

ORDINANCE NO. 2004-418  
AN ORDINANCE OF THE TOWN OF LAKE PLACID, FLORIDA  
AMENDING CHAPTER 4, ZONING, ARTICLE III,  
SUPPLEMENTAL REGULATIONS, AMENDING SECTION 4-15  
SIGNS, TO APPENDIX A, LAM) DEVELOPMENT CODE;  
PROVIDING FOR REVISIONS TO THIS CODE; AND  
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, provides for amendment to adopted Land Development Regulations; and

WHEREAS, considerable public input has been taken from citizens, the Greater Lake Placid Chamber of Commerce, the Lake Placid Merchant's Association, and individual businesses regarding the proposed Ordinance and it appears to be in the best interest of the Town of Lake Placid that this ordinance be adopted;

WHEREAS, two public hearings were held by the Town Council on said Ordinance on August 5, 2004 and August 9, 2004

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Lake Placid, Florida as follows:

Section 1. The Code of the Town of Lake Placid, Appendix A, Land Development Code, Chapter 4, Zoning, Section 4-15, SIGNS, is repealed.

Section 2. The new Sign Code for the Town of Lake Placid is hereby created as Appendix A, Land Development Code, Chapter 4, Zoning, Section 4-15, SIGNS, as follows:

**SECTION 4.15. SIGNS**

**SECTION 4.15.1 PURPOSE AND INTENT**

1. The regulations and requirements herein set forth shall be the minimum requirements to promote the public health, safety and general welfare, and to protect the character of residential, business, and industrial areas throughout the Town.
2. With respect to commercial signs, the Town intends among other things, to avoid excessive competition and clutter among sign displays.
3. The Town intends to permit signs which visually organize the activities of the Town, identify businesses, and help the public and business delivery systems locate their destinations.
4. The requirements regarding placement, installation, maintenance, size and location of signs, are intended to minimize unnecessary distractions to motorists, protect pedestrians and provide safe working conditions for those persons who are required to install, maintain, repair and remove the signs and their structures.
5. The Town and the community at large have invested tremendous resources toward the esthetic improvement and beautification of the Town of Lake Placid. This ordinance is intended to further the community's effort to make Lake Placid an esthetically pleasing place to live, work and visit.

**SECTION 4.15.2 DEFINITIONS.**

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

*Awning* means a roof-like cover made of cloth, canvas or other similar material, that projects from the wall of a building for the purpose of shielding a doorway, walkway or window from the elements.

*Awning sign* means any building sign attached to an awning.

*Balloon display* is any balloon including plastic or rubber inflatable objects anchored on private property for the purpose of advertisement.

*Banner* is any strip of cloth, plastic or other flexible material on which a sign is printed, painted, or otherwise displayed.

*Beacon light* means any light with one or more beams capable of being directed in any direction or directions, or capable of being revolved automatically, or capable of having any part thereof revolve automatically, or a fixed or flashing high intensity light; search light.

*Bench sign* is any sign on a bench which displays advertising or which is intended for the display of advertising and when such benches are to be located on the public way or when such benches are to be located on private property, but the advertising is intended to be viewed from the public way.

*Billboard* means any sign relating in its subject matter to commodities, accommodations, services, activities, or information on premises or lots other than the premises upon which the sign is located.

*Building sign* means a sign displayed upon or attached to any part of the exterior of a building, including walls, windows, doors, canopies, awnings, marquees and roofs.

*Bus stop shelter sign* is any sign located on any part of the surface of a bus stop shelter.

*Canopy* means a permanent roof-like shelter, open on at least three sides, to protect an area from the elements, such as over gasoline pumps.

*Canopy sign* means any building sign attached to a canopy.

*Changeable copy sign* (automatic) means a sign upon which copy is changed or changes automatically. Examples include electronically or electrically controlled public service time, temperature and date message, message center, or reader board, or other signs upon which different copy changes can be shown on the same lampbank.

*Changeable copy sign* (manual) means a sign upon which copy is changed manually. Examples include the following: reader boards with changeable letters or changeable pictorial panels.

*Construction sign* means a sign erected at a building site that identifies the project, identifies persons involved with the design or construction of the project, and displays permits issued for the construction of the project.

