

Planning Commission Agenda
August 4th, 2022 - 5:30 p.m.

Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Randy Martin
Doug Smith



Terry Thompson
Larry Schenavar
Alternate 1 –
Alternate 2 –
Chuck Dixon – School Board*

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silence
- 4) Pledge of Allegiance
- 5) Chairman Comments
- 6) Adoption of Agenda
- 7) Approval of Minutes: **July 7, 2022**
- 8) Citizen Input: 3 minutes
- 9) Public Hearings:
 - a) **Conduct a Public Hearing for VARIANCE APPLICATION NO. PZ22-0064 brought by MJ STOKES CONSULTING O/B/O HART WW DEVELOPMENT, LLC (SCOOTERS COFFEE)** – A Variance request of the City of Crystal River Land Development Code (LDC) to exceed the maximum number of parking spaces allowed for an eating establishment with a drive-thru facility pursuant to Section 6.04.07 Standards for parking and parking lots, of the LDC. Section 22, Township 18S, Range 17E; specifically, Parcel 13300 0020 which address is 1049 NE 5th St., Crystal River, Florida.
 - b) **Conduct a Public Hearing for APPLICATION NO. PZ22-0065 brought by the City of Crystal River – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment** – Ordinance No. 22-O-23 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Recreation Element pursuant to Chapter 163, Florida Statutes.
 - c) **Conduct a Public Hearing for APPLICATION NO. PZ22-0055 brought by the City of Crystal River – Amendment to the City of Crystal River Code of Ordinances, Appendix A – Land Development Code, Chapter 12 SIGNS**, as conveyed in Ordinance NO. 20-O-19. Continuance of the July 7, 2022 Planning Commission meeting.
- 10) Unfinished Business
- 11) New Business

NOTICE TO PUBLIC

Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

- 12) Citizen Input: 5 minutes
- 13) Staff Comments
- 14) Commissioner's Comments
- 15) Chairman's Comments
- 16) Adjournment

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

NOTICE TO PUBLIC

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Planning Commission Minutes
July 7th, 2022 - 5:30 p.m.

Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Randy Martin
Doug Smith



Terry Thompson
Larry Schenavar
Alternate 1 –
Alternate 2 –
Chuck Dixon – School Board*

1) Call to Order by Chairman Grannan at 5:30pm.

2) Roll Call

Commissioners Present: Dan Grannan, Tonia Herring, Doug Smith, Randy Martin, Larry Schenavar.

Commissioners Absent: Gause, Thompson

Staff Present: Planning Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Coordinator Zach Ciciera.

Staff Absent: Robert Batsel.

3) Moment of Silence was led by Chairman Grannan.

4) Pledge of Allegiance was led by Chairman Grannan.

5) Chairman Comments: None.

6) Motion to adopt the agenda was made by Commissioner Smith; seconded by Commissioner Martin. **Motion carried 5-0.**

7) Motion to approve minutes of the Planning Commission meeting held June 2, 2022 was made by Commissioner Martin; seconded by Chairman Grannan. **Motion carried 5-0.**

8) Citizen Input: None.

9) Public Hearings:

1. Conduct a Public Hearing for APPLICATION NO. PZ22-0055 brought by the City of Crystal River
– Amendment to the City of Crystal River Code of Ordinances, Appendix A – Land Development Code, Chapter 12 Signs, as conveyed in Ordinance NO. 20-O-19.

Staff Presentation: Planning Director Brian Herrmann presented the first half of the new Sign Ordinance to the Planning Commission. The second half of the Ordinance will be continued to the August 8, 2022 Planning Commission Meeting.

Commissioner Comments: Chairman Grannan announced the continuance of this item for the August 8th, 2022 Planning Commission meeting.

10) Unfinished Business: None.

11) New Business: None.

12) Citizen Input: None.

13) Staff Comments: None.

14) Commissioner's Comments: None.

15) Chairman's Comments: None.

16) Adjournment: A motion to adjourn was made by Commissioner Herring; seconded by Commissioner Martin.

Motion carried 5-0. Meeting adjourned at 7:15pm.

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

DRAFT



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Development Services Department

MEETING DATE:	August 4, 2022
VARIANCE APPLICATION NO. PZ22-0064 MJ STOKES CONSULTING O/B/O HART WW DEVELOPMENT, LLC (SCOOTERS COFFEE)	
VARIANCE REQUESTED:	A Variance request of the City of Crystal River Land Development Code (LDC) to exceed the maximum number of parking spaces allowed for an eating establishment with a drive-thru facility pursuant to Section 6.04.07 <i>Standards for parking and parking lots</i> , of the LDC.
SUBJECT PROPERTY:	Section 22, Township 18S, Range 17E; specifically, Parcel 13300 0020 which address is 1049 NE 5 th St., Crystal River, Florida. A complete legal description of the property is on file with the Planning and Development Services Department.
ACREAGE:	Approximately 47,976 square feet (1.10 acres +/-).
ZONING DISTRICT:	CH, High Intensity Commercial
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 11 feet, as found on FIRM Panel Number 12017C 0189E. (Effective date: January 15, 2021)
SURROUNDING AREA:	North – I, Industrial Zoning (across NE Crystal St) – Metal Industries South – CH, High Intensity Commercial Zoning (across SR-44), O’Reilly Auto Store East – CH, commercial strip center West – CH, Suncoast Credit Union; and PI, Public/Institutional, Crystal River Elementary School
PREPARED BY:	Jenette Collins, AICP, Urban Planner

BACKGROUND INFORMATION: This commercial variance request is made to develop a free-standing, drive-thru eating establishment having seven (7) parking spaces rather than the maximum allowed four (4) spaces for a 664 square foot drive-thru only “Scooters Coffee” shop. The applicant has advised that this specialty coffee shop may have a maximum of five employees during peak shift hours. Of the seven requested parking spaces, one space will be dedicated for handicap parking to attain ADA (Americans with Disabilities Act) compliance.

The coffee shop proposes to have a walk-up window in addition to its drive-thru facility. No indoor seating is proposed. A 10-foot by 15-foot outdoor deck will be provided to allow for an outside seating area. The applicant advises that the business plan for this franchise is based on providing fast and convenient purchase transactions for sale of high-quality coffee drinks. Although primary sales are in coffee, food represents an incremental part of the business.

The subject property is approximately 1.10 acres in size, having an average lot depth of 310 feet, with approximately 150 feet of frontage along Highway SR-44 (a State of FL maintained principal arterial) and approximately 183 feet of frontage (rear of site) on NE Crystal Street (a City maintained collector).

ANALYSIS: Section 6.04.07 *Standards for parking and parking lots*, of the LDC, requires that the maximum number of surface parking spaces shall not exceed one hundred fifteen (115) percent of the

minimums required of the specified parking space requirements by use. The LDC specifies that an “eating or entertainment establishments (with a drive-thru facility)” use shall be required to have one space per 250 square feet of gross floor area. The building is proposed to be 664 square feet in gross floor area. The LDC requires that when the calculation of parking spaces results in a fraction, the number shall be rounded up to the nearest whole number. In this case, a maximum 4 parking spaces are allowed per the LDC, calculated as follows:

$$664 \text{ square feet} / 250 = 2.656 \text{ or } 3 \text{ spaces } (*115\%) = 3.45 \text{ or a maximum } 4 \text{ spaces allowed}$$

The LDC provides parking ratio calculations based on square footage of a specified use and/or the number of employees on the highest shift together with maximum occupancy. The characteristics of this proposed drive-through “kiosk” designed business is unique in that the City LDC does not provide a specific parking ratio calculation for just a drive-thru facility. As such, the applicant cites this as a hardship advising that this store plan desires to provide parking for five employees (at peak shift hours), plus a handicap space and an additional customer space (for walk-up window) that may double as a charging station space. The requested seven spaces is more consistent with the fast-paced demand of the business. All other site development design requirements of the LDC shall be met.

It is noted that the proposed site design takes into consideration all other internal traffic requirements of the LDC, providing for double drive-thru circulation with a pass-by lane, and a driveway aisle that connects from Highway SR-44 to N Crystal Street. The applicant has been coordinating with the Florida Department of Transportation with regards to access requirements from SR-44 (NE 5th Street), which requires that the site provide cross-access connections for future re-development of adjacent parcels to limit future driveway connections onto a state roadway.

The site design proposes an impervious surface area (ISR) not to exceed 41.2 percent, which is below the maximum allowed 75 percent ISR (non-waterfront) for the CH zoning district. The site plan represents the applicant’s coordination with the Southwest Florida Water Management District for required stormwater system and floodplain mitigation.

The site is in an area of the City that is progressing to a more down-town walkable community as promoted in its Civic Master Plan, proximate to schools and surrounded by retail and service shops, banks, and hotels.

REQUIRED FINDINGS FOR GRANTING A VARIANCE: Pursuant to Section 9.02.02 of the Crystal River Land Development Code, in order for an application for a variance to be approved or approved with conditions, the planning commission shall make a positive finding, based on the evidence submitted, with regard to each of the following conditions.

- 1. *There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC;*** The LDC does not provide a specific parking calculation for kiosk based (drive-thru only) businesses. Instead, staff must apply the closest use which is “eating or entertainment establishments (with a drive-thru facility),” which is more in keeping with an establishment having indoor seating or service area. The development of the land can be accomplished having the maximum allowed parking, however, the strict application of the LDC in this case does not take into consideration demand for parking based on the unique aspects of a fast-

paced drive-thru/walk-up window coffee shop that is different from a typical sit-down, food based businesses.

- 2. *The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs;*** The hardship is not the result of the actions of the owner, nor is it based on the desire to reduce development costs. The proposed use is unique in that the small building footprint of the coffee shop results in a limitation of parking spaces that is not in keeping with the functional parking demand for the intended use.
- 3. *The need for the proposed variance is due to the physical shape, configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district;*** The need for the proposed variance would apply to any CH designated lot regardless of the physical shape, configuration, or topographical condition of the lot. The need arises from the parking maximums established pursuant to the requirements of the LDC, and which does not provide a specific standard for the proposed use, therefore necessitating the consideration of the Planning Commission via a variance request.
- 4. *The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district;*** The proposed variance, if granted, will allow the applicant a property right that is available to other contiguous property owners for providing parking that is sufficient to meet the expected demand for the business use.
- 5. *The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district;*** No special privilege is given. The use is permissible in the existing zoning district, and all other provisions of the LDC will be adhered to as part of the permitting process.
- 6. *The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public;*** The proposed variance will not serve to substantially increase congestion on surrounding street, and will instead provide sufficient parking to meet the expected demand for the business, which supports the health, safety and general welfare of the public.
- 7. *The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district;*** The proposed development does not alter the essential character of the CH district for commercial purposes.
- 8. *The variance granted is the minimum variance that results in reasonable use of the land, building, or structure;*** The variance, if granted, to increase the maximum allowed parking from four to seven spaces results in the reasonable use of the building by providing parking that is sufficient to meet the expected demand for the business use.

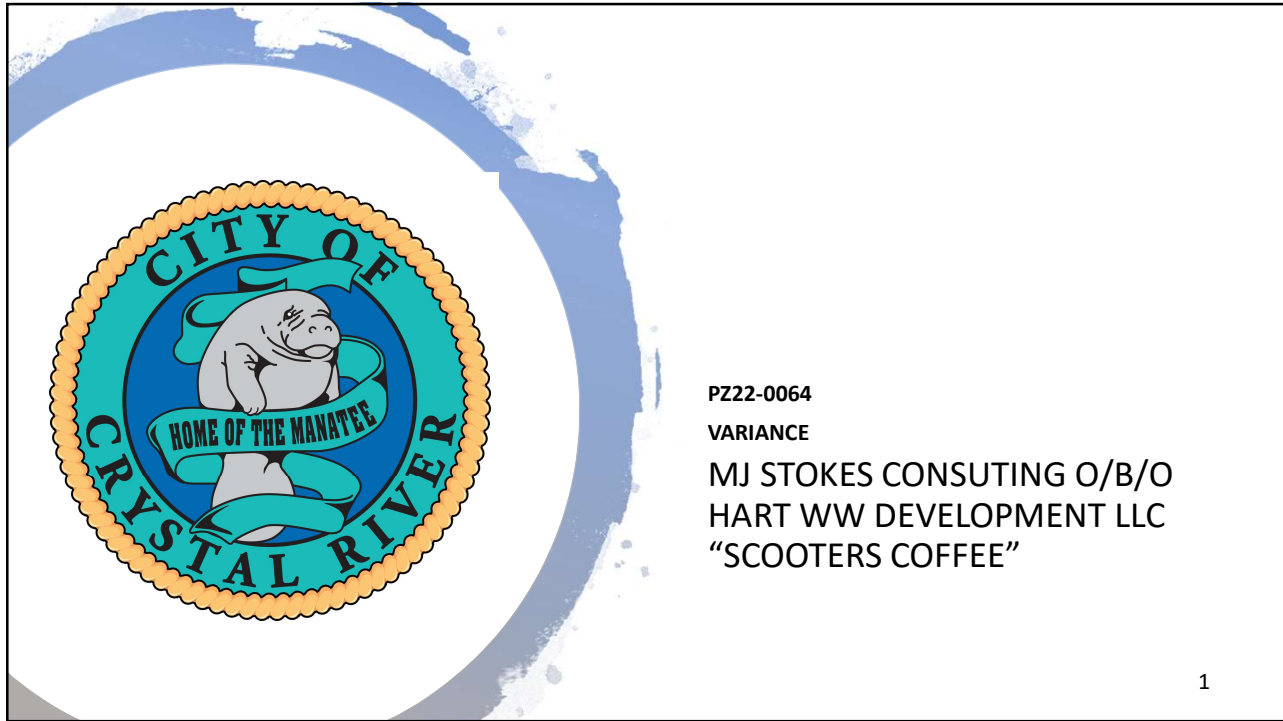
- 9. *The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria; and*** The proposed variance is consistent with the general intent of the LDC which provides parking ratio calculations based on square footage of a specified use and/or the number of employees on the highest shift together with maximum occupancy. The intent of this variance is to consider the maximum parking space requirements for a use that is unique and not clearly defined in the LDC's table for parking space requirements, and will provide adequate spaces for employees and customers based on the specified proposed use.
- 10. *The effect of the proposed variance is consistent with the comprehensive plan.*** The proposed variance is found consistent with the intent of the City's Comprehensive Plan, specifically Objective 7 and related policies of the Multi-Modal Transportation Element, which specifies that the City shall administer land development code regulation that require safe and convenient on-site traffic circulation that incorporates vehicle parking.

No negative findings are found, and staff has no objection to the variance request provided development is consistent with the submitted site plan for the proposed use, and that all other development standards of the LDC are met.

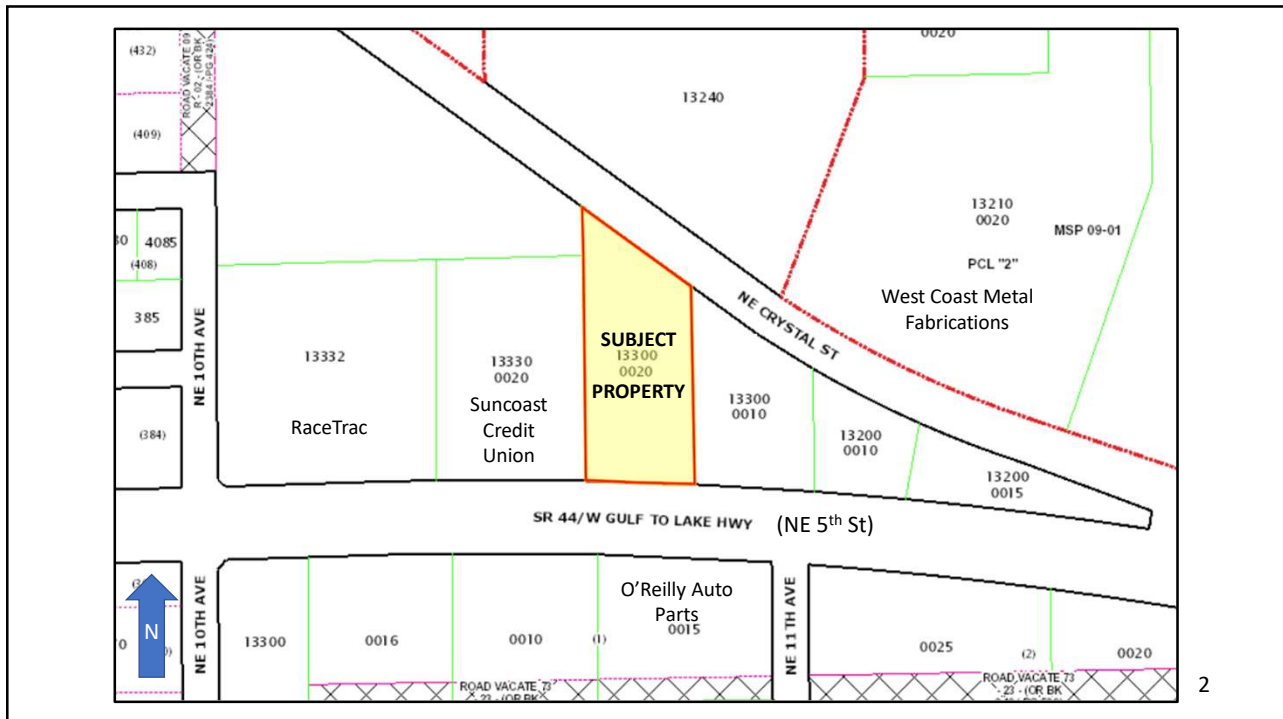
PLANNING COMMISSION ACTION: The Planning Commission shall approve, deny, or approve with conditions the application for variance, based upon making positive findings regarding conditions set forth in subsection 9.02.02. A., of the LDC.

ATTACHMENTS:

1. Staff PowerPoint Presentation
2. Notification Letter
3. Site Plan/Application submittal with Backup



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AERIAL MAP

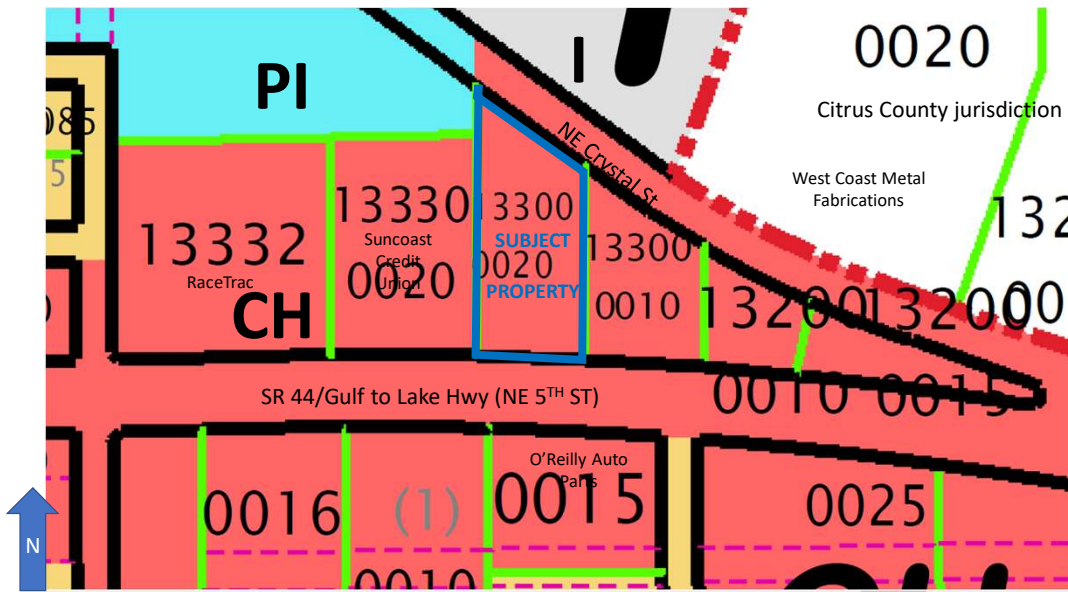


Crystal River Planning Commission Meeting of August 4, 2022

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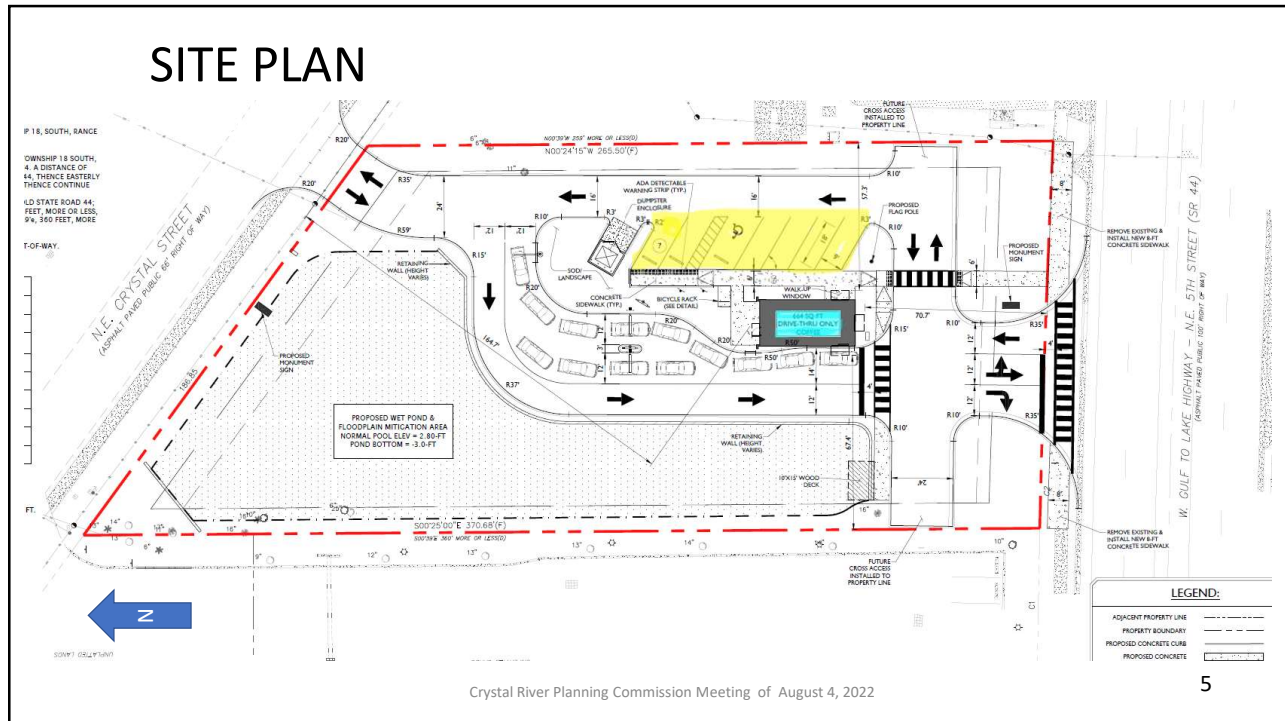
ZONING MAP



Crystal River Planning Commission Meeting of August 4, 2022

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Subject Property - Looking north from SR-44

Posted 7-14-2022



Crystal River Planning Commission Meeting of August 4, 2022

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6

Looking east on SR-44



Subject
Property

Crystal River Planning Commission Meeting of August 4, 2022

7

7

Looking west On SR-44



Subject
Property

Crystal River Planning Commission Meeting of August 4, 2022

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8

Looking south and across SR-44



Crystal River Planning Commission Meeting of August 4, 2022

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Subject Property - Looking south from NE Crystal Street



Crystal River Planning Commission Meeting of August 4, 2022

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Looking north and across NE Crystal Street



Crystal River Planning Commission Meeting of August 4, 2022

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Looking west on NE Crystal Street



Crystal River Planning Commission Meeting of August 4, 2022

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Looking east on NE Crystal Street



Crystal River Planning Commission Meeting of August 4, 2022

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QUESTIONS?

PZ22-0064
VARIANCE
MJ STOKES CONSUTING O/B/O
HART WW DEVELOPMENT LLC
"SCOOTERS COFFEE"

Crystal River Planning Commission Meeting of August 4, 2022

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City of Crystal River

123 Northwest Highway 19
Crystal River, Florida 34428
Telephone: (352) 795-4216
Facsimile: (352) 795-6245
www.crystalriverfl.org

Variance Application No. PZ22-0064

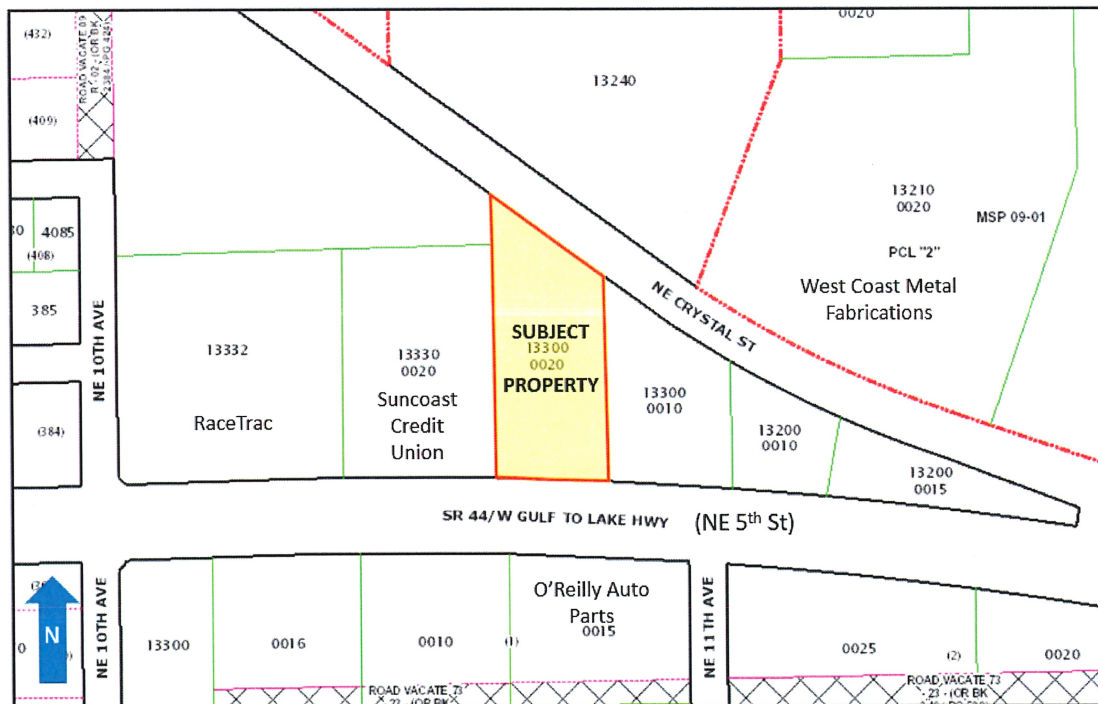
July 15, 2022

NOTICE OF A REQUEST FOR VARIANCE FROM THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE

Dear Property Owner:

Please be advised that Hart WW Development, LLC has made a formal application to the City of Crystal River for a Variance request of the City of Crystal River Land Development Code (LDC) to exceed the maximum number of parking spaces allowed for an eating establishment with a drive-thru facility pursuant to Section 6.04.07 Standards for parking and parking lots, of the LDC, on property located in Section 22, Township 18 S, Range 17 E; specifically, Parcel 13300 0020 which address is 1049 NE 5th St., Crystal River, Florida. A complete legal description of the property is on file with the Planning and Community Development Services Department.

LOCATOR MAP




You are being sent a notification because you own property located within 300 feet of the subject property. Please be advised that a Quasi-Judicial Public Hearing will be held on **Thursday, August 4, 2022, at 5:30 p.m.** before the City Planning Commission at City Hall, 123 NW Highway 19, Crystal River, FL 34428, if you wish to speak for or against this request for a Variance from the City of Crystal River Land Development Code. The applicant's presence is requested at the public hearing.

This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Services Department located at 123 NW Highway 19, Crystal River, Florida 34428.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, Florida 34428, (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call (352) 795-4216, Extension 340.

Sincerely,



Jenette Collins, AICP
Urban Planner
City of Crystal River
Planning and Community Development Services



VARIANCE APPLICATION

Dept. of Planning & Community Development
123 NW Highway 19
Crystal River, FL 34428
352-795-4216, ext. 306
Fax: 352-795-6245

Return to: development@crystalriverfl.org

Office Use Only: Paid _____	Date _____
Residential – \$250	Commercial - \$500

Applicant Information:

Name: Jeff Hart; Hart WW Development, LLC Phone 607.351.3673
 Street Address: 21921 Carson Drive Land O Lakes FL 34639
CITY ST ZIP
 Email Address: jeffhart417@yahoo.com

Site Information:

Site Address: 1049 NE 5th Street, Crystal River, FL 34428
 Alt Key #: 1077826 Parcel Id # 17E18S22 13300 0020
(AVAILABLE AT THE CITRUS COUNTY PROPERTY APPRAISER'S WEBSITE: www.citruspa.org)
 Legal Description: See attached Legal Description and/or Survey

_____, or attach description on a separate page)

Subdivision: N/A Lot: _____ Block: _____
 Current Zoning District: CH - High Intensity Commercial
 Flood Zone: AE (Coastal Floodplain) Base Flood Elevation: 11-ft
(This information shall be based on the latest Flood Insurance Rate Maps)

The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 9.02.02(A).

Variance Request: Please enter a description of request and Land Development Code Sections that pertain to the requested action.
https://library.municode.com/fl/crystal_river/codes/code_of_ordinances?nodeId=PTTICCOOR_APXALADE_CO_CH9VACORE_9.02.00VA

The variance request associated to the subject property is to provide in excess of maximum allowable parking spaces as outlined in LDC Section 6.04.07. Hardship is encountered by the code section due to size of establishment and nature of business. The building is 664 sq. ft. and a drive-thru coffee Kiosk requiring little floor area and as such code calculations for parking spaces fall short of employee spaces necessary during peak/maximum and training shifts (max 5 employees) as well as interest of a charging station space. The request is further outlined within the attached narrative and application.

Variance Provisions

In order for an application for a variance to be approved or approved with conditions, the Planning Commission shall make a positive finding, based on the evidence submitted, with regard to each of the following provisions. Submit an explanation to each of the provisions below.

Findings	Provisions (Sec. 9.02.02(A))
	1. There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC. <i>(Explain how you will be deprived of reasonable use of the land, building, or structure, equivalent to the use made of lands, buildings or structures in the same neighborhood. Show that you have an unnecessary hardship, more than mere inconvenience or a preference for more lenient standards.)</i>
	2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs. <i>(It is not enough to say that the development will cost more in order to comply. You must show the substantial and undue nature of that additional cost as compared to others subject to the same restriction.)</i>
	3. The need for the proposed variance is due to the physical shape configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district. <i>(An example would be a pie shaped lot where the lot narrows dramatically towards the front yard and the side yard setback prohibits you from building an addition.)</i>
	4. The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district. <i>(Explain that if the variance is not approved would any development of the proposed property be possible?)</i>
	5. The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district. <i>(Is what you want to do something that other properties in the same zoning district have been allowed to do? If so, how does the ordinance prevent you from doing so?)</i>
	6. The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public. <i>(Will granting the variance harm public safety? (Example: A property owner may prove an unnecessary hardship exists from limitations on on-site drives and parking for a commercial use. The increased traffic and stormwater effects could prove to harm public safety)</i>
	7. The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district. <i>(Will the variance cause the character of your neighborhood to change?)</i>
	8. The variance granted is the minimum variance that results in reasonable use of the land, building, or structure. <i>(Have you looked at all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)</i>

	9. The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria. <i>(Will what you are proposing have any negative effects on your neighbors or any other property or to public property?)</i>
	10. The effect of the proposed variance is consistent with the comprehensive plan. <i>(City staff will assist with this.)</i>

Notes:

1. Any variance authorized by the Planning Commission, and not used and acted upon by the applicant, or the applicant's successor in interest, within one (1) year from the date on which the decision of the Planning Commission is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect.
2. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
3. A variance shall not be granted which authorizes any use or standard that is expressly prohibited by this LDC.
4. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

Attachments:

1. Deed or other proof of ownership.
2. A site plan, if applicable
2. Elevations if applicable

Jeffrey Hart
 SIGNATURE Owner Agent

6/29/22
 Date

Jeffrey HART
 PRINT NAME

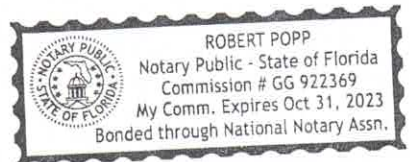
STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged (Or Affirmed) before me this 29 day of June, 2022, who is/are personally known to me or has/have produced FC DL H630 43370 1370 as identification.

[Signature]
 Notary Public

(SEAL)



Filing Requirements Checklist

1. Completed application form available from the City.
2. Applicable filing fee as required by the City. The applicant will also be billed at a later date for advertising and postage fees for costs incurred due to required notification to abutting property owners by mail and advertising in a newspaper of general circulation. Applicants are billed actual costs incurred for public notification. No application shall be processed for final adoption until all fees are paid.
3. Proof of ownership and legal description of property (tax notice or copy of deed will suffice).
4. Site Plan (DRAWN TO SCALE). All site plans and drawings for application shall clearly readable and be prepared at the same scale. The sheet size shall not be less than 11" x 17" and not be larger than 36' x 48'. Where site plans are larger than 11' x 17', electronic copies must be provided as part of submittal. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:
 - A. Lot dimensions along all property lines. Include North arrow to indicate orientation.
 - B. Lot area and percentage of lot covered (impervious surface area).
 - C. Driveway access location with dimensions and parking space arrangement. (For commercial, must delineate internal aisle and parking with dimensions.)
 - D. All rights-of-way and easements adjacent to and crossing the subject property.
 - E. All watercourses, waterbodies, canals, and/or jurisdictional wetlands adjacent to or on property.
 - F. Proposed or existing source of potable water/well or sewer/septic system.
 - G. Existing and proposed location of building/structures including heights and separation.
 - H. All setbacks (measured in feet) must be shown between buildings/structures and property lines.
 - I. Any existing or proposed walls/fences – show location, height, and material types.
 - J. Existing and/or proposed stormwater management systems as applicable.
 - K. Signs (show location and dimensions) as applicable.
 - L. Loading (show location and dimensions) as applicable.
5. A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed by a surveyor licensed in the State of Florida and shall have been performed not more than two (2) years prior to the date of application. (Not required for residential applications.)
6. When the applicant is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedures.

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW AND MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:

City of Crystal River
Planning and Development Services Department
123 Northwest Highway 19
Crystal River, Florida 34428
development@crystalriverfl.org

Applicant Signature:  Date: 6/29/2022



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjstokesconsulting.com

June 30, 2022

Jenette Collins, AICP
City of Crystal River Department of
Planning and Development Services
123 North West highway 19
Crystal River, FL 34428

Re: City of Crystal River Variance Application
Cover Letter – 1049 NE 5th Street, Crystal River, FL 34428
MJS No. 21-1902– Crystal River Scooters (#626)

Dear Ms. Collins,

On Behalf of the Applicant, Hart WW Development, LLC, we are submitting the enclosed application for a Variance request related to permitted parking for a proposed development and associated documents. The proposed development includes an approximate 664 sq. ft. free standing drive-thru only coffee kiosk branded “Scooters Coffee” on ±1.10 acres with associated site amenities and improvements physically located on the north side of W Gulf to Lake Highway (SR 44), bound to the west by an existing bank, east by an existing retail strip, and north by Crystal Street with physical address of 1049 NE 5th Street, Crystal River, Citrus County, Florida (Alt Key 1077826). The subject parcel is vacant in the existing condition and the proposed use complies with existing zoning (C-2).

Included in this submittal are the following:

- Completed Variance Application;
- Check for \$500 – Filing fee for commercial application;
- Proof of Ownership (Deed, Taxes Paid; sunbiz entity documents);
- Signed and Sealed Site Plan (24x36);
- Property Survey;
- Signed & Notarized Agent Authorization Form; and
- Flash drive with electronic copy of submittal.

We ask that you please review the enclosed submission with consideration for approval. Should you have any questions or comments regarding the above project, please feel free to reach out to our office by phone at 813.724.4199; thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Stoeckel', written in a cursive style.

John J Stoeckel, P.E.
Principal



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjstokesconsulting.com

June 30, 2022

Jenette Collins, AICP
City of Crystal River Department of
Planning and Development Services
123 North West highway 19
Crystal River, FL 34428

Re: City of Crystal River Variance Application
Application Provision Narrative
MJS No. 21-1902– Crystal River Scooters (#626)

Dear Ms. Collins,

On Behalf of the Applicant, Hart WW Development, LLC, we have provided necessary narrative responses to the provisions within the variance application and can be found below. The project requests a variance to the proposed parking as it exceeds 115% of the minimum requirement as outlined in LDC Section 6.04.07.A.3.

