, trademarks, moving parts, or moving lights.
- F. Window signs and temporary signs, in a noncommercial area with four and five tenths (4.5) square feet or less of copy area are limited to thirty (30) days' usage.
- G. Danger, poison, precautionary, safety, or signs of similar nature.
- H. No trespassing, no hunting or signs of a similar nature.
- I. Signs advertising the sale of agricultural products grown on the premises as long as such signs do not exceed four and five tenths (4.5) square feet of copy area.
- J. Real estate signs offering land or property for sale provided that only one (1) sign shall be erected for each parcel of property or unit offered for sale, exchange, lease or rent. Signs shall abide by the following standards:

1. No sign shall exceed 18" X 24" in area.
 2. One 6" X 18" maximum sign may be permitted to be attached to the foregoing signs which sign may be changed from time to time to meet current needs.
 3. "Open for Inspection" sign of 18" X 24" may be allowed only on property that is open for inspection and only when a representative of the broker or owner is in attendance.
 4. Signs are to be located a minimum of five (5) feet from the right-of-way line and minimum of ten (10) feet from the side lot lines except, where the building is in a commercial area, it may extend to the sidewalk line. No signs may be fastened to the buildings except in commercial areas. No signs shall be fastened to trees or utility poles in any area.
- K. Temporary signs with fifteen (15) square feet or less of copy area do not require permits but shall comply with all other applicable requirements of this article. A temporary sign is one intended to be displayed for a limited period of time.

8.03.00 PROHIBITED SIGNS

Except as otherwise provided, the following signs are prohibited in the city:

- A. Nongovernmental signs erected on public property or on public rights-of-way.
(Ord. No. 2001-08, §6, 11-1-2001).
- B. Signs affixed to trees, shrubbery, vines, or utility poles.
(Ord. No. 2001-08, §6, 11-1-2001; Ord. No. 2009-04, §2, 4-16-2009)
- C. Festoon and sandwich signs.
(Ord. No. 2001-08, §6, 11-1-2001).
- D. Billboards except those permitted to continue to exist pursuant to this Section.
(Ord. No. 2001-08, §6, 11-1-2001).
- E. Temporary roof and temporary projecting signs.
(Ord. No. 2001-08, §6, 11-1-2001).
- F. Any sign that the enforcement official determines obstructs the sightline at private and public driveways.

(Ord. No. 2001-08, §6, 11-1-2001).

- G. Signs erected upon or in view of any highway which resemble official traffic control devices or railroad signs or signals or which attempt to divert the movement of traffic or which hides from view or interferes with the effectiveness of any official traffic control devices or any railroad signs or signals. The enforcement official shall consult with the county traffic engineer and receive his recommendation before making a determination as to whether or not such a sign is in violation of this article.

(Ord. No. 2001-08, §6, 11-1-2001).

- H. Beacons

(Ord. No. 2001-08, §6, 11-1-2001).

- I. Signs that utilize intermittent or flashing illumination devices and which result in changing light intensity, brightness, color or which are constructed and operated so as to create an appearance or illusion of motion. Electronically controlled message centers that automatically change to tell the time and weather are excluded from this prohibition.

(Ord. No. 2001-08, §6, 11-1-2001).

- J. Signs that display any statement, word, character or illustration of any obscene, indecent or immoral nature as defined by Chapter 847, Florida Statutes.

(Ord. No. 2001-08, §6, 11-1-2001).

- K. Pennants.

(Ord. No. 2001-08, §6, 11-1-2001).

- L. Strings of lights not permanently mounted to a rigid background.

(Ord. No. 2001-08, §6, 11-1-2001).

- M. Inflatable signs and tethered balloons.

(Ord. No. 2001-08, §6, 11-1-2001).

- N. Signs denoting the name of a residential subdivision, except that during the construction of a residential subdivision one (1) temporary sign may be located at one entrance, only, to the subdivision. Said temporary sign shall be permitted to be in place for a period of two years from the date of approval of the development order for the subdivision, or until seventy-five percent (75 %) of the total number of residential units approved for the subdivision are sold, whichever is sooner. At least thirty days prior to the end of the two year period, should the necessity arise, the developer of the subdivision may apply to the City Commission for an extension of the time

period for the temporary sign to remain in place. Said application shall, at a minimum, specify the reasons for which a time extension is needed. The City Commission, at its sole discretion, shall determine whether or not to grant the requested extension, and, if an extension is granted, shall determine the period of time for which, the extension is granted. Any temporary sign erected under the provisions of this Section shall have a maximum area of twenty (20) square feet and shall have a maximum height of five feet (5') from ground level.