*Copy* means the linguistic or graphic content of a sign.

*Directional sign* is any permanent sign without commercial content, but showing directions to specific locations such as clubhouse, golf course, tennis courts, etc.

*Eaves* means the lowest horizontal line of a sloping roof or the plane of flat roof.

*Electric sign* means any sign containing electric writing.

*Freestanding sign* is a ground or pole sign.

*Frontage* means the length of the property line of any one parcel along a street on which it borders.

*Garage sale sign* is any sign advertising garage sales.

*Ground sign or ground-mounted sign* means a sign that is supported by one or more columns, upright poles, or braces extended from the ground or from an object on the ground, or that is erected on the ground, where no part of the sign is attached to any part of a building.

*Hazardous sign* is any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, contents, coloring, or methods of illumination, or which obstructs the visibility of any official traffic-control device or which diverts or tends to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities.

*Holiday decorations* are symbols or decorations celebrating accepted holidays.

*Identification sign* is any sign which indicates the name of the use, owner, activity, business or enterprise, but which does not advertise products, commodities, or services offered, and which is located on the same property which is identified.

*Illuminated sign* means a sign in which an artificial source of light is used in connection with the display of such sign.

*Internal illumination* means illumination of a sign which is affected by an artificial source of light, which is contained within the sign itself.

*Lot* means a parcel of land designated in a recorded deed or in an approved subdivision, which meets the minimum requirements for development as specified in this land development code; or a parcel of land approved for separate and individual development under a development permit issued by the Town; or a parcel or contiguous parcels of land occupied by an individual use or coordinated combination of uses, including principal structures and associated accessory structures, yards, open spaces, buffer areas, access ways, parking areas, and loading areas.

If, however, the property lines are such as to defeat the purposes of this chapter, a lot may be designated so as to effectuate the purpose of this chapter.

*Marquee* means a structure projected from and supported by a building which extends beyond the building line and usually fully or partially covers a sidewalk, porch, public entrance or other pedestrian way.

*Marquee sign* means any sign attached to a marquee.

*Murals* are painted art forms on walls or similar building areas devoid of commercial messages.

*Multiple occupancy complex* means a commercial use, or other nonresidential use including a special use district consisting of a parcel of property, or parcel of contiguous properties, including condominium or cooperative units, existing as a unified or coordinated project, with a building or buildings housing more than two occupants. The number of units or business locations shall be counted, rather than the number of businesses which may exist at a unit or business location.

*Neon sign* means any sign which is formed by luminous or gaseous tubes in any configuration, and such tubes are visible.

*Nonconforming sign* means a sign lawfully existing at the date it was erected, but could not be erected under the terms of this chapter, or as it may be amended.

*Off-premises sign* means any sign upon which advertising matter may be placed or upon which posters may be posted or otherwise secured to the face thereof, advertising goods, services or other things not sold or available upon the premises upon which sign is located.

*On-premises sign* means any sign upon which advertising matter may be placed or upon which posters may be posted or otherwise secured to the face thereof, advertising goods, services or other things rendered on the immediate premises where the sign is located.

*Parcel* means a piece of land under either one ownership; or under one use; or a platted lot; or the land under one development order or site plan; or a development using a common parking lot or a common building (such as a shopping center or strip mall).

*Permanent* means designed, constructed and intended for more than short term use.

*Political sign* is any sign erected for or against a candidate for city, county, state, and federal office, and any sign for or against a ballot issue.

*Planned unit development (PUD)* [is] an area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained as a single entity and containing one or more residential clusters or planned unit residential developments, and one or more public, quasi-public, commercial, or industrial areas in such ranges or ratios of nonresidential uses to residential uses as specified in the ordinance.

*Portable sign* means any sign which is manifestly designed to be transported by trailer or on its own wheels, including any such sign even though the wheels may be removed and the remaining chassis or support structure converted to an A or T frame sign and attached temporarily or permanently to the ground. Any sign designed, used or intended for use on a bicycle or other human-powered vehicle while located upon a bicycle path.

*Projecting sign* means any sign which is affixed to any building wall or structure and extends more than 12 inches horizontally from the plane of the building wall.

*Public access area* means a street or road right-of-way, bicycle path, beach, beach access, public access easement, or waterway.