Provisions (Sec. 9.02.02(A))

1. There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC.

Due to the nature of the proposed operation (drive-thru only coffee Kiosk) the square footage of the building has a reduced footprint from a typical coffee shop of fast-food restaurant which would typically range in the 1,800-2,500 sq ft size. Based on operational data, during a peak shift (7:00-9:00AM) there is typically 3-4 staff and one manager; during training environments there will typically be an additional individual.

The applicant is also proposing to provide an electric vehicle (EV) charging space which would be reserved for EV only and generally intended for public use as a benefit to the customers.

Lastly, in discussion with the planning department, the applicant also proposed a walk-up window to increase multi-modal activity and proposes a sitting/eating area. Due to the nature of this addition, consideration to potential vehicles parking and accessing the window must be considered in addition to the employee parking needs.

2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs.

The hardship encountered is due to the nature of the condensed footprint of a “drive-thru only” concept and is consistent with industrial operations. As the request is driven by staffing needs during peak shifts and training conditions the anticipated consequence of not attain the variance is the need to park within drive aisles on the property or roadside on Crystal Street.

3. The need for the proposed variance is due to the physical shape configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district.

This provision is not applicable to the nature of the additional parking request which is primarily based on operation building size and employee needs.

4. The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district.

As discussed in Provision 1 response above; parking for a similar “dine in” restaurant or coffee shop with drive-thru has a larger building footprint resulting in greater permitted parking to accommodate both customers and employees. Due to the compact nature of the drive-thru only kiosk, employees, trainees, and management in peak operation times will exceed parking spaces available on site if compliant with parking requirement provisions in section 6.04.07 of the LDC

5. The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district.

The additional parking requested by the variance is to accommodate business employees with an additional availability to green technology alternatives (EV charging space). It is anticipated further that the walk-up service intended for future multi-modal environments promoting increased bicycle and pedestrian activity along SR44 as part of the city’s comprehensive plan will also result in needs for occasional customers whom wish to park and approach the window.

6. The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public. (Will granting the variance harm public safety?)

The request is directly intended to avoid additional congestion on streets by potential need for on street parking, which would result on Crystal Street to the north if the additional parking is not available for the daily operation needs. Other possible alternatives would be parking along the curb of the driveways which if this occurs it creates an obstacle for customers to maneuver which could lead to incident.

7. The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district.

The proposed development following the variance would be compatible with existing zoning (C-2) and development in the immediate vicinity which includes an existing bank, auto parts store to the south, and retail to the east.

8. The variance granted is the minimum variance that results in reasonable use of the land, building, or structure.



As described in above provision responses; the need is to meet minimum employee parking assuming each employee parking during the peak operation shift were to drive themselves and the required ADA parking space was not utilized by an employee during those periods. Further the EV parking space proposed would be intended for public use.

9. The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria

The request is to meet the minimum needs of the proposed business and its operation; we interpret the intent of capping a maximum parking space allowance is to minimize parking and impervious sprawl in new development and focus on low impact design elements. The proposed increase is not aimless in nature and as such believe it to be consistent with LDC Section 6.04.07.

10. The effect of the proposed variance is consistent with the comprehensive plan

The proposed variance is requesting parking to provide minimal needs of the business and is compliant in a sense that the project does not aimlessly propose extensive parking/impervious surfaces.

We ask that you please review the enclosed submission with consideration for approval. Should you have any questions or comments regarding the above project, please feel free to reach out to our office by phone at 813.724.4199; thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Stoeckel', written in a cursive style.

John J Stoeckel, P.E.
Principal



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Development Services Department

MEETING DATE:	August 4, 2022
Application No. PZ22-0065 - City of Crystal River Planning and Development Services Department – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment	
Ordinance No. 22-O-23 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Recreation Element pursuant to Chapter 163, Florida Statutes.	
PROJECT MANAGER:	Jenette Collins, AICP Urban Planner, Planning and Development Services Department

PURPOSE AND INTENT: In accordance with the Florida Department of Economic Opportunity’s Evaluation and Appraisal Notification Schedule (Rule 73C-49.001 of the Florida Administrative Code, FAC) and Section 163.3191 of Florida Statutes, an evaluation of the City of Crystal River’s Comprehensive Plan has determined that a need exists to amend the Plan to assure consistency with changes in State policies and planning requirements, and to address local growth conditions and emerging trends.

STAFF ANALYSIS: The City has evaluated its Comprehensive Plan and determined that amendments are necessary to reflect changes in State requirements and local conditions pursuant to Section 163.3177, Florida Statutes. Specifically, the City evaluation indicates an update is necessary to the *Recreation Element*. This amendment follows the 2018 Evaluation and Appraisal Notification letter to the Florida Department of Economic Opportunity (DEO), and preserves internal consistency of the Comprehensive Plan following recent EAR based amendments to the Future Land Use Element, Multi-Modal Transportation Element, and the Coastal Management Element adopted via Ordinance 2021-O-06, and the Capital Improvement Element adopted via Ordinance 2022-O-03.

▪ **Recreation Element** (Exhibit “A”)

This amendment serves to update the Recreation Element in accordance with Section 163.3177, Florida Statutes, which requires that the Crystal River Comprehensive Plan be updated based on relevant and appropriate data available at time of adoption. The amendment removes outdated references, updates standards of availability and the adequacy of facilities to meet established acceptable levels of service, and updates the ten-year planning period to 2035.

Changes to the text are shown in strike-through to identify language to be removed and underlines to identify language to be added. Most of the text changes include updated data and tables as well as updated recreation space and facilities. Goals, Objectives, and Policies were revised or updated to reflect updated policies, agency name changes, changes in statutes, and similar items. Most importantly, the data and analysis reveal that no existing or projected level of service deficiencies have been identified as to the adequacy of public facilities for recreation and parks .

SUMMARY OF AGENCY COMMENTS: As this application proposes to amend the *Recreation Element* of the Crystal River Comprehensive Plan, Florida Statutes, Section 163.3184 (4) (b), states that the

amendment is subject to State review and is required to be transmitted to reviewing agencies for comment.

PUBLIC COMMENTS: No public comments have been received as of this writing.

PROPOSED FINDINGS OF FACT:

1. The request is to update the *Recreation Element* of the Crystal River Comprehensive Plan.
2. Florida Statutes, Section 163.3191 (1) and FAC 73C-49 outlines the need to update the Comprehensive Plan for all mandatory and optional elements based upon relevant and appropriate data and analysis for required elements, and this proposal will provide an update.
3. The proposed amendment is consistent with the Goals, Objectives, and Policies of the Crystal River Comprehensive Plan.
4. The proposed amendment is consistent with Florida Statutes, Section 163.3177 *Required and optional elements of comprehensive plan; studies and surveys.*

PLANNING COUNCIL RECOMMENDATION – Recommendation

- Comprehensive Plan Amendment – Recreation Element (update)

CITY COUNCIL ACTION – Transmittal

- Comprehensive Plan Amendment – Recreation Element (update)

Attachments:

- Standard Application Form.
- Copy of the proposed text change.
- Copy of the proposed ordinance in strike-through and underline form.
- Attach as many additional pages as necessary.

Jenette Collins
Signature

Urban Planner for City of Crystal River
Title

(352) 795-4216, Ext 340
Phone Number

123 NW Hwy 19, Crystal River, FL 34428
City, State, Zip Code

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me by () physical presence or () remote audio-visual means this 7, day of July, 20 22, by Jenette Collins, who is personally known to me or has produced FL DL as identification and who did/did not take an oath.

Zachary Ciciera
Notary Public

Commission No.: HH250215

Commission Expires: 4/6/2026



ZACHARY CICIERA
Notary Public
State of Florida
Comm# HH250215
Expires 4/6/2026

ORDINANCE NO. 22-O-23

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BY PROVIDING REVISION TO THE RECREATION ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Crystal River, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS, the City of Crystal River adopted the City of Crystal River Comprehensive Plan (the "Comprehensive Plan"), by Ordinance 11-O-06 on September 12, 2011, and subsequent amendments thereto:

WHEREAS, Section 163.3177, Florida Statutes, provides that elements of the Comprehensive Plan shall be based on relevant and appropriate data; and

WHEREAS, Section 163.3191 (evaluation and appraisal of comprehensive plan), Florida Statutes requires local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions.

WHEREAS, the City has reviewed the proposed amendment to the City's Comprehensive Plan, and said proposed amendment was reviewed by the City's Local Planning Agency at a duly advertised meeting on <DATE>, and submitted staff report, which determined such application to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council has agreed with the recommendations of the Local Planning Agency that the proposed amendment complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed amendment is consistent with the Comprehensive Plan within the City; and

WHEREAS, City Council held a public hearing for the transmittal of the proposed amendment on <DATE>; and

WHEREAS, the City has received and responded to the Objections, Recommendations, and Comments Report; and

WHEREAS, a second public hearing was held by the City Council for adoption of this Ordinance on <DATE>.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Crystal River, Florida that:

SECTION 1.

The City of Crystal River, Florida hereby adopts amendments to its current Comprehensive Plan in accordance with Chapter 163.3191, F.S., which amendments consist of the pages which are identified as follows, attached hereto and incorporated by reference:

EXHIBIT “A” – RECREATION ELEMENT

A copy of the Comprehensive Plan, as amended, is on file at City Hall in Crystal River, Florida.

SECTION 2.

The City Clerk is hereby directed that within ten (10) working days after initial public hearing, to transmit the amendments of the current Comprehensive Plan to the Department of Economic Opportunity as a PDF document through the online portal, and one copy in any format to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Department of Environmental Protection; Department of State; Department of Transportation; Citrus County Board of County Commissioners; and to any other unit of local government who has filed a written request for a copy, within ten (10) working days after adoption, in accordance with Florida Statutes and the Florida Administrative Code.

SECTION 3.

That all ordinances or parts of ordinances in conflict are and the same are hereby repealed.

SECTION 4.

That should any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5.

It is the intention of the City of Crystal River City Council, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Crystal River Comprehensive Plan (Ordinance 11-O-06). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section” “article” “policy” or other appropriate designation.

SECTION 6.

It is the intention of the City of Crystal River City Council that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings.

Such modifications shall be incorporated into the final version of the ordinance adopted by the City Council and Filed by the City Clerk pursuant to Section 7.

SECTION 7.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective.

UPON MOTION DULY MADE AND CARRIED, the foregoing ordinance was approved and adopted in a regular meeting of the City Council, this ____ day of _____, 20____.

ATTESTED:

CITY OF CRYSTAL RIVER

Mia Fink
City Clerk

Joe Meek
Mayor

**APPROVED FOR CORRECTNESS
AND FORM**

Robert W. Batsel, Jr. Esquire
CITY ATTORNEY

EXHIBIT “A”

DRAFT

with strikethrough and underlines

RECREATION ELEMENT



ORD. 11-O-06 SEPTEMBER 12, 2011
ORD. 22-O-23 **DRAFT IN PROGRESS**

**Recreation Element
Data and Analysis**

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Recreation Element Data and Analysis

Introduction

The City of Crystal River is blessed with an abundance of open space and recreational resources. The principal natural resource is Kings Bay and the Crystal River. There are a number of public and private parks and recreation facilities that serve to meet the needs of the city's residents as well as residents of surrounding areas. This element includes an inventory of existing public facilities and open space, level of service standards, and projections of future demand. Private facilities are discussed briefly, but are not included in the level of service calculations. ~~The Goals, Objectives, and Policies in this EAR-based amendment are based on the Crystal River Comprehensive Plan adopted in March 1998 and subsequently amended in September 2008 by Ordinance 08-O-12.~~ Changes reflect recommendations from the ~~2005~~ 2018 EAR and changes to the parks and recreation facilities since ~~1998~~ 2011.

Background

The purpose of the Recreation Element as set forth in Section 163.3177(6)(e), *Florida Statutes (F.S.)*, is to plan for a comprehensive system of public and private recreation sites and facilities. Public and private recreation sites and facilities may include natural reserves, parks and playgrounds, parkways, beaches and public access to them, open spaces, waterways, and other recreation facilities. ~~Although~~ Section 163.3177, F.S., lists the Recreation & Open Space Element as a required element within comprehensive plans, ~~the data and analysis requirements have been deleted from Chapter 9J-5, Florida Administrative Code.~~ The data and analysis represent best available information on the topics which follow.

Inventory of Existing Recreation Parks and Facilities

An inventory of publicly owned parks and facilities located within the City of Crystal River is included in a table in this data and analysis.

City Parks and Facilities

The City owns and maintains ~~eight~~ ten properties used for parks and open space. These parks contain approximately ~~84~~ 149 acres and include a range of passive and active recreation. The Cross Town Trail and Kings Bay River Walk function as linear parks. Since the last update to the Plan, ~~Kings Bay Park has been acquired and improved; the Cross Town Trail has been completed, and additions have been made to facilities at Little Springs and LeGrone parks~~ the Crystal River Town Square has been acquired and improved, and the Kings Bay River Walk has been partially constructed and its completion remains in progress. The City owns two boat ramps; in both cases, parking is on adjacent private property. ~~In addition, the City owns the Seminole Club located on NE 3rd Street which may be used for various community activities.~~ Along the Cross Town Trail is the Railroad Station on Crystal Street. This facility is leased for the long-term to the Crystal River Lions Club and is used for various events and activities. Property at Three Sisters Spring was acquired in July 2010 and ~~will be~~ is managed in association with the US Fish and Wildlife Service and the Southwest Florida Water Management District; ~~the land area is not currently open to the public~~ has been improved with a nature trail and observation decking placed along the waterway to view the West Indian Manatee. ~~The Three Sisters Springs property is counted only as open space within the City for the purposes of this element.~~

In 2018, the City constructed phase one of the Kings Bay Riverwalk which serves as a linear recreational facility that will be approximately one mile long when completed. The project is seventy-five percent completed. The facility extends through the downtown City area proximate to the new Crystal River Townsquare park established in 2020. At completion, the Riverwalk will provide a scenic promenade along the Kings Bay of the Crystal River.

County Parks and Facilities

The County owns and maintains the Bicentennial Park within the City limits. This regional activity-based park is adjacent to the Crystal River Airport. It was annexed into the City in 2010 and contains approximately 148 acres of land.

State and Federal Properties

The State of Florida owns more than 1,100 acres of land within the City limits. These properties include the Crystal River Archaeological State Park and portions of the Crystal River Preserve State Park, which property includes the Church house Hammock Park. The Preserve State Park contains approximately 30,000 acres in total area and stretches from Power Line Rd. north of Crystal River to the Chassahowitzka National Wildlife Refuge on the southern boundary of Citrus County. The Archaeological State Park and the Preserve are managed by the State Park Service under the Florida Department of Environmental Protection. Portions of the Preserve were purchased through funding from the Conservation and Recreation Land Program (C.A.R.L.). The majority of this property is considered as open space and is not counted as activity-based recreation.

The U.S. Fish and Wildlife Service has its headquarters and visitor center for the Crystal River National Wildlife Refuge on SE Kings' Bay Drive. The Wildlife Refuge was established in 1983 to protect the endangered West Indian Manatee, for whom the warm spring waters of the 1st magnitude springs are a critical habitat area. This Plan also contains a Manatee Protection Element with additional information about the manatee and its critical habitat.

Private Recreational Sites

Pete's Pier and Marina is located at the end of SW 1st Place in Crystal River. This privately-operated marina maintains berths for permanent and seasonal boat rentals as well as other commercial and recreational boating facilities. The boat ramps on the site are owned and maintained by the City of Crystal River. There are other privately owned facilities that provide access to Kings Bay and the Crystal River, including boat ramps at Best Western, The Port, and Woodland Estates Homeowners Association. The Plantation Inn and Golf Resort with provides golfing, conference facilities and water access ~~was recently annexed into the City~~. Numerous dive shops offer both tourists and local residents access to water-based sports and recreation.

Waterfront Access

Much of the waterfront is accessible to individual, private land owners either along the Bay, the River or man-made canals. Approximately one-quarter of the land within the City is owned by the State, or by a combination of state, city, and regional governments. The City participates with the Florida Department of Economic Opportunity (formerly known as the Florida Department of Community Affairs) in the Waterfronts Florida Designated Area located along Kings Bay. This designation was achieved in 2004. Together with the Community Redevelopment Agency, the City purchased Kings Bay Park on the edge of the Waterfronts Florida designated area. The intent was to provide more public access to the Bay. The

park includes a public pier, a leased dive shop, parking, and availability for canoe and kayak docking and launching. Kings Bay and the Crystal River are also designated as Outstanding Florida Waterways. The Kings Bay Springs Group contains a number of springs, five of which are described in Bulletin 66 prepared by the Florida Geological Survey.

Regional Facilities

There are a number of other regional facilities within Citrus County that are available to the residents of Crystal River. These facilities include:

- Fort Island Gulf Beach, boat ramp, and fishing pier
- The Withlacoochee State Forest (Citrus Tract)
- Homosassa Springs State Wildlife Park
- Florida Barge Canal and Boat Ramp (Cross Florida Greenway)
- Fort Cooper State Park
- Chassahowitzka National Wildlife Refuge
- Crystal River Preserve State Park

Open Space

Open space is unimproved land which is suitable for passive recreation and conservation uses. This land may be publicly owned and held apart from intense development in order to preserve native forests, to preserve wetlands and minimize flooding, to protect habitats, and other public health, safety, and welfare purposes. Because much of Crystal River is located within the 100-year floodplain, these conservation and open space areas serve multiple purposes. On private property, open space may be used to preserve pervious land area to minimize off-site flooding, for aquifer recharge, and providing for maintenance of some of the natural environment and habitat. These private open space areas may be designated as buffer areas, drainage retention areas, or other pervious and landscaped surfaces.

Analysis of Existing Recreation Parks and Facilities

The Plan includes adopted levels of service (LOS) for several types of recreational facilities, parks, and open space. The table, **Existing Recreation and Open Space Levels of Service**, is a listing of the standards adopted in the Goals, Objectives, and Policies and ~~includes provides a comparison between the 2010 2020 level of service demand and existing supply for each type of park. The table, **Existing Recreation Facilities Levels of Service**, is based on Table R-5 as lists the facilities supply as compared to the 2020 level of service demand adopted per Recreation Objective 2.3 2.1, Policy A in the 1998 Plan. This table also shows the 2010 demand and supply for each of the listed facilities.~~

The ~~2010 2020~~ acreage for parks is calculated based on all the parks within the City limits except for ~~Three Sisters Springs and~~ the Crystal River Preserve. The acreage of ~~Three Sisters Springs and~~ the Crystal River Preserve is counted as open space for the purpose of this element. Based on the adopted levels of service, the City has an ample supply of public parks. ~~There are no shuffleboard courts and limited fishing piers in Crystal River. Based on the lack of demand for these facilities, they may be removed from the list of required services.~~ Adjustments may ~~also~~ be needed for beaches. Although there is a small beach at Hunter Springs Park, the opportunities for natural beach areas are limited within the

City limits. Residents have access to the beach at ~~Ft.~~ Fort Island Trail Beach; a County-owned park located a short distance from the City.

Existing Recreation and Open Space Levels of Service 2020

TYPE	STANDARD	2010 2020 DEMAND	2010 2020 SUPPLY
Public Fishing Pier	80 linear feet per 1,000 residents	285.5 <u>255.2</u> linear ft.	Unknown
Public Boat Ramp	1 per 3,000 residents	1.2 <u>1.1</u>	2 public boat ramps
Nature Trails	1 mile total	1 mile	2.71 <u>2.9</u> miles
Parks	1 acre per 1,000 residents	3.6 <u>3.2</u> acres	259 <u>363.5</u> acres
Open Space	10 acres per 1,000 residents	36 <u>32</u> acres	747 <u>690</u> acres

Source: Crystal River Comprehensive Plan, Recreation Element, March 1998. Table prepared by Nancy H. Smith, Inc., 2010. [City of Crystal River, updated 2022.](#)

Existing Recreation Facilities Levels of Service 2020

FACILITIES	LOS STANDARD	2010 2020 DEMAND	2010 2020 SUPPLY
Baseball/Softball Fields	1 per 6,000 pop.	1	8
Basketball Courts	1 per 5,000 pop.	1	4
Community Center	1 per 7,000 pop.	1	2
Multi-Purpose Field	1 per 5,000 pop.	1	3 <u>2</u>
Shuffleboard Court	1 per 3,000 pop.	1	0
Swimming Pool	1 per 8,000 pop.	1	1
Tennis Courts	1 per 2,000 pop.	2	8
Boat Ramps	1 per 3,000 pop.	1	2
Beaches	50 linear ft. per 1,000	178.4 <u>159.5</u> linear ft.	Unknown
Fishing	80 linear ft. per 1,000	285.5 linear ft.	Unknown
Bicycle Facilities	1 mile per 5,000 pop.	1 mile	1.2 <u>1.8</u>
Hiking Trails/Walking	1 mile per 7,000 pop.	1 mile	1.2 <u>5.45</u>
Nature Trails	1 mile per 7,000 pop.	1 mile	2.71 <u>2.85</u>

Source: The City of Crystal River Comprehensive Plan, Recreation Element, Table R-5, March 1998. Table prepared by Nancy H. Smith, Inc., 2010. [City of Crystal River, updated 2022.](#)

Projected Recreation Parks and Facilities Needs

Land Area

Based on the parks owned and operated by the City, there are approximately ~~84~~ 149 acres of park lands, or ~~23.5~~ 46.7 acres per 1,000 residents. Including the Bicentennial Park, Churchhouse Hammock, and the Archaeological State Park, there are ~~259~~ 363.5 acres of recreation land, or almost ~~84~~ 114 acres per 1,000 residents. There is a surplus of park land to meet both current and future needs of its residents. Yeoman’s Park, on the north side of Crystal River on Turkey Oak Dr., is constructed on land gifted to the City from an estate for use as a nature park. Under the terms of the gift, the City had certain obligations, such as using the land only for a park as open space and nature trails. ~~If those obligations cannot be met, the land reverts to the trustees: the University of Florida for any purpose. The City finds that it cannot appropriately maintain Yeoman’s Park and therefore plans to return it to the trustees in the near future. The park’s acreage is not counted in the analysis of total park lands owned and operated by the City. The obligation was met, and Yeoman’s Park was permanently deeded to the City in 2012.~~

Boat ramps are eliminated as a standard and are not included in projected needs. Additional boat ramps are prohibited in the Manatee Protection Element as part of the effort to protect the endangered West Indian Manatee. The manatee continues to be protected by the Florida Manatee Sanctuary Act (§379.2431(2), *Florida Statutes*, and are federally protected by both the Marine Mammal Protection Act and the Endangered Species Act.¹ The Manatee Protection Element was adopted following the 1989 directive from the Governor and Cabinet for 13 counties to adopt Manatee Protection plans. This directive included Citrus County. The City of Crystal River adopted the County’s element by Ordinance 96-O-01 to include protections within the Kings Bay springs and navigable waterways.

Facilities

The City is eliminating shuffleboard courts, boat ramps, nature trails, fishing piers, and beaches from its required levels of service. The City has a surplus of recreational facilities for both its current and projected population over a five- and ten-year planning period. No capital projects are required. There is a nature trail at the Church house Hammock Park and another trail within the Preserve State Park off of State Park Drive; the management of state lands is accomplished by the Florida Division of Parks and Recreation, Florida Department of Environmental Protection.

Projected Needs by Type of Recreation Space

YEAR	2010	2016	2025	2025 ADDITIONAL NEED
<i>Population</i>	<i>3,569</i>	<i>4,252</i>	<i>4,887</i>	<i>1,318</i>
LOS Standards				
Park Acreage	3.6	4.25	4.89	1.29
Open Space Acreage	36	42.5	48.9	12.9

—Source: *City of Crystal River Comprehensive Plan, Recreation Element, 1998*. Table prepared by Nancy—
—H. Smith, Inc., 2010.

Projected Acreage Needs by Type of Recreation Space 2020 – 2035*

YEAR	2020	2025	2030	2035
<i>Population Projected</i>	<i>3,190</i>	<i>3,456</i>	<i>3,536</i>	<i>3,715</i>
<u>Park Acreage Needs</u>				
<u>Total Park Acreage Available</u>	<u>363.5</u>	<u>363.5</u>	<u>363.5</u>	<u>363.5</u>
<u>Actual Park Acreage required based on LOS 1 acre per 1,000 residents</u>	<u>3.2</u>	<u>3.45</u>	<u>3.54</u>	<u>3.72</u>
<u>Acres needed to meet standard</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Open Space Acreage Needs</u>				
<u>Total Open Space Acreage Available</u>	<u>690</u>	<u>690</u>	<u>690</u>	<u>690</u>
<u>Open Space Acreage required based on LOS 10 acres per 1,000 residents</u>	<u>32</u>	<u>34.56</u>	<u>35.36</u>	<u>37.15</u>
<u>Acres needed to meet standard</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

*Data represents acreage needs based on Level of Service requirements per projected population for given year.

Source: *City of Crystal River Planning and Community Development Department, 2022*.

¹ Florida Fish and Wildlife Conservation Commission. Florida Manatee Protection Program.

Projected Recreation Facilities Needs

FACILITIES	LOS STANDARD	2010 NEED	2016	2025	TOTAL NEED
Baseball/Softball Fields	1 per 6,000 pop.	1	1	1	1
Basketball Courts	1 per 5,000 pop.	1	1	1	1
Community Center	1 per 7,000 pop.	1	1	1	1
Multi-Purpose Field	1 per 5,000 pop.	1	1	1	1
Swimming Pool	1 per 8,000 pop.	1	1	1	1
Tennis Courts	1 per 2,000 pop.	2	2	2	2
Bicycle Facilities	1 mile per 5,000 pop.	1 mile	1	1	1
Hiking Trails/Walking	1 mile per 7,000 pop.	1 mile	1	1	1

—Source: *City of Crystal River Comprehensive Plan*, Recreation Element, 1998. Table prepared by Nancy H. Smith, Inc., 2010.

Projected Recreation Facilities Needs 2020 – 2035*

FACILITIES	LOS STANDARD	FACILITIES AVAILABLE	2020 LOS NEED	2025 LOS NEED	2030 LOS NEED	2035 LOS NEED	FACILITIES NEEDED TO MEET STANDARD
<i>Population Projected</i>			3,190	3,456	3,536	3,715	
Baseball/Softball Fields	1 per 6,000 pop.	8	1	1	1	1	0
Basketball Courts	1 per 5,000 pop.	4	1	1	1	1	0
Community Center	1 per 7,000 pop.	2	1	1	1	1	0
Multi-Purpose Field	1 per 5,000 pop.	2	1	1	1	1	0
Swimming Pool	1 per 8,000 pop.	1	1	1	1	1	0
Tennis Courts	1 per 2,000 pop.	8	2	2	2	2	0
Bicycle Facilities	1 mile per 5,000 pop.	1.8	1 mile	1 mile	1 mile	1 mile	0
Hiking Trails/Walking	1 mile per 7,000 pop.	5.45	1 mile	1 mile	1 mile	1 mile	0
Nature Trails	1 mile per 7,000 pop.	2.85	1 mile	1 mile	1 mile	1 mile	0

*Data represents the total number of facilities needed based on projected population for given year.

Source: *City of Crystal River Planning and Community Development Department*, 2022.

2010-2022 Inventory of Parks and Recreation Sites

MAP* #	RECREATION FACILITY OR OPEN SPACE	LOCATION	TYPE	SIZE (ACRES)	AMENITIES
County-owned Properties					
1	Bicentennial Park	8145 W. Bicentennial Park Drive <u>501 N. Baseball Point, Crystal River</u>	Activity	148	4 Baseball fields; 3 Softball fields 2 Multi-purpose fields Pavilion 3 Racquet ball courts 4 tennis courts 1 Olympic size swimming pool 2 volleyball courts Playground Skate park 1 Basketball court Picnic tables Bleachers & concession area 3 Parking lots lightning detector
City-owned Properties					
2	Copeland Park	800 block <u>850</u> NE 3 rd Street	Activity	5.0	1 Pavilion 2 Basketball courts 1 Volleyball net 2 <u>Swing sets</u> Playground equipment: 1 T-Frame Swing Set; 1 Slide; 1 See-saw; 5 Spring riders & bouncers 15 Picnic tables 1 Barbecue pit 3 Park benches 30 Parking spaces
3	Cross Town Bike Trail (<u>multi-purpose</u>)	Runs north to south from NE 11 th Street to NE 2 nd Court along an abandoned S.C.L. Railroad Easement	Activity (<u>linear park</u>)	7.55	Exercise equipment 5 Park benches <u>Improved trail, 1.2 1.8 miles</u> <u>Community center (historic railroad depot)</u>

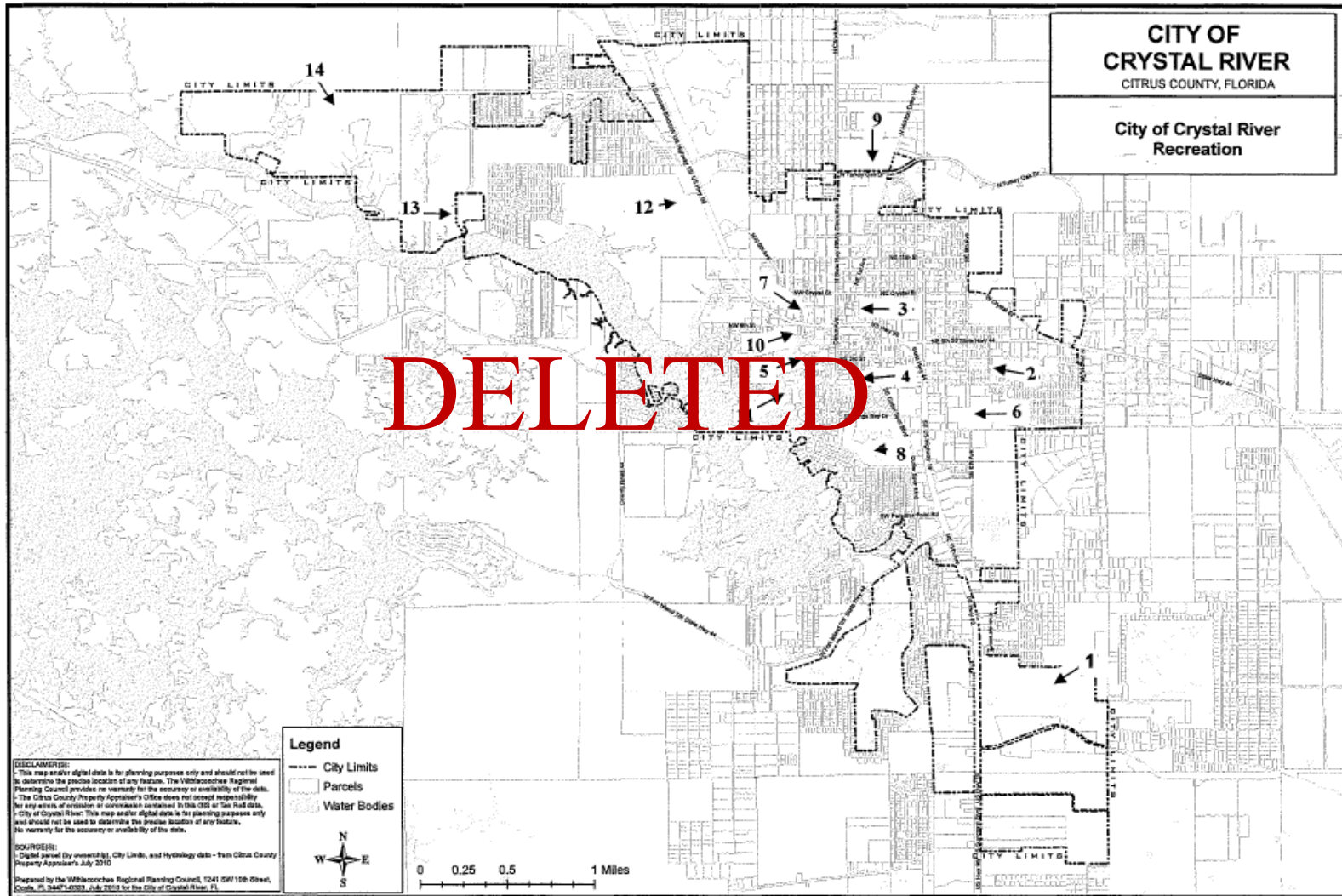
MAP* #	RECREATION FACILITY OR OPEN SPACE	LOCATION	TYPE	SIZE (ACRES)	AMENITIES
4	Hunters Spring Park	104 NE 1 st Avenue	Resource	1.5 <u>2.83</u>	Freshwater beach 1 Pavilion 14 Picnic tables and 4 shelters <u>Playground</u> 7 Barbecue grills 3 Park benches Kayak launch 2 Restrooms 46 Parking spaces
5	Kings Bay Park	NW 3 rd Street, ending at Kings' Bay	Resource	3.66 <u>4.36</u>	Canoe and kayak launch and pier Leased dive shop 1 Pavilion 4 Picnic shelters 13 Picnic tables 1 playground 4 Barbecue grills Parking
6	LeGrone Park	425 SE 8 th Avenue, on the NW corner of SE 5 th Terrace	Activity	24.6	4 Tennis Courts 2 Racquet Ball Courts 1 Basketball Court 1 Swing set/ <u>playground</u> 2 Park benches Spot Family Activity Center <u>YMCA Community Center</u> 1 Ballfield Parking
7	Little Springs Park and Creative Playground	NW 2 nd Avenue, adjacent to City Hall	Activity	2.3	Creative Playground 1 Gazebo <u>Pavilion</u> 21 Picnic tables 1 Park Benches Parking
8	Three Sisters' Spring (City and SWFWMD)	SW corner of Cutler Spur and Kings' Bay Drive	Resource Open Space	57	Under development <u>Nature Trail</u> <u>Observation Deck</u> <u>Benches</u> <u>Picnic tables</u> <u>Pavilion</u> <u>Restrooms/Parking</u>
9	Yeomans	N. Turkey Oak Drive	Resource	40	Boardwalk Nature trail, <u>0.25 mile</u> 3 Pavilions

MAP* #	RECREATION FACILITY OR OPEN SPACE	LOCATION	TYPE	SIZE (ACRES)	AMENITIES
					9 Picnic tables 2 Restrooms 18 Parking spaces
10	Knox Boat Ramp at <u>3rd Avenue</u>	<u>558 NW 3rd Avenue</u>	Resource	0.3	One-lane boat ramp and partial road right-of-way
11	Boat Ramp at Pete’s Pier	SW 1 st Place	Resource		The City owns and maintains a two-lane boat ramp for public use as well as an access easement across privately-owned property.
<u>12</u>	<u>Crystal River Town Square</u>	<u>559 N Citrus Ave</u>	<u>Activity</u>	<u>4.5</u>	<u>Walkway, 0.25 mile</u> <u>Splash pad</u> <u>Covered picnic tables</u> <u>Benches</u> <u>Fountain</u> <u>Parking</u> <u>Restrooms</u>
<u>13</u>	<u>Kings Bay Riverwalk</u>	<u>NW 2nd Ave (entry); extends along Kings Bay to Kings Bay Park</u>	<u>Activity (linear park)</u>	<u>0.9</u>	<u>Walkway, 0.75 mile</u> <u>Benches</u>
State Owned Properties					
12 <u>14</u>	Churchhouse Hammock (State Park Service)	U.S. Highway 19, across from the Crystal River Mall	Resource	5.5	Boardwalk, 0.3 miles Primitive trail, 0.71 <u>1.2</u> miles Rest room, picnic shelter and tables with associated parking
13 <u>15</u>	Crystal River Archaeological State Park (State Park Service)	3400 N. Museum Point	Resource	61.0	Pre-Columbian, Native American site Museum Part of the Great Florida Birding Trail, <u>0.9 mile</u>

MAP* #	RECREATION FACILITY OR OPEN SPACE	LOCATION	TYPE	SIZE (ACRES)	AMENITIES
14 16	Crystal River Preserve State Park (State Park Service)	3266 N. Sailboat Avenue	Resource Open Space	690	<p>The State Park Service maintains an office at this location. There is fishing, hiking, biking and birding within the City limits. The developed trails are approximately 1.7 miles in length.</p> <p>The Preserve acreage within the City is an estimate based on the purchase of the Burn-up and Sims property through the CARL program.</p>

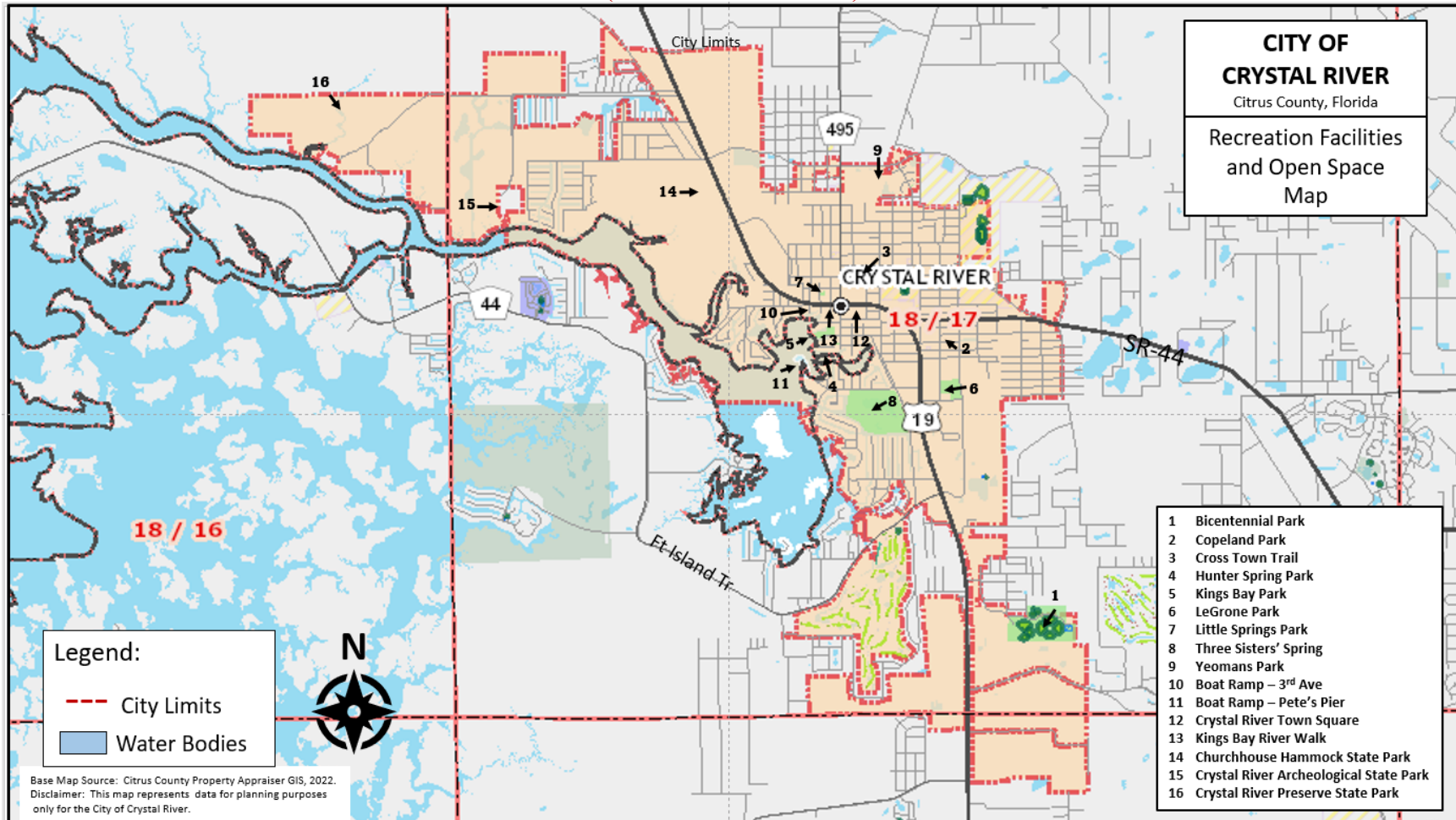
*Reference site by number on the “Recreation Facilities and Open Space Map”.