(Ord. No. 2009-04, §2, 4-16-2009)

8.04.00 DETERMINATION OF SIGN NUMBER AND COPY AREA

8.04.01 Number of Signs

For the purposes of determining the number of signs, a single sign shall be construed to be a sign that has its copy area on one side and contains elements organized, related and composed to form a single unit. A projecting or ground sign with sign copy area on both sides shall be construed as single sign provided both copy areas are no more than three (3) feet apart at their closest point, and that they described an internal angle between the copy area planes extended to no more than thirty (30) degrees.

8.04.02 Copy Area Square Footage

A sign's copy area square footage shall be calculated by including the entire area within the periphery of a regular geometric form, or combinations of regular geometric forms, comprising all of the copy area and including all of the elements of the matter displayed, but not including structural elements of the sign bearing no copy. The total copy area of a projecting or ground sign with sign copy on both sides shall be determined by computing the area on a single side, provided both sides are equal in size and contained within a common perimeter.

8.04.03 Maximum Sign Number and Copy Area

When the maximum number of signs and the maximum allowable copy area is specified, the maximum number of signs shall not be exceeded even though the maximum allowable copy area is not used. Signs exempted from this article and temporary signs shall not be calculated in determining the minimum number and area of signs permitted on premises.

8.04.04 Examples of Sign Number, Copy Area, and Measurement

- A. Area measure as a rectangle - One (1) sign.
- B. Area measured as a rectangle within dashed lines - one (1) sign. Separate letters-area measured as a unit.

- C. Area measured as a circle and a rectangle - one (1) sign advertising two (2) separate establishments and units, all related to a common structural element.
- D. Area measured as a triangle and rectangles - one (1) sign advertising one (1) establishment and units all related to common related element.
- E. Area measured as a triangle within dashed line.

8.05.00 SIGN REGULATIONS IN RESIDENTIAL AND COMMERCIAL DISTRICTS
 (Ord. No. 2009-04, §2, 4-16-2009)

8.05.01 Types of Signs Permitted

The following types of signs are permitted:

Ground Signs - A sign erected on a freestanding frame, mast or pole that extends from the ground.

Projecting Signs - A sign erected as an integral part of a building or structure that extends more than twelve (12) inches and less than four (4) feet beyond such building or structure.

Temporary Signs - A sign that is intended to be displayed for a limited period of time.

Wall Signs - A sign erected to the wall of any building, structure or retaining wall that extends twelve (12) inches or less beyond such wall.

8.05.02 Maximum Allowable Sign Copy Area Permitted Per Premises

- A. Single-family and two-family residential permitted principal uses - one square foot (except entrance signs denoting the name of the subdivision).
- B. Multi-family residential permitted principal uses - one (1) square foot except that the name of the premises may be placed on a sign up to six (6) square feet per entrance with a limitation of two (2) signs per parcel of property.
- C. Nonresidential permitted principal uses or permitted special exceptions - twelve (12) square feet except for canopy signs totally contained in the surface of the building are permitted up to sixty (60) square feet.
- D. Nonconforming uses - twelve (12) square feet.

- E. All temporary signs, with the exception of temporary residential subdivision identification signs described in 8.03.00 N., shall be authorized for a period of thirty (30) days and may be renewed for an additional thirty (30) day period. Said sign(s) shall be removed upon the expiration of the above described period(s). Any temporary sign not complying with the requirements of this section is illegal and subject to immediate removal by any city official or city employee whether on public or private property.
(Ord. No. 2009-04, §2, 4-16-2009)

8.05.03 Maximum Number of Signs Permitted

- A. Single-family and two-family residential permitted principal uses - one (1) per lot.
- B. Multi-family residential permitted principal uses-one (1) per street frontage.
- C. Nonresidential permitted principal uses or permitted special exception - one (1) per street frontage.
- D. Nonconforming uses-one (1) per street frontage.
- E. One (1) temporary sign may be erected on the premises for each one thousand (1,000) feet of street frontage.
(Ord. No. 2009-04, §2, 4-16-2009)

8.05.04 Maximum Height of Signs

- A. The height for all signs, except temporary signs, shall not exceed twelve (12) feet measured from finished grade to the highest point on the sign; however, in no case shall the actual sign height exceed the actual sign setback from any adjacent residential lot. (For example, if the sign is set back seven feet from such a lot, it may be no more than seven feet high.)
- B. Temporary signs shall not exceed seven (7) feet in height measured from the finished grade to the highest point on the sign.

8.05.05 Minimum Distance From Lot Lines

No sign shall be located closer than five (5) feet to any lot line.