*Publicly owned areas* means any property owned or under the control of a public body, including, but not limited to, a street or road right-of-way, bicycle path, beach, beach access, waterway, or public access area.

*Real estate sign* means a temporary sign which is used to offer for sale, lease, or rental of the parcel upon which such sign is erected. For purposes of this chapter, an open house or a model home sign shall be considered a real estate sign.

*Right-of-way* means all of state, county, or town roads, alleyways or easements.

*Roof line* means the horizontal line which is the highest part of a roof.

*Roof sign* means any sign erected or constructed and maintained above the eaves and under the roof line of any building.

*Rooftop sign* means a sign placed above the roof line of a building.

*Searchlight* is any apparatus designed to project a beam of light for the purpose of advertisement during hours of darkness.

*Service club sign* is any logo sign for a nationally recognized service organization. The logo is to be counted as part or permitted sign as to height and size.

*Sign* means any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to a object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures design, symbols, fixtures, colors, illumination or projected images.

*Sign face (sign plane)* means the part of a sign that is or maybe used for copy.

*Sign face area (sign plane area)* means the area of any regular geometric shape (square, rectangle, parallelogram, triangle, circle, or semicircle) which contains the entire surface area of a sign upon which copy may be placed.

*Snipe sign* means any sign, made of any material, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, or light, electric or telephone poles, fences, sticks or other objects, including attachment to permanent accessory signs or sign structures.

*Statutory sign* means signs required by a law of the county, the state, the United States Government or the town.

*Street* means a public or private right-of-way for vehicular traffic, including highways, thoroughfares, lanes, roads, ways, and boulevards.

*Temporary sign* is any mobile or portable sign or sign structure not securely attached to the ground or to any other structure. This definition shall not include trailer signs.

*Trailer sign* is any sign mounted on a vehicle normally licensed by the state as a trailer and used for advertising or promotional purposes.

*Unsafe sign* is any sign that is not secure, in danger of falling or blown about, or otherwise unsafe in the opinion of the Building Official or Town designee.

*Uniform traffic control sign* means a sign which is in accordance with the Federal Highway Federal Administration's Manual on Uniform Traffic Control Devices.

*Vehicle sign* any vehicle with commercial signage utilized in a fashion that simulates an actual freestanding sign, and not being used for transportation.

*Warning sign* means a sign containing no advertising material, warning the public of the existence of danger, advising persons of conditions upon the premises, or warning persons to keep off the premises. Examples include, without limitation, dangerous condition signs, chemical advisories, premises security signs, "bad dog" signs, no trespassing signs, no solicitors signs, no parking signs, keep off grass signs, and the similar.

### SECTION 4.15.3

### SIGN PERMITS

1. *Permit Required.* To obtain Town review and avoid expensive mistakes, all signs shall be required to comply with this Code. Unless specifically exempt, no sign shall be placed, constructed, altered, enlarged, or relocated in the Town of Lake Placid until a sign permit has been issued by the Town.
2. *Permit fees.* A permit fee of \$50.00 shall be paid to the Town Clerk with each application for a sign permit.
3. *Permit Exemptions.* A permit is not required for signs listed in this chapter as exempt from this sign ordinance. Confirmation of an exemption may be obtained by submitting an exception application. No fee shall be required to confirm an exemption.
4. *Other Applicable Codes.* No permit shall be issued until the proper officials determine that the application complies with the requirements of this chapter, and the proper officials determine that the sign will not, violate the applicable building or electrical codes. A building permit from Highlands County may also be required subject as determined by the Town's Planning and Zoning Official.
5. *Permitting Authority.* The Town's Local Planning Agency shall act on all applications for a sign permit, a variance from the terms of this code, and exemptions requests.
6. *Variances.* Variances for sign structure setback, height, face size, will be considered by the Town's Local Planning Agency. Variance applications must be in writing and must show why the subject should be treated differently from others, and how the variance will not be 'detrimental to the public or give unfair advantage to the applicant. The variance may be granted in whole or in part or denied. Each variance shall be for the minimum deviation from this section as needed to equitably apply the stated purpose of this section.
7. *Appeal.* Decisions of the Town's Local Planning Agency regarding this chapter may be appealed to the Lake Placid Town Council. Appeals must be in writing, state all supporting arguments, include all supporting evidence and be filed with the Town Clerk within thirty (30) days of the Planning & Zoning Official's decision.  
Twenty (20) days written notice of the appeal hearing must be given by the appellant to the owner of every parcel contiguous to the parcel upon which the appeal pertains. The notice shall include a complete copy of the appeal.
8. *Removal of Illegal Signs.* The Code Enforcement Official (or such other Town employee directed by the Mayor) shall remove all illegal signs from public property immediately.