Source: City of Crystal River, 2010. Table prepared by Nancy H. Smith, Inc., 2010. Updated by Crystal River Planning and Community Development Department, 2022.



Source: ~~Withlacoochee Regional Planning Council Base Map. Recreation sites added by Nancy H. Smith, Inc. 2010.~~

(NEW UPDATED MAP)



Base Map – Citrus County Property Appraiser GIS, 2022.
 Source: Crystal River Planning and Community Development Department, 2022.

Sources

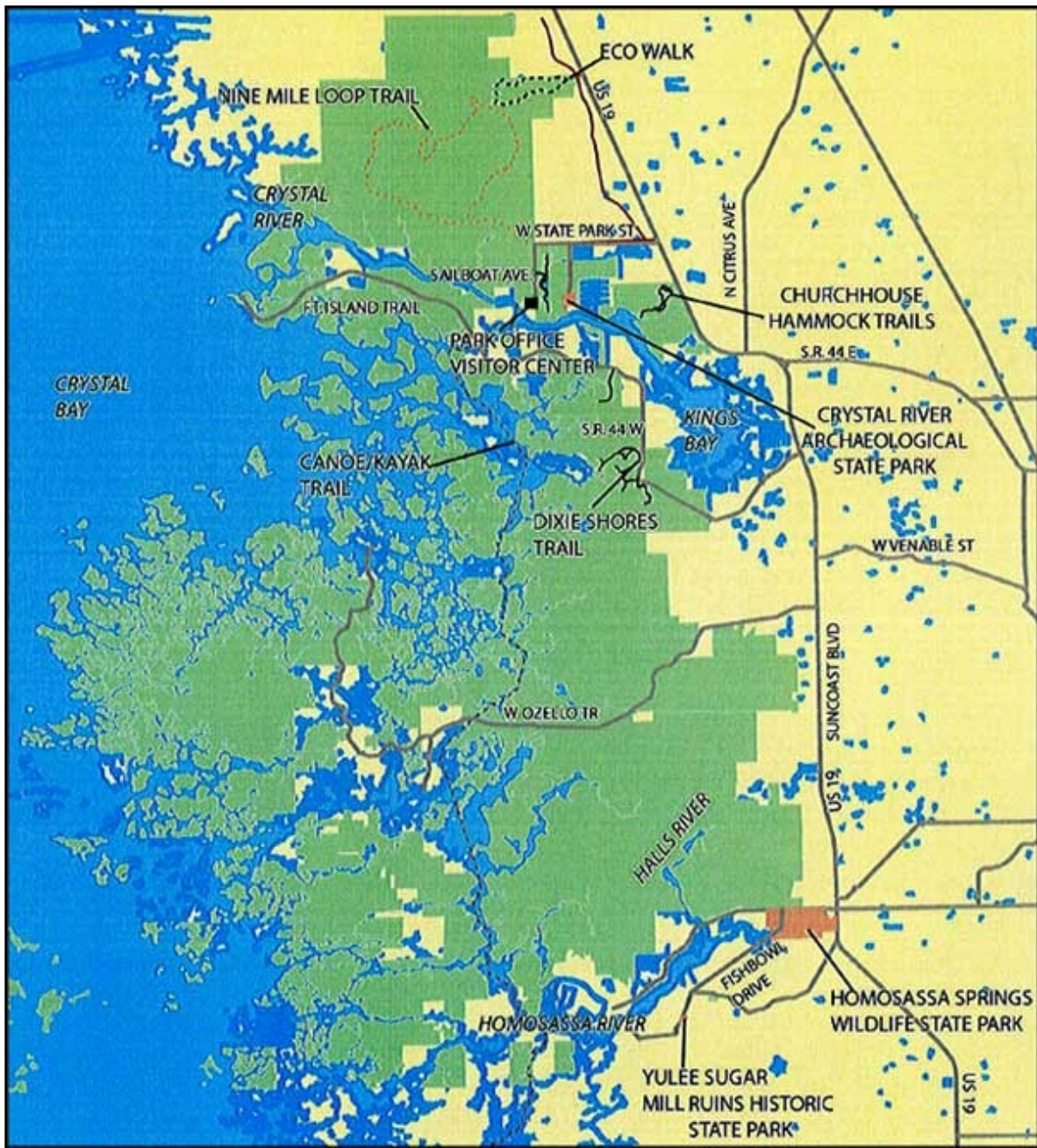
Florida Division of Recreation and Parks. Crystal River Preserve State Park Map. Retrieved from www.floridastateparks.org, on October 21, 2010.

Crystal River Archaeological State Park. Retrieved from www.floridastateparks.org, on October 21, 2010.

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Florida Geological Survey. Bulletin 66. Retrieved from <https://ufdc.ufl.edu/UF00094032/00001/images>.

Appendix Crystal River Preserve State Park



Source: Florida Division of Park and Recreation, 2010.

Appendix

2010 ~~2022~~ Adopted Level of Service Standards Inventory of Amenities per Recreational Facilities

AMENITIES PARK/REC FACILITIES	Baseball/ Softball Fields	Basketball Courts	Community Center	Multi- Purpose Field	Shuffle- board Courts Playground	Swimming Pools	Tennis Courts	Boat Ramps	Beaches	Fishing	Bicycle Facilities (miles)	Hiking/ Trails Walking (miles)	Nature Trails (miles)
Park													
Bicentennial	7	1		2	<u>1</u>	1	4						
Copeland		2			<u>1</u>								
Cross Town Trail			1								1.5 <u>1.8</u> miles	1.5 <u>1.8</u> miles	
Hunters Spring					<u>1</u>				1				
Kings Bay					<u>1</u>					Unk			
LeGrone	1	1	1				4						
Little Springs					<u>1</u>								
3 Sisters Springs													<u>1.4</u>
Yeomans													<u>0.25</u>
Knox -Boat Ramp								1					
Pete's Pier								1					
<u>Town Square</u>												<u>0.25</u>	
<u>River Walk</u>												<u>0.75</u>	
Churchhouse Hammock												0.3	0.71 <u>1.2</u>
Crystal River Archaeological State Park												<u>0.9</u>	✘
Crystal River Preserve State Park (w/in city)												1.7	
Seminole Club			<u>1</u>										
Totals	8	4	3 <u>2</u>	2	0 <u>5</u>	1	8	2	1	unk	1.5 <u>1.8</u> miles	3.5 <u>5.7</u> miles	.71 <u>2.85</u> miles

Source: City of Crystal River, 2010. Table prepared by Nancy H. Smith, Inc., 2010. Updated by Crystal River Planning and Community Development Department, 2022.

Recreation Element
Goals, Objectives, and Policies

ORD. 11-O-06 - SEPTEMBER 12, 2011
ORD. 22-O-23 – **DRAFT IN PROGRESS**

**Recreation Element
Goals, Objectives, and Policies**

GOAL 1: Public access to natural resource-based parks and public water bodies will be provided to assist in meeting Crystal River’s recreation demands without diminishing the overall quality of these resources.

OBJECTIVE 1.1: The City adopts level of service standards for the types of Recreation and Open Space that will provide public access to both resource-based parks and waterfront areas.

POLICIES:

A) The level of service standards for types of recreation and open space shall be the following:

TYPE	STANDARD
Parks	1 acre per 1,000 residents
Open Space	10 acres per 1,000 residents

OBJECTIVE 1.2: Public access for recreational boating shall be provided and maintained.

POLICIES:

A) The City shall maintain the public pier and park at the end of N.W. 3rd Street known as Kings Bay Park and the ~~Knox~~ Boat Ramp located at N.W. 3rd Avenue.

~~B) Canoe trails and access points may be established on spring runs in the City.~~

B) The City shall coordinate efforts with Citrus County Government to facilitate the improvement of Fort Island Trail Park boat ramp (a County park) which serves as a boating access outlet for the City’s residents.

C) Canoes, kayaks, and other non-motorized boats launch facility shall be included in the plan for Kings Bay Park.

D) Recreational boating facilities shall be provided and maintained that are consistent with the intent of the Manatee Protection Element to minimize manatee/boat overlap.

OBJECTIVE 1.3: The City of Crystal River shall encourage the development and maintenance of a trail system for both active and passive recreation.

POLICIES:

A) The City shall cooperate with the Florida Department of Environmental Protection and facilitate where practical the development of nature trails on lands that are part of the Crystal River Preserve State Park. Such trails shall be well marked, have adequate parking, and have access that is not through existing residential areas.

~~B) The City shall develop a nature trail system at Yeomans Park and Nature Preserve by 1996.~~

- B) The City shall continue to seek sources of funding for the continued development of the Kings Bay Riverwalk and its expansion for connection to other pedestrian and trail facilities.
- C) The City shall coordinate its pedestrian and bike trails with municipal and state parks locations, and with the public schools.
- D) The City shall include pedestrian and bike trail access to water bodies when feasible.
- E) The City shall establish and post a series of bicycle trails on local streets.
- F) The City shall identify and if feasible, acquire available lands with recreational trail potential and which provide linkages to public parks, recreation areas and historic sites, and that connects or provides access to existing recreational trails.
- G) Funding for joint trail projects in the area of Crystal River in the List of Priority Projects as identified through the Hernando-Citrus Metropolitan Planning Organization (MPO) may be funded through the MPO funding prioritization process, or such projects may be funded fully or partially through grants, public-private partnerships; recreational impact fees as appropriate; or other public private funding sources. Highest priority shall be given to projects providing connectivity to or extension of existing multi-jurisdiction trails.

~~OBJECTIVE 1.4: By 2012 the City shall develop a greenways and trails plan.~~

~~POLICIES:~~

- ~~A) The City shall develop a master greenway plan, including conceptual Greenway and/or trail system maps, which include existing and proposed recreational trail systems and conservation greenways to link existing and new open space and outdoor recreation areas.~~
- ~~B) The Greenway land acquisition efforts will focus on establishing new linkages and enhancing existing greenways and recreation trail systems, including the acquisition of acreage for destination areas and trailheads.~~
- ~~C) The City shall identify and, if feasible, acquire available abandoned railroad right of ways with recreational trails potential and which provide linkages to public parks, recreation areas and historic sites, and connects or provides access to existing recreational trails.~~

GOAL 2: Activity-based recreation facilities shall be provided in sufficient quantity and distribution to meet the demand of Crystal River.

OBJECTIVE 2.1: There shall be sufficient recreation facilities to meet the City’s needs, defined as a level of service standard 1,000 population for providing a variety of parks and recreational facilities to residents of Crystal River.

POLICIES:

- A) The level of service standards for recreation facilities shall be established as follow:

FACILITIES	LOS STANDARD
Baseball/Softball Fields	1 per 6,000 population
Basketball Courts	1 per 5,000 population

Community Center	1 per 7,000 population
Multi-Purpose Field	1 per 5,000 population
Swimming Pool	1 per 8,000 population
Tennis Courts	1 per 2,000 population
Bicycle Facilities	1 mile per 5,000 population
Hiking Trails/Walking	1 mile per 7,000 population

- B) The City shall coordinate with Citrus County and the Citrus County School Board to facilitate collocation of recreational facilities and to avoid duplication of service.
- C) The City shall require, during the development planning stage, that adequate park, recreational, and open space facilities meet the needs of new residential developments ~~shall provide for the parks and recreation facilities needs of the residents,~~ based on the adopted level of service standards.

GOAL 3: Open space shall be preserved to protect environmental resources, to maintain aesthetics, to meet recreational needs, and to reduce stormwater runoff.

OBJECTIVE 3.1: Open space shall be used to meet recreational and environmental needs based on the adopted levels of service.

POLICIES:

- A) Open Space is defined as any body of water, park, or undeveloped property whether public or privately owned.
- B) The City will coordinate with the Florida Department of Environmental Protection to maintain that part of the CARL property north of Kings Bay known as Crystal River Preserve State Park into a conservation park and located within the City's corporate limits as conservation park lands by designating the future land use category as CON, Conservation on the Future Land Use Map.
- C) All new developments shall provide a minimum amount of open space as determined by impervious surface standards for each future land use category.
- D) Maintain existing land development regulations for use of wetlands as conservation and open space areas.
- E) Natural areas around springs and spring runs shall be reserved for open space.

GOAL 4: The City's parks and recreational sites shall be accessible to all users.

OBJECTIVE 4.1: Public access shall be provided for all residents and tourists on all City-owned parks and recreation sites.

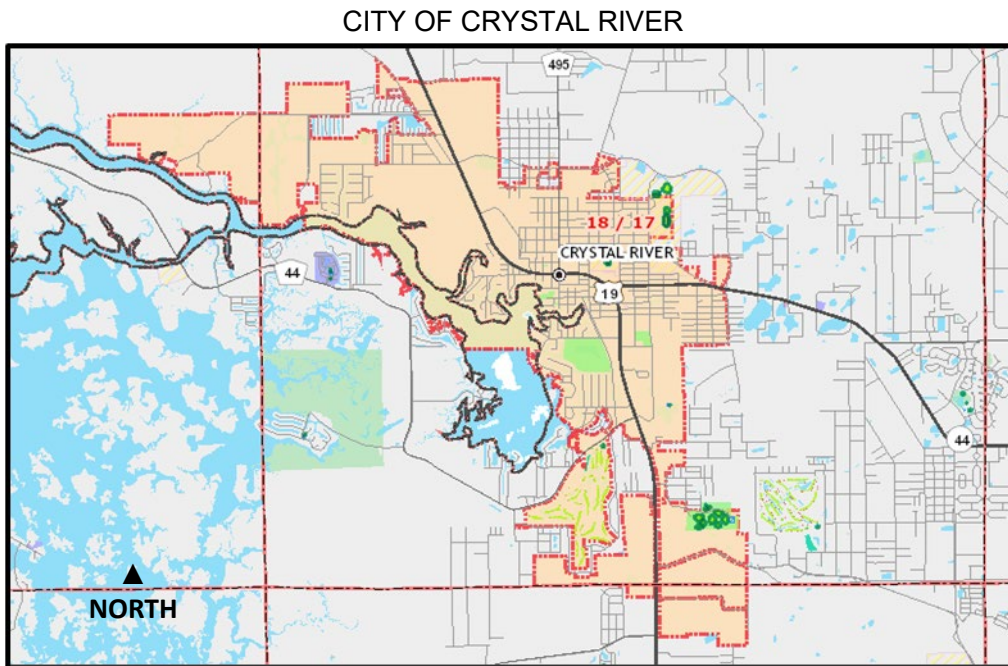
POLICIES:

- A) The City shall maintain access to existing City parks and recreation sites.
- B) The City shall provide and maintain handicap access to all of the City's parks and recreation facilities.
- C) All new City recreation facilities shall provide complete public access, including handicap access.

NOTICE OF INTENT TO CONSIDER AN ORDINANCE TO ESTABLISH OR CHANGE REGULATIONS AFFECTING THE USE OF LAND

PUBLIC NOTICE IS HEREBY GIVEN that the City of Crystal River Planning Commission and Crystal River City Council will hold Public Hearings pursuant to Section 163, Florida Statutes, proposing to adopt the following by ordinance:

ORDINANCE 22-O-23: AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BY PROVIDING REVISION TO THE RECREATION ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.



Public Hearings for this Comprehensive Plan Amendment will be held on the following dates:

**Planning Commission
Thursday, August 4, 2022, at 5:30 PM**

**City Council – Transmittal Hearing
Wednesday, August 24, 2022, at 5:30 PM**

The meetings will be held in the City Council Chambers, City Hall, 123 NW Highway 19, Crystal River, FL 34428.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 NW U. S. Highway 19, Crystal River, FL 34428, (352) 795-4216, at least two (2) days prior to the meeting.

All interested persons who wish to be heard on this matter, take due notice of the time and place of the Public Hearings. Information on the proposed ordinance(s) is available for public inspection in the office of the City Clerk, City Hall, 123 NW Highway 19, Crystal River, FL 34428.



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Community Development Services Department

MEETING DATE:	July 7, 2022 / August 4, 2022
APPLICATION NO: PZ22-0026	Text Amendment to Land Development Code – Ch. 12 Signs
PROPOSED LAND DEVELOPMENT CODE TEXT AMENDMENT:	Amendment to the City of Crystal River Code of Ordinances, Appendix A – Land Development Code, Chapter 12 Signs, as conveyed in the attached ordinance.
ORDINANCE NO:	20-O-19
PROJECT MANAGER:	Brian Herrmann, <i>CNU-A, LEED AP</i> Director of Planning and Development Services

1. INTRODUCTION:

Sign standards play an important role in making an impression and attracting customers to an area. Well-designed signs not only build a business' brand awareness but also an area's brand. Attractive signage makes a city more memorable and enticing to customers and is an integral component of a vibrant and interesting streetscape.

That said, sign ordinances can present a very difficult legal challenge for local governments. In the 2015 United States Supreme Court case of *Reed vs. the Town of Gilbert* the court ruled that all sign standards must be "content-neutral". As a result, if one can differentiate the TYPE OF SIGN that is being regulated by reading the signs SUBJECT or the signs AUTHOR then the sign is likely unconstitutional.

The City of Crystal River adopted its current sign standards in 2010, several years prior to this ruling. As with nearly every city in America Crystal River must rewrite its regulations so that they do not conflict with this decision. In addition, **Chapter 12 Signs** as well as the overall Land Development Code lacks a SEVERABILITY clause. This clause would allow the City to maintain the overarching chapter, while simply correcting the items that are in violation. However, because this clause is not present the entire chapter must be re-written.

Though cumbersome, the timing for this effort is ideal. On April 11, 2022 City Council passed a resolution in recognition of the recently completed Civic Master Plan. The Civic Master Plan promotes Crystal River as a City comprised of a thriving downtown with smaller nodes of activity located along State Road 19 and 44. These areas include a mixed-use development pattern with excellent urban design and a high-quality public realm. A critical ingredient of the latter is appropriate signage.

The Civic Master Plan calls for the City's Land Development Code to be updated and eventually rewritten in its entirety. The current document will be revised with new standards that, when possible, promote a "form-based" approach. At the same time, staff is working to draft a

completely new Land Development Code. The new code will infuse concepts that the public overwhelmingly supported during the Civic Master Planning process. The proposed sign regulations are “form based”, making them amenable to both the current and future code. In addition, all of the provisions are consistent with the City’s Comprehensive Plan.

2. BACKGROUND INFORMATION:

The adoption of a NEW SIGN CODE will result in a significant benefit to the citizens that live, work, recreate, and seek to develop property in the City of Crystal:

1. The new code uses tables, graphics, images, and photographs.
2. The new code significantly streamlines the zoning process.
3. The new code supports the City’s efforts to establish form-based development standards.

The CURRENT SIGN CODE is both repetitive and difficult to use. For example, signs that require a permit are listed under their geographic location as opposed to simply conveying the type of sign. Therefore, identical sign types are listed in each of the following zones – Commercial Districts, Shopping Centers, Malls, and Public Institutional Districts. As a result, similar standards are conveyed on four separate occasions. This is extremely cumbersome for the user.

The NEW SIGN CODE bases its standards on the type of sign. For the most part, the standards for each sign type are conveyed within a ½ page table. These include an image of the sign type as well as:

1. The location of the sign
2. the number of signs permitted
3. the size of the sign
4. the height of the sign
5. the lighting for the sign
6. any moving parts, graphics, or aesthetics.

The CURRENT SIGN CODE is comprised of over 80% text. There are no images or photographs of the various sign types.

As conveyed above, the NEW SIGN CODE promotes the use of tables, graphics, images, and photographs. For example each of the overarching headings: Freestanding Signs, Building Attached Signs, and Supplemental Signs contain one or more pages that depict photographs of signs that adhere to the standards. This is in addition to the image that is included with each sign type.

It is well documented that attractive, well designed and cohesive signage is instrumental when it comes to drawing customers to an area and helping local businesses to promote their brand awareness. In addition, visually pleasing signage makes a city, and its streetscapes more memorable and enticing to its visitors. Therefore, the proposed changes to the sign ordinance are not only necessary from a legal standpoint, but they will also help to reinforce the City’s efforts to streamline its land development code and ensure that users find it easy to understand and apply.

3. SPECIFIC SIGN CHANGES:

ADDRESS SIGN:

The NEW CODE is based on **State of Florida Regulations**. A residential address sign shall be a min. of 3 in. and a max. of 6 in. in height. A non-residential address sign shall be a min. of 6 in. and a max. of 12 in. in height. The CURRENT CODE fails to adhere to state requirements.

AWNING SIGN:

The NEW CODE allows for an awning to run from one side of the storefront to the other side. While signage is restricted, the depth of the awning is not. Standards are easily understood.

The CURRENT CODE has very confusing – if not poor – standards. The awning may be 2 sq. ft. in width for every 1 sq. ft. of building width, not to exceed 16 sq. ft. max. A 20 ft. wide building could theoretically have 40 sf. of awning. However, the standards state that the maximum size is 16 sf. This appears to result in a 4 x 4 ft. awning over the doorway.

BANNER SIGN:

The NEW CODE has added a “residential banner” sign type. As with a commercial banner, it shall not exceed 30 sf. in size. However, the sign shall be removed after 5 consecutive days.

The same standards that apply to a “commercial banner” in the CURRENT CODE are found in the NEW CODE. Display may occur for 30-days, 4 times per year (separately or consecutively).

CANOPY SIGN:

In the NEW CODE a canopy sign may run from one side of the storefront to the other side. The canopy’s depth is not restricted. The standards are easy to understand and use.

The CURRENT CODE has very confusing – if not poor – standards. The canopy may be 2 sq. ft. in width for every 1 sq. ft. of building width, not to exceed 16 sq. ft. max. A 20 ft. wide building could theoretically have 40 sf. of canopy. However, the standards state that the maximum size is 16 sf. This appears to result in a 4 x 4 ft. canopy over the doorway.

CHANGEABLE COPY SIGN:

This sign type is only found in the NEW CODE. It is conveyed in such a manner as to comply with the U.S. Supreme Court’s 2015 ruling regarding “content neutral” signage. Unlike an Electronic Message Sign, a Changeable Copy Sign is a type of electronic or manual sign that occupies 40% of the signable area of a Monument Sign. Words and numbers may be displayed so long as they are not changed more than once every 48 hours.

Examples of appropriate copy include, but are not limited to: fuel type and cost. The accompanying space that comprises the monument sign may contain the brand name and logo of a gasoline company or charging company; as well as the service station or gas station.

COMMERCIAL CANOPY SIGN:

This sign type is only found in the NEW CODE. It is conveyed in such a manner as to comply with the U.S. Supreme Court’s 2015 ruling regarding “content neutral” signage. The sign provides shelter and protection for people, vehicles, and equipment. It is a common sight at gas stations, garden centers, and over toll booths and walkways.

DIRECTIONAL AND INFORMATIONAL SIGN:

The NEW CODE allows a 9 sf. sign up to 3 ft. in height. When located in a Right of Way (ROW) the base of the sign shall be sited between 5 ft. and 8 ft. above the ground. When located on private property the base of the sign shall be sited between 1 ft. and 2 ½ ft. above ground.

The CURRENT CODE allows for one sign per entrance, exit, and driveway – setback a min. of 3 ft. from the property line. The sign shall not exceed 4 sf. in sign area and 5 ft. in height.

DRIVE-THROUGH ESTABLISHMENT SIGN:

This sign type is only found in the NEW CODE. This monument sign is sighted adjacent to a vehicular drive-through lane at a restaurant, dry cleaner, bank, pharmacy, or similar use.

ELECTRONIC MESSAGE SIGN:

This sign type is found in both the NEW CODE as well as the CURRENT CODE. The standards are nearly identical. The sign is capable of displaying words, symbols, figures or images that can be changed by remote control or a similar automatic means of control. However, the sign shall be set so that it does not change more than once every 7 minutes.

FLAG SIGN:

Standards for Flag Signs in the NEW CODE and CURRENT CODE are similar. There is only one major change to the provisions for flags that are flown from a pole. The largest flag that is permitted to be flown has been reduced from 10 x 15 (150 sf.) to 8 x 12 (96 sf.).

Wall flags (or porch mounted flags) are also addressed by both codes. The NEW CODE reduces the maximum number of wall / pole mounted flag poles from 8 to 1 per lot. The total number of flags that may fly at one time on a given property has also been reduced from 8 to 4 flags.

GENERAL INFORMATIONAL SIGN:

This sign type is only found in the NEW CODE. It is designed to accommodate the following sign types, all of which are addressed in the CURRENT CODE but are considered to be illegal, as they fail to comply with the U.S. Supreme Court’s 2015 “content neutral” sign ruling.

- Real Estate Signs
- Political Signs
- Construction Signs
- Commemorative Religious Signs
- Directional / Informational Signs

HISTORICAL MARKER AND MONUMENT SIGN:

The NEW CODE allows for a sign that is at least 1 ft. in width and has a maximum height of 3 ½ feet. It may be located on a wall or on a pole. The top shall be less than 6 ½ ft. above ground.

The CURRENT CODE simply allows for a 16 sf. sign.

LIVE WORK UNIT SIGN:

This sign type is only found in the NEW CODE. A Live Work Unit is a building that serves as both the residence and place of business of the proprietor. The standards are designed so that other types of permitted signage may be applied to this site. Sign types that are applicable include: a Projecting Sign, a Suspended Sign, a Wall Sign, and a Yard Sign.

MARQUEE SIGN:

This sign type is only found in the NEW CODE. Standards are provided for both vertical and horizontal marquees. A vertical marquee is common on the corner of a “traditional” building. The most common horizontal marquee is that which fronts a traditional theater / movie house.

MONUMENT SIGN:

The CURRENT CODE as well as the NEW CODE address this type of signage. The CURRENT CODE provides basic standards that encourage relatively narrow, tall monument signs. A sign may be up to 80 sq. ft. on an arterial road and 64 sf. on a collector road. Each additional business is provided an extra 16 sf. of sign area. This is four times more than what is required.

The NEW CODE promotes traditional monument signs that are slightly wider but not quite as tall. A sign located on either State Road 19 or State Road 44 may be 40 sq. ft. in area and 9 ft. in height. A sign located elsewhere in the city may be 20 sf. in area and 6 ft. in height. When multiple tenants are involved, the size of the signage increases. 3 to 5 additional tenants result in a 125% increase (50 sf. or 25 sf.). 6 to 10 tenants result in a 150% increase (60 sf. or 30 sf.). 11-17 tenants result in a 175% increase (70 sf. or 35 sf.). 18 or more tenants result in a 200% increase (80 sf. or 40 sf.).

That said, it is critical to note that 1 to 4 ft. of height is provided at the bottom of the sign that does not count against the overall square footage. This is added to entice the applicant to build a base and possibly a cap on the sign – without impacting the permitted size.

MURAL SIGN:

This sign type is only found in the NEW CODE. A mural sign may occupy an area of 1000 sf. It is comprised of a maximum width of 100 ft. and a maximum height of 50 ft.

NAMEPLATE SIGN:

The NEW CODE and the CURRENT CODE have similar standards for this type of sign.

PROJECTING SIGN:

This sign type is only found in the NEW CODE. It is common to a walkable downtown. As a result, the standards are nearly identical to those that are conveyed for a Suspended Sign.

SIDEWALK SIGN:

The NEW CODE and the CURRENT CODE have similar standards for this type of sign. The NEW CODE allows for a sign that is 6 sf. in area. However, 6 inches of height are provided at the base of the sign that do not count against the area. The CURRENT CODE allows for a 9 sf. sign. However, no additional height is provided at the base. The NEW CODE also includes a sign type called a Pedestal Sign that is ideal for Crystal River’s downtown. It is composed of a “flowerpot” base, pedestal (pole), and max. 2.25 sf. sign face that highlights the name of the shop or business. The sign face is mounted to the top of the pole (min. 48” above the ground).

STATIONARY ELECTRONIC WINDOW SIGN:

This sign type is only found in the NEW CODE.

Common to the front window of older gas stations, the code permits up to 3 signs, with each sign limited to 2 sf. in area. When combined the maximum size of all 3 shall not exceed 5 sf.

SUSPENDED SIGN:

The CURRENT CODE refers to this as an Under Canopy Sign. A 3 sq. ft. sign may be sited under a covered walkway, perpendicular to a building. Signage on a front porch is not addressed.

The NEW CODE addresses signs that are located under a covered walkway and those that are suspended from a front porch. Signs may be 6 sf. in area, with a max. width and max. height of 3 ft. Signage located under a covered walkway must be a min. of 7' 6" above the sidewalk.

WALL SIGN:

The CURRENT CODE allows for such a sign to occupy 15% of the building frontage, not to exceed a maximum of 80 sf.

The NEW CODE measures the sign's capacity based on the width of the building. For example, the sign may equal 1 sf. per linear ft. of the building's façade width – up to 100 sf. max. In addition, signage may be between 1 and 5 ft. in height This approach works well for both small and large businesses.

In the case of an 80 ft. wide CVS drug store the front façade of the building would be permitted 80 sf. of signage. A typical "CVS" sign measures 12 ft. x 5 ft. or 60 sf. total. A "pharmacy" sign measures 10 ft. x 1 ft. or 10 sf. total. A "photos" sign measures 7 ft. x 1 ft. or 7 sf. total. When combined, the store will have used 77 sf. of the 80 sf. that are permitted.

WARNING OR NO TRESSPASSING SIGN:

The NEW CODE allows for a 4 sf. sign with the top sited no more than 6 ½ ft. above ground.

The CURRENT CODE allows for a smaller 3 sf. sign.

WINDOW OR DOOR SIGN:

The standards are essentially the same in both the CURRENT CODE and the NEW CODE.

YARD SIGN:

This sign type is only found in the NEW CODE. It is ideal for lower intensity commercial uses as well as uses permitted within a residential neighborhood, such as a Bed & Breakfast, a Live Work Unit, or a Home Occupation.

4. PROPOSED AMENDMENTS:

REMOVE 12.00.01. PURPOSE.

This section in the new sign chapter addresses the PURPOSE as well as several other items.

~~12.00.01. Purpose.~~

~~Signs may be erected and maintained only when in compliance with the following provisions of this chapter. The purpose of this article is to create the framework for a comprehensive and balanced system of sign control. It recognizes the need for a well-maintained and attractive appearance in a community and the need for adequate business identification, advertising and communication. It is the intent of this chapter to promote the health safety, convenience, aesthetics and general welfare of the community by controlling signs which are intended to communicate to the public and to authorize the use of signs which are:~~

- ~~1. —Compatible with their surroundings.~~
- ~~2. —Designed, constructed, installed and maintained in such a manner that they do not endanger public safety nor contribute to vehicular visual distraction.~~

ADD 12.00.01. GENERAL PROVISIONS

Whereas the first section of the current sign chapter is limited to the PURPOSE only, the first section of the newly proposed sign chapter addresses GENERAL PROVISIONS, including the following:

12.00.01. – GENERAL PROVISIONS

1. PURPOSE

The purpose of this chapter is to regulate the time, place, and manner in which signs shall be permitted in the city, including standards for their fabrication, erection, use, maintenance, and alteration. These shall promote a safe, vibrant, and economically viable community that ensures that streets and buildings are equally amenable to pedestrians and vehicular users.

2. INTENT

Such standards are intended to protect the health, safety, and welfare of persons within the city and to enhance the physical appearance, natural beauty, and historical significance of the community by providing regulations that promote creativity, effectiveness, and flexibility in their design and use while avoiding an environment that encourages visual blight.

3. APPLICABILITY

It is the intent of the City to comply with all applicable laws, statutes, regulations, and federal and state court decisions regarding the regulation of signs, and not to engage in any form of content-based regulation of sign messages that are prohibited by federal or state constitutions, statutes, or court decisions. The regulations of this chapter shall apply to all districts. Unless otherwise noted, a permit shall be required for the erection, placement, alteration, or reconstruction of any sign.

4. SEVERABILITY

If any decision, subsection, sentence, phrase or portion of this Section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, that portion of these standards shall be deemed separate and distinct, and holding shall not affect the validity or constitutionality of the remaining portions of this Chapter, which shall remain in full effect.

5. FALSE ADVERTISING ON SIGNS AND NUISANCES

- A. No person shall display false statements upon signs in such a manner as to mislead the public as to anything sold, services to be performed or information disseminated.
- B. No person shall display any sign in such a manner as to constitute a nuisance to surrounding properties or uses.

6. OCCUPATION TAX; CONTRACTOR'S LICENSE

No person shall engage in the business of erecting, painting or maintaining signs within the city, unless and until the person has paid a business tax receipt and registered with the city.

7. PROHIBITED SIGNS

Such signs shall be removed as stated in this code. Prohibited signs erected on public rights-of- way or other publicly owned property may be removed without prior notice.