8.06.00 SIGN REGULATIONS IN INDUSTRIAL DISTRICTS

8.06.01 Type of Signs Permitted

The following types of signs are permitted within this district:

Ground Signs
Marquee Signs
Projecting Signs

Roof Signs
Temporary Signs
Portable Signs

Wall Signs

8.06.02 Maximum Copy Area Permitted Per Premises

- A. A premises having only one (1) permitted principal use or structure located thereon is limited to sixty-four (64) square feet per lot.
- B. A premises having more than one (1) permitted principal use or structure located thereon is limited to sixty-four (64) square feet per lot.

8.06.03 Requirements by Sign Type - Industrial District

A. Ground Signs

- 1. Only one (1) ground sign may be erected per street front.
- 2. The copy area shall not exceed five (5) square feet for each ten (10) feet of any street frontage, but in no event shall the maximum copy area exceed sixty- four (64) square feet.
- 3. The height shall not exceed thirty (30) feet measured from finished grade to the highest point on the sign.
- 4. A clearance of nine (9) feet between the finished grade and the bottom of the sign shall be maintained for any portion of the sign which extends over any sidewalk.

B. Marquee Signs

- 1. Only one (1) marquee sign may be erected to or hung from a marquee, and such sign when hung from a marquee shall be at least eight (8) feet at its lowest level above the sidewalk or ground level.
- 2. A marquee sign may be erected to the sides and front of a marquee, and such sign may extend the entire length and width of said marquee, provided such sign does not extend more than six (6) feet above, nor one (1) foot below such marquee.

C. Projecting Signs

- 1. Only one (1) projecting sign not exceeding a maximum copy area of thirty- two (32) square feet may be erected on any premises.
- 2. A projecting sign shall extend more than twelve (12) inches but less

than four (4) feet beyond the wall of the building to which it is attached.

3. A minimum clearance of nine (9) feet above the finished grade of a sidewalk shall be maintained.

D. Roof Signs

1. Only one (1) roof sign may be erected on any building.
2. Its maximum copy area shall not exceed sixty-four (64) square feet and it shall not extend beyond the building height limitations.

E. Wall Signs

1. Only one (1) wall sign shall be permitted for each organization or business establishment.
2. The copy area shall not exceed two (2) square feet for each linear foot of building frontage up to a maximum of sixty-four (64) square feet.
3. On corner or double frontage lots, two (2) wall signs are permitted provided that one of the sign's copy areas shall be figured on the basis of one-half (1/2) of the percent allowable for lots that front along a single street.

F. Temporary Signs

1. Only one temporary sign may be erected on a premises for each one thousand (1,000) feet of street frontage.
2. A temporary sign's copy area shall not exceed thirty-two (32) square feet.
3. Temporary signs shall not exceed seven (7) feet in height measured from the finished grade to the highest point on the sign.
4. All temporary signs shall be authorized for a period of thirty (30) days and may be renewed for an additional thirty (30) day period. Said sign(s) shall be removed upon the expiration of the above described period(s). Any temporary sign not complying with the requirements of this section is illegal and subject to immediate removal by any city official or city employee whether on public or private property.

5. Temporary banner signs erected in accordance with this section shall not exceed thirty (30) square feet in copy area.

G. Portable Signs

1. Only one portable sign permit shall be issued to the same business license holder on the same lot in any calendar year.
2. Portable sign shall not exceed thirty (30) square feet in copy area.
3. Portable signs shall be authorized for a thirty (30) day period.

8.06.04 Minimum Distance from Lot Lines

All signs shall not be located closer than ten (10) feet to any lot line.

8.07.00 SHIELDING SOURCE OF ILLUMINATION

The source of illumination from any sign shall be shielded in order to prevent a direct beam of light from shining on to a street or a residential dwelling.

No prisms, mirrors or polished reflecting surfaces shall be used for purposes of augmenting intensity of light sources and no hi-intensity lights or stroboscopic lights or effect is permitted.

- A. No more than forty-five (45) milliamperes on high voltage side of neon transformer shall be permitted.
- B. Maximum wattage of incandescent bulbs shall be limited to fifteen (15) watts.
- C. A maximum of sixty (60) milliamperes shall be permitted on neon tubing.
(Ord. 96-8, § 5-23-96)

8.08.00 NONCONFORMING SIGNS

All nonconforming signs, legally permitted and in place on April 16, 2009, shall, until April 16, 2012, only be made to conform with Article 8, and the signage provisions of the Gateway Corridor Standards Ordinance (Article 15), when replaced, structurally altered, or when said signs are destroyed or damaged by wind, fire, or other means to the extent of sixty (60) percent or more of their sign copy area. All nonconforming signs shall be required to be in compliance with the provisions of Article 8, and the signage provisions of the Gateway Corridor Standards Ordinance (Article 15), by April 16, 2012.