### SECTION 4.15.4

### GENERAL REQUIREMENTS.

Unless otherwise provided in this chapter, the following requirements apply to all signs in the Town of Lake Placid:

1. *Wall Sign Area Computation.* In computing sign area in square feet, standard mathematical forms for known common shapes will be used. Common shapes shall include squares, rectangles, cones, spheres, trapezoids, triangles, circles, ovals, cylinders and other simple forms for which surface area formulas are established. The area of a wall sign shall include the areas between all letters, logos and things within the signage so that all area within the perimeter of the sign shall be included. All words and components of a sign or related message shall be included as one (1) sign.

2. *Sign Border Calculation.* When signs are enclosed in a border or highlighted by background graphics, the perimeter of such border or background will be used to compute area.
3. *Minor Deviations.* The Town Planning and Zoning Official shall have the discretion to make minor adjustments and/or deviations from the principles stated herein in order to assure that the reasonable intent of this section is fulfilled, that equality is achieved in the computation, and that reasonable advertising exposure is allowed.
4. *Double Face Signs.* All advertising surfaces of a double sign shall be equal in size and height and contained within a common perimeter.
5. *Roof line.* No sign attached to any building shall be above the roof line of the portion of the building upon which it is situated.
6. *Right-of-way.* No sign, except those placed by an authorized governmental agency, shall be placed on the public right-of-way.
7. *Traffic Safety.* No sign shall interfere with traffic or be confused with or obstruct the view or effectiveness of any official traffic sign, traffic signal, traffic marking or obstruct the sight distance of motorists or pedestrians.
8. *Obscenity.* This sign ordinance does not regulate the content of the message of the sign. However, signs containing any statement, word, character or illustration of an obscene, indecent or immoral nature are prohibited.
9. *Maintenance.* All signs must be legible, well painted, in good repair and properly maintained. All signs must be sturdy enough to permit those persons working on the signs to do so safely.
10. *Weather.* All temporary signs shall be moved to a secure location upon a warning of high winds or hurricane by the National Weather Service.
11. *Measurement of Sign height.* The height of a sign shall be measured at the bottom from the finished grade of the parcel in the area of the sign (not from an artificially created mound) to the highest point of the sign.

#### **SECTION 4.15.5                      SPECIFIC SIGNS.**

The following provisions apply to the indicated type of sign:

1. *Reader boards.* Reader boards or price signs with removable copy may be allowed, providing the readerboard is included within an allowed sign, does not constitute more than one-third (a) of the allowed sign area of any one (1) side of the sign and is architecturally integrated into the sign. Such reader boards may consist of a changeable copy sign (automatic) as described in Section 4.15.2 of this code. However, the copy may be changed or re-presented only once every five (5) minutes. The change of copy must be completed instantly, other than the change of copy the changeable copy sign (automatic) shall not flicker, vary in light intensity or color, or otherwise violate Section 4.15.6. Section 2. Section 4.15.11 entitled United States Highway 27 Sign District is amended to add Subsection 8, as follows:
2. *Residential Occupation Signs.* Authorized home-based occupations may have a sign not to exceed three (3) square feet, which shall be mounted flat against the residence, and shall comply with all requirements of this code.