8. SUBSTITUTION CLAUSE

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of the content. This applies to all permitted signage. Such substitution of the message may be made without additional approval, permitting, registration or notice to the City.

REMOVE 12.00.02. DEFINITIONS.

Definitions should not be included as part of a specific chapter, such as signs, but rather listed in the back of the Land Development Code. These have been removed from the chapter.

~~12.00.02. Definitions.~~ (SEE ACTUAL ORDINANCE)

ADD 12.00.02. HOW TO USE THIS CODE

This section of the newly proposed sign chapter contains two segments. Segment (A.) is dedicated to MEASUREMENT OF SIGN AREA. It is intended to convey graphically how best to measure the sign area of a (1.) FREESTANDING SIGN (Single Faced Signs, Two-Faced Signs, Three or Four Faced Signs, and Free-form or Sculptural Signs), as well as a (2.) BUILDING ATTACHED SIGN.

12.00.02. HOW TO USE THIS CODE

1. THE FOLLOWING STANDARDS APPLY TO ALL SIGNS IN THE CITY OF CRYSTAL RIVER.

A. MEASUREMENT OF SIGN AREA (SEE TABLE 12.00.02.A)

Table 12.00.02.A: MEASUREMENT OF SIGN AREA		
SIGN TYPE	STANDARDS	IIIUSTRATIONS
FREE-STANDING SIGNS	Single Faced Signs Sign copy mounted, affixed or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.	Sign Area = A x B
	Two Face Signs If the interior angle between the two sign faces is 45 degrees or (<) the sign area is of one sign face only. If the angle between the two sign faces is (>) than 45 degrees, the sign area is the sum of the areas of the two sign faces.	
	Three or Four Face Signs The sign area is 50 percent of the sum of all areas of all sign faces.	
	Free-form or Sculptural Signs Spherical, free-form, sculptural or other non-planar sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four sided polyhedron that will encompass the sign structure.	Sign Area=(Area of Faces A + B + C + D) / 2
BUILDING ATTACHED SIGNS	Single Faced Signs Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.	Rectangle A Rectangle B Rectangle C Sign Area = (Area of Rectangles A + B + C)

Segment (B.) of this chapter contains GENERAL REQUIREMENTS FOR ALL SIGNS. These include:

1. SIGN HEIGHT

2. SIGN VISIBILITY
3. SIGN CONSTRUCTION
4. SIGN WIRING
5. SIGN SETBACKS
6. SIGN DESIGN (A.) Building Compatibility, (B.) Materials, (C.) Shape
7. SIGN ILLUMINATION (A.) Brightness Limits, (B.) Fluctuations in Lighting, (C.) Shielding of Illumination Source, (D.) Colored Lamps, (E.) Externally Mounted Gas Filled Tubes
8. SIGN APPEARANCE, MAINTENANCE, and REMOVAL
9. ILLEGAL SIGNS – two sign types that are illegal and required to be removed include:
 - a. signs that are damaged in excess of fifty (50) percent of the replacement cost.
 - b. signs that depict, describe, or relate to a specified sexual activity as described in the Crystal River Adult Entertainment Licensing Ordinance.
10. NON-CONFORMING SIGNS.

In addition, this section addresses: STANDARDS SPECIFIC TO THE COMMUNITY REDEVELOPMENT AREA (CRA). These include:

1. APPLICABILITY (A.) Context, (B.) Illumination

Table 12.00.02.B: GENERAL REQUIREMENTS FOR ALL SIGNS	
REQUIREMENTS	SPECIFIC STANDARDS
1. SIGN HEIGHT	Sign height is measured as the vertical distance in feet from the ground, sidewalk or other surface to the highest point of the sign face or sign structure, whichever is higher. Where the ground is uneven, the average elevation is utilized to determine the starting point of the measurement.
2. SIGN VISIBILITY	The area around the sign shall be properly maintained clear of brush, trees, and other obstacles so as to make the sign readily visible.
3. SIGN CONSTRUCTION	With the exception of portable and temporary signs as permitted in this chapter, signs shall be permanently attached to the ground, a building, or another structure by direct connection to a rigid wall, frame, or structure.
4. SIGN WIRING	Signs with internal electrical wiring or lighting equipment, and all external lighting equipment shall be inspected and approved by the City in accordance with existing and prevailing electrical codes. All wiring to electrical signs or to lighting equipment directed to ground signs shall be underground and Ground Fault Circuit Interrupter (GFCI) protected.
5. SIGN SETBACKS	Freestanding Signs shall be set back a minimum of 5 feet from the Right of Way (ROW) line and located outside of the clear visibility triangle (Ch 6, LDC).
6. SIGN DESIGN	
A. Building Compatibility	Signage, including overall design, materials, and illumination shall be compatible with the overall design of the main building.
B. Materials	Except where noted otherwise in this section, finish materials for signs shall be as follows: <ol style="list-style-type: none"> a. Wood: painted, stained, or natural; or a finished material similar to wood; b. Metal: copper, brass, galvanized steel, or aluminum composite; c. Stucco or brick; d. Fabric awnings (i.e., canvas); or e. Paint and vinyl (applied directly onto building walls or window glass).
C. Shape	Signs shall be composed of standard geometric shapes and/or letters of the alphabet, or as a sponsor motif (bottle, hamburger, ice cream cone, etc.) All elements of a sign structure shall be unified in such a way not to be construed as being more than one sign.
7. SIGN ILLUMINATION	
A. Brightness Limits	The brightness of an illuminated sign shall not exceed 30 foot-candles at any one point on the sign face.
B. Fluctuations in Lighting	No sign shall have blinking, flashing, scrolling, fading, or fluctuating lights or other illuminating devices that have a changing light intensity, brightness or color or form. No revolving or rotating beam or beacon of light, including but not limited to searchlights, shall be utilized or permitted as part of any sign.

C. Shielding of Illumination Source	Any light from an illuminated sign or a flood or spotlight illuminating the sign, shall be stationary, shielded, and directed so that the light or brightness shall: a. illuminate only the surface area of the sign; b. Not interfere with the safe vision of motorists, bicyclists or roadway users; c. For spot-lit signs, the sign base and / or proposed landscaping shall be designed to conceal the base of the light fixture to the extent feasible.
D. Colored Lamps	The use of colored lamps for external lighting of signage is not permitted.
E. Externally Mounted Gas Filled Tubes	Except where permitted in the Community Redevelopment District (CRA), externally mounted gas tubes filled with neon or other noble gases shall not be permitted.
8. SIGN APPEARANCE, MAINTENANCE, AND REMOVAL	The following maintenance requirements shall be observed for all signs visible from any public street, and any deficiency shall be corrected within 30 days of being detected unless otherwise determined by the administrator: a. No sign shall have more than 10% of its surface area covered with disfigured, cracked, ripped or peeling paint or poster paper. b. No sign shall stand with bent or broken sign facings, broken supports, loose appendages or struts, or be allowed to stand more than 15 degrees away from the perpendicular. c. No sign shall have weeds, trees, vines, or other vegetation growing upon it or obscuring its view from the street from which it is to be viewed. d. No internally illuminated sign shall stand with only partial illumination. e. Whenever the use of a building or premises by a business or occupation is discontinued for at least 3 months, then the signs pertaining to that business or occupation shall be removed. If the owner or lessee fails to remove it, the building official shall give the owner fifteen (15) days written notice to do so. Upon failure to comply, the building official may remove the sign at cost to the owner, with the following exceptions: i. Businesses who are relocating within the city shall be permitted to retain signage for up to 6 months unless the building is reoccupied. ii. A 6-month extension shall be permitted upon written request. When a commercial entity utilizing a sign is discontinued, all signs related to that entity shall be removed or neutralized within 30 days from the date of discontinuance of the use. Sign cabinets and structures to which another sign face may ultimately be attached can conform to this requirement by: a. painting over the existing sign with a color that harmonizes with the building, b. removing sign pan faces and replacing them with blank panels, or c. placing a fitted sign wrap over the cabinet that completely obscures the underlying sign face, is fitted snugly over the existing cabinet, is secured and has no loose or hanging ties, ropes or supports.
9. ILLEGAL SIGNS	A sign damaged in excess of fifty (50) percent of its replacement cost OR a sign depicting, describing or relating to specified sexual activities as defined in the Crystal River Adult Entertainment Licensing Ordinance shall be considered to be illegal and shall be removed immediately.

10. NON-CONFORMING SIGNS	<p>a. All permitted nonconforming signs shall be grandfathered and considered to be in compliance with this Code.</p> <p>b. Subject to the limitations imposed by this ordinance, a nonconforming sign may be continued and shall be maintained in good condition as required by this ordinance. However, a nonconforming sign shall not be:</p> <ol style="list-style-type: none"> Structurally changed, but its pictorial content may be changed. Structurally altered to prolong its use except to meet safety standards. Altered in any manner that increases the degree of nonconformity. Expanded. Continued in use after cessation or change of the business or activity to which the sign pertains. Reestablished after damage from natural causes if the estimated cost of reconstruction exceeds fifty (50) percent of replacement cost. A nonconforming sign damaged or destroyed by an unintentional or intentional third party (nonowner) acts or omissions shall be allowed to be reconstructed regardless of the percentage of damage provided the nonconforming use is not expanded. Continued in use when a conforming sign or structure is permitted and erected on the same lot of record. Continued in use when any land use to which the sign pertains has ceased for a period of thirty (30) consecutive days. Nonconforming signs are allowed when the existing use has new ownership which results in a change in the name or logo, and any permitted alteration, modification or reconstruction. Modifications shall be limited to the replacement of a sign panel, replacing individual letters and logos within the same area or repainting a sign face. This does not permit changes to the structure, framing, erection or relocation of the sign unless such changes will bring the sign into regulatory conformance. <p>c. Blank nonconforming signs. When a sign face remains blank, which is defined as void of advertising matter, for six (6) months or longer, the entire sign structure shall lose its nonconforming status and shall be treated as an abandoned sign. Signs displaying an "available for lease" or similar message or partially obliterated faces that do not identify a particular product, service, or facility shall be deemed blank.</p>
STANDARDS SPECIFIC TO THE COMMUNITY REDEVELOPMENT AREA (CRA)	
1. APPLICABILITY	The standards below shall only apply to signage in the CRA. Should conflict arise between these standards and those found elsewhere in this Chapter, the standards below shall take precedent. All other standards that are conveyed in this Chapter and not in conflict with those conveyed below shall apply.
A. Context	Signage shall elicit a character and form that is sensitive to the City's history while promoting a human scale that is amenable to pedestrians and vehicles.
B. Illumination	Illumination of signs in the CRA is limited to the following: a. Illuminated signage may only be externally lighted using a fully shielded goose neck light fixture; b. Colored lamps for external lighting of signage is not permitted. c. Signs with externally mounted gas filled tubes containing neon or another type of Noble Gas shall only be permitted in the CW, CG, and CH districts.

REMOVE 12.00.03. EXEMPT SIGNS.

This section is located within the current sign chapter and is intended to convey the types of signage that are allowed but are EXEMPT, meaning that they do not require a permit. This topic is addressed in 12.00.05. of the newly proposed sign chapter.

12.00.03. Exempt signs.

	1. Maximum Size Limit:	2. Maximum Number:	3. General Requirements:
A. Address	a. Residential: 2 square feet b. Commercial: 8 square Feet	a. 1 per site	a. Address signs are calculated separately for commercial sites when calculating maximum square footage of signage.
B. Commemorative Religious Signs	a. None	a. None	a. Signs which commemorate religious holidays may be displayed during a period of time beginning forty-five (45) days before and terminating fifteen (15) days after the holiday without a permit.
C. Garage/Yard Sale Signs	a. None	a. None	a. Garage/yard sale signs may be displayed on-site for a single time period not longer than a hundred twenty day period, signage to be placed on private property.
D. Governmental, Official and other Public Sign	a. N/A	a. N/A	a. Only authorized by and under such conditions as prescribed by the city council or city manager.
E. Historical Marker(s)	a. 16 square feet	a. 1	a. Historic Markers are used to mark historic sites and buildings.
F. Machinery Signs	N/A	N/A	a. Machinery Signs are those normally affixed to newspaper machines and public telephones.
G. Memorial Signs	a. 6 square feet	a. N/A	a. Memorial signs are typically tablets, names of buildings and date of erection.
H. Name Plate/Occupant Signs	a. 2 square feet	a. 1	a. Typically associated with Home Occupation Business.
I. Political Signs	a. Residential zoning districts - 6 square feet b. Commercial and Industrial - 32 square feet	a. 1 per candidate	a. Can be placed a maximum of sixty (60) days prior to an election. b. Must be removed within seven (7) days following the election or referendum. c. Cannot be placed in public rights-of-way.
J. Real Estate Signs	a. Single-family residential - 5 square feet Multi-Family: The total multi-family complex, in its aggregate, is allowed one 16 square foot sign per road and water frontage. Further signage may be placed on the inside of the window of individual units. Condo associations with association rules which exceed the restrictions in this ordinance have the right to apply their own rules. b. Commercial: <1 Acre - 16 square feet c. Commercial: >1 Acre - 32 square feet	a. 1 per waterfront and street frontage	a. Signs must be removed within two (2) weeks either after a sale has been consummated or the listing has terminated. b. For purposes of this section of the ordinance, water frontage shall be considered a street frontage. c. Where multiple signs are permitted, no sign shall be closer than 100' to another sign on the same property.

	2:05 PM: 1	ИПРЕЛ: 5	2:05 PM: 1
K. Sidewalk Sandwich Board Frame Signs	a. 9 square feet per side (including frame)	a. 1 per business	a. Where a business has a setback from the public rights-of-way, such sign may be placed upon the interior sidewalk closest to the business entry point of the business. Where no sidewalk exists, such placement may occur in front of the business but must remain outside of required parking, drive aisles, and buffers. b. Sign materials shall be of wood, aluminum, heavy gauge plastic or metal and may include a chalkboard, but it shall be sturdy enough to withstand reasonable wind loading conditions without blowing over. c. Signs shall be removed from the sidewalk when the business is closed. d. Sign cannot be located within public rights-of-way.
L. Recognition Signs	a. 2 square feet	a. 1	a. Sign may be placed upon the approval of the City Council to cite individuals for extraordinary public donations or service.
M. Flags (See note for "M" following this table)			
N. Vehicle Mounted or Trailer Mounted Signs	a. N/A	a. N/A	a. Vehicles displaying signs may not be parked in such a manner that they function primarily as commercial advertising devices. Vehicles must be used as supporting holding devices for commercial signs. This provision shall not apply to public transportation vehicles.
O. Warning Signs (No Soliciting, No Trespassing, Beware of Dog, etc.)	a. 3 square feet	a. N/A	a. N/A

M. — Flags.

1. — Definitions.

- A. —** The term "flag" as used in this section shall mean a piece of fabric or other flexible material solely containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions.
- B. —** Flags which may be considered as emblems or symbols of political jurisdictions include, but are necessarily limited to, the United States Stars and Stripes, United States Armed Services Flags, the POW/MIA Flag, and the State of Florida Flag.
- C. —** Flags displaying a logo, message, statement, or expression relating to commercial interests, and banners not otherwise meeting the definition of a flag, shall be considered signs and shall be required to conform with all sign standards of the Land Development Code. Flags or banners mounted directly on a building or wall shall expressly be considered signs and shall be subject to all sign standards.
- D. —** The term "flag pole" shall refer to a vertical pole secured in the ground.
- E. —** The term "mast arm flag staff" shall refer to a pole affixed to and extending at an angle from a building.

2. — Requirements.

- A. —** Flags shall be displayed only on flag poles or mast arm flag staffs.
- B. —** Restrictions applicable to the number of flags, flag poles, mast arm flag staffs, flag pole length, and flag dimensions shall be defined as follows:
 - 1) —** In nonresidential zoning districts, vertical flag poles shall not exceed a maximum height of fifty (50) feet.
 - 2) —** In residential districts, flag poles shall not exceed twenty-five (25) feet in height unless a special use permit is granted by the City Council; no fee shall be required to apply for a special use permit for this purpose.
 - 3) —** All flag poles must be properly permitted by the City.
 - 4) —** Mast arm flag staffs shall not exceed twelve (12) feet in length.
 - 5) —** Flag poles and mast arm flag staffs shall not be placed on the tops of buildings.
 - 6) —** Flag poles, mast arm flag staffs, and flags themselves may not be displayed in such a manner as to create a visual impairment to the signage of adjacent buildings, a distraction or obstruction to visibility for vehicular

~~traffic, or a potential hazard to pedestrians.~~

- ~~7) —Flags shall be displayed either on vertical flag poles or mast arm flag staffs.~~
- ~~8) —Each property owner shall be allowed a maximum of three (3) flagpoles or eight (8) mast arm flag staffs without requiring a special use permit. The process for requesting a special use permit is set forth in Section 3 below.~~
- ~~9) —A maximum of three (3) flags may be displayed per flag pole.~~
- ~~10) —A maximum of one (1) flag shall be displayed per mast arm flag staff.~~
- ~~11) — A maximum of eight (8) flags may be displayed on residential or nonresidential property without requiring a special use permit.~~
- ~~12) —Flags, flag poles and mast arm flag staffs shall be maintained in good repair and appearance.~~
- ~~13) —On National or State of Florida holidays established by the United States government or the State of Florida, there shall be no limit on the number of political jurisdiction flags which can be displayed on residential or commercial property.~~
- ~~14) —The maximum dimensions of any flag shall be proportional to the flag pole height or length of the mast arm flag staff, as set forth below:~~

Pole Height (feet)	Maximum Flag Size	
	Home Display	Public Display
20	3' x 5'	4' x 6'
25	4' x 6'	5' x 8'
30 to 35		6' x 10'
40 to 45		8' x 12'
50		10' x 15'
60 to 75	6' x 8'	8' x 12'
up to 8		3' x 5'
up to 12		4' x 6'

~~3. —Special Use Permit Process.~~

- ~~A. —Special use permits may be sought by submitting a written application to the city council of Crystal River, Florida. There shall be no charge for applying for a special use permit.~~
- ~~B. —City council shall utilize the following criteria in deciding to approve, reject, or modify the application for a special use permit:
 - ~~1) —The degree to which the requested action requested will create visual impairment related to adjacent buildings, a distraction or obstruction to the visibility of vehicular traffic, or a potential hazard to pedestrians.~~
 - ~~2) —The compatibility of the requested action with the overall aesthetics of the adjacent buildings and properties.~~~~

ADD 12.00.03. HOW TO APPLY FOR A SIGN PERMIT

This section is located within the new sign chapter and is intended to convey the process for applying for a sign permit.

12.00.03. HOW TO APPLY FOR A SIGN PERMIT

1. PROCESS FOR OBTAINING A SIGN PERMIT IN THE CITY OF CRYSTAL RIVER.

SIGN PERMITS REQUIRED

1 No sign shall hereafter be erected, moved, added to, repaired (over 50% of value), or structurally altered without first submitting a site plan, making payment of the required fee, and obtaining a Sign Permit.

SIGNAGE ERECTED WITHOUT A PERMIT

2 Signs or sign structures previously erected without a valid Sign Permit shall be in violation of this article and shall be deemed illegal. It shall be mandatory to obtain a Sign Permit for an illegal sign if allowable, or to immediately remove such sign upon notice that the structure is illegal. The notice shall contain a time period for removal.

REVIEW AND ACTION BY THE ADMINISTRATOR

3 No Sign Permit issued under the provisions of this article shall be considered valid unless signed by the Administrator.

REVIEW AND ACTION BY THE BUILDING OFFICIAL

4 In addition, any illuminated sign or sign structure thirty-two (32) square feet (sf) and above in size shall be reviewed by the City's Building Official. All permits are subject to the requirements contained in the latest adopted Florida Building Code.

PERMIT ISSUANCE

5 If it appears that the structure is in compliance with all the requirements of this article and all other laws and ordinances of the city, the department shall issue a Sign Permit with a signature by the Administrator.

REMOVE 12.00.04. TEMPORARY SIGNS.

This section is located within the current sign chapter and is intended to convey sign types that are TEMPORARY but do require a permit. These include banners, construction signs, and pennants / streamers.

~~12.00.04. Temporary signs.~~

12.00.01. - Temporary signs.
Temporary signs require a permit.

	1. Maximum Size Limit:	2. Maximum Number:	3. General Requirements:
A. Balloons	a. 24" in diameter	a. 25 per site	a. Must be <10' above grade
B. Banners	a. 30 square feet	a. 1 per site	a. Total 30 days, 4 x year (may be consecutive)
C. Construction Sign	a. Residential: 5 square feet b. Commercial: <1 Acre - 16 square feet c. Commercial: >1 Acre - 32 square feet	a. 1 per street frontage	a. Sign must be removed prior to the issuance of a Certificate of Occupancy. b. Allowed only in conjunction with approved building permits.
[D] Pennant/Streamers	a. 24" long	a. Total footage allowed is 200 feet.	a. Must be maintained in good condition

ADD 12.00.04. SIGN TYPES THAT ARE PROHIBITED

This section is located within the new sign chapter and is intended to convey SIGN TYPES THAT ARE PROHIBITED. These include the following:

12.00.04. SIGN TYPES THAT ARE PROHIBITED

1. THE FOLLOWING TYPES OF SIGNAGE SHALL BE PROHIBITED IN ALL ZONING DISTRICTS THROUGHOUT THE CITY OF CRYSTAL RIVER.

Table 12.00.04.: SIGN TYPES THAT ARE PROHIBITED	
THE FOLLOWING TYPES OF SIGNAGE ARE PROHIBITED IN ALL ZONING DISTRICTS WITHIN THE CITY:	
TYPE OF SIGNAGE	SPECIFIC STANDARDS RELATIVE TO THE SIGNAGE
1. GENERAL TO ALL:	Signage violating any provision of any state law relative to outdoor advertising.
2. ABANDONED OR DETERIORATED SIGNAGE IN WHICH:	A. The structure no longer contains a sign; B. The structure or bracing is rusted, unkempt, dilapidated, or unsightly; C. The sign references a business that has been closed (out of business) for more than 30 days.
3. ALL BILLBOARDS ARE PROHIBITED; INCLUDING:	A. Classic Billboard – for pedestrian and vehicle traffic along a street or highway B. Vinyl Billboard – brighter appearance, often due to UV defensive paint. C. Painted Billboard – increasingly rare due to graphically produced billboards. D. Poster – promotes local products at ½ or less the size of a Classic Billboard. E. Mobile Billboard – may use a “memorable” ad to elicit an audience response F. Three-Dimensional Billboard – promotes artistry to secure viewer’s attention
4. ELECTRONIC MESSAGE BOARD SIGNAGE; EXCEPT:	A. Stationary Electronic Window Signs; B. Electronic Message Signs; and C. Changeable Copy Signs
5. FEATHER FLAGS:	Term “feather flag” comes from the shape, which resembles a bird’s feather.
6. INFLATABLE SIGNS:	Signage erected and maintained by air or gas to convey an advertisement.
7. MOVING, FLASHING, OR AUDIBLE SIGNS:	Permanent or temporary signs or devices that are moving, flashing or audible and are designed to attract one’s attention and can potentially distract drivers; EXCEPT: signs displaying the time and / or temperature only.
8. OFF-PREMISES SIGN; EXCEPT:	A sign, flag, or banner that is erected by the City, County, State, or Federal Government.
9. PORTABLE OR MOUNTED VEHICULAR SIGNS:	Any sign mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on a permanent or semi-permanent basis in a manner intended to attract the attention of the public for the purpose of advertising or identifying a business. A. Such signage shall be permitted when the copy or message relates only to the business or establishment of which the trailer, boat, or vehicle itself is a part; pertains to the sale, rent, lease or hiring of such vehicle; or is a noncommercial message. B. Vehicles or trailers displaying signs may not be parked in such a manner that they function primarily as commercial advertising devices.
10. ROOF SIGNS:	Including those attached to a Mansard or Gambrel roof; EXCEPT: A. VERTICAL MARQUEE SIGNS – in compliance with standards for this sign type. B. RESERVED.
11. PUBLIC RIGHT OF WAY (ROW) SIGNS; EXCEPT:	Signs that are erected by a public agency that either controls or has permission to locate signage in the public right-of-way.
12. SIGNAGE SITUATED IN A MANNER THAT CONSTITUTES A HAZARD TO PEDESTRIAN OR VEHICULAR TRAFFIC, INCLUDING:	A. <u>Signs that obstruct sight distance along a public right-of-way (ROW);</u> B. <u>Signs that tend by their location, color, illumination, or nature to be confused with or obstruct the view of official traffic control signs or signals; and</u> C. <u>Signs that obstruct the flashing lights of an emergency vehicle.</u>
13. SIGNAGE SITUATED IN A MANNER THAT OBSTRUCTS FREE INGRESS AND EGRESS FROM:	A. <u>A required door,</u> B. <u>A window,</u> C. <u>A fire escape, or</u> D. <u>Other required exit way.</u>
14. WATER OR MARSH AREA SIGNAGE; EXCEPT:	<u>Signage that is located on private property and is in compliance with the standards found in this ordinance or any signage that is installed by an agency of the City, County, State, or Federal Government, designed to avoid periodic inundation by the tide.</u>
15. SIGNAGE AFFIXED TO A PRIVATE RESIDENCE OR DWELLING, OR DISPLAYED UPON THE GROUNDS THEREOF; EXCEPT:	The following Sign Types, as conveyed in this ordinance: A. ADDRESS NUMERALS B. BANNER (RESIDENTIAL) C. FLAG SIGN D. GENERAL INFORMATIONAL SIGN E. HISTORICAL MARKER AND MONUMENT SIGN F. NAMEPLATE SIGN G. WARNING AND NO TRESPASSING SIGN
16. SIGNAGE ATTACHED TO OR PAINTED ON ANY OF THE FOLLOWING:	A. <u>Trees, rocks or other natural features;</u> B. <u>Fences or fenceposts;</u> C. <u>Light poles or utility poles.</u> EXCEPT: Signs that are attached to a light pole, utility pole, or fence by a utility or government shall be permitted.
17. SNIPE SIGNS.	<u>A temporary sign used for advertising that is placed in the ground or attached to a utility pole.</u>

SIGN PERMITTING is addressed in 12.00.05 of the new sign chapter.

~~12.00.01.— Sign permitting.~~

~~1.— Except as provided in section 12.00.03 it shall be unlawful for any person to erect, repair over fifty (50) percent of value, alter, or relocate within the city any sign or other advertising structure as defined in this article, without first obtaining a permit from the City of Crystal River and making payment of the fee required. All illuminated signs shall, in addition, be subject to the provisions of the Florida Building Code.~~

~~Signs or sign structures previously erected without a valid permit shall be in violation of this article and shall be deemed illegal signs. It shall be mandatory to obtain a permit for an illegal sign if allowable, or to immediately remove such sign or sign structure upon notice that the sign or sign structure is illegal. The notice shall contain a time period for removal.~~

~~2.— Application.~~

~~a.— Application for permits can be obtained from the planning and community development department and shall contain or have attached thereto the following information:~~

- ~~i.— Name, address and telephone number of the applicant;~~
- ~~ii.— Location of building, structure or lot to which, or upon which, the sign or other advertising structure is to be attached or erected. If freestanding monument or ground signs, a site plan indicating the footprint of the sign within the boundaries of the property along with dimensions;~~
- ~~iii.— Position of the sign or other advertising structure in relation to nearby building, structures and property lines;~~
- ~~iv.— Two (2) copies of the plans and specifications and method of construction and attachment to the building or in the ground. Plans must include all proposed sign colors.~~
- ~~v.— Documents showing that the structure is designed for dead load and wind load in any direction in an amount consistent with the requirements contained in the Florida Building Code and as required by this and all other laws and ordinances of the city. The seal of a Florida registered engineer or architect shall be affixed to drawings of signs or sign structures which have an area exceeding thirty-two (32) square feet and/or exceeding ten (10) feet overall in height, certifying that such signs are designed to meet the required loading. Signs less than thirty-two (32) square feet and less than ten (10) feet in overall height may be required to have a Florida registered engineer or architect's seal when required by the building official.~~
- ~~vi.— Name of person, firm, corporation or association erecting the sign structure.~~
- ~~vii.— Written consent of the owner of the building, structure or land to which or on which the structure is erected;~~
- ~~viii.— The type of sign or sign structure as defined by this article;~~
- ~~ix.— The estimated value of the sign and/or sign structure;~~
- ~~x.— All electrical details required to determine code compliance for the sign;~~
- ~~xi.— All such other information as the building official shall require demonstrating compliance with this ordinance.~~

~~3.— Permit issuance.~~

~~a. The building official shall examine plans and specifications and other data as it pertains to sign structures thirty-two (32) square feet (SF) and above in size, and a site plan will be submitted for zoning approval by the department. If it appears that the structure is in compliance with all the requirements of this article and all other laws and ordinances of the city, the department shall issue a sign permit. All permits are subject to the requirements contained in the latest adopted Florida Building Code.~~

~~4.—Permit fee.~~

- ~~a.—Every applicant, before being granted a permit hereunder, shall pay a fee to the building department prior to permit review or issuance.~~
- ~~b.—Any sign erected or in the process of being erected without a permit is subject to a total permit fee of three (3) times the normal permit fee.~~

~~{5.}—Annual inspection.~~

- ~~a. The city may inspect at any time each sign or other advertising structure regulated by this article for the purposes of ascertaining whether the same is unsafe, in need of repair or maintenance, not in conformance with the permit application or otherwise in violation of the provisions of this article.~~

~~{6.}—Revocation of permit.~~

- ~~a.—The building official is authorized and empowered to revoke any permit issued if there has been a violation of the provisions of this article or a misrepresentation of fact on the building permit application and specified in the latest adopted Florida Building Code. The city manager, or designee, is authorized and empowered to revoke any permit issued if there has been a violation of the provisions of this article or a misrepresentation of fact on the zoning permit application and specified in the Land Development Code.~~

~~{7.}—Unsafe signs.~~

- ~~a. If it is determined that any sign or other advertising structure regulated herein is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this ordinance, the city manager, or designee, shall give written notice to the owner thereof. If the owner fails to remove or alter the structure so as to comply with the standards herein set forth within the time prescribed in the notice, such sign or other advertising structure may be removed or altered to comply by the city at the expense of the permittee or owner of the property upon which it is located. The city will not issue a permit to any permittee or owner who refuses to pay costs so assessed. The city manager or designee may cause any sign or other advertising structure which presents an immediate peril to persons or property to be removed without notice.~~

~~{8.}—Maintenance.~~

- ~~a. The owner of any sign as defined and regulated by this article shall be required to properly maintain said sign. For a sign to be properly maintained, the sign, together with its framework, braces, angles or other supports shall be in a safe condition, properly secured, supported and braced and shall be able to withstand weather conditions and loads required by the regulatory codes in effect within the municipal limits. Maintenance shall include painting and parts replacement.~~

~~{9.}—Licensing, competency of contractors.~~

- ~~a.—A person shall not engage in the business of erecting, painting, wiring or maintaining signs within the city without first having procured a business license for such business from the City of Crystal River. The following qualifications shall govern the categories of sign work:
 - ~~i.—Sign contractor, electrical. Those who are qualified and licensed to install, repair, alter, add to or change any electrical wires, apparatus, raceways, conduit or any part thereof on electrical signs and who are also qualified to erect signs. Such contractor may connect to any existing sign circuit and may contract and secure permits for the erection of electrical signs or sign structures.~~
 - ~~ii.—Sign contractor, nonelectrical. Those who are qualified and licensed to install, repair, add to, paint or change nonelectrical signs, according to the Florida Building Code and who may secure permits for the erection of electrical signs or sign structures (but must sublet the electrical work unless an electrical contractor is associated with the firm).~~
 - ~~iii.—Owners, lessees. Notwithstanding either of the above classifications, nothing herein~~~~

~~contained in this section shall be construed to prevent an owner or lessee of property from constructing and erecting a non-illuminating sign or sign structure, not to exceed thirty-two~~

~~(32) square feet in area and/or six (6) feet in height, on said property if otherwise allowed under the provisions of this chapter. Such work shall be erected in a professional manner and shall comply with all other sections of this article.~~

~~[10.]—Wind pressure and dead load requirements.~~

~~a.—All signs and other advertising structures shall be designed and constructed to withstand wind and dead loads as required by the Florida Building Code or other ordinances of the city.~~

~~[11.]—Photograph.~~

~~a. When the sign has been completed, the applicant shall photograph the completed sign and forward the photograph to the department of planning and community development.~~

~~[12.]—Registration of sign.~~

~~a. All signs must be registered with the City of Crystal River. Signs that are certified as nonconforming and are registered under this ordinance may continue to be displayed, replaced or altered to conform to this ordinance. All signs erected after the effective date of this ordinance must comply with it. Appropriate notice will be provided to all existing sign owners upon the adoption of this ordinance.~~

ADD 12.00.05. SIGN TYPES THAT DO NOT REQUIRE A PERMIT

SIGN TYPES THAT DO NOT REQUIRE A PERMIT are found in section 12.00.05. of the new sign chapter. The following types of signage shall replace that which is found in 12.00.03. EXEMPT SIGNS of the current sign chapter.

12.00.05. SIGN TYPES THAT DO NOT REQUIRE A PERMIT

1. THE FOLLOWING TYPES OF SIGNAGE SHALL NOT REQUIRE A PERMIT IN ORDER TO BE ERECTED WHERE PERMITTED WITHIN THE CITY OF CRYSTAL RIVER.

- A. The sign types conveyed in 12.00.05.A. (a – k below) shall not require a permit, provided that such signs are established or placed only on the property of the person who erects the sign:
- a. **ADDRESS NUMERAL SIGN.** The standards for these signs are conveyed in Section 12.00.05.a
 - b. **BANNER (residential) SIGN.** The standards for these signs are conveyed in Section 12.00.05.b
 - c. **DIRECTIONAL AND INFORMATIONAL SIGN.** The standards for these signs are conveyed in Section 12.00.05.c
 - d. **FLAG SIGN.** The standards for these signs are conveyed in Section 12.00.05.d
 - e. **GENERAL INFORMATIONAL SIGN.** The standards for these signs are conveyed in Section 12.00.05.e
 - f. **HISTORICAL MARKER AND MONUMENT SIGN.** The standards for these signs are conveyed in Section 12.00.05.f
 - g. **NAME PLATE SIGN.** The standards for these signs are conveyed in Section 12.00.05.g
 - h. **SIDEWALK SIGN.** The standards for these signs are conveyed in Section 12.00.05.h
 - i. **STATIONARY ELECTRONIC WINDOW SIGN.** The standards for these signs are conveyed in Section 12.00.05.i
 - j. **WARNING AND NO TRESSPASSING SIGN.** The standards for these signs are conveyed in Section 12.00.05.j
 - k. **WINDOW OR DOOR SIGN.** The standards for these signs are conveyed in Section 12.00.05.k
- B. In addition, all such sign types shall nevertheless be constructed and maintained in accordance with the standards conveyed in TABLES (12.00.05.a – 12.00.05.k).

TABLE 12.00.05.a: ADDRESS NUMERAL SIGN


Description	
<p>ADDRESS NUMERAL SIGN. Address Numeral Signs establish the physical address or location of a lot or structure as recognized by 911, the police, fire department, or the rescue service.</p>	
	
Permitted Zones	
All Zones.	
Standards	
Size	
Signable Area.	
Sign Height – Residential Uses:	3 in. min.; 6 in. max. (State of Fl. min.)
Sign Height – Non-residential Uses:	6 in. min.; 12 in. max. (State Fl. Min.)
Location	
Number of Signs:	1 per address located on the property.
Additional Provisions	
Address numbers shall be sited upon the primary street frontage that a structure fronts.	
One and Two-family residential dwellings may include the name and / or address of the occupant and similar uses customarily associated with residential structures.	

TABLE 12.00.05.b: BANNER (residential) SIGN


Description	
<p>BANNER (residential) SIGN. A residential Banner Sign is a temporary sign type that often contains characters, illustrations, or ornamental figures applied to its cloth, plastic, or fabric backing. Typically, it is used to communicate personal messages and celebrations (i.e., Welcome Home!, Happy Birthday!, etc.).</p>	
	
Permitted Zones	
All one and two-family residential use lots.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	30 sf. max.
Location	
Number of Signs:	1 banner per property.
Period of Display	
A banner shall not be displayed for more than 5 consecutive days.	