(Ord. No 96-8, § 5-23-96)(Ord. No. 2009-04, §2, 4-16-2009)

8.09.00 BILLBOARDS

8.09.01 Legislative Findings, Ordinance 2001-08

WHEREAS, billboards are regulated, in part, in Article 8 of the *Code of Ordinances of the City of Lake Helen*; and

WHEREAS, at the present time there are nineteen (19) approved billboards located in the city limits of the City of Lake Helen (the "Existing Signs"); and

WHEREAS, the City Commission has concluded that the Existing Signs, when combined with the other billboards and signs located in other jurisdictions and the City, provide a range of uses and reasonable accommodation of uses located in sufficiently diverse and different areas in order to provide an opportunity for the citizens of and visitors to the City to view advertising messages placed on signage and to provide a reasonable avenue of expression utilizing billboards to convey a message; and

WHEREAS, the City Commission has concluded and determined that no additional billboards are necessary or desirable for location in the City; and

WHEREAS, the City Commission may, consistent with cases such as *City of Lake Wales v. Lamar Advertising Association of Lakeland, Florida*, 414 So.2d 1030 (Fla. 1982) and *Lamar-Orlando Outdoor Advertising v. City of Ormond Beach*, 415 So.2d 1312 (Fla. 5th DCA 1982) consider the aesthetic impact of billboards; and

WHEREAS, aesthetics are a "compelling governmental interest" and, according to cases such as *City of Sunrise v. D.C.A. Homes, Inc.*, 421 So.2d 1084 (Fla. 4th DCA 1982), the fact that a billboard regulation has an adverse impact upon the lawful business of outdoor advertising is of no legal consequence; and

WHEREAS, the City Commission seeks to protect and preserve the historic and "small town" ambience, character and appearance of the City of Lake Helen, lessen congestion in the roads and streets within the City, and maintain a positive and visually pleasing atmosphere for those traveling the various roadways throughout, abutting or proximate to the City; and

WHEREAS, the City Commission desires to protect the property rights of the owners of the billboards that are currently legally permitted and located in the City to the extent of allowing said signs to remain in place until they are removed in order to accommodate lawful development in the area or upon the site; and

WHEREAS, this Ordinance is deemed to be in the best interests of the health, safety, morals and welfare of the citizens of the City of Lake Helen.
(*Whereas*, Ord. No. 2001-08, 11-1-2001)

8.09.02 Legislative Findings

- A. The above recitals (whereas clauses, Ord. No. 2001-08) represent the legislative findings of the City Commission of the City of Lake Helen supporting the need for and purpose of this Article.
- B. The recognition of the billboards as set forth herein shall not be deemed to grant any right to any owner of a billboard that is found to be unlawful, has not received appropriate permits, or is not constructed on November 1, 2001. To that end, the billboards that are in such status on November 1, 2001 may be treated in accordance with their legal status if the City Commission were to enact a subsequent ordinance or ordinances relating to billboards to include, but not be limited to, amortization of billboards.

(Ord. No. 2001-08, §1, 11-1-2001)

8.09.03 Limitations on Billboards

- A. Notwithstanding anything in the *Code of Ordinances of the City of Lake Helen* to the contrary, from and after November 1, 2001, the total number of billboards located in the city limits of the City of Lake Helen shall be limited as hereafter specified.
- B. The initial limitation on billboards is the nineteen (19) billboards currently existing in the city limits of the City of Lake Helen (the "Existing Structures") as depicted in the inventory of billboards on file with the City Administrator's Office.
- C. The limit stated in subsection 8.09.03 B. shall be correspondingly reduced upon the occurrence of any of the following:
 - 1. An Existing Structure is removed incident to a road widening or other public works project; or
 - 2. An Existing Structure is removed incident to the development or redevelopment of the property upon which the Existing Structure is located; or
 - 3. An Existing Structure is removed incident to the expiration of the lease or other agreement authorizing placement of the Existing Structure on the property; or
 - 4. Notwithstanding the provisions of Section 8.08.00, an Existing Structure which is non-conforming due to zoning is removed due to destruction, damage or other casualty which results in destruction of fifty percent (50%) or more of the support structure for or fifty percent (50%) or more of the face of the sign.