3. *Public Events Permits.* Public events sponsored by more than one entity and not advertising any single business may be issued directional signs, parking signs and event signs. An event sign plan showing all signs to be used shall be submitted to the Chief of Police for approval and permitting. Event banners are prohibited.
4. *Time and Temperature Signs.* A reasonable time and temperature sign maybe included within the sign face of a permitted sign.
5. *Community Service.* The Town Council upon application submitted to and recommendation of the Town's Planning & Zoning Director, may by resolution allow signs recognizing projects benefitting and contributions to the Town of civil organizations and the charitable contributions to the Town of residents and businesses. These signs shall be less than two (2) square feet each, less than three (3) feet above grade and uniform in style. The location of the sign should reasonably relate to the respective contribution.
6. *Welcome Signs.* The existing welcome signs maintained by the Chamber are hereby permitted in their current form. Those signs maybe modified upon and after Town Council approval by resolution.
7. *Town Shopping District.* The Greater Lake Placid Chamber of Commerce in cooperation with Keep Lake Placid Beautiful may obtain or otherwise erect and landscape two signs; one sign facing each travel lane of U.S. 27 (after required permitting), generally directing travelers to Uptown Lake Placid and the Welcome Center. The specific design shall be subject to the Town Council's approval.

#### **SECTION 4.15.6 PROHIBITED SIGNS.**

The following signs are prohibited and shall not be permitted, erected or allowed by variance in the Town of Lake Placid, Florida:

1. *Abandoned Signs.* Abandoned signs shall be removed by the owner, or failing that, by the Town pursuant to this Code. In determining whether a sign is abandoned, the enforcing official may consider, among other factors, the existence of a current occupational license, utilities service deposit at that location, use of the premises and relocation of a business. Signage shall be resumed (a rebuttable presumption) abandoned if the business advertised is closed for 60 consecutive days.
2. Signs placed on public right-of-way or Town property without approval of Town Council or authorized public agency.
3. Billboards, whether off-premises or on-premises.
4. Bus stop shelter signs and bench signs.
5. Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, running, visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means except for time-temperature-date signs and traditional barber poles are prohibited. This includes signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.

6. *Hazardous signs.* No sign shall be erected in such a manner as to obstruct the vision of pedestrians or drivers. Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, running, visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means except for time-temperature-date signs and traditional barber poles. are prohibited. This includes signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy. Any sign, which by glare or method of illumination constitutes a hazard to traffic, is prohibited. No sign may use the words, phrases, symbols, or characters in such a manner as to interfere with traffic, mislead or confuse drivers or pedestrians.
7. *Flashing neon signs.*
8. *Laser-Lights.*
9. *Off-premises signs.*
10. *Portable signs.*
11. *Sandwich signs.*
12. *Searchlights.*
13. *Temporary signs, unless approved by the Town.*
14. *Trailer signs.*
15. *Unsafe signs.* The owner (person) or firm maintaining an unsafe sign shall, upon written notice from the town, secure the sign in a manner to be approved by the planning and zoning official in, conformity with the provisions of this code or remove the sign. If such notice is not complied within eight (8) days, the Code enforcement officer or his designee shall have the sign removed at the expense of the owner.
16. *Wind signs.*
17. *Banners.*

#### **SECTION 4.15.7 EXEMPTIONS FROM PERMIT REQUIREMENTS.**

The following signs may be erected without a permit, subject, however, to all remaining requirements of these regulations:

1. *Occupation Signs.* One occupation sign which does not exceed two (2) square feet denoting only the name, street, number, and business of any occupation may be affixed to any building or dwelling.
2. *Memorial Signs.* One memorial sign or tablet which does not exceed two (2) square feet and stating the name and date of erection of building when cut into a masonry surface or when constructed of bronze or other noncombustible materials.
3. *Governmental Signs.* Traffic or other municipal, county, state or federal signs, legal notices, railroad crossing signs, danger signs and such temporary, emergency, or non-advertising signs as may be approved by the mayor or police chief.