TABLE 12.00.05.c: DIRECTIONAL AND INFORMATIONAL SIGN

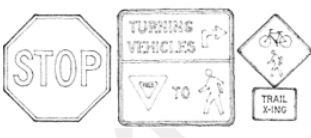
Description	
<p>DIRECTIONAL AND INFORMATIONAL SIGN. A Directional and Informational Sign provides information and directional aid (including regulations) to both vehicles and pedestrians on public as well as private property. It may be supported by either a single or double pole. Examples include: "stop", "entrance", "rest room", loading zone", "no parking", "drive thru", "trail crossing", "turning vehicles", "underground utilities", etc.</p>	
	
Permitted Zones	
All Zones.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	9 sf. max.
Sign Height:	3 sf. max.
Sign Elevation.	
Public Right of Way (ROW):	5 ft. min.; 8 ft. max.
Private property:	1 ft. min.; 2 ½ ft. max.
<p>¹ Refers to the "distance", as measured, between the ground and the bottom of the sign. The pole may exceed the maximum length conveyed to provide support for the sign but shall not exceed the height of the top of the sign.</p>	
Location	
Number of Signs.	
Public ROW:	Per Federal, State, and local regulations.
Private property:	Maximum of 2 per curb cut.
References	
Signs on public streets and highways shall conform to the Uniform Manual of Traffic Control Devices.	

TABLE 12.00.05.d: FLAG SIGN

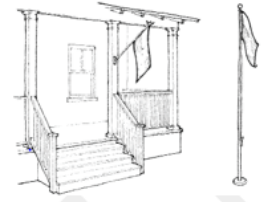
Description		
<p>FLAG SIGN. A Flag Sign is a type of sign consisting of one or more fabrics. The fabric may contain distinctive colors, patterns, logos or symbols. Flags are often used as a symbol of a government or a similar entity or organization.</p>		
		
Permitted Zones		
All Zones.		
Standards		
Size		
Vertical Flagpole	Single or Two-Family Lots	All Other Lots
Flag Area (Size):	24 sf. max. (4' x 6')	96 sf. max. (8' x 12')
Flagpole Height:	25 feet max.	40 feet max.
Wall Mounted Flagpole	Single or Two-Family Lots	All Other Lots
Flag Area (Size):	15 sf. max. (3' x 5')	24 sf. max. (4' x 6')
Flagpole length:	8 ft. max.	12 ft. max.
Location		
Number of Flag Poles per Property.		
Vertical Flagpole:	1 vertical pole max.	
Wall Mounted Flagpole:	±3 wall mounted poles max.	
Number of Flags per Pole Type.		
Vertical Flagpole:	3 flags per pole max.	
Wall Mounted Flagpole:	1 flag per pole max.	
Number of Flags that May Fly Per Lot.		
Total number of flags permitted to be flown in combination on one or more approved Vertical Flagpole or Wall Mounted Flagpole:		
46 flags max.		

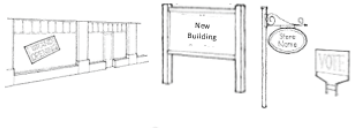
TABLE 12.00.05.e: GENERAL INFORMATION (Temporary) SIGN	
Description	
GENERAL INFORMATION (Temporary) SIGN. This is a temporary sign that may be freestanding or mounted to a wall or window. It is used for short intervals of time to convey an event or activity to the public.	
Permitted Zones	
All Zones.	
Standards	
Freestanding Sign Design	
Post and Stake Materials.	
A Large Single Post, Large Twin Post, & Small Single Stake shall be constructed of a vinyl or wood frame. A Small Twin Post shall be constructed of a metal frame.	
Post and Stake Measurements.	
Large Single Post: Height: 72" max.; Width: 5" max.; Arm Length: 47" max. Large Twin Post: Height: 72" max.; Width: 5" max.; Dist. ground to base of sign: 1 ft. min.; 4 ft. max. Small Twin Pole: Height: 42" max.; Width (Diameter): 1.5 in. Small Single Stake: Height: 42" max.; Width (Diameter): 1.5 in.	
Sign Location, Attachments, and Illumination.	
The top of the sign shall be sited at or below the top of the vertical post or stake. Signs shall contain no reflective elements, flags or projections; and shall not be illuminated.	
Size	
General Information Sign: Residential Property	
Signable Area.	
Signs per Street Frontage:	1 max. on private Property, a min. of 10 ft. from street ROW.
Size of Freestanding Sign:	6 sf. max.
Type of Sign Support Permitted:	Large Single Post or Small Twin Post or Small Single Stake.
General Information Sign: Non-Residential Property	
Signable Area.	
Signs per Street Frontage:	1 max. on private property a min. of 10 ft. from street ROW.
Size of Freestanding sign:	20 sf. max.
Size of Wall or Window Sign:	12 sf. max.
Type of Sign or Support Permitted:	Wall or Window Sign; Lg. Twin Post or Sm. Twin Pole Sign.
Period of Display	
Seven days prior to the beginning of an event one sign may be erected in the front of the property (outside of the Right of Way) or one sign may be mounted in a window or on a wall adjacent to a building's primary entrance. The sign shall be removed no more than five days following the conclusion of the event. Signage may be used to promote an activity or occasion such as new construction, property listed for sale or rent, candidate endorsement following commencement of the qualifying period during an election, a grand opening, a special event, or a similar activity.	

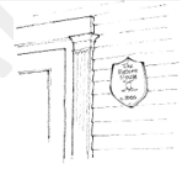
TABLE 12.00.05.g: NAMEPLATE SIGN	
Description	
NAMEPLATE SIGN. A Nameplate Sign is used to advertise a use, designation, or similar title that is affiliated with the property or structure but subordinate to the primary residence.	
Permitted Zones	
All Zones.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	2 sf. max.
Location	
Number of Signs.	
Signs Mounted on the Front Wall:	1 max.; within 2 ft. of the front door.
Additional Provisions	
Sign shall not have illumination directed specifically upon it, nor shall it be animated.	


TABLE 12.00.05.f: HISTORICAL MARKER AND MONUMENT SIGN	
Description	
HISTORICAL MARKER AND MONUMENT SIGN. A Historical Marker and Monument sign is recognized by local, state and federal authorities as having historical significance.	
Permitted Zones	
All Zones.	
Size	
Signable Area.	
Sign Width (Freestanding Sign or Wall Sign):	12 in. min.
Sign Height (Freestanding Sign or Wall Sign):	42 in. max.
Sign Elevation.	
Height of Top of Sign (Freestanding or Wall Mounted):	78 in. max.

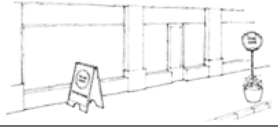
TABLE 12.00.05.h: SIDEWALK SIGN		
Description		
SIDEWALK SIGN. A Sidewalk Sign provides secondary signage for individual shopfronts or businesses and is typically located on or adjacent to the sidewalk that fronts a building.		
A-Frame Signs. This relatively standard type of Sidewalk Sign is often used in a "shopfront" or "main street" setting to attract the attention of pedestrians by highlighting the name of the shop or business, as well as the day's "specials" or "sale items".		
Pedestal Signs. This unique type of Sidewalk Sign is ideal for both pedestrians and vehicles in a "shopfront" or "main street" setting. The sign is composed of a "flowerpot" base, pedestal (pole), and sign face that highlights the name of the shop or business.		
Permitted Zones		
A-Frame Signs:	All Zones	
Pedestal Signs:	Community Redevelopment Area (CRA)	
Standards		
Size		
Sign Type:	A-Frame Sign	Pedestal Sign
Signable Area (Area of sign):	6 sf. max.	2.25 sf. max.
Width.		
Sign Width:	30" max.	18" max.
Pedestal (pole) Width:	N/A	1.5" diameter max.
Base Width (Flower Pot):	N/A	24" max.
Height.		
Top of Pedestal Sign (Height):	N/A	72" max.
Sign Height:	42" max.	18" max.
Base Height (Flower Pot):	N/A	18" max.
Distance, Ground to Base of Sign:	6" min.	48" max.
Materials		
Frame and Base:	Stained / painted wood.	Clay, metal, concrete pot.
Sign Face:	Chalk or dry erase board.	Metal.
Post:	N/A	Metal or wrought iron.
¹ Signs shall not be illuminated.		
² Plastic or unfinished plywood shall be prohibited Sidewalk Sign materials.		
Location		
A business may only have one A-Frame Sign OR one Pedestal Sign. It shall be located on the primary sidewalk that provides access to the business. If the distance between the building and back of the curb is > 20 ft. then the business may have one of each sign.		
Where permitted in the CRA, Sidewalk Signs may be sited in the public right of way. Elsewhere in the City, Sidewalk Signs shall be located entirely on private property.		
Sidewalk Signs located on or adjacent to a sidewalk shall not encroach upon or interrupt the required 4' accessible pedestrian path.		
A-Frame Signs may only be displayed during business hours and shall be removed when closed.		


TABLE 12.00.05.i: STATIONARY ELECTRONIC WINDOW SIGN	
Description	
<p>STATIONARY ELECTRONIC WINDOW SIGN. A Stationary Electronic Window Sign is a small-scale secondary or accessory sign that is placed just inside and upon the window of a business, allowing it to be viewed or read from the exterior of the building by both vehicles and pedestrians. Examples include, but are not limited to, "open," "lotto," "beer," "vacancy," "ATM," etc.</p>	
Permitted Zones	
All zones excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area.	
Individual Sign (Size):	2 sf. max.
Aggregate of All Signs (Size):	5 sf. max.
Location	
Signs per Building or Store:	3 max.


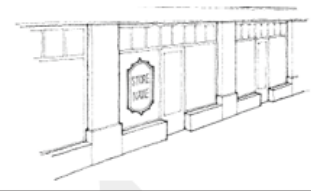
TABLE 12.00.05.j: WARNING OR NO TRESPASSING SIGN	
Description	
<p>WARNING OR NO TRESPASSING SIGN. A Warning or No Trespassing Sign is intended to convey the potential for danger or discourage one from entering onto the private property of another.</p>	
Permitted Zones	
All zones.	
Standards	
Size	
Signable Area.	
Individual Sign (Size):	4 sf. max.
Height of top of Sign (pole or wall mounted):	78 in. max.
Location	
Signs per Building or Property:	1 max. per building facade or per side of the property.

TABLE 12.00.05.k: WINDOW OR DOOR SIGN	
Description	
<p>WINDOW OR DOOR SIGN. A Window or Door Sign is placed inside or upon a window or door in such a manner as to be viewable from the exterior of the building. Window or Door Signs may be permanent or temporary and often consist of individual letters or designs.</p>	
Permitted Zones	
All zones excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area.	
Sign Area (Percent of Coverage Permitted for Each Window Bay or Door):	25% max.
Location	
Signs per Building (Window Bays or Doors):	Unlimited; so long as the Sign Area for each window bay or door is not exceeded.

REMOVE 12.00.06. DETERMINING SIGN AREA AND DIMENSIONS.

This section is addressed in 12.00.02. HOW TO USE THIS CODE of the new sign chapter. Specifically, it is found in A. MEASUREMENT OF SIGN AREA.

~~12.00.06. Determining sign area and dimensions.~~

- ~~1. *Determination of gross sign area.*~~
 - ~~a. The area of a sign shall include all lettering, wording and accompanying designs and symbols together with the background whether open or enclosed, on which they are displayed including any supporting framework and bracing which are incidental to the display.~~
 - ~~b. Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.~~
 - ~~c. "A" Frame/Sandwich/Sidewalk signs are allowed to be a total of nine (9) square feet, including the frame.~~
- ~~2. *Double faced signs.*~~
 - ~~a. The two (2) sign faces shall not be more than a total of three (3) feet distant at any two (2) closest points.~~
 - ~~b. The two (2) faces shall be either parallel or at not more than a thirty (30) degree angle to one another.~~
 - ~~c. Each sign face shall be of identical surface area and configuration, but shall not be required to convey the identical message.~~
 - ~~d. Signs shall, for the purposes of determining permit fees, be computed on square footage of total display area.~~
- ~~3. *Determination of sign height.*~~
 - ~~a. The height of all signs shall be determined by measuring from the finished grade to the highest point of the sign.~~

ADD 12.00.06. SIGN TYPES THAT SHALL REQUIRE A PERMIT

STANDARD SIGN TYPES THAT DO REQUIRE A PERMIT are found in section 12.00.06. of the new sign chapter. The following types of signage are conveyed in the code:

12.00.06. SIGN TYPES THAT SHALL REQUIRE A PERMIT

- 1. THE FOLLOWING TYPES OF SIGNAGE SHALL REQUIRE A PERMIT IN ORDER TO BE ERECTED WHERE PERMITTED WITHIN THE CITY OF CRYSTAL RIVER.**
 - A. The Standard Sign Types conveyed in 12.00.06.a – 12.00.06.i (below) shall require a permit in order to be erected.
 - B. Each sign shall be constructed and maintained in accordance with the standards that are conveyed in each of the tables that follow and correspond to the Standard Sign Type.
 - a. **AWNING SIGN.** The standards for these signs are conveyed in Section 12.00.06.a.
 - b. **BANNER (non-residential) SIGN.** The standards for these signs are conveyed in Section 12.00.06.b
 - c. **CANOPY SIGN.** The standards for these signs are conveyed in Section 12.00.06.c.
 - d. **MARQUEE SIGN.** The standards for these signs are conveyed in Section 12.00.06.d.
 - e. **MONUMENT SIGN.** The standards for these signs are conveyed in Section 12.00.06.e.
 - f. **MURAL SIGN.** The standards for these signs are conveyed in Section 12.00.06.f.
 - g. **PROJECTING SIGN.** The standards for these signs are conveyed in Section 12.00.06.g.
 - h. **SUSPENDED.** The standards for these signs are conveyed in Section 12.00.06.h.
 - i. **WALL.** The standards for these signs are conveyed in Section 12.00.06.i.
 - j. **YARD.** The standards for these signs are conveyed in Section 12.00.06.i.

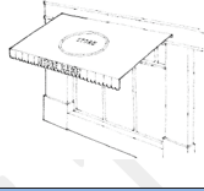
TABLE 12.00.06.a: AWNING SIGN	
Description	
AWNING SIGN. An Awning Sign is a traditional storefront fitting that projects in a sloping manner from the facade of a building, shielding window shoppers from both inclement weather and the sun. Such protection may also benefit shop owners through increased energy savings and reduced costs. Signs may be painted, screen printed, or applied directly onto the sloping plane or valance of an Awning.	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Awning.	
Width of Awning:	Storefront width max.
Signable Area – Sloping Plane.	
Sign Area (Size):	25% coverage max.
Lettering Height:	18 in. max.
Signable Area – Valance.	
Sign Area (Size):	75% coverage max.
Sign Height:	8 in. min.; 16 in. max.
Lettering Height:	8 in. max.
Location	
Signs per Awning.	
Per Sloping Plane:	One sign max.
Per Valance:	One sign max.
Sidewalk.	
Clearance Height:	8 ft. min.
Setback from Curb:	2 ft. min.
Upper Stories.	
Sign copy on upper stories:	Not permitted.
Materials	
Primary:	Metal and Fabric.
Prohibited:	Vinyl and Plastic.
Miscellaneous	
Open-ended awnings shall be required in the Community Redevelopment District (CRA).	

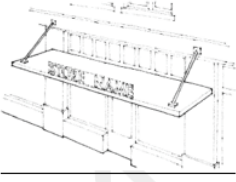
TABLE 12.00.06.c: CANOPY SIGN	
Description	
CANOPY SIGN. A Canopy Sign is a traditional storefront fitting that projects horizontally from the facade of a building, shielding window shoppers from both inclement weather and the sun. Such protections may also benefit the shop owner through increased energy savings and reduced costs. Signs may be painted, screen printed, or applied directly to the top or side of the awning.	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Canopy.	
Canopy Width:	Storefront width max.
Signable Area.	
Sign Area (Size):	1 sf. per linear foot of canopy width max.
Letter Height:	16 in. max.
Letter Thickness:	6 in. max.
Location	
Signs per Canopy:	1 sign max.
Sidewalk.	
Clearance Height:	8 ft. min.
Setback from Curb:	2 ft. min.
Upper Stories:	Sign copy is not permitted on canopies.
Materials	
Primary:	Metal.
Prohibited:	Vinyl and plastic.

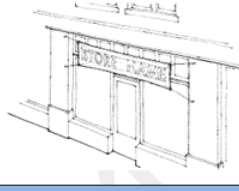
TABLE 12.00.06.b: BANNER (non-residential) SIGN	
Description	
BANNER (non-residential) SIGN. A Banner is a non-residential, attached sign that is temporary. A Banner Sign may or may not contain characters, letters, or illustrations. When present, such ornamentation is applied to the cloth, plastic or fabric “backing” material that comprise the Banner Sign.	
Permitted Zones	
All Zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	30 sf. max.
Location	
Signs per Building:	1 per business
Materials	
Permitted Materials:	Vinyl or canvas
Additional Provisions	
Banners shall be mounted on a building or similar solid structure on the property	
Banners shall not be mounted on fences, poles, wires, or similar devices	
Banners shall not be used as permanent signage and shall be removed upon expiration.	
Period of Display	
1. Banners may be displayed for a 30-day period, 4 times per year (may be consecutive).	
2. Where permanent signage has not yet been erected for a new business, but the permanent sign has been approved by the City, a banner shall be allowed during the interim period so long as the following conditions are met:	
a. The temporary sign shall not be displayed for more than 120 days after the permit is approved; and	
b. The banner shall comply with all applicable requirements listed above.	


TABLE 22.00.06.d: MARQUEE SIGN	
Description	
MARQUEE SIGN. A Marquee Sign may be mounted to or hung from a marquee that projects horizontally or vertically from the facade of a building to express a figural design and message to motorists and pedestrians. Such signs often have patterned or neon lighting and changeable or painted lettering.	
Vertical Marquee. A linear, vertically oriented structure that projects outward at a 90 degree angle from the facade of the building or at a 45 degree angle from the corner of the building. A Vertical Marquee may extend above the building's parapet or terminate below the cornice.	
Horizontal Marquee. A canopy-like structure integrated into the facade that projects horizontally over the sidewalk and is typically centered upon the entrance. A Horizontal Marquee may serve as the base for a Vertical Marquee.	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Vertical Marquee Sign	
Signable Area (Size).	
Sign Width:	24 in. max.
Sign Depth:	10 in. max.
Lettering.	
Width:	75% of sign width max.
Location	
Signs Per Building:	1 max.
Clear Height (Above sidewalk):	12 ft. min.
Extension Above Roofline:	10 ft. max. (shall not extend above eave of a pitched roof).
Remarks	
A vertical marquee may be combined with a horizontal marquee per the standards below.	
Horizontal Marquee Sign	
Signable Area (Size):	5 sf. per linear ft. of shopfront width up to 250 sf. max.
Sign Width:	Shopfront width, max.
Sign Height:	5 ft. max.
Lettering.	
Width:	75% of sign width max.
Location	
Signs Per Building:	1 max.
Clear Height:	10 ft. min.
Setback From curb:	2 ft. min.
Remarks	
A horizontal marquee may be combined with a vertical marquee per the standards above.	

TABLE 22.00.06.e: MONUMENT SIGN


Description	
<p>MONUMENT SIGN. A Monument Sign is a low-profile freestanding sign whose base is solid from one side or edge to the other side or edge. There is no open space located between the ground and the bottom of the sign. This type of sign is used to mark a business or the entrance to a development and often contains a distinguishable base (foundation) middle, (signable area), and top (cap).</p>	
	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area:	Single Tenant
CRA except Hwy 19	20 sf. max.
Hwy 19 and Hwy 44	40 sf. max.
All other areas in the City	20 sf. max.
Entrance to a private Residential Community	20 sf. max.
Changeable Copy:	40% max. (manual changeable copy signage)
Electronic Message Sign:	40% max. (See 12.00.07.B. Electronic Message Sign)
Height	
Total Sign Height:	
CRA except Hwy 19	6 ft. max.
Hwy 19 and Hwy 44	9 ft. max.
All other areas in the City	6 ft. max.
Entrance to Residential Community	6 ft. max.
Distance – Measured from the Ground to the Top of the Sign’s Base	
“Height” of the Base of the Monument Sign:	1 ft. min. ; 4 ft. max. ^{1,2}
¹ The base on a Monument Sign SHALL NOT count against the signable area, but SHALL count against the height.	
² The base on a Monument Sign SHALL occupy a minimum of 100% of the width of the sign face.	
Location	
Signs per primary thoroughfare frontage (from which the site derives its address):	1 max.
Within a multi-tenant development, each individual tenant may not have a Freestanding Sign.	
On a corner lot, one monument sign shall be permitted on the secondary thoroughfare, not to exceed ½ of the size of the sign on the primary thoroughfare (where bldg. derives its address).	

TABLE 22.00.06.g: PROJECTING SIGN

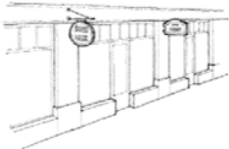
Description	
<p>PROJECTING SIGN. A Projecting Sign is a small, pedestrian scaled sign that is typically hung perpendicular to a building’s façade using decorative or wrought iron brackets. Often, this is done in a manner that permits the sign to swing slightly. These signs are easy to read from both sides. Ideally, all edges of the sign should be finished. This type of mounting provides the opportunity for a more creative or playful sign that is located well out of the reach of pedestrians.</p>	
	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area:	Sign Area
Sign Area	6 sf. max.
Sign Width	4 ft. max.
Sign Height	3 ft. max.
Sign Thickness	4 in. max.
Location	
Signs Per Building:	One per shopfront, max. ¹
Sign Supporting Extension:	4.5 ft. max.
Clearance Height (Sidewalk to Base of Sign):	7’6 in. min.
¹ One (1) additional sign may be sited along an auxiliary elevation at a secondary entrance.	
Upper Story Business	
A second story retail or service-oriented business may have:	One (1) single tenant Projecting Sign. Projecting Sign shall not exceed 6 sf. in area. Projecting Sign shall be located outside first (1 st) floor entrance to primary stairway.
Additional “upper floor” (non-commercial) businesses that share a common first floor entrance may have:	One (1) shared (multi-tenant) Wall Sign. Wall Sign shall not exceed 3 sf. in area. Wall Sign shall be located outside of the first (1 st) floor entrance to the primary stairway.

TABLE 22.00.06.f: MURAL SIGN


Description	
<p>MURAL SIGN. A Mural Sign is a permanent sign that is comprised of text and graphic elements painted directly on the wall of a secondary building façade. They fill the un-built gaps within the urban fabric, typically along a side street, alleyway, pedestrian passage, or public space. Murals should generate visual interest and pride in the community, possibly providing a backdrop for photographs and related social media, as they are intended to be visible to both pedestrians and vehicles. A mural should always be accompanied by additional sign types, often sited along the primary façade of the business.</p>	
	
Permitted Zones	
All CG, CH, and CW zones within the City’s Community Redevelopment District (CRA); except for any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area:	Area (Mural sign):
Area (Mural sign):	1000 sf. max.
Width (Mural sign):	100 sf. max.
Height (Mural sign):	50 sf. max.
Location	
Height above ground:	3 ft. min.
Projection out from wall (if mural is not painted):	8 in. max.
Signs per building:	1 max.
Except:	2 max. when located along a parking area, an alleyway, or a pedestrian passage.
Within a multi-tenant development, each individual unit may not have a Mural Sign.	

TABLE 22.00.06.h: SUSPENDED SIGN

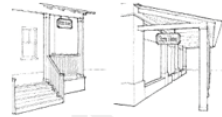
Description	
<p>SUSPENDED SIGN. A Suspended Sign mounts to the underside of a beam or ceiling that comprises a porch, breezeway, gallery, arcade, or similar frontage area. The sign should be hung well out of reach of pedestrians, often in a manner that permits it to swing slightly. Suspended Signs are small, pedestrian scaled, and easy to read from both sides with all exposed edges “finished”.</p>	
	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area:	Sign Area:
Sign Area:	6 sf. max.
Sign Width:	3 ft. max.
Sign Height:	3 ft. max.
Sign Thickness:	4 in. max.
Location	
Signs Per Building:	One per shopfront, max. ¹
Sign Location or Placement:	Shall be centered on the primary beam between the columns that comprise the facade’s frontage (i.e. porch); or sited midway upon an overhang located over a sidewalk or walkway (i.e. gallery or arcade).
Clearance Height: (Sidewalk to Base of Sign):	7’6” min.
¹ One additional sign may be located along an auxiliary elevation at a secondary entrance.	
Upper Story Business	
A second story retail or service-oriented business may have:	One (1) single tenant Suspended Sign. Suspended Sign shall not exceed 6 sf. in area. Suspended Sign shall be located outside first (1 st) floor entrance to the primary stairway.
Additional “upper floor” (non-commercial) businesses that share a common first floor entrance may have:	One (1) shared (multi-tenant) Wall Sign. Wall Sign shall not exceed 3 sf. in area. Wall Sign shall be located outside of the first (1 st) floor entrance to the primary stairway.

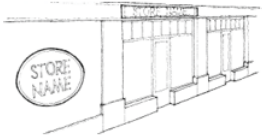

TABLE 22.00.06.i: WALL SIGN	
Description	
<p>WALL SIGN. A Wall Sign consists of two sub-types, the Band Sign and the Board Sign. Both signs are comprised of individual cut or painted letters or graphics. These are applied directly to the façade of the building or applied to a sign board that is attached flat against the building's façade. Wall signs do not extend above the building's roof line / cornice.</p> 	
<p>Band Sign. This sub-type of the Wall Sign is located directly above the main entrance and runs horizontally along the "expression line" or entablature of the building.</p>	
<p>Board Sign. This sub-type of the Wall Sign may be attached to any part of a bldg's façade.</p>	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Aggregate Signable Area.	
Primary or Secondary Façade:	1 sf. per linear foot of façade width up to 100 sf. max.
Auxiliary Façade:	.5 sf. per linear foot of façade width up to 100 sf. max.
Sign Width:	Façade width, max.
Sign Height:	1 ft. min.; 5 ft. max.
Number of Signs Per Façade:	4 per façade max., shall not exceed aggregate signable area.
<p>A Primary or Secondary Façade fronts a street OR it contains a customer entrance into the bldg. An Auxiliary façade fails to front a street OR it lacks a customer entrance to the building. Within a multi-tenant development, the front/side façade of each unit may have 2 Wall Signs.</p>	
Lettering Dimensions.	
Lettering on the Sign, Maximum Width:	75% of the signable area or the sign cabinet.
Lettering on the Sign, Maximum Height:	75% of the signable area or sign cabinet. 45" max.
Projection from façade.	
Raceway:	8 in. max.
Letter Depth:	8 in. max.
Changeable Copy or Electronic Messages.	
Changeable Copy:	Permitted – See Service Station Signs.
Electronic Message Sign:	Not Permitted.
Upper Story Business	
A second story retail or service-oriented business may have:	<p>One (1) single tenant Wall Sign.</p> <p>Wall Sign shall not exceed 3 sf. in area, max.</p> <p>Wall Sign shall be located outside of the first (1st) floor entrance to the primary stairway.</p>
Additional "upper floor" (non-commercial) businesses that share a common first floor entrance may have:	<p>One (1) shared (multi-tenant) Wall Sign.</p> <p>Wall Sign shall not exceed 3 sf. in area.</p> <p>Wall Sign shall be located outside of the first (1st) floor entrance to the primary stairway.</p>

TABLE 22.00.06.j: YARD SIGN	
Description	
<p>YARD SIGN. A Yard Sign is a permanent, stand-alone sign that is sited in the front or side yard between a public right-of way and the façade of a building. It is ideal for lower intensity commercial uses, or any use in which the character of the building or surrounding neighborhood is primarily residential.</p> 	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential. Signage shall be permitted for a Bed and Breakfast, Home Occupation, or Live Work Unit.	
Standards	
Pole Design	
Pole Material.	
Framing:	One vertical pole and one horizontal pole comprised of either vinyl or wood.
Pole Measurements.	
Pole Height:	6' max.
Pole Width:	5" max.
Pole Arm Length:	47" max.
Sign Design	
Sign Measurements.	
Sign Area:	6 sf. max.
Sign Width:	36 in. max.
Sign Height:	36 in. max.
Sign Location.	
Top of the Sign Shall Be:	Attached or hanging from the horizontal pole.
Clear Height (from ground to base of sign):	12 in. min.
Overall Sign Height (ground to top of sign):	5 ft. max.
Signs Per Building (Mounted in the Yard):	1 max.
Yard Signs shall be parallel or perpendicular to the public ROW, but in no case shall they be located within the ROW.	
Sign Material.	
The Sign Shall Not Promote or Contain:	Illumination, reflection, projections, flags.

REMOVE 12.00.07. SIGN VARIANCES.

As with 12.00.02. DEFINITIONS, VARIANCES should be addressed in one location in the code as opposed to a special section within the sign chapter.

12.00.07. Sign variances.

1. If a sign permit is denied by the planning and community development department, a request for variance may be filed with the planning commission. The planning commission may grant a variance if it finds that the unusual shape or topography of the property in question prevents signage allowable under the provisions of this ordinance from adequately identifying the business or other activity located on such property. The planning commission may only grant a variance to:
 - a. Allow a setback less than that required under the article, but not as to interfere with vehicular or pedestrian safety.
 - b. Allow the area and/or height of a sign to be increased by up to twenty five (25) percent of the maximum allowable height or area; or
 - c. Allow the number of signs to be increased over the maximum allowed by this Code.

ADD 12.00.07. SUPPLEMENTAL SIGN TYPES THAT SHALL REQUIRE A PERMIT WHEN LOCATED AT A SPECIFIC TYPE OF BUILDING OR BUSINESS

SUPPLEMENTAL SIGN TYPES THAT SHALL REQUIRE A PERMIT WHEN LOCATED AT A SPECIFIC TYPE OF BUILDING OR BUSINESS are found in section 12.00.07. of the new sign chapter.

12.00.07. SUPPLEMENTAL SIGN TYPES THAT SHALL REQUIRE A PERMIT WHEN LOCATED AT A SPECIFIC TYPE OF BUILDING OR BUSINESS

1. THE FOLLOWING SUPPLEMENTAL SIGN TYPES ARE UNIQUE TO A SPECIFIC TYPE OF BUILDING OR BUSINESS WITHIN THE CITY OF CRYSTAL RIVER. WHERE PERMITTED, THIS SIGNAGE SHALL REQUIRE A PERMIT.

- A. If permitted, the building or business may utilize one or more of the Supplemental Sign Types conveyed below in association with one or more of the Standard Sign Types conveyed in Section 12.00.06 (STANDARD SIGN TYPES THAT DO REQUIRE A PERMIT).
- B. Signage shall be constructed and maintained in accordance with the tables that follow and depict the standards for each Supplemental Sign Type.
 - a. Changeable Copy Sign
 - b. Commercial Canopy Signs (Service / Gas Station)
 - c. Drive Through Establishment Sign
 - d. Electronic Message Sign
 - e. Live Work Unit Sign

TABLE 12.00.07.a: CHANGEABLE COPY SIGN		
Description		
CHANGEABLE COPY SIGN. Unlike an ELECTRONIC MESSAGE SIGN, a Changeable Copy Sign is a type of electronic or manual sign that occupies 40% of the signable area of a Monument Sign. Words and numbers may be displayed so long as they are not changed more than once every 48 hours. Examples of appropriate copy include, but are not limited to: fuel type and cost. The accompanying space comprising the monument sign may contain the brand name and logo of a gasoline company, charging company, or the brand name and logo of the service station or gas station.		
Permitted Zones		
CH zone.		
Standards		
Type of Sign		
"Changeable Copy" Portion of the Monument Sign		Changeable Copy as a % of the Signable Area
The Changeable Copy portion of a Monument Sign shall not exceed the max. percentage conveyed to the right and shall not be changed more than once every 48 hours.		Electronic Copy: 40% max. Manual Copy: 40% max.
Numbers, text, decimals, and periods that are either electronically or manually conveyed shall be permitted as part of the Changeable Copy. Size and diameter shall be based on the speed limit of the road in which the sign fronts.		
Speed Limit ¹	Size of Numbers & Letters ¹	Diameter of Decimal/Period ¹
35 mph & lower	6 inches tall max.	1 ¹¹ / ₃₂ inches max.
40 mph & lower	7 inches tall max.	1 ⁵ / ₈ inches max.
45 mph & lower	8 inches tall max.	1 ⁷ / ₈ inches max.
<small>¹ Standard Alphabets for Highway Signs – U.S. Dept of Commerce, Bureau of Public Roads, Office of Highway Safety.</small>		

TABLE 12.00.07.b: COMMERCIAL CANOPY SIGNS	
Description	
COMMERCIAL CANOPY SIGN. A Commercial Canopy Sign provides shelter and protection for people, vehicles, and equipment. It is a common sight at gas stations, garden centers, and over toll booths and walkways.	
Permitted Zones	
CH zone, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Canopy Signage and Design	
Signage on the Posts that Support the Canopy Roof:	The only signage permitted to be attached to the poles that support a canopy are "height warning" signs (one per column – 3 sq. ft. max.) and "numbers" (two per column – 1 sq. ft. max.) that are used to delineate an item on the ground that is located adjacent to a pole.
Signage on the Canopy Roof:	No visible signage shall be permitted on the canopy roof. This includes "banding", which acts as type of signage on a canopy.
Signage on Items Adjacent to the Support Posts:	Each gasoline pump, charging station pump, or similar item shall be permitted to display the brand name and logo of the parent Company or the brand name and logo of the business (store).
The Canopy Roof's Shape, Color, and Materials:	The roof of a canopy shall have the same shape, color, and composition of materials as the exterior of the primary building. In the CRA District a canopy shall also convey a pitched roof.

TABLE 12.00.07.c: DRIVE-THROUGH ESTABLISHMENT SIGN		
Description		
DRIVE-THROUGH ESTABLISHMENT SIGN. A Drive-Through Establishment Sign is a monument sign that is designed to be sighted within a vehicular drive-through lane that is located at a restaurant, dry cleaner, bank, pharmacy, or similar type of establishment.		
Permitted Zones		
Any zone in which a drive-through establishment is a permitted land use.		
Standards		
Size		
Signable Area.	CRA District, Except for Hwy. 19	Elsewhere, including Hwy. 19 & Hwy. 44
One "individual" sign per drive through lane: OR	25 sf. max.	30 sf. max.
Two "split face" signs per drive through lane equal to 1/2 of the total square footage associated with the "individual sign" above: OR	12.5 sf. max. (2 Signs)	15 sf. max. (2 Signs)
Three "split face" signs per drive through lane equal to 1/3 of the total square footage associated with the "individual sign" above:	Not Applicable -- -- -- -- -- --	10 sf. max. (3 signs)
Sign Height:	6 ft. max.	6 ft. max.
Distance – Measured from the Ground to the Top of the Sign's Base		
Height of the Base of the Monument Sign	1 ft. min.; 4 ft. max. ^{1,2}	
¹ The base on a Monument Sign SHALL NOT count against the Signable Area but SHALL count against Sign Height. ² The base on a Monument Sign SHALL occupy a minimum of 100% of the width of the sign face.		
Location		
Property Located in CRA (except Hwy 19).		
Only one drive through lane is permitted per property. The drive through lane may have one "individual" sign or one "split face" sign (with two sign faces).		
Property Located Outside CRA (including Hwy 19 and Hwy 44).		
No more than two drive through lanes are permitted per property. Each drive through lane may have one "individual" sign, one "split face" sign (with two sign faces), or one "split face" sign (with three sign faces).		
Sign Board Screening.		
Drive-through lanes and sign boards shall never be located in the front yard of an establishment. If located to the rear, no screening shall be required. If located on a public right-of-way or side yard, screening shall be required and take the form of a wall, fence, or an appropriate amount of landscape planting to effectively screen the menu board from view.		
Sign Board Canopy.		
Drive-thru canopies shall be permitted but shall not contain any signage or corporate / trademark colors. They shall be a maximum of 10.5 feet tall. Both the form and architecture shall be consistent with the design standards for the district. If these are not present, the form and architecture shall coordinate with that which is found on the primary building.		