- D. At any point in time the then current limit on the number of billboards located in the unincorporated areas of the City of Lake Helen shall be the initial limit specified in subsection 8.09.03 B. less the total number of Existing Structures which have been removed as specified in subsection 8.09.03 C.
- E. Existing Structures shall be permitted annually with the City and each permittee shall pay an annual permit fee (to be determined by resolution) for each Existing Structure. The City permit shall be affixed to the front of the Existing Structure to which the permit relates.
(Ord. No. 2001-08, §2, 11-1-2001)

8.09.04 Limitation On Number, Size and Orientation of Billboard Faces.

In addition to the limitation specified in 8.09.03 there is hereby imposed a limitation upon the number, size and orientation of the sign faces located upon the Existing Structures. From and after November 1, 2001, the number of sign faces of an Existing Structure may not be increased, either by adding an additional face oriented in a different direction or by changing the display mechanism to permit the display of multiple signs on a single sign face. From and after November 1, 2001, no sign face on an Existing Structure may be increased in size and the orientation of each sign face located upon an Existing Structure may not be changed.
(Ord. No. 2001-08, §3, 11-1-2001)

8.09.05 Reconstruction Of Damaged Or Destroyed Existing Structures.

Except for an Existing Structure which is non-conforming due to zoning (which cannot be replaced), an Existing Structure damaged or destroyed by flood, fire, earthquake, war, riot, Act of God or other similar casualty loss may be reconstructed in the same location with the same (or smaller or fewer, as the case may be) size and number of sign faces provided that the reconstruction is accomplished in accordance with the current applicable provisions of the *Code of Ordinances of the City of Lake Helen*. An Existing Structure may not be relocated to another location.
(Ord. No. 2001-08, §4, 11-1-2001)

8.09.06 Removal Or Trimming Of Trees And Vegetation.

Except as specifically authorized by permit issued by the State of Florida Department of Transportation or as required by specific State law, no trees or vegetation shall be removed or trimmed from the property upon which a billboard is located or from property adjacent thereto in order to enhance the visibility of the billboard.
(Ord. No. 2001-08, §5, 11-1-2001)

8.10.00 MASTER OR COMMON SIGNAGE PLAN

No permit shall be issued for an individual sign requiring a permit unless and until

a Master Signage Plan or a Common Signage Plan for the lot on which the sign will be erected has been submitted to the city and approved.

8.10.01 Master Signage Plan

For any lot on which the owner proposes to erect one or more signs requiring a permit, unless the lot is included in a Common Signage Plan, the owner shall submit to the city a plan containing the following:

- A. An accurate plot plan of the lot, at such scale as the city may reasonably require.
- B. Location of buildings, parking lots, driveways, and landscaped areas on such lot.
- C. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of ground signs.
- D. An accurate indication on the plot plan of the proposed location of each existing and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown.

8.10.02 Common Signage Plan

If the owners of two or more contiguous or adjacent lots or the owner of a single lot with more than one building (not including any accessory building) file a Common Signage Plan conforming to the provisions of this section, a 15 percent increase in the maximum total sign area shall be allowed for each included lot. This bonus may be allocated within each lot as the owner(s) elects.

8.10.03 Provisions of Common Signage Plan

The Common Signage Plan shall contain all of the information required for a Master Signage Plan and shall also specify standards for consistency among all signs on the lots affected by the Plan with regard to:

- Color Scheme
- Lettering or graphic style
- Lighting
- Location of each sign on the buildings
- Material
- Sign Proportion

8.10.04 Limitation on Number Of Ground Signs

For all lots with multiple uses or multiple users, the number of ground signs shall be limited by a Common Signage Plan to a total of one for each street on which the lots included in the plan have frontage. The plan shall provide for shared or common usage of such signs.

8.10.05 Other Provisions of Master Or Common Signage Plans

The Master or Common Signage Plan may contain such other restrictions as the owners of the lots may reasonably determine.

8.10.06 Consent

The Master or Common Signage Plan shall be signed by all owners or their authorized agents.

8.10.07 Procedures

A Master or Common Signage Plan shall be included in any development plan, site plan, or other official plan required by the city for the proposed development and shall be processed simultaneously with such other plan.

8.10.08 Amendment

A Master or Common Signage Plan may be amended by filing a new plan that conforms with all requirements of the article then in effect.

8.10.09 Existing Signs

If any new or amended Common Signage Plan is filed for property on which existing signs are located, it shall include a schedule for bringing into conformance, within three years, all signs not conforming to the proposed amended plan or to the requirements of this article in effect on the date of submission.

8.10.10 Binding Effect

After approval of a Master or Common Signage Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this article. In case of any conflict between the provisions of such a plan and any other provisions of this article, the article shall control.