4. *Identification Signs.* Identification signs at the entrance drive of residences, estates, and ranches, which do not exceed two (2) square feet.
5. *Directional and Notice Signs.* Non-advertising directional and notice signs or symbols (“Entrance,” “Exit,” “Slow,” “Caution,” “No Trespassing,” “Bad Dog,” “Posted,” “Keep Out,” etc.) located on and pertaining to a parcel of private property, each not-to-exceed two (2) square feet.
6. *Approved Changes.* Message and color changes of approved existing signs not involving structural changes.
7. *Garage Sale Signs.* A garage sale sign (one) on the parcel having the garage sale. The sign shall not exceed four (4) square feet in area and is no more than four (4) feet in height. The sign may be erected the day before and the day of, but shall be removed within twenty four (24) hours of the sale’s end.
8. *Holiday Displays.* Holiday displays and signs without commercial content on private lands.
9. *Miscellaneous Signs.* Non-Advertising signs which do not exceed two (2) square feet showing reserved parking spaces, vending machines, gasoline pumps, telephone booths, newspaper racks, “take-out” or “pick-up” windows and menus posted for reading in drive-in restaurant parking lots. Brand names or logo may be used.
10. *Delivery signs.* A sign identifying the business on the back wall of a building in a delivery area is allowed; provided the sign area does not exceed five (5) square feet.
11. *Political Signs.* Political signs may be erected on private property by persons who have lawfully qualified as candidates. Said political signs may remain erected five (5) days after the last election in which the candidate is entered. Each sign shall not exceed sixteen (16) square feet in commercial, agricultural and industrial zones, four (4) square feet in residential zones.
12. *Real Estate Signs.* On tracts of two (2) acres or less, one (1) sign, not-to-exceed six (6) square feet in area shall be permitted. On tracts larger than two (2) acres, one sign which shall not exceed sixteen (16) square feet. Said signs must be removed within three (3) days of the closing.
13. *Street Numbers.* Street address numbers are assigned by the County’s Emergency Management Office (911) and are required for all buildings and are exempt from this code.
14. *Construction Signs.* The general contractor on a construction project may erect one sign denoting a construction site on a parcel of land containing improvements under construction. The sign may remain three (3) days after the certificate of occupancy is issued. Otherwise the construction sign may be displayed only when a building permit has been issued and the construction has commenced. The construction signs shall not exceed six (6) square feet. No other construction signs shall be allowed.
15. *Window Signs.* Signs up to a total area of 50% (100% in the Historic District) of the window space maybe displayed inside of a building’s window. Side or rear windows cannot be used to calculate allowable window signs on the front.
16. *School Signs -* The Highlands County School Board shall have exclusive jurisdiction over signage on School Board Property, provided that signs with commercial message shall not be visible from a public Street (except Green Dragon Drive).

17. *Murals.* Murals containing artwork and no commercial message.
18. *Hand Held Signs.* Signs held by a person and less than six (6) square feet.

#### **SECTION 4.15.8 NONCONFORMING SIGNS.**

Section 2. Section 4.15.8.1 of Appendix A of the Code of the Town of Lake Placid is adopted to read as follows:

Section 4.15.8.1. NONCONFORMING SIGNS. Nonconforming signs shall be removed, relocated or otherwise dealt with according to Section 70.02, Florida Statutes.

1. *Amortization.* Any sign which, when erected, conformed to the then existing zoning and sign regulations and subsequently became nonconforming due to the enactment or amendment of this code, any similar amendment to the zoning ordinance, or an annexation ordinance, may remain for a one (1) year amortization period beginning with the time that the sign became nonconforming, subject to the following provisions:
  - A. No sign may be moved, structurally altered, or repaired in a manner that would require replacement or repair of more than (50) percent of the sign's parts, without complying with all provisions of this chapter.
  - B. If a business or sign use is discontinued, the sign must be removed and any replacement sign must conform to all existing regulations.
2. *Extended Amortization* The owner of a parcel containing a nonconforming sign may petition the Town Council for a longer amortization period. The petition shall be filed with the Town Clerk during the one (1) year amortization period that the said sign is nonconforming. There is no filing fee. The Town's Planning & Zoning Official shall review the application for completeness (and request more information if appropriate), and shall make a recommendation to the Town Council regarding the request. The application for extended amortization shall include, and the Town shall consider the following factors:
  - Sign installation date, initial sign cost, who paid that cost, the replacement cost, the remaining useful life.
  - Documentation supporting the data shall be attached.
  - Estimated data must be so designed.
  - The application shall be sworn.

This provision shall be used to protect the property interest involved in existing signage rendered nonconforming.

Enforcement of this code is stayed until thirty (30) days after the Town's final action on the extended amortization application.

3. *Amortization Termination.* An extended sign amortization shall terminate early if fifty percent (50%) or more of the subject sign is damaged, if the sign comes down due to accident, fire, wind storm, vandalism, if the business is discontinued for more than sixty (60) days, if the existing business ceases.