TABLE 12.00.07.d: ELECTRONIC MESSAGE SIGN	
Description	
ELECTRONIC MESSAGE SIGN. An Electronic Message Sign is capable of displaying words, symbols, figures or images that can be electronically changed by remote control or a similar automatic means of control.	
Permitted Zones	
Any non-residential property fronting US 19 or State Road 44 that is located within the High Intensity Commercial (CH) or Public Institutional (PI) zoning district.	
Standards	
Type of Regulation:	Specific Requirement or Standard:
Sign Type:	An Electronic Message Sign shall be part of a larger Monument Sign, not to exceed 40% of overall signage.
Signage Display:	Shall remain static for a minimum of seven (7) minutes. The change of display, message or copy must be "instantaneous" with no fading or special effects.
The Following Types of Signs are Prohibited:	<ol style="list-style-type: none"> 1. Animated signs. 2. Flashing lights, traveling messages, scrolling or other movement. 3. Interactive displays including, but not necessarily limited to, recognition based on electronic key codes, phone calls or texting, facial recognition or automated license plate recognition. 4. Emission of sound or odor.
Maximum Brightness:	Shall not exceed 0.3 foot candles above ambient light levels measured at a distance of two hundred (200) ft. perpendicular from the sign base.
Electronic Message Sign Displays:	<ol style="list-style-type: none"> 1. Must have automatic brightness control keyed to ambient light levels to ensure that illumination of the sign display shall be adjusted as ambient light conditions change. Upon request of City, a sign owner shall provide the City with acceptable evidence that the sign complies with these illumination standards. Such evidence shall consist of testing by an independent 3rd party using a ft. candle meter or similar device. 2. shall be programmed to go dark if there is a malfunction.
Size, Number, and Types of Permitted Signs:	<ol style="list-style-type: none"> 1. Total surface area shall not exceed 40% of a monument sign. 2. One (1) sign shall be permitted per property, regardless of the number of businesses operating on said property. 3. Signs shall not be permitted as wall signs, portable signs, vehicle signs, vehicle mounted or trailer mounted signs, and shall not otherwise be permitted to be affixed to any building. 4. Signs shall not be permitted for identification of individual tenants or businesses in malls, shopping centers, or multi-tenant buildings.
Exemptions:	Traffic control devices and related gov. signs which are necessary for public health, safety and welfare are exempt from all of the above.

TABLE 12.00.07.e: LIVE WORK UNIT SIGN	
Description	
LIVE WORK UNIT SIGN. A Live Work Unit allows for other types of signage that are permitted within the City. A Live Work Unit is a building that serves as both the residence and place of business of the proprietor. The most popular form of Live Work Unit involves a townhome building comprised of an apartment or condo over top of a storefront or walk in office. However, a Live Work Unit may also be arranged in a single-family home, only the residential component is located to the rear of the unit and the storefront or walk in office is served by the door that fronts the primary street.	
Permitted Zones	
Any zoning district that permits both townhomes and commercial or business uses.	
Standards	
Live / work units may install one of the following non-illuminated sign types, so long as the signage conforms with the provisions conveyed above with each of these sign types:	
1. Projecting Sign – A "building attached" sign located on the principal frontage that is hung perpendicular to the building's façade using decorative or wrought iron brackets.	
2. Suspended Sign – A "building attached" sign located on the principal frontage. The sign shall be mounted to the underside of the beams or ceilings that comprise the porch, gallery, arcade, or a similar covered area.	
3. Wall Sign – A "building attached" sign located on the principal frontage. The maximum aggregate sign area shall not exceed one square foot per linear foot of principal frontage.	
4. Yard Sign – A "freestanding sign" located in the yard fronted by the principal frontage.	
Location	
Signs per Building or Property.	One sign only, unless the unit is located on a corner lot. In this case the secondary frontage may also have one of the above sign types. If specific standards are cited for a secondary frontage then these shall be adhered to.

REMOVE 12.00.08. PROHIBITIONS.

This section of the current sign chapter has already been addressed above in 12.00.04. of the new sign chapter SIGN TYPES THAT ARE PROHIBITED. A description of each sign type is included.

~~12.00.08. Prohibitions:~~

1. ~~The following signs and related equipment are prohibited in all districts:~~
 - a. ~~Any sign and/or sign structure which does not meet all the criteria set forth in this article.~~
 - b. ~~Animated/fluttering signs, flags (not including flags of the United States) and pole-mounted banners.~~
 - c. ~~Outside pennants, banners, balloons, flags or streamers, except as otherwise specifically allowed in this chapter.~~
 - d. ~~Bus bench signs.~~
 - e. ~~Flashing signs, not to include time/temperature/date signs. (Note: no advertising is allowed).~~
 - f. ~~Roof top signs, including signs attached to mansard roofs.~~
 - g. ~~Rotating signs.~~
 - h. ~~Portable Signs; except signs placed on public or private land for declared public or noncommercial civic, religious municipal, county, state or national celebrations or events as authorized by and under such conditions as prescribed by the city council or city manager to include temporary portable signs.~~
 - i. ~~Signs which use the words DANGER, STOP or LOOK or any other words, phrases, graphics or characters in a manner as to interfere, confuse or mislead traffic.~~
 - j. ~~Snipe signs or signs attached to or painted on fire escapes, television antennas, satellite dishes, utility poles or any other associated structure.~~
 - k. ~~Signs which emit odors, sounds, smoke, vapor or other visible matter.~~
 - l. ~~Signs or sign structures supported by visible guy wires, cables or where there is visible electrical conduit.~~
 - m. ~~Unauthorized signs on property owned by or under control of the City of Crystal River.~~
 - n. ~~Banners over any street, sidewalk, within a city park or playground without a permit being issued.~~
 - o. ~~Electrical signs of a commercial nature in residential zoning districts, except that in a development where models are being demonstrated, an illuminated sign, meeting the other requirements of this article, may be used provided no illumination is shown between the hours of 9:00 p.m. and 7:00 a.m. the following day.~~
 - p. ~~Billboards. (New)~~
 - q. ~~Nongeometric signs shaped to depict figures or demonstrative shapes used to attract attention to the business activity with which the sign is associated.~~
 - r. ~~Supplemental off-site advertisement signs shall be prohibited. Existing permissible signs shall be allowed to remain until the advertised business changes owners, closes, moves, etc.~~

REMOVE 12.00.09. ABANDONED SIGNS.

This topic is addressed in 12.00.02. HOW TO USE THIS CODE of the new sign chapter, specifically #8. SIGN APPEARANCE, MAINTENANCE, AND REMOVAL which is in B. GENERAL REQUIREMENTS FOR ALL SIGNS.

~~12.00.09. Abandoned signs:~~

1. ~~Except as otherwise provided in this chapter, any sign that is located on property which becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid city occupational license or~~

~~pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Abandoned signs shall be removed within twenty (20) continuous days of being abandoned, or all copy shall be removed with a blank sign face; or shall be appropriately be covered shielded in a professional manner, no sign face shall be allowed to be open or otherwise incomplete so as to appear abandoned or in disrepair.~~

When a commercial entity utilizing a sign is discontinued, all signs related to that entity shall be removed or neutralized within 30 days from the date of discontinuance of the use. Sign cabinets and structures to which another sign face may ultimately be attached can conform to this requirement by:

- a. painting over the existing sign with a color that harmonizes with the building,
- b. removing sign pan faces and replacing them with blank panels, or
- c. placing a fitted sign wrap over the cabinet that completely obscures the underlying sign face, is fitted snugly over the existing cabinet, is secured and has no loose or hanging ties, ropes or supports.

REMOVE 12.00.10. NON-CONFORMING SIGNS.

This topic is addressed in 12.00.02. HOW TO USE THIS CODE of the new sign chapter, specifically, B. GENERAL REQUIREMENTS FOR ALL SIGNS, which infuses the exact same language into #10. NON-CONFORMING SIGNS.

12.00.10. Non conforming signs:

- a. ~~All permitted **nonconforming signs** shall be grandfathered and considered to be in compliance with this Code.~~
- b. ~~Subject to the limitations imposed by this ordinance, a **nonconforming sign** may be continued and shall be maintained in good condition as required by this ordinance. However, a nonconforming sign shall not be:
 - i. ~~Structurally changed, but its pictorial content may be changed.~~
 - ii. ~~Structurally altered to prolong its use except to meet safety standards.~~
 - iii. ~~Altered in any manner that increases the degree of nonconformity.~~
 - iv. ~~Expanded.~~
 - v. ~~Continued in use after cessation or change of the business or activity to which the sign pertains.~~
 - vi. ~~Reestablished after damage from natural causes if the estimated cost of reconstruction exceeds fifty (50) percent of replacement cost. A nonconforming sign damaged or destroyed by an unintentional or intentional third party (nonowner) acts or omissions shall be allowed to be reconstructed regardless of the percentage of damage provided the nonconforming use is not expanded.~~
 - vii. ~~Continued in use when a conforming sign or structure is permitted and erected on the same lot of record.~~
 - viii. ~~Continued in use when any land use to which the sign pertains has ceased for a period of thirty (30) consecutive days.~~
 - ix. ~~**Nonconforming signs** are allowed when the existing use has new ownership which results in a change in the name or logo, and any permitted alteration, modification or reconstruction. Modifications shall be limited to the replacement of a sign panel, replacing individual letters and logos within the same area or repainting a sign face. This does not permit changes to the structure, framing, erection or relocation of the sign unless such changes will bring the sign into regulatory conformance.~~~~
- c. ~~**Blank nonconforming signs.** When a sign face remains blank, which is defined as void of advertising matter, for six (6) months or longer, the entire sign structure shall lose its nonconforming status and shall be treated as an abandoned sign. Signs displaying an "available for lease" or similar message or partially obliterated faces that do not identify a particular product, service, or facility shall be deemed blank.~~

REMOVE 12.00.11. ILLEGAL SIGNS.

The items below are common issues that are addressed throughout the new sign chapter. The two exceptions are specifically addressed in: 12.00.02. HOW TO USE THIS CODE; B. GENERAL REQUIREMENTS FOR ALL SIGNS; 9. ILLEGAL SIGNS (see below).

12.00.11. Illegal signs.

1. ~~Illegal signs. The following signs shall be considered to be illegal:~~
 - a. ~~A sign placed after the effective date of this ordinance which is inconsistent with the terms contained herein.~~
 - b. ~~A sign placed prior to the effective date of this ordinance which required the issuance of a permit according to the regulations applicable at the time, but which permit was never procured.~~
 - c. ~~A sign placed prior to the effective date of this ordinance which did not require the issuance of a permit according to the regulations applicable at the time, but which sign was placed inconsistent with the terms governing location, height, surface area or other regulatory measure applicable at the time.~~
 - d. ~~A sign damaged or destroyed in excess of fifty (50) percent of its replacement cost and which is not removed consistent with the terms of these sign regulations.~~
 - e. ~~A sign which is abandoned.~~
 - f. ~~A temporary or portable sign which was placed in accordance with these regulations but for which the permit has expired.~~
 - g. ~~Any sign located in a public right-of-way without permission from the City of Crystal River.~~
 - h. ~~Any sign depicting, illustrating, describing or relating to specified sexual activities or specified anatomical areas as those activities and areas as defined in the Crystal River Adult Entertainment Licensing Ordinance.~~
2. ~~Determination by city manager or designee. Upon determination by the city manager or designee, that a certain sign is illegal, the city manager or designee will act to remedy the violation, which may include any of the following procedures as applicable to the circumstances:~~
 - a. ~~Those persons or entities, including the property owner, lessor, lessee or occupant of the property, who may violate any portion of this chapter, shall first be notified by certified mail citing the time, place, date and nature of the particular violation(s), and a date certain when the violation(s) is (are) to be brought into compliance.~~
 - b. ~~Those persons or entities, including the property owner, lessor, lessee or occupant of the property receiving said notice, shall be afforded the right to appeal the determination of the city manager, or the city manager's designee, that the sign(s) in question is (are) illegal signs.~~
 - c. ~~Unless appealed to the city's hearing officer within the time provided in the notice of violation, or as otherwise provided in this chapter, violations existing beyond the above referenced date certain shall be deemed a civil infraction and shall be punished by a fine not to exceed fifty dollars (\$50.00) each day any violation of any provision of this chapter shall continue a separate offense.~~
 - d. ~~Unless appealed to the city's hearing officer within the time provided in the notice of violation, or as otherwise provided in this chapter, the city shall have the right to remove and impound any sign that remains in noncompliance beyond thirty (30) days after the initial notice of violation is issued.~~
 - e. ~~Signs determined by the city manager or the city manager's designee, to be dangerous signs, (signs found to be structurally unsound, insecurely attached or otherwise posing hazards to the immediate health, safety and general welfare of the public), are subject to immediate removal and impoundment by the city. The violator, upon being notified by certified mail of the existence of a dangerous sign on their property, shall be responsible for correcting the violation immediately, or the city is authorized to~~

compel the structure to be removed at the expense of the property owner, lessor, lessee or occupant of the property, jointly and severally.

- f. ~~The city manager or the city manager's designee may cause the removal and impoundment of any sign or illegal sign located on public property, including any such sign located within a public right-of-way.~~
- g. ~~Signs impounded under this section for a period of thirty (30) days, if unclaimed, shall be disposed of as abandoned property in accordance with public law. The city shall charge the property owner, lessor, lessee or occupant of the property, who shall be jointly and severally responsible for said charges, for the cost of such removal, storage and disposal, which amount may be reduced to a lien on the property as allowed by law.~~
- h. ~~For purposes of this section, the term city manger's designee may include the city's planning director, or any duly designated code enforcement officer.~~

~~3. Appeals.~~

- a. ~~Any individual, owner or entity who wishes to appeal a notice of violation of the city's sign ordinance as determined by the city manager or designee, shall, within fifteen (15) days of receiving such citation, file a written notice of appeal with the city clerk. A separate notice of appeal shall be filed for each violation being appealed, on a form approved by the city.~~
- b. ~~Each notice of appeal shall be accompanied by a filing fee of eighty dollars (\$80.00) for each violation being appealed, payable to the city clerk.~~
- c. ~~An appeal shall not be considered timely filed until such time as a written notice of appeal is filed, and a filing fee has been paid to the city clerk, for each violation being appealed.~~
- d. ~~The filing fee contemplated under this section shall be returned to the appellant in the event the appellant's violation is overturned by the hearing officer.~~
- e. ~~Once an appeal is received by the city clerk, the city manager, or the city manager's designee, shall schedule a hearing before a hearing officer within thirty (30) days of the filing of the notice of appeal as detailed herein, and shall notice the appellant of such hearing via certified mail.~~
- f. ~~The hearing procedure, as well as the roles and responsibilities of the hearing officer shall be consistent with the provisions contained in chapter 2, article VI, section 2-114 of the City of Crystal River Code of Ordinances, and Chapter 162, Florida Statutes.~~
- g. ~~A determination by the city manager or the city manager's designee, that a sign is structurally unsound, insecurely attached or otherwise posing hazards to the immediate safety and general welfare of the public, and thus must be removed, must be appealed within five (5) days of said Notice being issued by the city manager or the city manager's designee. Hearings on said appeals will be scheduled within sever (7) days of an appeal being filed.~~
- h. ~~For purposes of this section, any appeal of a citation of violation issued by the city manager or designee, shall be heard by a hearing officer, notwithstanding anything contained within section 8.02.03 of the city's Land Development Code to the contrary. Specifically, the city planning commission shall not have original jurisdiction to address direct appeals of any notice of violation issued pursuant to this chapter; such original jurisdiction shall be vested with a hearing officer as specifically established pursuant to chapter 2, article VI, section 2-114. However, the city planning commission shall have all of the regular and ordinary duties afforded to it pursuant to section 8.02.03 of the city's Land Development Code.~~
- i. ~~If the special master determines by a preponderance of the credible evidence that a violation of the city's sign ordinance existed or occurred, the hearing officer shall have the authority to issue an order directing whatever action is necessary to bring the violation into compliance by a date certain. Violations existing beyond the above referenced date certain shall be deemed a civil infraction and shall be punished by a fine not to exceed fifty dollars (\$50.00). Each day such violation shall constitute~~

~~a separate offense.~~

~~j.—The city shall have the right to remove and impound any sign that remains in noncompliance with the hearing officer's determination after thirty (30) days have elapsed from the time the notification of said determination is mailed to the appellant.~~

~~k.—Signs impounded under this section for a period of thirty (30) days, if unclaimed, shall be disposed of as abandoned property in accordance with public law. The city shall charge the property owner, lessor, lessee or occupant of the property, who shall be jointly and severally responsible for said charges for the cost of such removal, storage and disposal, which amount may be reduced to a lien on the property as allowed by law.~~

9. ILLEGAL SIGNS

A sign damaged in excess of fifty (50) percent of its replacement cost OR a sign depicting, describing or relating to specified sexual activities as defined in the Crystal River Adult Entertainment Licensing Ordinance shall be considered to be illegal and shall be removed immediately.

REMOVE 12.00.12. SPECIAL CONDITIONS.

The items below are common issues that are addressed throughout the new sign chapter. The one exception is landscaping, which is an option for menu board screening, but is not required for monument signage.

~~12.00.10. Special conditions.~~

~~1.—Traffic hazards. No sign or other advertising structure regulated by this article shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device.~~

~~2.—Aesthetics. The aesthetic quality of a building or an entire neighborhood is materially affected by achieving visual harmony of the signs on or about a structure as it relates to the architecture of the building or the adjacent surroundings. In addition to the mechanical limitations on signs imposed by this section, there are certain aesthetic considerations which must be met and are therefore subject to review by the planning commission, for any permittable sign over thirty two (32) square feet:~~

~~a.—The scale of the sign must be consistent with the scale of the building on which it is to be placed or painted and the neighborhood in which it is located. However, in no case shall it exceed the size provided for in other sections of this article.~~

~~b.—The overall effect of the configuration or coloring of the sign shall be consistent with the community standards. The configuration and colors shall be complementary with other signs already on the building and on adjacent properties.~~

~~c.—Landscaping. All freestanding signs shall be landscaped in an attractive manner, appropriate to the specific location, with a minimum dimension of the landscaped area not less than two (2) feet. Landscaping shall be protected from vehicular encroachment.~~

~~3.—Themed signage. A business can increase customer enjoyment through the appreciation of a themed atmosphere. Additional signage can be worked into the landscaping or become part of a visual display.~~

~~In an effort to allow flexibility to the community for additional signage, the planning commission may make certain concessions to those businesses that submit a custom architectural and themed signage plan for approval.~~

~~4.—Interpretation. Where a question arises regarding the interpretation of this article, the most restrictive interpretation shall prevail. Interpretations of this article shall be made by the city manager, or designee.~~

REMOVE 12.00.13. PERMITTED SIGNAGE IN LAND USE DISTRICTS.

The INTRODUCTION to the staff report conveys the difference between the structure of the new sign chapter and the structure of the current sign chapter. Specifically, it highlights the way in which the current chapter organizes signage around four categories (Commercial Zoning Districts, Shopping Centers, Malls, and the Public Institutional zoning district), whereas the new chapter provides a table with standards for each type of signage. The language discussed in the current chapter is found below. It results in a great deal of repetition.

~~12.00.13 Permitted signage in land use districts.~~

~~1. Commercial zoning districts.~~

- ~~a. Signs allowed in commercial nonresidential districts not otherwise excluded (General Commercial [CG]; High Intensity Commercial [CH] and Commercial Waterfront [CW]). (Does not include Shopping Centers, Malls and Commercial Centers which you will find later on in this Ordinance)~~
- ~~b. Building directory sign. In addition to the wall signs otherwise permitted by these regulations one additional sign may be permitted for the purpose of identifying first floor tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.~~
- ~~c. Canopy/awning sign. Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following:
 - ~~i. The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.~~
 - ~~ii. No awning or canopy sign shall extend above the top of the awning or canopy.~~
 - ~~iii. Multiple logos or insignias on an awning or canopy are prohibited.~~~~
- ~~d. Directional/informational sign for multi family or permitted nonresidential structures, not exceeding four (4) square feet in area or five (5) feet in total height may be allowed at points of ingress and egress located on private property at or near the public right of way, directing or guiding vehicular traffic onto the property and/or toward parking or other identified locations on the property.
 - ~~1) A directional sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.~~
 - ~~2) One (1) on-premise entrance, exit and directional sign shall be allowed at each driveway location with a minimum setback of three (3) feet from the property line.~~
 - ~~3) Such signs shall not exceed five (5) feet in height from finished grade and four (4) square feet in sign area.~~~~
- ~~e. Freestanding monument/ground sign. One (1) freestanding monument/Ground sign may be permitted for each major structure per street frontage in accordance with the following:
Business identification signs (intended for single businesses)—Maximum surface area allowed is eighty (80) square feet (includes frame) if located along an arterial roadway, sixty four (64) square feet (including frame) if located along a collector roadway. Multiple tenants may not be advertised on a single business identification sign.
Property identification signs (intended for multi-tenant buildings). When located along arterial roadways, the maximum surface area shall be eighty (80) square feet (including frame); when located along a collector roadway, the maximum surface area may be sixty four (64) square feet (including frame). An additional sixteen (16) square feet of surface area per business with valid business tax receipt shall be allowed. An additional eight (8) square feet may be approved for addressing purposes only.
 - ~~i. Signs must be set back five (5) feet from right of way lines and may not encroach on the~~~~

~~property of another.~~

- ~~ii.— The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade (including signage allowed for additional businesses).~~
- ~~iii.— Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.~~
- ~~f.— In addition to the other signs in this section, one (1) on-premises drive through restaurant sign shall be permitted in those commercial districts of the city where drive through restaurants are permitted. Said sign shall be an exterior single face sign with illustrated face not to exceed forty (40) square feet, with the top of the sign not to exceed five (5) feet above ground level at the base of the sign. Sign shall be located adjacent to the drive through lane.~~
- ~~g.— *Personal/nameplate.* Nonilluminated identification signs shall be permitted on the rear door of all business establishments provided such signs are limited to three (3) square feet in area.~~
- ~~h.— *Real Estate Sign.* One (1) real estate sign advertising "For Sale/Rent/Lease," may be placed on the premises and shall not exceed sixteen (16) square feet in area; nor six (6) feet in height. One (1) such sign is permitted for each street frontage.~~
- ~~i.— *Under canopy sign.* Where a covered walkway is present, each store shall be permitted one (1) under canopy sign not to exceed three (3) square feet in area. This sign shall be placed in front of each occupancy perpendicular to the building face under the covered walkway.~~
- ~~j.— *Wall sign.* One (1) flat wall sign(s) which advertises the use of the premises: The maximum area for this signage shall be fifteen (15) percent of the building frontage, not to exceed eighty (80) square feet.~~
- ~~k.— *Window signs.* Signs of a permanent and nonpermanent nature designed to advertise a special event, sale, product or service may be placed on the interior of any first floor window provided the surface area of all such signs does not exceed twenty five (25) percent of the area of the window in which the signs are displayed.~~

~~2.— *Shopping center.*~~

- ~~a.— *All signs to be entirely on subject property.* All signs to be permitted and regulated through the owner of the shopping center, not individual business owners.~~
- ~~b.— *Sidewalk (sandwich "A" frame).* This sign is exempt from permitting provided it meets the following criteria:
 - ~~i.— Total area of sign, including frame, not to exceed nine (9) square feet per side.~~
 - ~~ii.— Maximum distance from front entrance is ten (10) feet.~~
 - ~~iii.— Must not unreasonably impede pedestrian traffic.~~~~
- ~~c.— *Building directory sign.* In addition to the wall signs otherwise permitted by these regulations one additional wall sign may be permitted for the purpose of identifying tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.~~
- ~~d.— *Canopy/awning sign.* Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following:
 - ~~i.— The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.~~
 - ~~ii.— No awning or canopy sign shall extend above the top of the awning or canopy.~~
 - ~~iii.— Multiple logos or insignias on an awning or canopy are prohibited.~~~~
- ~~e.— *Changeable signage.* Only permanently fixed changeable signs. Size will be included as part of the allowed freestanding signage.~~

- f. ~~Directional/informational signs.~~ Directional signs are allowed not exceeding four (4) square feet in area, or five (5) feet in height with a limit of four (4) signs per lot, located at points of parking lot ingress and egress.
- g. ~~Freestanding monument/ground sign.~~ One (1) freestanding monument/ground sign may be permitted for each major structure per street frontage in accordance with the following:
 - Property identification signs:*
When located along arterial streets, the maximum surface area shall be eighty (80) square feet. An additional sixteen (16) square feet of surface area, (including frame) per business with valid business tax receipt shall be allowed per sign face. An additional eight (8) square feet may be approved for addressing purposes only. One (1) monument sign will be allowed per 200 linear feet of frontage. Total surface area of said signage shall not exceed 240 square feet per sign.
 - i. ~~Signs must be set back five (5) feet from right-of-way lines and may not encroach on the property of another.~~
 - ii. ~~The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade.~~
 - iii. ~~Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.~~
- h. ~~Real estate sign.~~ One (1) real estate sign advertising "For Sale/Rent/Lease" may area, or six (6) feet in height. One (1) such sign is permitted for each street frontage.
- i. ~~Under canopy sign.~~ Where a covered walkway is present, each store shall be permitted one (1) under canopy sign not to exceed three (3) square feet in area. This sign shall be placed in front of each occupancy perpendicular to the building face under the covered walkway.
- j. ~~Wall sign.~~ One (1) or more flat wall sign(s) which advertises the use of the premises will be allowed. The maximum area for this signage shall be fifteen (15) percent of the building frontage, not to exceed eighty (80) square feet.

3. ~~Malls.~~

- a. ~~All signs to be on subject property.~~
- b. ~~Directional/informational signs~~ not exceeding three (3) square feet in area, or five (5) feet in height with a limit of four (4) signs per lot, located at points of parking lot ingress and egress.
- c. ~~Building directory sign.~~ In addition to the wall signs otherwise permitted by these regulations an additional wall sign may be permitted for the purpose of identifying tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.
- d. ~~Canopy/awning sign.~~ Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following:
 - i. ~~The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.~~
 - ii. ~~No awning or canopy sign shall extend above the top of the awning or canopy.~~
 - iii. ~~Multiple logos or insignias on an awning or canopy are prohibited.~~
- e. ~~Freestanding monument/ground sign.~~ One (1) freestanding monument/ground sign may be permitted for each major structure per street frontage in accordance with the following:
 - Property identification signs:*
When located along arterial streets, the maximum surface area shall be eighty (80) square feet. An additional sixteen (16) square feet of surface area (including frame) per business with valid business tax receipt shall be allowed per sign face. An additional eight (8) square feet may be approved for addressing purposes only. One (1) monument sign will be allowed per 200 linear feet of frontage.

Total signage not to exceed 240 square feet of surface area per sign.

- i. Signs must be set back five (5) feet from right-of-way lines and may not encroach on the property of another.
- ii. The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade.
- iii. Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard. [f.]

~~— Real estate sign. One (1) real estate sign advertising "For Sale/Rent/Lease" may be placed on the premises and shall not exceed thirty two (32) square feet in area, or six (6) feet in height. One (1) such sign is permitted for each street frontage.~~

~~[g.] Wall sign. Exterior building wall signs, one (1) per exterior wall face of each major department store and other center section stores with exterior customer entrances. These signs must not exceed ten (10) percent of the exterior wall face upon which they are attached. Each entrance from the public right-of-way into the mall will be allowed a three-sided freestanding sign not to exceed thirty two (32) square feet in area per sign face.~~

~~4. Signs allowed in public institutional (PI).~~

- a. All signs to be entirely on subject property.
- b. ~~Building directory sign. In addition to the wall signs otherwise permitted by these regulations an additional wall sign may be permitted for the purpose of identifying tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.~~
- c. ~~Canopy/awning sign. Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding ground signs and displays, subject to the following:~~
 - i. The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.
 - ii. No awning or canopy sign shall extend above the top of the awning or canopy. Multiple logos or insignias on an awning or canopy are prohibited.
- d. ~~Directional signs not exceeding three (3) square feet in area, or five (5) feet in height with a limit of four (4) signs per lot, located at points of parking lot ingress and egress.~~
- e. ~~Freestanding monument/ground sign. One (1) freestanding monument/ground sign may be permitted for each major structure per street frontage in accordance with the following:~~

~~Property identification signs:~~

~~When located along arterial streets, the maximum surface area shall be eighty (80) square feet. An additional eight (8) square feet may be approved for addressing purposes only. One (1) monument sign will be allowed per 200 linear feet of frontage~~

- i. Signs must be set back five (5) feet from right of way lines and may not encroach on the property of another.
 - ii. The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade.
 - iii. Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.
- f. ~~Real estate. One (1) real estate sign advertising "For Sale/Rent/Lease," may be placed on the premises and shall not exceed thirty two (32) square feet in area, or six (6) feet in height. One (1) such sign is permitted for each street frontage.~~
 - g. ~~Under canopy sign. Where a covered walkway is present, each store shall be permitted one (1) under canopy sign not to exceed three (3) square feet in area. This sign shall be placed in front of each~~

occupancy perpendicular to the building face under the covered walkway and shall not be less than ninety (90) inches from the walkway, with a rigid mounting.

~~h.—Wall sign. One (1) or more flat wall sign(s) which advertises the use of the premises. The maximum area for this signage shall be fifteen (15) percent of the building frontage, not to exceed eighty (80) square feet.~~

~~5.—Electronic message signs. Notwithstanding any other provisions contained within this chapter, Electronic Message Signs shall only be permitted on properties with frontage along U.S. Highway 19 or State Road 44 in Public Institutional (PI) and High Intensity Commercial Zoning Districts (CH) (including individual businesses, shopping centers, malls, and commercial centers), subject to the following:~~

~~1) The sign display must remain static for a minimum of seven (7) minutes. The change of display, message or copy must be "instantaneous" with no fading or special effects.~~

~~2) Messages must be fully displayed on a single rotation and not continued as sequential interval messages;~~

~~3) Animated signs are prohibited;~~

~~4) Flashing lights, traveling messages, animation, scrolling or other movement is prohibited.~~

~~5) Interactive displays including, but not necessarily limited to, recognition based on electronic key codes, phone calls or texting, facial recognition or automated license plate recognition shall not be permitted.~~

~~6) Emission of sound or odor is prohibited.~~

~~7) Maximum brightness levels for an Electronic Message Sign display shall not exceed 0.3 foot candles above ambient light levels measured at a distance of two hundred (200) feet perpendicular from the base of the sign.~~

~~8) Electronic message sign displays must have automatic brightness control keyed to ambient light levels, to ensure that illumination of the sign display shall be adjusted as ambient light conditions change. Upon request of city, a sign owner shall provide city with acceptable evidence that the sign complies with these illumination standards. Such evidence shall consist of testing by an independent third party using a foot candle meter or similar testing device.~~

~~9) Electronic message sign displays shall be programmed to go dark if there is a malfunction.~~

~~10) Traffic control devices and related governmental signs which are necessary for public health, safety and welfare are exempt from this paragraph.~~

~~11) The total surface area of any electronic message sign authorized by this Section shall not exceed forty (40) square feet.~~

~~12) Only one (1) electronic message sign shall be permitted per property, regardless of the number of businesses operating on said property.~~

~~13) Electronic message signs for identification of individual tenants or businesses in malls, shopping centers or multi-tenant buildings shall not be permitted.~~

~~14) Electronic message signs shall not be permitted as wall signs, portable signs, vehicle signs, vehicle mounted or trailer mounted signs, and shall not otherwise be permitted to be affixed to any building.~~

REMOVE 12.00.14. INSTALLATION, REPAIR, AND PERMITTING OF SIGNAGE.

This section is difficult to understand and is not necessary.

~~12.00.14. Installation, repair and permitting of signage.~~

~~Any sign authorized by this Section shall be installed or repaired shall comply with the permitting, repair and installation requirements contained in section 12.00.05.~~

5. CITY OF CRYSTAL RIVER COMPREHENSIVE PLAN:

The proposed changes to the text of the City's Land Development Code are consistent with specific **GOALS, OBJECTIVES, and POLICIES** that are found within the City of Crystal River Comprehensive Plan. For example:

Goal 2 of the Comprehensive Plan states:

"Crystal River will be a balanced and well-planned community."

Standards regarding signage impart new regulations that update or improve upon the City's existing zoning while benefitting the citizens that live, work, and recreate here. This will help to create a more balanced and well-planned community.

Objective 2.8 of the Comprehensive Plan, which states:

"Development in Crystal River will be consistent with all elements of the Crystal River Comprehensive Plan."

The standards regarding signage are conveyed using tables that include graphics and images. This user-friendly approach improves upon the City's existing zoning as well as the ability of Staff to provide customer service. This will improve upon the City's built environment and help to ensure that development in Crystal River remains consistent with the Comprehensive Plan.

Goal 3 of the Comprehensive Plan, which states:

"Crystal River will promote and maintain the character of community through consistent land use."

New sign standards promote and maintain the character of the community by ensuring that they are innovative, up to date, illustrative, and form based.

Objective 3.1 of the Comprehensive Plan, which states:

*The City shall preserve, protect and improve the character of the City through the implementation of compatibility standards and the consideration of innovative development standards that may include transfer of development rights, planned unit developments, **form-based regulations**, conservation subdivisions, or other regulations that encourage mixed use and clustered development patterns.*

The new standards regarding signage are appropriate for a form-based code. While the CRA District already has such a code in place, the remainder of the city does not. However, staff is about to begin working on this. The new standards are ideal for a form-based code. As such, they are appropriate for the CRA District as well as the ordinance that will soon be developed. Therefore, this is a significant step in the right direction that benefits the residents of the community as well as the built environment.

Objective 3.2 of the Comprehensive Plan, which states:

The Character and quality of existing residential neighborhoods will be maintained or upgraded.

The new standards regarding signage will impart regulations that update or improve upon the existing zoning in residential areas of our community. This ensures that the character and quality of each neighborhood can be maintained, if not upgraded.

Policy A of the Comprehensive Plan, which states:

*The City will permit only residential developments, **residential accessory uses, and limited specified uses which are compatible with residential uses in residential neighborhoods.** Limited specified uses will be allowable only for those uses which meet the supplemental standards of being residential support uses, or uses which are compatible with residential character of the surrounding neighborhoods and otherwise consistent with the comprehensive plan. Compatibility shall be determined by intensity of use as well as similarity in scale, bulk, and other aspects of site design.*

The standards in this code will improve upon the City’s built environment while promoting signage that is compatible and appropriate for residential neighborhoods. Therefore, this text is consistent with Policy A of the Comprehensive Plan.

6. SUMMARY OF PUBLIC COMMENTS:

No public comments were received prior to the writing of the Staff Report.

7. PLANNING COMMISSION ACTION:

As conveyed in Subsection (B.) of 8.02.03. (Roles and responsibilities), “the Planning Commission shall hear, consider, and make recommendations to the City Council regarding applications to amend the text of the LDC.”

Additionally, Subsection (C.) (#4) of 10.03.04. (Procedures for action by the Planning Commission) states that “the Planning Commission shall recommend to the City Council that the application be **approved, approved with conditions** (changes), or **denied.**”

6. STAFF RECOMMENDATION:

The proposed amendment to the Land Development Code will replace in its entirety the regulations for **CHAPTER 12 SIGNS**. The current chapter was adopted in 2010. A primary reason for the revisions involves the 2015 United States Supreme Court case of Reed vs. the Town of Gilbert. In this case the Court ruled that all sign standards must be “content-neutral”. If one can differentiate the type of sign that is being regulated by reading the sign’s subject or the sign’s author then the sign is likely unconstitutional. As a result of this case, nearly every municipality and county in the United States has had to update or overhaul its sign ordinance.

The proposed changes to the sign ordinance are not only necessary from a legal standpoint. They will reinforce the City’s push towards a “form-based” land development code. Such an ordinance is characterized by easy-to-understand text with an abundance of tables, graphics, images, and photographs. The result is a clean, easy to use, visually stimulating code.

Finally, the proposed ordinance is consistent with and will further the goals conveyed in both the Crystal River Civic Master Plan as well as the Crystal River Comprehensive Plan.

Based upon the above, the Planning and Development Services Department recommends APPROVAL of Ordinance No. 20-O-19 to amend Chapter 12 Signs of the Land Development Code.

7. SUPPORTING ATTACHMENTS, DIAGRAMS, & POWERPOINT PRESENTATION:

- A. Staff's PowerPoint Presentation
- B. Staff Backup Material



PERMIT NO: PZ22-0055

ORDINANCE NO. 22-O-19

City of Crystal River

Planning & Community Development
123 Northwest Highway 19
Crystal River, FL 34432
Telephone: (352) 795-4216
development@crystalriverfl.org

APPLICATION FOR LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT

Name of Petitioner(s): City of Crystal River, Planning and Community Development Department
(contact person: Brian Herrmann, Director)

Address of Petitioner(s): 123 NW Highway 19

Crystal River,

Florida

34428

City

State

Zip Code

Phone # 352-795-4216, Ext. 308

Cell # _____

Email Address: bherrmann@crystalriverfl.org

State the LDC Code Section(s) that you wish to Amend: Repeal and replace Ch 12 Signs in its entirety

Reason for Proposed Amendment: Update sign ordinance in accordance with Supreme Court decision in Reed v. Town of Gilbert and other court rulings acknowledging that local governments may continue to regulate signs through content-neutral control such as the permitted time, place, or manner in which signs may be displayed.