## SECTION 4.15.9

## SIGN DISTRICTS

The Town of Lake Placid hereby establishes and divides its jurisdiction into the hereinafter set out sign districts with the following specific regulations applicable in each district. Every parcel of property with any frontage on the Street designated as a separate district shall comply with the hereinafter established regulations for that district. The balance of the Town is considered to be in The General District.

1. **Historic District.** This district shall consist of every parcel with any frontage on either of the following roads:
  - A. North Main Street from Interlake Boulevard North to Dal Hall Boulevard; and,
  - B. Interlake Boulevard from the west boundary of the South Florida Community College on the south side of Interlake Boulevard and the west line of the School Board lands on the North side of Interlake Boulevard both running west to the railroad tracks.
  - C. South Main Street from Interlake Boulevard south to the southerly Town limits.
2. **United States Highway 27 District.** This district shall consist of every parcel with frontage on United States Highway 27.
3. **General District.** This district shall consist of all other parcels within the Town of Lake Placid not included in another sign district.

## SECTION. 4.15.10

## GENERAL SIGN DISTRICT.

The General Sign District consists of every parcel within the Town of Lake Placid and not contained in another sign district. The following signage is permitted in this district. All other signage is prohibited in this district.

1. *Ground Mounted Signs.* Ground mounted signs are permitted in the District, illumination (if provided) shall be light fixtures mounted on the subject sign or indirectly from lights mounted near the sign. The maximum height of a pole sign, monument sign or free standing sign in this district shall not exceed six (6) feet. Said ground mounted signs may have two sign faces, each up to sixty (60) feet.
2. *Building Signs.* Signs on buildings are permitted within this district. Each parcel may have either one sign on the building wall or mansard roof (but not sloped roof) containing up to but not more than 30% of the respective wall or 30% of the face of the respective roof.
3. *Additional Signage.* Additional building signage (three signs up to 10 square feet each) may be used on awnings, doors, canopies, marquees and windows.

## SECTION 4.15.11 UNITED STATES HIGHWAY 27 SIGN DISTRICT

The United States Highway 27 Sign District consists of every parcel with any frontage on United States Highway 27. The following signage is permitted in this district. All other signage is prohibited in this district.

1. *Awning sign.* Awning signs as herein defined are permitted in this District. An awning sign built in accordance with the standard building code and so as not to interfere with safe vehicle traffic flow shall be permitted, but shall count in allowable signage for the building. No awning shall extend on or over public property, unless authorized by resolution of the Town Council. Such must identify the scope of encroachment and may be for no more than five (5) years, but may not be renewed.
2. *Ground or pole signs.* Ground or pole signs as herein defined are permitted in this District. A ground or pole sign shall only be permitted when the lot upon which it is to be placed has a minimum of sixty (60) linear feet of road frontage. No ground or pole sign shall be erected closer than forty (40) feet to any other ground or pole sign, except where the locations of existing ground or pole signs on adjacent lots would make this requirement impossible to meet. No part of any sign shall extend beyond any right-of-way line or building restriction line. Any such ground-mounted sign may have two (2) faces. The maximum allowable area for each face shall be 125 square feet of sign area with a maximum height of 24 feet.
3. *Mansard Roof signs.* Mansard roof signs as herein defined are permitted in this District. Mansard roof signs and sign structures shall not extend beyond the roof. Mansard roof signs shall extend no more than twenty four (24) feet above ground, and shall be no more than 30% of the road front roof face upon which it is situated.
4. *Wall sign.* Each business is entitled to signage on the front wall of its building and on any side wall which faces a public street or platted lot not containing another building (but must be removed without amortization upon issuance of a building certificate of occupancy on the said adjacent lot). The sign may occupy up to 30% of the respective wall. Signage and graphics may not extend beyond the wall surface (top or sides).

No wall sign or supporting structure shall project more than twelve (12) inches horizontally from the wall of the building. Where an exterior parapet wall projects above the roof line, such signs may extend to the top of such wall. However, no wall sign shall extend more than twenty-four (24) feet above ground level to the top of the sign, nor above the roof line.