State evidence of consistency of the Proposed Amendment with the Comprehensive Plan.

Objective 3.4 , Policy A) of the Future Land Use Element requires signage regulations shall direct placement, size, and construction.

I Brian Herrmann, Director, being first duly sworn, affirm and say that I am the:
(check one) _____ owner, or the legal representative authorized to speak on behalf of the subject matter, of the property described in this application.

6/14/22

Signature

Date

Brian Herrmann

Print Name

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me by physical presence or () remote audio-visual means this 14 day of June, 2022, by Brian Herrmann who is personally known to me or has produced FL DL as identification and who did not take an oath.

Notary Public



ZACHARY CICIERA
Notary Public
State of Florida
Comm# HH250215
Expires 4/6/2026

The following items are required (applications will not be processed if these items do not accompany the application):

- Standard Application Form
- Notarized Letter of Authorization, if acting on another's behalf
- Copy of the proposed text change.
- Copy of the proposed ordinance in strike-through and underline form.
- Attach as many additional pages as necessary.

ORDINANCE NO. 22-O-19

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING ORDINANCE NUMBER 05-O-08, APPENDIX A – LAND DEVELOPMENT CODE OF CITY OF CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, AS AMENDED; REPEALING THE EXISING CHAPTER 12. SIGNS IN ITS ENTIRETY AND REPLACING IT WITH A NEW CHAPTER 12. SIGNS FOR PROVIDING SIGNAGE STANDARDS AND REGULATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER’S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes (F.S.), the City of Crystal River City Council adopted the City of Crystal River Comprehensive Plan; and

WHEREAS, on May 17, 2005, the City of Crystal River adopted the City of Crystal River Land Development Code (LDC) as ordinance 05-O-08, as further amended; and

WHEREAS, the City Council of the City of Crystal River, Florida, recognizes the need to update and revise the City’s LDC to maintain consistency with the goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, this Ordinance amendment of the City’s LDC intends to regulate signage in accordance with Supreme Court decision in Reed v. Town of Gilbert and other court rulings acknowledging that local governments may continue to regulate signs through content-neutral control such as the permitted time, place, or manner in which signs may be displayed; and

WHEREAS, certain changes are necessary and desirable to improve the usability of the LDC.

WHEREAS, the City of Crystal River has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, the City Council of the City of Crystal River, Florida, has determined that adoption of this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Crystal River.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, THAT THE CITY’S LAND DEVELOPMENT CODE IS AMENDED AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend Appendix A, Land Development Code of the Crystal River, Florida, Code of Ordinances, by repealing and replacing Chapter 12. Signs in its entirety for reasons set forth in the above “WHEREAS” clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY.

The City of Crystal River City Council is authorized to amend Appendix A, Land Development Code of the City of Crystal River, Florida, Code of Ordinances, pursuant to Part 1, Article III of the City Charter of the City of Crystal River and Chapter 1 - General Provisions, of the City of Crystal River, Florida, Code of Ordinances, and as otherwise authorized by applicable Florida Statutes.

SECTION 3. AMENDMENT OF THE LAND DEVELOPMENT CODE.

The City Council of the City of Crystal River, Florida, hereby adopts this Ordinance to repeal and replace Chapter 12. Signs in its entirety as shown in **Exhibit "A"**, attached hereto, and incorporated by reference.

A copy of the Land Development Code, as amended, is on file at City Hall in Crystal River, Florida.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. CONDIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

It is the intention of the City Council of the City of Crystal River, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of Appendix A, Land Development Code of the City of Crystal River, Florida, Code of Ordinances. The actual text of the Sections to this Ordinance need not be codified. The Code codifier of the City is given broad and liberal authority to appropriately codify the Exhibit into the provisions of the Land Development Code in a format that can be readily published and distributed in a useable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, are hereby granted the authority to take any and all necessary and appropriate actions to accomplish the provisions of this Section. The Exhibit to this Ordinance is hereby incorporated herein by the references thereto as if fully set forth herein verbatim.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provisions of the Ordinance.

SECTION 7. MODIFICATION.

It is the intent of the City Council that the provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated in the final version of the ordinance adopted by the Council and filed by the City Clerk.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective as per Florida law.

DONE AND ADOPTED in a regular meeting of the City Council of the City of Crystal River, Florida, this _____ day of _____, 2022.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

**APPROVED FOR CORRECTNESS
AND FORM:**

VOTE OF COUNCIL:

Meek: _____

Brown: _____

Guy: _____

**ROBERT W. BATSEL, Jr., ESQUIRE
CITY ATTORNEY**

Fitzpatrick: _____

Holmes: _____

EXHIBIT "A"

NOTE: ~~Strike Through~~ denotes a deletion, underline denotes an addition.

THAT CHAPTER 12. SIGNS, SECTIONS 12.00.01 THROUGH 12.00.14, OF APPENDIX A – LAND DEVELOPMENT CODE OF CITY OF CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, IS HEREBY REPEALED AND REPLACED TO READ AS FOLLOWS:

~~CHAPTER 12. SIGNS~~

~~12.00.01. Purpose.~~

~~Signs may be erected and maintained only when in compliance with the following provisions of this chapter. The purpose of this article is to create the framework for a comprehensive and balanced system of sign control. It recognizes the need for a well-maintained and attractive appearance in a community and the need for adequate business identification, advertising and communication. It is the intent of this chapter to promote the health, safety, convenience, aesthetics and general welfare of the community by controlling signs which are intended to communicate to the public and to authorize the use of signs which are:~~

- ~~1. — Compatible with their surroundings.~~
- ~~2. — Designed, constructed, installed and maintained in such a manner that they do not endanger public safety nor contribute to vehicular visual distraction.~~

~~12.00.02. Definitions.~~

~~*Abandoned sign.* Except as otherwise provided in this chapter, any sign that is located on property which becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid city business tax receipt or pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned.~~

~~*Animated sign.* A sign depicting or involving action, motion, light, or color changes through electrical or mechanical means. Animated signs are not identified as illuminated signs.~~

~~*Awning/canopy sign.* A sign with its copy on a shelter made of any non-rigid material, such as fabric or flexible plastic that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.~~

~~*Balloon.* An airtight bag filled with hot air, helium, hydrogen or any other gas lighter than air which is tethered to the ground or any other stationary object for the primary purpose of attracting attention to its site, whether or not the bag displays characters, ornamentation or letters.~~

~~*Banner.* Any sign with characters, letters, illustrations or other ornamentation applied to or integrated in any cloth, paper, fabric, plastic or similar material that is not permanently attached to a solid backing wood, metal or masonry.~~

~~*Billboard.* A permanently installed sign that is sixty-four (64) square feet and over in size, with the bottom of the sign four (4) foot or more above grade advertising goods, services, ideas or events which are not provided or sold at the same location as the sign.~~

~~*Business identification sign.* A sign which advertises an individual business establishment located on the same property.~~

~~*Building directory sign.* An on-premises sign listing the tenants of a multiple tenant structure or center.~~

Building frontage. The area of the street side of the building, housing the business, excluding roof and parapet areas, including glass areas.

Canopy sign. See Awning/canopy signs.

Changeable sign. A sign or portion thereof on which the copy or symbols change either manually, or through mechanical means, changing the placement of letters or symbols on a panel mounted in or on a track system.

Construction sign. A sign advertising the construction or improvement of the property where such sign is located.

Directional/informational sign. A permanent instructional sign located on private property at or near the public right-of-way, directing or guiding vehicular traffic onto the property and/or toward parking or other identified locations on the property.

Drive-through restaurant sign. A sign placed so as to be viewed from the drive-through lane of a restaurant, where drive-through lanes are permitted.

Electronic message sign. A sign emitting an illuminated message, image or design created electronically by any light source, LED (light-emitting diodes), bare electric bulbs, luminous tubes, fiber optics, or any other combination of light sources creating a message. This definition shall include time, temperature and date signs. This definition does not include Illuminated Signs as defined herein.

Externally illuminated signs. External lighting fixtures that project light on a sign from above or below.

Flag. Any cloth, paper, fabric, plastic or similar material, usually rectangular in shape, whether or not the material displays characters, ornamentation or letters, attached to any staff, cord, building or other structure, that hangs loosely, for the primary purpose of attracting attention to its site. A flag shall not be considered a banner.

Footprint. The surface space occupied by a structure or device.

Freestanding sign. Any sign which is permanently affixed in or upon the ground, supported by one (1) or more structural members, with air space between the ground and the sign face.

Ground sign. A sign supported by a pole, uprights, or braces on the ground.

Historical building marker. A historical marker is a plaque or sign erected at historically significant locations, facilities, or buildings.

Illegal sign. Any sign placed without proper approval or permits as required by this code at the time of sign placement. Illegal sign shall also mean any sign placed contrary to the terms or time limits of any permit and any nonconforming sign which has not been brought into compliance with any applicable provisions of this Code.

Illuminated sign. A sign illuminated in any manner by an artificial light source, whether internally or externally lit, including but not limited to neon signs and any sign which has characters, letters, figures, designs or outlines illuminated by artificial lighting. This definition does not include electronic message signs as defined herein.

Manual changeable signage. Manual changeable signage must be a permanent sign and can be included in total main signage calculations. Portable changeable letter signs are not allowed.

Monument sign. A freestanding sign that stands directly on the ground or ground-level foundation. A sign which is supported by and integrated with a solid base, as opposed to poles, posts, or other such supports.

Nameplate. A sign including name plates, home-occupation signs, and other signs of a similar nature.

Nonconforming sign. A sign which was validly installed under laws or ordinances in effect at the time of its installation, but which is in conflict with the current provisions of this Code.

Off-site advertising sign. A sign between eight (8) square feet and sixty-four (64) square feet advertising goods, services, ideas or events which are not provided or sold at the same location as the sign.

Parasite sign. Any sign not exempted by this chapter, for which no permit has been issued, and which is attached to another sign.

Pennant. A long flag; often tapering.

Pole sign. A sign which is directly supported by poles or posts implanted in the ground.

Political sign. A sign supporting a candidate for public political office or an issue under consideration in an upcoming election.

Portable sign. A sign which is not permanently secured or fastened on a site, which is totally constructed off-site, and which is designed for convenient removal.

Projecting sign. A sign which is supported by an exterior wall of a building or other structure and which is constructed and displayed perpendicular to the face of the building or other structure so that both sides of the sign are visible.

Property identification sign. A sign in which the principal function is to display the name of the property or shopping center.

Real estate sign. A sign advertising the sale or rental of property, premises, or parts of premises.

Residential development identification signs. A sign within an allowable zoning district identifying multi-family residential developments or neighborhoods.

Roof line. The edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette; but excluding any mansards, cupolas, pylons, chimneys or any minor projections.

Roof sign. A sign attached to the building, located on or projecting above the roof line of a building.

Sandwich "A" frame signs. A type of sign composed of two boards holding a message or graphic. The sign is typically in a triangle shape, hinged along the top.

Setbacks. The distances established in the sign ordinance measured from the property lines to the footprint of the sign.

Snipe signs. A sign attached to a structure not designed as a sign support, such as a fence, utility pole, building, etc.

Sign. A letter, word, numeral, design, symbol, trademark, illuminating device, or associations thereof intended to attract attention to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever whether painted, printed, or constructed, and which is displayed out of doors, or is visible from the exterior of real property. For the purpose of this article, a double-faced sign is considered one (1) sign.

Streamer. A long narrow flag, banner, or pennant.

Supplemental off-site advertisement sign. A sign advertising goods, services, ideas or events which are not provided or sold at the same location as the sign and does not meet criteria of a billboard (i.e. less than sixty-four (64) square feet, bottom closer than four (4) foot above grade, etc.).

Surface area. The rectangular, trapezoidal, triangular, circular, or semicircular area of a sign which fully encompasses all extremities of the sign, exclusive of supports, uprights, braces, and frame. For the purpose of determining the surface area of a sign placed directly on a wall, only that part of the wall which is integral to the sign shall be computed as surface area.

Temporary sign. A sign that is used in connection with a circumstance, situation, or event that is designed, intended, or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or is intended to remain on the location where it is erected or placed for a period of not more than thirty (30) days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

Vehicle mounted or trailer mounted signs. Signs mounted on vehicles or trailers. Signs mounted on vehicles or trailers are allowed on vehicles, without sign permits, only when the copy or message relates only to the business or establishment of which the vehicle itself is a part; pertains to the sale, rent, lease or hiring of such vehicle; or is a noncommercial message. Vehicles or trailers displaying signs may not be parked in such a manner that they function primarily as commercial advertising devices. Vehicles or trailers may not be used as mounting or holding devices for commercial signs. This provision shall not apply to public transportation vehicles.

Traffic sign. A directional sign which aids or regulates the movement of traffic pursuant to the law by the city, State of Florida, or the United States of America, or any duly authorized official, department, or bureau thereof.

Under canopy/awning sign. A sign placed in front of each occupancy perpendicular to the building face under the canopy or covered walkway, with a rigid mounting.

Vehicle sign. A sign that is affixed to, or flush against an operational registered vehicle.

Wall sign. A sign that is affixed directly to, painted onto, or otherwise inscribed on an exterior wall, fence or awning and confined within the limits thereof and which projects from that surface less than ten (10) inches.

Warning sign. A sign containing no advertising material but which warns the public of the existence of danger.

Window sign. A sign posted, painted, placed or affixed in or on a window exposed to public view.

12.00.03. Exempt signs.

Allowed signage, exempt from permitting requirements.

	1. Maximum Size Limit:	2. Maximum Number:	3. General Requirements:
A. Address	a. Residential: 2 square feet b. Commercial: 8 square Feet	a. 1 per site	a. Address signs are calculated separately for commercial sites when calculating maximum square footage of signage.
B. Commemorative Religious Signs	a. None	a. None	a. Signs which commemorate religious holidays may be displayed during a period of time beginning forty-five (45) days before and terminating fifteen (15) days after the holiday without a permit.
C. Garage/Yard Sale Signs	a. 3 square feet	a. 1 per site	a. Garage/yard sale signs may be displayed on site for a single time period not longer than four (4) days in any one hundred twenty day period, signage to be placed on private property.
D. Governmental, Official and other Public Sign	a. N/A	a. N/A	a. Only authorized by and under such conditions as prescribed by the city council or city manager.
E. Historical Marker(s)	a. 16 square feet	a. 1	a. Historic Markers are used to mark historic sites and buildings.
F. Machinery Signs	a. N/A	a. N/A	a. Machinery Signs are those normally affixed to newspaper machines, gas pumps, vending machines and public telephones.

G. Memorial Signs	a. 6 square feet	a. N/A	a. Memorial signs are typically tablets, names of buildings and date of erection.
H. Name Plate/Occupant Signs	a. 2 square feet	a. 1	a. Typically associated with Home Occupation Business.
I. Political Signs	a. Residential zoning districts—6 square feet b. Commercial and Industrial—32 square feet	a. 1 per candidate	a. Can be placed a maximum of sixty (60) days prior to an election. b. Must be removed within seven (7) days following the election or referendum. c. Cannot be placed in public rights of way.
J. Real Estate Signs	a. Single family residential—5 square feet —Multi Family: The total multi-family complex, in its aggregate, is allowed one 16 square foot sign per road and water frontage. Further signage may be placed on the inside of the window of individual units. Condo associations with association rules which exceed the restrictions in this ordinance have the right to apply their own rules. b. Commercial: —<1 Acre—16 square feet c. Commercial: —>1 Acre—32 square feet	a. 1 per waterfront and street frontage	a. Signs must be removed within two (2) weeks either after a sale has been consummated or the listing has terminated. b. For purposes of this section of the ordinance, water frontage shall be considered a street frontage. c. Where multiple signs are permitted, no sign shall be closer than 100' to another sign on the same property.

	1. Maximum Size Limit:	2. Maximum Number:	3. General Requirements:
K. Sidewalk Sandwich/"A" Frame Signs	a. 9 square feet per side (including frame)	a. 1 per business	a. Where a business has a setback from the public rights of way, such sign may be placed upon the interior sidewalk closest to the business entry point of the business. Where no sidewalk exists, such placement may occur in front of the business but must remain outside of required parking, drive aisles, and buffers. b. Design materials shall be of wood, aluminum, heavy gauge plastic or metal and may include a chalkboard, but it shall be sturdy enough to withstand reasonable

			<p>wind-loading conditions without blowing over.</p> <p>c. Signs shall be removed from the sidewalk when the business is closed.</p> <p>d. Sign cannot be located within public rights-of-way.</p>
L. Recognition Signs	a. 2 square feet	a. 1	a. Sign may be placed upon the approval of the City Council to cite individuals for extraordinary public donations or service.
M. Flags (See note for "M" following this table)			
N. Vehicle Mounted or Trailer-Mounted Signs	a. N/A	a. N/A	a. Vehicles displaying signs may not be parked in such a manner that they function primarily as commercial advertising devices. Vehicles may not be used as mounting or holding devices for commercial signs. This provision shall not apply to public transportation vehicles.
O. Warning Signs (No Soliciting, No Trespassing, Beware of Dog, etc.)	a. 3 square feet	a. N/A	a. N/A

~~M. Flags.~~

~~1. Definitions.~~

- ~~A. The term "flag" as used in this section shall mean a piece of fabric or other flexible material solely containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions.~~
- ~~B. Flags which may be considered as emblems or symbols of political jurisdictions include, but are necessarily limited to, the United States Stars and Stripes, United States Armed Services Flags, the POW/MIA Flag, and the State of Florida Flag.~~
- ~~C. Flags displaying a logo, message, statement, or expression relating to commercial interests, and banners not otherwise meeting the definition of a flag, shall be considered signs and shall be required to conform with all sign standards of the Land Development Code. Flags or banners mounted directly on a building or wall shall expressly be considered signs and shall be subject to all sign standards.~~
- ~~D. The term "flag pole" shall refer to a vertical pole secured in the ground.~~
- ~~E. The term "mast arm flag staff" shall refer to a pole affixed to and extending at an angle from a building.~~

~~2. Requirements.~~

- ~~A. Flags shall be displayed only on flag poles or mast arm flag staffs.~~
- ~~B. Restrictions applicable to the number of flags, flag poles, mast arm flag staffs, flag pole length, and flag dimensions shall be defined as follows:~~
 - ~~1) In nonresidential zoning districts, vertical flag poles shall not exceed a maximum height of fifty (50) feet.~~

- 2) ~~In residential districts, flag poles shall not exceed twenty five (25) feet in height unless a special use permit is granted by the City Council; no fee shall be required to apply for a special use permit for this purpose.~~
- 3) ~~All flag poles must be properly permitted by the City.~~
- 4) ~~Mast arm flag staffs shall not exceed twelve (12) feet in length.~~
- 5) ~~Flag poles and mast arm flag staffs shall not be placed on the tops of buildings.~~
- 6) ~~Flag poles, mast arm flag staffs, and flags themselves may not be displayed in such a manner as to create a visual impairment to the signage of adjacent buildings, a distraction or obstruction to visibility for vehicular traffic, or a potential hazard to pedestrians.~~
- 7) ~~Flags shall be displayed either on vertical flag poles or mast arm flag staffs.~~
- 8) ~~Each property owner shall be allowed a maximum of three (3) flagpoles or eight (8) mast arm flag staffs without requiring a special use permit. The process for requesting a special use permit is set forth in Section 3 below.~~
- 9) ~~A maximum of three (3) flags may be displayed per flag pole.~~
- 10) ~~A maximum of one (1) flag shall be displayed per mast arm flag staff.~~
- 11) ~~A maximum of eight (8) flags may be displayed on residential or nonresidential property without requiring a special use permit.~~
- 12) ~~Flags, flag poles and mast arm flag staffs shall be maintained in good repair and appearance.~~
- 13) ~~On National or State of Florida holidays established by the United States government or the State of Florida, there shall be no limit on the number of political jurisdiction flags which can be displayed on residential or commercial property.~~
- 14) ~~The maximum dimensions of any flag shall be proportional to the flag pole height or length of the mast arm flag staff, as set forth below:~~

Pole Height (feet)	Maximum Flag Size	
	Home Display	Public Display
20	3' x 5'	4' x 6'
25	4' x 6'	5' x 8'
30 to 35		6' x 10'
40 to 45		8' x 12'
50		10' x 15'
Mast Arm Staff Length (feet)	Maximum Flag Size	
up to 8	3' x 5'	
up to 12	4' x 6'	

3. ~~Special Use Permit Process.~~

- A. ~~Special use permits may be sought by submitting a written application to the city council of Crystal River, Florida. There shall be no charge for applying for a special use permit.~~
- B. ~~City council shall utilize the following criteria in deciding to approve, reject, or modify the application for a special use permit:~~
 - 1) ~~The degree to which the requested action requested will create visual impairment related to adjacent buildings, a distraction or obstruction to the visibility of vehicular traffic, or a potential hazard to pedestrians.~~
 - 2) ~~The compatibility of the requested action with the overall aesthetics of the adjacent buildings and properties.~~

12.00.04. Temporary signs.

Temporary signs require a permit.

	1. Maximum Size Limit:	2. Maximum Number:	3. General Requirements:
A. Balloons	a. 24" in diameter	a. 25 per site	a. Must be <10' above grade.

B. Banners	a. 30-square feet	a. 1 per site	a. Total 30 days, 4 x year (may be consecutive)
C. Construction Sign	a. Residential: 5 square feet b. Commercial: —<1 Acre—16 square feet c. Commercial: —>1 Acre—32 square feet	a. 1 per street frontage	a. Sign must be removed prior to the issuance of a Certificate of Occupancy. b. Allowed only in conjunction with approved building permits.
{D} Pennant/Streamers	a. 24" long	a. Total footage allowed is 200 feet.	a. Must be maintained in good condition

12.00.05. Sign permitting.

1. — Except as provided in section 12.00.03 it shall be unlawful for any person to erect, repair over fifty (50) percent of value, alter, or relocate within the city any sign or other advertising structure as defined in this article, without first obtaining a permit from the City of Crystal River and making payment of the fee required. All illuminated signs shall, in addition, be subject to the provisions of the Florida Building Code. Signs or sign structures previously erected without a valid permit shall be in violation of this article and shall be deemed illegal signs. It shall be mandatory to obtain a permit for an illegal sign if allowable, or to immediately remove such sign or sign structure upon notice that the sign or sign structure is illegal. The notice shall contain a time period for removal.
2. — *Application.*
 - a. — Application for permits can be obtained from the planning and community development department and shall contain or have attached thereto the following information:
 - i. — Name, address and telephone number of the applicant;
 - ii. — Location of building, structure or lot to which, or upon which, the sign or other advertising structure is to be attached or erected. If freestanding monument or ground signs, a site plan indicating the footprint of the sign within the boundaries of the property along with dimensions;
 - iii. — Position of the sign or other advertising structure in relation to nearby building, structures and property lines;
 - iv. — Two (2) copies of the plans and specifications and method of construction and attachment to the building or in the ground. Plans must include all proposed sign colors.
 - v. — Documents showing that the structure is designed for dead load and wind load in any direction in an amount consistent with the requirements contained in the Florida Building Code and as required by this and all other laws and ordinances of the city. The seal of a Florida registered engineer or architect shall be affixed to drawings of signs or sign structures which have an area exceeding thirty two (32) square feet and/or exceeding ten (10) feet overall in height, certifying that such signs are designed to meet the required loading. Signs less than thirty two (32) square feet and less than ten (10) feet in overall height may be required to have a Florida registered engineer or architects seal when required by the building official.
 - vi. — Name of person, firm, corporation or association erecting the sign structure.
 - vii. — Written consent of the owner of the building, structure or land to which or on which the structure is erected;
 - viii. — The type of sign or sign structure as defined by this article;

- ix. ~~— The estimated value of the sign and/or sign structure;~~
- x. ~~— All electrical details required to determine code compliance for the sign;~~
- xi. ~~— All such other information as the building official shall require demonstrating compliance with this ordinance.~~

~~3. — Permit issuance.~~

- a. ~~— The building official shall examine plans and specifications and other data as it pertains to sign structures thirty two (32) square feet (SF) and above in size, and a site plan will be submitted for zoning approval by the department. If it appears that the structure is in compliance with all the requirements of this article and all other laws and ordinances of the city, the department shall issue a sign permit. All permits are subject to the requirements contained in the latest adopted Florida Building Code.~~

~~4. — Permit fee.~~

- a. ~~— Every applicant, before being granted a permit hereunder, shall pay a fee to the building department prior to permit review or issuance.~~
- b. ~~— Any sign erected or in the process of being erected without a permit is subject to a total permit fee of three (3) times the normal permit fee.~~

~~[5.] — Annual inspection.~~

- a. ~~— The city may inspect at any time each sign or other advertising structure regulated by this article for the purposes of ascertaining whether the same is unsafe, in need of repair or maintenance, not in conformance with the permit application or otherwise in violation of the provisions of this article.~~

~~[6.] — Revocation of permit.~~

- a. ~~— The building official is authorized and empowered to revoke any permit issued if there has been a violation of the provisions of this article or a misrepresentation of fact on the building permit application and specified in the latest adopted Florida Building Code. The city manager, or designee, is authorized and empowered to revoke any permit issued if there has been a violation of the provisions of this article or a misrepresentation of fact on the zoning permit application and specified in the Land Development Code.~~

~~[7.] — Unsafe signs.~~

- a. ~~— If it is determined that any sign or other advertising structure regulated herein is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this ordinance, the city manager, or designee, shall give written notice to the owner thereof. If the owner fails to remove or alter the structure so as to comply with the standards herein set forth within the time prescribed in the notice, such sign or other advertising structure may be removed or altered to comply by the city at the expense of the permittee or owner of the property upon which it is located. The city will not issue a permit to any permittee or owner who refuses to pay costs so assessed. The city manager or designee may cause any sign or other advertising structure which presents an immediate peril to persons or property to be removed without notice.~~

~~[8.] — Maintenance.~~

- a. ~~— The owner of any sign as defined and regulated by this article shall be required to properly maintain said sign. For a sign to be properly maintained, the sign, together with its framework, braces, angles or other supports shall be in a safe condition, properly secured, supported and braced and shall be able to withstand weather conditions and loads required by the regulatory codes in effect within the municipal limits. Maintenance shall include painting and parts replacement.~~

~~[9.] — Licensing, competency of contractors.~~

- a. ~~A person shall not engage in the business of erecting, painting, wiring or maintaining signs within the city without first having procured a business license for such business from the City of Crystal River. The following qualifications shall govern the categories of sign work:
 - i. ~~Sign contractor, electrical. Those who are qualified and licensed to install, repair, alter, add to or change any electrical wires, apparatus, raceways, conduit or any part thereof on electrical signs and who are also qualified to erect signs. Such contractor may connect to any existing sign circuit and may contract and secure permits for the erection of electrical signs or sign structures.~~
 - ii. ~~Sign contractor, nonelectrical. Those who are qualified and licensed to install, repair, add to, paint or change nonelectrical signs, according to the Florida Building Code and who may secure permits for the erection of electrical signs or sign structures (but must sublet the electrical work unless an electrical contractor is associated with the firm).~~
 - iii. ~~Owners, lessees. Notwithstanding either of the above classifications, nothing herein contained in this section shall be construed to prevent an owner or lessee of property from constructing and erecting a non-illuminating sign or sign structure, not to exceed thirty two (32) square feet in area and/or six (6) feet in height, on said property if otherwise allowed under the provisions of this chapter. Such work shall be erected in a professional manner and shall comply with all other sections of this article.~~~~

~~[10.] Wind pressure and dead load requirements.~~

- a. ~~All signs and other advertising structures shall be designed and constructed to withstand wind and dead loads as required by the Florida Building Code or other ordinances of the city.~~

~~[11.] Photograph.~~

- a. ~~When the sign has been completed, the applicant shall photograph the completed sign and forward the photograph to the department of planning and community development.~~

~~[12.] Registration of sign.~~

- a. ~~All signs must be registered with the City of Crystal River. Signs that are certified as nonconforming and are registered under this ordinance may continue to be displayed, replaced or altered to conform to this ordinance. All signs erected after the effective date of this ordinance must comply with it. Appropriate notice will be provided to all existing sign owners upon the adoption of this ordinance.~~

12.00.06. Determining sign area and dimensions.

~~1. Determination of gross sign area.~~

- a. ~~The area of a sign shall include all lettering, wording and accompanying designs and symbols together with the background whether open or enclosed, on which they are displayed including any supporting framework and bracing which are incidental to the display.~~
- b. ~~Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.~~
- c. ~~"A" Frame/Sandwich/Sidewalk signs are allowed to be a total of nine (9) square feet, including the frame.~~

~~2. Double faced signs.~~

- a. ~~The two (2) sign faces shall not be more than a total of three (3) feet distant at any two (2) closest points.~~
- b. ~~The two (2) faces shall be either parallel or at not more than a thirty (30) degree angle to one another.~~

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- c. ~~Each sign face shall be of identical surface area and configuration, but shall not be required to convey the identical message.~~
 - d. ~~Signs shall, for the purposes of determining permit fees, be computed on square footage of total display area.~~
3. ~~Determination of sign height.~~
- a. ~~The height of all signs shall be determined by measuring from the finished grade to the highest point of the sign.~~

12.00.07. Sign variances.

- 1. ~~If a sign permit is denied by the planning and community development department, a request for variance may be filed with the planning commission. The planning commission may grant a variance if it finds that the unusual shape or topography of the property in question prevents signage allowable under the provisions of this ordinance from adequately identifying the business or other activity located on such property. The planning commission may only grant a variance to:~~
 - a. ~~Allow a setback less than that required under the article, but not as to interfere with vehicular or pedestrian safety.~~
 - b. ~~Allow the area and/or height of a sign to be increased by up to twenty five (25) percent of the maximum allowable height or area; or~~
 - c. ~~Allow the number of signs to be increased over the maximum allowed by this Code.~~

12.00.08. Prohibitions.

- 1. ~~The following signs and related equipment are prohibited in all districts:~~
 - a. ~~Any sign and/or sign structure which does not meet all the criteria set forth in this article.~~
 - b. ~~Animated/fluttering signs, flags (not including flags of the United States) and pole mounted banners.~~
 - c. ~~Outside pennants, banners, balloons, flags or streamers, except as otherwise specifically allowed in this chapter.~~
 - d. ~~Bus bench signs.~~
 - e. ~~Flashing signs, not to include time/temperature/date signs. (Note: no advertising is allowed).~~
 - f. ~~Roof top signs, including signs attached to mansard roofs.~~
 - g. ~~Rotating signs.~~
 - h. ~~Portable Signs; except signs placed on public or private land for declared public or noncommercial civic, religious municipal, county, state or national celebrations or events as authorized by and under such conditions as prescribed by the city council or city manager to include temporary portable signs.~~
 - i. ~~Signs which use the words DANGER, STOP or LOOK or any other words, phrases, graphics or characters in a manner as to interfere, confuse or mislead traffic.~~
 - j. ~~Snipe signs or signs attached to or painted on fire escapes, television antennas, satellite dishes, utility poles or any other associated structure.~~
 - k. ~~Signs which emit odors, sounds, smoke, vapor or other visible matter.~~
 - l. ~~Signs or sign structures supported by visible guy wires, cables or where there is visible electrical conduit.~~
 - m. ~~Unauthorized signs on property owned by or under control of the City of Crystal River.~~

- ~~n. — Banners over any street, sidewalk, within a city park or playground without a permit being issued.~~
- ~~o. — Electrical signs of a commercial nature in residential zoning districts, except that in a development where models are being demonstrated, an illuminated sign, meeting the other requirements of this article, may be used provided no illumination is shown between the hours of 9:00 p.m. and 7:00 a.m. the following day.~~
- ~~p. — Billboards. (New)~~
- ~~q. — Nongeometric signs shaped to depict figures or demonstrative shapes used to attract attention to the business activity with which the sign is associated.~~
- ~~r. — Supplemental off site advertisement signs shall be prohibited. Existing permittable signs shall be allowed to remain until the advertised business changes owners, closes, moves, etc.~~

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12.00.09. Abandoned signs.

1. — Except as otherwise provided in this chapter, any sign that is located on property which becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid city occupational license or pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Abandoned signs shall be removed within twenty (20) continuous days of being abandoned, or all copy shall be removed with a blank sign face; or shall be appropriately be covered shielded in a professional manner, no sign face shall be allowed to be open or otherwise incomplete so as to appear abandoned or in disrepair.

12.00.10. Nonconforming signs.

1. — All permitted nonconforming signs shall be grandfathered and considered to be in compliance with this Code.
2. — Subject to the limitations imposed by this ordinance, a nonconforming sign may be continued and shall be maintained in good condition as required by this ordinance. However, a nonconforming sign shall not be:
 - a. — Structurally changed, but its pictorial content may be changed.
 - b. — Structurally altered to prolong the life of a sign except to meet safety requirements.
 - c. — Altered in any manner that increases the degree of nonconformity.
 - d. — Expanded.
 - e. — Continued in use after cessation or change of the business or activity to which the sign pertains.
 - f. — Reestablished after damage from natural causes if the estimated cost of reconstruction exceeds fifty (50) percent of replacement cost. A nonconforming sign damaged or destroyed by an unintentional or intentional third party (nonowner) acts or omissions shall be allowed to be reconstructed regardless of the percentage of damage provided the nonconforming use is not expanded.
 - g. — Continued in use when a conforming sign or structure is permitted and erected on the same lot of record.
 - h. — Continued in use when any land use to which the sign pertains has ceased for a period of thirty (30) consecutive days.
 - i. — Nonconforming signs are allowed when the existing use has new ownership which results in a change in the name or logo, and any permitted alteration, modification or reconstruction. Modifications shall be limited to the replacement of a sign panel, replacing individual letters and logos within the same area or repainting a sign face. This does not permit changes to the structure, framing, erection or relocation of the sign unless such changes would bring such sign into conformity with these regulations.
3. — Blank nonconforming signs. When a sign face remains blank, which is defined as void of advertising matter, for six (6) months or longer, the entire sign structure shall lose its nonconforming status and shall be treated as an abandoned sign. Signs displaying an "available for lease" or similar message or partially obliterated faces that do not identify a particular product, service, or facility shall be deemed blank.

12.00.11. Illegal signs.

1. — *Illegal signs.* The following signs shall be considered to be illegal:
 - a. — A sign placed after the effective date of this ordinance which is inconsistent with the terms contained herein.