5. *Shopping center ground mounted signs.* Ground-mounted signs for shopping centers must be approved by the LPA. Each shopping center or strip mail is allowed one sign for each road frontage contiguous to the shopping center parcel. Each sign should be no more than twenty-four (24) feet tall with a sign face of up to one hundred twenty-five (125) square feet.

A solid support structure (not mere poles) devoid of signage and lighting may not be counted as sign face.

6. *Maximum Total Signage.* The total signage allowed on one parcel (monument, wall, roof and additional building signage) shall not exceed one (1) square foot of signage for each linear foot of building frontage, for each street frontage (up to three street frontages). The square foot signage shall be restricted to the street the signage fronts. Signs fronting two streets shall count in both.
7. Shopping centers with more than five (5) separate stores may petition the Local Planning Agency for up to 200 square feet of sign face on each sign side.

## SECTION 4.15. 12

## HISTORIC DISTRICT:

The Historic District consists of every parcel with any frontage on either of the following roads:

- A. North Main Street from Interlake Boulevard North to Dal Hall Boulevard; and,
- B. Interlake Boulevard West of the South Florida Community College on the South side of Interlake Boulevard and West of the School Board lands on the North side of Interlake Boulevard both running west to the railroad tracks.
- C. South Main Street from Interlake Boulevard South to the southerly Town limits.

All other signage is prohibited in this district.

- 1. *Awning sign.* An awning sign built in accordance with the standard building code and so as not to interfere with safe vehicle traffic flow shall be permitted, but shall count in allowable signage for the building. No awning shall extend on or over public property, unless authorized by resolution of the Town Council. Such must identify the scope of encroachment and may be for no more than ten (10) years.
- 2. *Ground or pole signs.* A ground sign shall only be permitted when the lot upon which it is to be placed has a minimum of forty (40) linear feet of frontage. No ground or pole sign shall be erected closer than forty (40) feet to any other ground or pole sign, except where the locations of existing ground or pole signs on adjacent lots would make this requirement impossible to meet. No part of any sign shall extend beyond any right-of-way line nor shall any part of any sign project beyond any building restriction (set back) line. Any such ground-mounted sign may have two (2) faces. The maximum allowable area for each face shall be 35 square feet of sign area with a maximum height of six (6) feet.
- 3. *Mansard Roof signs.* Mansard roof signs as herein defined are permitted in this District. No part of any roof sign or sign structure shall project beyond the roof upon which it sits. Roof signs shall extend no more than twenty four (24) feet above ground. The sign may occupy up to 30% of the mansard roof face upon which it is situated.
- 4. *Wall sign.* Each business is entitled to signage on the front wall of its building and on any side wall which faces a public street. The sign may occupy up to 30% of the respective wall. Signage may not extend beyond the wall surface (top or sides). No wall sign or supporting structure shall project more than twelve (12) inches horizontally from the wall of the building. Where an exterior parapet wall projects above the roof line, such signs may extend to the top of such wall. However, no wall sign shall extend more, than twenty-four (24) feet above ground level to the top of the sign, nor above the roof line.
- 5. *Right-angle sign.* A business located on a public sidewalk may display one (1) right-angle sign (containing two sides with six (6) square feet of sign face each) for each street faced. The sign must also:
  - a. Not extend over the public property, unless authorized by resolution of Town Council as a permitted encroachment. The resolution may permit the encroachment up to five (5) years (it may be renewed), and must include the following terms: The sign must clear the sidewalk by at least eight (8) feet in height and project no more than five (5) feet from the building or one-half (½) the width of the sidewalk, whichever is less;

- b. Project from the wall at an angle of ninety (90) degrees.
  - c. Not be higher than the window sill of the second story,
  - d. Not project at the corner of the building except at a building front;
  - e. Not be displayed closer than thirty (30) feet from any other right-angle sign; and
  - f. Not be used if the business has a ground-mounted sign on the same frontage; and
  - g. Not contain more than six (6) square feet on each of two faces.
6. *Pedestrian signs.* If any part of the building overhangs a public sidewalk, a business shall be entitled to an additional sign to be hung from the overhang which shall not be lower than eight (8) feet from the sidewalk. It may contain up to three (3) square feet of sign face on each side.

**SECTION 4-15-13.**

**Severability.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.