- b. ~~A sign placed prior to the effective date of this ordinance which required the issuance of a permit according to the regulations applicable at the time, but which permit was never procured.~~
 - c. ~~A sign placed prior to the effective date of this ordinance which did not require the issuance of a permit according to the regulations applicable at the time, but which sign was placed inconsistent with the terms governing location, height, surface area or other regulatory measure applicable at the time.~~
 - d. ~~A sign damaged or destroyed in excess of fifty (50) percent of its replacement cost and which is not removed consistent with the terms of these sign regulations.~~
 - e. ~~A sign which is abandoned.~~
 - f. ~~A temporary or portable sign which was placed in accordance with these regulations but for which the permit has expired.~~
 - g. ~~Any sign located in a public right of way without permission from the City of Crystal River.~~
 - h. ~~Any sign depicting, illustrating, describing or relating to specified sexual activities or specified anatomical areas as those activities and areas as defined in the Crystal River Adult Entertainment Licensing Ordinance.~~
2. ~~Determination by city manager or designee.~~ Upon determination by the city manager or designee, that a certain sign is illegal, the city manager or designee will act to remedy the violation, which may include any of the following procedures as applicable to the circumstances:
- a. ~~Those persons or entities, including the property owner, lessor, lessee or occupant of the property, who may violate any portion of this chapter, shall first be notified by certified mail citing the time, place, date and nature of the particular violation(s), and a date certain when the violation(s) is (are) to be brought into compliance.~~
 - b. ~~Those persons or entities, including the property owner, lessor, lessee or occupant of the property receiving said notice, shall be afforded the right to appeal the determination of the city manger, or the city manager's designee, that the sign(s) in question is (are) illegal signs.~~
 - c. ~~Unless appealed to the city's hearing officer within the time provided in the notice of violation, or as otherwise provided in this chapter, violations existing beyond the above referenced date certain shall be deemed a civil infraction and shall be punished by a fine not to exceed fifty dollars (\$50.00) each day any violation of any provision of this chapter shall continue a separate offense.~~
 - d. ~~Unless appealed to the city's hearing officer within the time provided in the notice of violation, or as otherwise provided in this chapter, the city shall have the right to remove and impound any sign that remains in noncompliance beyond thirty (30) days after the initial notice of violation is issued.~~
 - e. ~~Signs determined by the city manager or the city manager's designee, to be dangerous signs, (signs found to be structurally unsound, insecurely attached or otherwise posing hazards to the immediate health, safety and general welfare of the public), are subject to immediate removal and impoundment by the city. The violator, upon being notified by certified mail of the existence of a dangerous sign on their property, shall be responsible for correcting the violation immediately, or the city is authorized to compel the structure to be removed at the expense of the property owner, lessor, lessee or occupant of the property, jointly and severally.~~
 - f. ~~The city manager or the city manager's designee may cause the removal and impoundment of any sign or illegal sign located on public property, including any such sign located within a public right of way.~~
 - g. ~~Signs impounded under this section for a period of thirty (30) days, if unclaimed, shall be disposed of as abandoned property in accordance with public law. The city shall charge the property owner, lessor, lessee or occupant of the property, who shall be jointly and severally responsible for said charges, for the cost of such removal, storage and disposal, which amount may be reduced to a lien on the property as allowed by law.~~

~~h. For purposes of this section, the term city manager's designee may include the city's planning director, or any duly designated code enforcement officer.~~

~~3. Appeals:~~

~~a. Any individual, owner or entity who wishes to appeal a notice of violation of the city's sign ordinance as determined by the city manager or designee, shall, within fifteen (15) days of receiving such citation, file a written notice of appeal with the city clerk. A separate notice of appeal shall be filed for each violation being appealed, on a form approved by the city.~~

~~b. Each notice of appeal shall be accompanied by a filing fee of eighty dollars (\$80.00) for each violation being appealed, payable to the city clerk.~~

~~c. An appeal shall not be considered timely filed until such time as a written notice of appeal is filed, and a filing fee has been paid to the city clerk, for each violation being appealed.~~

~~d. The filing fee contemplated under this section shall be returned to the appellant in the event the appellant's violation is overturned by the hearing officer.~~

~~e. Once an appeal is received by the city clerk, the city manager, or the city manager's designee, shall schedule a hearing before a hearing officer within thirty (30) days of the filing of the notice of appeal as detailed herein, and shall notice the appellant of such hearing via certified mail.~~

~~f. The hearing procedure, as well as the roles and responsibilities of the hearing officer shall be consistent with the provisions contained in chapter 2, article VI, section 2-114 of the City of Crystal River Code of Ordinances, and Chapter 162, Florida Statutes.~~

~~g. A determination by the city manager or the city manager's designee, that a sign is structurally unsound, insecurely attached or otherwise posing hazards to the immediate safety and general welfare of the public, and thus must be removed, must be appealed within five (5) days of said Notice being issued by the city manager or the city manager's designee. Hearings on said appeals will be scheduled within seven (7) days of an appeal being filed.~~

~~h. For purposes of this section, any appeal of a citation of violation issued by the city manager or designee, shall be heard by a hearing officer, notwithstanding anything contained within section 8.02.03 of the city's Land Development Code to the contrary. Specifically, the city planning commission shall not have original jurisdiction to address direct appeals of any notice of violation issued pursuant to this chapter; such original jurisdiction shall be vested with a hearing officer as specifically established pursuant to chapter 2, article VI, section 2-114. However, the city planning commission shall have all of the regular and ordinary duties afforded to it pursuant to section 8.02.03 of the city's Land Development Code.~~

~~i. If the special master determines by a preponderance of the credible evidence that a violation of the city's sign ordinance existed or occurred, the hearing officer shall have the authority to issue an order directing whatever action is necessary to bring the violation into compliance by a date certain. Violations existing beyond the above referenced date certain shall be deemed a civil infraction and shall be punished by a fine not to exceed fifty dollars (\$50.00). Each day such violation shall constitute a separate offense.~~

~~j. The city shall have the right to remove and impound any sign that remains in noncompliance with the hearing officer's determination after thirty (30) days have elapsed from the time the notification of said determination is mailed to the appellant.~~

~~k. Signs impounded under this section for a period of thirty (30) days, if unclaimed, shall be disposed of as abandoned property in accordance with public law. The city shall charge the property owner, lessor, lessee or occupant of the property, who shall be jointly and severally responsible for said charges for the cost of such removal, storage and disposal, which amount may be reduced to a lien on the property as allowed by law.~~

12.00.12. Special conditions.

1. ~~*Traffic hazards.* No sign or other advertising structure regulated by this article shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device.~~
2. ~~*Aesthetics.* The aesthetic quality of a building or an entire neighborhood is materially affected by achieving visual harmony of the signs on or about a structure as it relates to the architecture of the building or the adjacent surroundings. In addition to the mechanical limitations on signs imposed by this section, there are certain aesthetic considerations which must be met and are therefore subject to review by the planning commission, for any permissible sign over thirty two (32) square feet:
 - a. ~~The scale of the sign must be consistent with the scale of the building on which it is to be placed or painted and the neighborhood in which it is located. However, in no case shall it exceed the size provided for in other sections of this article.~~
 - b. ~~The overall effect of the configuration or coloring of the sign shall be consistent with the community standards. The configuration and colors shall be complementary with other signs already on the building and on adjacent properties.~~
 - c. ~~Landscaping. All freestanding signs shall be landscaped in an attractive manner, appropriate to the specific location, with a minimum dimension of the landscaped area not less than two (2) feet. Landscaping shall be protected from vehicular encroachment.~~~~
3. ~~*Themed signage.* A business can increase customer enjoyment through the appreciation of a themed atmosphere. Additional signage can be worked into the landscaping or become part of a visual display.

In an effort to allow flexibility to the community for additional signage, the planning commission may make certain concessions to those businesses that submit a custom architectural and themed signage plan for approval.~~
4. ~~*Interpretation.* Where a question arises regarding the interpretation of this article, the most restrictive interpretation shall prevail. Interpretations of this article shall be made by the city manager, or designee.~~

12.00.13. Permitted signage in land use districts.

1. ~~*Commercial zoning districts.*
 - a. ~~Signs allowed in commercial nonresidential districts not otherwise excluded (General Commercial [CG]; High Intensity Commercial [CH] and Commercial Waterfront [CW]). (Does not include Shopping Centers, Malls and Commercial Centers which you will find later on in this Ordinance)~~
 - b. ~~*Building directory sign.* In addition to the wall signs otherwise permitted by these regulations one additional sign may be permitted for the purpose of identifying first floor tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.~~
 - c. ~~*Canopy/awning sign.* Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following:
 - i. ~~The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.~~
 - ii. ~~No awning or canopy sign shall extend above the top of the awning or canopy.~~
 - iii. ~~Multiple logos or insignias on an awning or canopy are prohibited.~~~~
 - d. ~~*Directional/informational sign* for multi-family or permitted nonresidential structures, not exceeding four (4) square feet in area or five (5) feet in total height may be allowed at points of ingress and egress~~~~

located on private property at or near the public right of way, directing or guiding vehicular traffic onto the property and/or toward parking or other identified locations on the property.

- 1) ~~A directional sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.~~
 - 2) ~~One (1) on-premise entrance, exit and directional sign shall be allowed at each driveway location with a minimum setback of three (3) feet from the property line.~~
 - 3) ~~Such signs shall not exceed five (5) feet in height from finished grade and four (4) square feet in sign area.~~
- e. ~~*Freestanding monument/ground sign.* One (1) freestanding monument/Ground sign may be permitted for each major structure per street frontage in accordance with the following:~~
- ~~*Business identification signs* (intended for single businesses) — Maximum surface area allowed is eighty (80) square feet (includes frame) if located along an arterial roadway, sixty-four (64) square feet (including frame) if located along a collector roadway. Multiple tenants may not be advertised on a single business identification sign.~~
- ~~*Property identification signs* (intended for multi-tenant buildings). When located along arterial roadways, the maximum surface area shall be eighty (80) square feet (including frame); when located along a collector roadway, the maximum surface area may be sixty-four (64) square feet (including frame). An additional sixteen (16) square feet of surface area per business with valid business tax receipt shall be allowed. An additional eight (8) square feet may be approved for addressing purposes only.~~
- i. ~~Signs must be set back five (5) feet from right of way lines and may not encroach on the property of another.~~
 - ii. ~~The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade (including signage allowed for additional businesses).~~
 - iii. ~~Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.~~
- f. ~~In addition to the other signs in this section, one (1) on-premises drive through restaurant sign shall be permitted in those commercial districts of the city where drive through restaurants are permitted. Said sign shall be an exterior single-face sign with illustrated face not to exceed forty (40) square feet, with the top of the sign not to exceed five (5) feet above ground level at the base of the sign. Sign shall be located adjacent to the drive through lane.~~
- g. ~~*Personal/nameplate.* Nonilluminated identification signs shall be permitted on the rear door of all business establishments provided such signs are limited to three (3) square feet in area.~~
- h. ~~*Real Estate Sign.* One (1) real estate sign advertising "For Sale/Rent/Lease," may be placed on the premises and shall not exceed sixteen (16) square feet in acre; nor six (6) feet in height. One (1) such sign is permitted for each street frontage.~~
- i. ~~*Under canopy sign.* Where a covered walkway is present, each store shall be permitted one (1) under canopy sign not to exceed three (3) square feet in area. This sign shall be placed in front of each occupancy perpendicular to the building face under the covered walkway.~~
- j. ~~*Wall sign.* One (1) flat wall sign(s) which advertises the use of the premises: The maximum area for this signage shall be fifteen (15) percent of the building frontage, not to exceed eighty (80) square feet.~~
- k. ~~*Window signs.* Signs of a permanent and nonpermanent nature designed to advertise a special event, sale, product or service may be placed on the interior of any first floor window provided the surface area of all such signs does not exceed twenty-five (25) percent of the area of the window in which the signs are displayed.~~

2. ~~*Shopping center.*~~

- a. ~~All signs to be entirely on subject property. All signs to be permitted and regulated through the owner of the shopping center, not individual business owners.~~
- b. ~~Sidewalk (sandwich "A" frame). This sign is exempt from permitting provided it meets the following criteria:~~
- i. ~~Total area of sign, including frame, not to exceed nine (9) square feet per side.~~
 - ii. ~~Maximum distance from front entrance is ten (10) feet.~~
 - iii. ~~Must not unreasonably impede pedestrian traffic.~~
- c. ~~Building directory sign. In addition to the wall signs otherwise permitted by these regulations one additional wall sign may be permitted for the purpose of identifying tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.~~
- d. ~~Canopy/awning sign. Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following:~~
- i. ~~The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.~~
 - ii. ~~No awning or canopy sign shall extend above the top of the awning or canopy.~~
 - iii. ~~Multiple logos or insignias on an awning or canopy are prohibited.~~
- e. ~~Changeable signage. Only permanently fixed changeable signs. Size will be included as part of the allowed freestanding signage.~~
- f. ~~Directional/informational signs. Directional signs are allowed not exceeding four (4) square feet in area, or five (5) feet in height with a limit of four (4) signs per lot, located at points of parking lot ingress and egress.~~
- g. ~~Freestanding monument/ground sign. One (1) freestanding monument/ground sign may be permitted for each major structure per street frontage in accordance with the following:~~
- ~~Property identification signs:~~
- ~~When located along arterial streets, the maximum surface area shall be eighty (80) square feet. An additional sixteen (16) square feet of surface area, (including frame) per business with valid business tax receipt shall be allowed per sign face. An additional eight (8) square feet may be approved for addressing purposes only. One (1) monument sign will be allowed per 200 linear feet of frontage. Total surface area of said signage shall not exceed 240 square feet per sign.~~
- i. ~~Signs must be set back five (5) feet from right of way lines and may not encroach on the property of another.~~
 - ii. ~~The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade.~~
 - iii. ~~Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.~~
- h. ~~Real estate sign. One (1) real estate sign advertising "For Sale/Rent/Lease" may area, or six (6) feet in height. One (1) such sign is permitted for each street frontage.~~
- i. ~~Under canopy sign. Where a covered walkway is present, each store shall be permitted one (1) under canopy sign not to exceed three (3) square feet in area. This sign shall be placed in front of each occupancy perpendicular to the building face under the covered walkway.~~
- j. ~~Wall sign. One (1) or more flat wall sign(s) which advertises the use of the premises will be allowed. The maximum area for this signage shall be fifteen (15) percent of the building frontage, not to exceed eighty (80) square feet.~~

3. ~~Malls.~~

- a. ~~All signs to be on subject property.~~
- b. ~~Directional/informational signs not exceeding three (3) square feet in area, or five (5) feet in height with a limit of four (4) signs per lot, located at points of parking lot ingress and egress.~~
- c. ~~Building directory sign.~~ In addition to the wall signs otherwise permitted by these regulations an additional wall sign may be permitted for the purpose of identifying tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.
- d. ~~Canopy/awning sign.~~ Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following:
 - i. ~~The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.~~
 - ii. ~~No awning or canopy sign shall extend above the top of the awning or canopy.~~
 - iii. ~~Multiple logos or insignias on an awning or canopy are prohibited.~~
- e. ~~Freestanding monument/ground sign.~~ One (1) freestanding monument/ground sign may be permitted for each major structure per street frontage in accordance with the following:

~~Property identification signs:~~

~~When located along arterial streets, the maximum surface area shall be eighty (80) square feet. An additional sixteen (16) square feet of surface area (including frame) per business with valid business tax receipt shall be allowed per sign face. An additional eight (8) square feet may be approved for addressing purposes only. One (1) monument sign will be allowed per 200 linear feet of frontage. Total signage not to exceed 240 square feet of surface area per sign.~~

 - i. ~~Signs must be set back five (5) feet from right of way lines and may not encroach on the property of another.~~
 - ii. ~~The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade.~~
 - iii. ~~Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.~~
- [f.] ~~Real estate sign.~~ One (1) real estate sign advertising "For Sale/Rent/Lease" may be placed on the premises and shall not exceed thirty two (32) square feet in area, or six (6) feet in height. One (1) such sign is permitted for each street frontage.
- [g.] ~~Wall sign.~~ Exterior building wall signs, one (1) per exterior wall face of each major department store and other center section stores with exterior customer entrances. These signs must not exceed ten (10) percent of the exterior wall face upon which they are attached. Each entrance from the public right of way into the mall will be allowed a three-sided freestanding sign not to exceed thirty two (32) square feet in area per sign face.

4. ~~Signs allowed in public institutional (PI).~~

- a. ~~All signs to be entirely on subject property.~~
- b. ~~Building directory sign.~~ In addition to the wall signs otherwise permitted by these regulations an additional wall sign may be permitted for the purpose of identifying tenants that do not have outside building frontage or upper floor tenants. Maximum allowed is twenty four (24) square feet in area, six foot (6') maximum height.
- c. ~~Canopy/awning sign.~~ Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding ground signs and displays, subject to the following:

- i. — The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.
 - ii. — No awning or canopy sign shall extend above the top of the awning or canopy.
 - iii. — Multiple logos or insignias on an awning or canopy are prohibited.
- d. — *Directional signs* not exceeding three (3) square feet in area, or five (5) feet in height with a limit of four (4) signs per lot, located at points of parking lot ingress and egress.
- e. — *Freestanding monument/ground sign*. One (1) freestanding monument/ground sign may be permitted for each major structure per street frontage in accordance with the following:

Property identification signs:

When located along arterial streets, the maximum surface area shall be eighty (80) square feet. An additional eight (8) square feet may be approved for addressing purposes only. One (1) monument sign will be allowed per 200 linear feet of frontage

- i. — Signs must be set back five (5) feet from right-of-way lines and may not encroach — on the property of another.
 - ii. — The maximum height for property identification monument/ground signs shall not exceed sixteen (16) feet above grade.
 - iii. — Signs shall not obstruct the view of vehicular traffic or be a public safety or traffic hazard.
- f. — *Real estate*. One (1) real estate sign advertising "For Sale/Rent/Lease," may be placed on the premises and shall not exceed thirty-two (32) square feet in area, or six (6) feet in height. One (1) such sign is permitted for each street frontage.
- g. — *Under canopy sign*. Where a covered walkway is present, each store shall be permitted one (1) under canopy sign not to exceed three (3) square feet in area. This sign shall be placed in front of each occupancy perpendicular to the building face under the covered walkway and shall not be less than ninety (90) inches from the walkway, with a rigid mounting.
- h. — *Wall sign*. One (1) or more flat wall sign(s) which advertises the use of the premises. The maximum area for this signage shall be fifteen (15) percent of the building frontage, not to exceed eighty (80) square feet.
5. — *Electronic message signs*. Notwithstanding any other provisions contained within this chapter, Electronic Message Signs shall only be permitted on properties with frontage along U.S. Highway 19 or State Road 44 in Public Institutional (PI) and High Intensity Commercial Zoning Districts (CH) (including individual businesses, shopping centers, malls, and commercial centers), subject to the following:
- 1) — The sign display must remain static for a minimum of seven (7) minutes. The change of display, message or copy must be "instantaneous" with no fading or special effects.
 - 2) — Messages must be fully displayed on a single rotation and not continued as sequential interval messages;
 - 3) — Animated signs are prohibited;
 - 4) — Flashing lights, traveling messages, animation, scrolling or other movement is prohibited.
 - 5) — Interactive displays including, but not necessarily limited to, recognition based on electronic key codes, phone calls or texting, facial recognition or automated license plate recognition shall not be permitted.
 - 6) — Emission of sound or odor is prohibited.
 - 7) — Maximum brightness levels for an Electronic Message Sign display shall not exceed 0.3 foot candles above ambient light levels measured at a distance of two hundred (200) feet perpendicular from the base of the sign.

- 8) ~~Electronic message sign displays must have automatic brightness control keyed to ambient light levels, to ensure that illumination of the sign display shall be adjusted as ambient light conditions change. Upon request of city, a sign owner shall provide city with acceptable evidence that the sign complies with these illumination standards. Such evidence shall consist of testing by an independent third party using a foot candle meter or similar testing device.~~
- 9) ~~Electronic message sign displays shall be programmed to go dark if there is a malfunction.~~
- 10) ~~Traffic control devices and related governmental signs which are necessary for public health, safety and welfare are exempt from this paragraph.~~
- 11) ~~The total surface area of any electronic message sign authorized by this Section shall not exceed forty (40) square feet.~~
- 12) ~~Only one (1) electronic message sign shall be permitted per property, regardless of the number of businesses operating on said property.~~
- 13) ~~Electronic message signs for identification of individual tenants or businesses in malls, shopping centers or multi-tenant buildings shall not be permitted.~~
- 14) ~~Electronic message signs shall not be permitted as wall signs, portable signs, vehicle signs, vehicle mounted or trailer mounted signs, and shall not otherwise be permitted to be affixed to any building.~~

SIGN CHART:

SIGN TYPE	Residential R-1	Residential Multi-family R-2	Residential Multi-family R-3	Residential Conservation R-C	Residential Waterfront R-W	Planned Unit Development PUD
Building Directory			P			P
Canopy/Awning (1 SF/2 LF - 16 SF Max)			P			P
Directional/Informational (4 SF, 5 Ft High)		P	P			P
Externally Illuminated Sign		P	P			P
Freestanding						
-Ground or Monument:						
-* Residential Development Identification Signs	32 SF max, 6' high from grade	32 SF max, 6' high from grade	32 SF max, 6' high from grade	32 SF max, 6' high from grade	32 SF max, 6' high from grade	64 SF max, 10' high from grade
-Pole						
Internally Illuminated Sign						
Real Estate Sign	P	P	P	P	P	P
Under Canopy Sign (3 SF)			P			P
Window (up to 25% total coverage)						
Wall - 15% total wall surface not to exceed 64 SF		P	P			P

SIGN TYPE	Neighborhood Residential NBR	General Commercial GC	High Intensity Commercial CH	Commercial Waterfront CW
Building Directory	P	P	P	P
Canopy/Awning (1 SF/2 LF—16 SF Max)	P	P	P	P
Changeable manual (permanent) Note: Include in total allowed permanent signage		P	P	P
Directional/Informational (4 SF, 5' High)	P	P	P	P
Drive Through Restaurant Sign			P	
Electronic Illuminated Signs			P	
Externally Illuminated Signs	P	P	P	P
Freestanding/Pole (drive-through only)			P	
Ground or Monument:				
— Residential Development Identification Signs	Not to exceed 32 SF, 6' high			
— Property Identification Sign (multiple tenants in one building) (Shopping Centers, Malls and Commercial Centers not included)	32 SF, 6' high	Arterial—80 SF Total 16 SF/business 8 SF/addressing 240 SF, 12' high Max Collector—64 SF Total 8 SF/addressing, 6' high	Arterial—80 SF plus 16 SF/business 8 SF/addressing 240 SF, 12' high Max Collector—64 SF Total 8 SF/addressing, 6' high	Arterial—80 SF Total 16 SF/business 8 SF/addressing 240 SF Max, 12' high Collector—64 SF Total 8 SF/addressing, 6' high
— Business Identification (Single Business)	32 SF, 6' high	80 SF max 12' high	80 SF max 12' high	80 SF max 12' high
Internally Illuminated Sign		P	P	P
Projecting (16 SF)		P	P	P
Under Canopy Sign (3 SF)	P	P	P	P
Window (Maximum coverage—25%)	P	P	P	
Wall	15% wall surface, max 32 SF	15% total wall surface not to exceed 80 SF	15% total wall surface not to exceed 80 SF	15% total wall surface not to exceed 80 SF

SIGN TYPE	Industrial IND	Public Institutional PI
Building Directory (24 SF Max, 6' High Max)	P	P
Canopy/Awning (1 SF/2 LF 16 SF Max)	P	P
Changeable		
Construction	P	P
Changeable Manual and Electronic (permanent) Note: Include in total allowed permanent signage		P
Directional/Informational (4SF, 5 Ft High)	P	P
Electronic Message Signs		P
Externally Illuminated Signs	P	P
Drive Through Restaurant Sign		
Ground or Monument:		
—● Property Identification (multiple tenants in one building)	Arterial— 80 SF Total 16 SF/business 8 SF/addressing Collector— 64 SF Total 8 SF/addressing	Arterial— 80 SF Total 16 SF/business 8 SF/addressing Collector— 64 SF Total 8 SF/addressing
—● Business Identification (Single Business)	80 SF max	80 SF max
Internally Illuminated	P	P
Projecting (16 SF)	P	P
Under Canopy Sign (3 SF)	P	P
Window (Maximum coverage— 25%)		
Wall	P	P

SIGN TYPE	Shopping Center	Malls	Commercial Center
Building Directory (24 SF Max, 6' High Max)	P	P	
Canopy/Awning (1 SF/2 LF—16 SF Max)	P	P	
Changeable			
Directional/Informational (4SF, 5 Ft High)	P	P	
Externally Illuminated Signs	P	P	
Freestanding Pole			See Chapter 5, Table 5.04.09(F)
Ground or Monument	Arterial—80 SF Total 16 SF/business 8 SF/addressing (1 monument sign per 200 linear feet of frontage) Max signage 240 square feet/sign	Arterial—80 SF Total 16 SF/business 8 SF/addressing (1 monument sign per 200 linear feet of frontage) Max 240 square feet/sign	
Internally Illuminated	P	P	
Entrance Sign		P (3-sided 32 square feet max)	
Projecting (16 SF) (wall sign)	P	P	
Window (Maximum coverage—25%)			
Wall	P (15% of Bldg. not to exceed 80 SF)	P (1 wall sign/face; 10% of wall face)	

12.00.14. Installation, repair and permitting of signage.

Any sign authorized by this Section shall be installed or repaired shall comply with the permitting, repair and installation requirements contained in section 12.00.05.

<NEW CHAPTER 12 BEGINS ON NEXT PAGE>

CHAPTER 12 – SIGNS

<u>Section</u>		<u>Page #</u>
<u>12.00.01</u>	<u>General Provisions</u>	<u>12-1</u>
<u>12.00.02</u>	<u>How to Use this Code</u>	<u>12-2</u>
<u>12.00.03</u>	<u>How to Apply for a Sign Permit</u>	<u>12-3</u>
<u>12.00.04</u>	<u>Sign Types that are Prohibited</u>	<u>12-4</u>
<u>12.00.05</u>	<u>Sign Types that DO NOT Require a Permit</u>	<u>12-5</u>
<u>12.00.06</u>	<u>Sign Types that SHALL Require a Permit</u>	<u>12-6</u>
<u>12.00.07</u>	<u>Supplemental Sign Types that SHALL Require a Permit When Located at a Specific Type of Building or Business</u>	<u>12-7</u>

12.00.01. – GENERAL PROVISIONS

1. PURPOSE

The purpose of this chapter is to regulate the time, place, and manner in which signs shall be permitted in the city, including standards for their fabrication, erection, use, maintenance, and alteration. These shall promote a safe, vibrant, and economically viable community that ensures that streets and buildings are equally amenable to pedestrians and vehicular users.

2. INTENT

Such standards are intended to protect the health, safety, and welfare of persons within the city and to enhance the physical appearance, natural beauty, and historical significance of the community by providing regulations that promote creativity, effectiveness, and flexibility in their design and use while avoiding an environment that encourages visual blight.

3. APPLICABILITY

It is the intent of the City to comply with all applicable laws, statutes, regulations, and federal and state court decisions regarding the regulation of signs, and not to engage in any form of content-based regulation of sign messages that are prohibited by federal or state constitutions, statutes, or court decisions. The regulations of this chapter shall apply to all districts. Unless otherwise noted, a permit shall be required for the erection, placement, alteration, or reconstruction of any sign.

4. SEVERABILITY

If any decision, subsection, sentence, phrase or portion of this Section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, that portion of these standards shall be deemed separate and distinct, and holding shall not affect the validity or constitutionality of the remaining portions of this Chapter, which shall remain in full effect.

5. FALSE ADVERTISING ON SIGNS AND NUISANCES

- A. No person shall display false statements upon signs in such a manner as to mislead the public as to anything sold, services to be performed or information disseminated.
- B. No person shall display any sign in such a manner as to constitute a nuisance to surrounding properties or uses.

6. OCCUPATION TAX; CONTRACTOR'S LICENSE

No person shall engage in the business of erecting, painting or maintaining signs within the city, unless and until the person has paid a business tax receipt and registered with the city.

7. PROHIBITED SIGNS

Such signs shall be removed as stated in this code. Prohibited signs erected on public rights-of-way or other publicly owned property may be removed without prior notice.

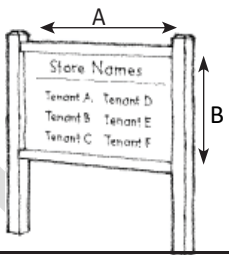
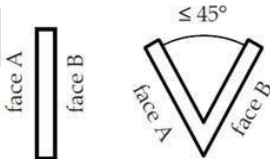
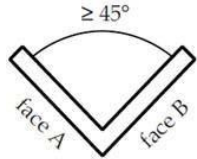
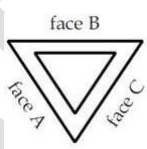
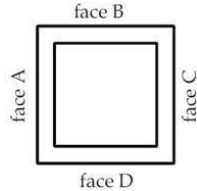
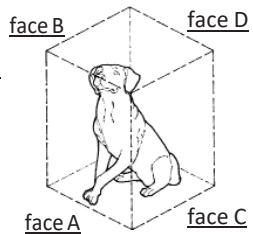

8. SUBSTITUTION CLAUSE

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of the content. This applies to all permitted signage. Such substitution of the message may be made without additional approval, permitting, registration or notice to the City.

12.00.02. HOW TO USE THIS CODE

1. THE FOLLOWING STANDARDS APPLY TO ALL SIGNS IN THE CITY OF CRYSTAL RIVER.

A. MEASUREMENT OF SIGN AREA (SEE TABLE 12.00.02.A)

Table 12.00.02.A: MEASUREMENT OF SIGN AREA		
SIGN TYPE	STANDARDS	ILLUSTRATIONS
FREE- STANDING SIGNS	<p>Single Faced Signs</p> <p>Sign copy mounted, affixed or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.</p>	<p>Sign Area = $A \times B$</p> 
	<p>Two Face Signs</p> <p>If the interior angle between the two sign faces is 45 degrees or (<) the sign area is of one sign face only.</p> <p>If the angle between the two sign faces is (>) than 45 degrees, the sign area is the sum of the areas of the two sign faces.</p>	<p> $\leq 45^\circ$  </p> <p> $\geq 45^\circ$  </p> <p>Sign Area = Area of Face A + Face B</p>
	<p>Three or Four Face Signs</p> <p>The sign area is 50 percent of the sum of all areas of all sign faces.</p>	<p>  </p> <p>Sign Area = $(\text{Area of Faces A} + \text{B} + \text{C}) / 2$</p> <p>  </p> <p>Sign Area = $(\text{Area of Faces A} + \text{B} + \text{C} + \text{D}) / 2$</p>
	<p>Free-form or Sculptural Signs</p> <p>Spherical, free-form, sculptural or other non-planar sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure.</p>	<p>Sign Area = $(\text{Area of Faces A} + \text{B} + \text{C} + \text{D}) / 2$</p> 
BUILDING ATTACHED SIGNS	<p>Single Faced Signs</p> <p>Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.</p>	<p>Rectangle A Rectangle B Rectangle C</p>  <p>Sign Area = $(\text{Area of Rectangles A} + \text{B} + \text{C})$</p>

B. GENERAL REQUIREMENTS FOR ALL SIGNS (SEE TABLE 12.00.02.B)

Table 12.00.02.B: GENERAL REQUIREMENTS FOR ALL SIGNS	
REQUIREMENTS	SPECIFIC STANDARDS
1. SIGN HEIGHT	Sign height is measured as the vertical distance in feet from the ground, sidewalk or other surface to the highest point of the sign face or sign structure, whichever is higher. Where the ground is uneven, the average elevation is utilized to determine the starting point of the measurement.
2. SIGN VISIBILITY	The area around the sign shall be properly maintained clear of brush, trees, and other obstacles so as to make the sign readily visible.
3. SIGN CONSTRUCTION	With the exception of portable and temporary signs as permitted in this chapter, signs shall be permanently attached to the ground, a building, or another structure by direct connection to a rigid wall, frame, or structure.
4. SIGN WIRING	Signs with internal electrical wiring or lighting equipment, and all external lighting equipment shall be inspected and approved by the City in accordance with existing and prevailing electrical codes. All wiring to electrical signs or to lighting equipment directed to ground signs shall be underground and Ground Fault Circuit Interrupter (GFCI) protected.
5. SIGN SETBACKS	Freestanding Signs shall be set back a minimum of 5 feet from the Right of Way (ROW) line and located outside of the clear visibility triangle (Ch 6, LDC).
6. SIGN DESIGN	
A. <u>Building Compatibility</u>	Signage, including overall design, materials, and illumination shall be compatible with the overall design of the main building.
B. <u>Materials</u>	Except where noted otherwise in this section, finish materials for signs shall be as follows: a. <u>Wood</u> : painted, stained, or natural; or a finished material similar to wood; b. <u>Metal</u> : copper, brass, galvanized steel, or aluminum composite; c. <u>Stucco or brick</u> ; d. <u>Fabric awnings (i.e., canvas)</u> ; or e. <u>Paint and vinyl (applied directly onto building walls or window glass)</u> .
C. <u>Shape</u>	Signs shall be composed of standard geometric shapes and/or letters of the alphabet, or as a sponsor motif (bottle, hamburger, ice cream cone, etc.) All elements of a sign structure shall be unified in such a way not to be construed as being more than one sign.
7. SIGN ILLUMINATION	
A. <u>Brightness Limits</u>	The brightness of an illuminated sign shall not exceed 30 foot-candles at any one point on the sign face.
B. <u>Fluctuations in Lighting</u>	No sign shall have <u>blinking, flashing, scrolling, fading, or fluctuating lights or other illuminating devices that have a changing light intensity, brightness or color or form</u> . No revolving or rotating beam or beacon of light, including but not limited to searchlights, shall be utilized or permitted as part of any sign.

<p>C. <u>Shielding of Illumination Source</u></p>	<p><u>Any light from an illuminated sign or a flood or spotlight illuminating the sign, shall be stationary, shielded, and directed so that the light or brightness shall:</u></p> <ul style="list-style-type: none"> a. <u>Illuminate only the surface area of the sign;</u> b. <u>Not interfere with the safe vision of motorists, bicyclists or roadway users;</u> c. <u>For spot-lit signs, the sign base and / or proposed landscaping shall be designed to conceal the base of the light fixture to the extent feasible.</u>
<p>D. <u>Colored Lamps</u></p>	<p><u>The use of colored lamps for external lighting of signage is not permitted.</u></p>
<p>E. <u>Externally Mounted Gas Filled Tubes</u></p>	<p>Except where permitted in the Community Redevelopment District (CRA); <u>eExternally mounted gas tubes filled with neon or other noble gases shall not be permitted.</u></p>
<p>8. <u>SIGN APPEARANCE, MAINTENANCE, AND REMOVAL</u></p>	<p><u>The following maintenance requirements shall be observed for all signs visible from any public street, and any deficiency shall be corrected within 30 days of being detected unless otherwise determined by the administrator:</u></p> <ul style="list-style-type: none"> a. <u>No sign shall have more than 10% of its surface area covered with disfigured, cracked, ripped or peeling paint or poster paper.</u> b. <u>No sign shall stand with bent or broken sign facings, broken supports, loose appendages or struts, or be allowed to stand more than 15 degrees away from the perpendicular.</u> c. <u>No sign shall have weeds, trees, vines, or other vegetation growing upon it or obscuring its view from the street from which it is to be viewed.</u> d. <u>No internally illuminated sign shall stand with only partial illumination.</u> e. <u>Whenever the use of a building or premises by a business or occupation is discontinued for at least 3 months, then the signs pertaining to that business or occupation shall be removed. If the owner or lessee fails to remove it, the building official shall give the owner fifteen (15) days written notice to do so. Upon failure to comply, the building official may remove the sign at cost to the owner, with the following exceptions:</u> <ul style="list-style-type: none"> i. <u>Businesses who are relocating within the city shall be permitted to retain signage for up to 6 months unless the building is reoccupied.</u> ii. <u>A 6-month extension shall be permitted upon written request.</u> <p><u>When a commercial entity utilizing a sign is discontinued, all signs related to that entity shall be removed or neutralized within 30 days from the date of discontinuance of the use. Sign cabinets and structures to which another sign face may ultimately be attached can conform to this requirement by:</u></p> <ul style="list-style-type: none"> a. <u>painting over the existing sign with a color that harmonizes with the building,</u> b. <u>removing sign pan faces and replacing them with blank panels, or</u> c. <u>placing a fitted sign wrap over the cabinet that completely obscures the underlying sign face, is fitted snugly over the existing cabinet, is secured and has no loose or hanging ties, ropes or supports.</u>
<p>9. <u>ILLEGAL SIGNS</u></p>	<p><u>A sign damaged in excess of fifty (50) percent of its replacement cost OR a sign depicting, describing or relating to specified sexual activities as defined in the Crystal River Adult Entertainment Licensing Ordinance shall be considered to be illegal and shall be removed immediately.</u></p>

<p>10. <u>NON-CONFORMING SIGNS</u></p>	<p>a. <u>All permitted nonconforming signs shall be grandfathered and considered to be in compliance with this Code.</u></p> <p>b. <u>Subject to the limitations imposed by this ordinance, a nonconforming sign may be continued and shall be maintained in good condition as required by this ordinance. However, a nonconforming sign shall not be:</u></p> <ul style="list-style-type: none"> i. <u>Structurally changed, but its pictorial content may be changed.</u> ii. <u>Structurally altered to prolong its use except to meet safety standards.</u> iii. <u>Altered in any manner that increases the degree of nonconformity.</u> iv. <u>Expanded.</u> v. <u>Continued in use after cessation or change of the business or activity to which the sign pertains.</u> vi. <u>Reestablished after damage from natural causes if the estimated cost of reconstruction exceeds fifty (50) percent of replacement cost. A nonconforming sign damaged or destroyed by an unintentional or intentional third party (nonowner) acts or omissions shall be allowed to be reconstructed regardless of the percentage of damage provided the nonconforming use is not expanded.</u> vii. <u>Continued in use when a conforming sign or structure is permitted and erected on the same lot of record.</u> viii. <u>Continued in use when any land use to which the sign pertains has ceased for a period of thirty (30) consecutive days.</u> ix. <u>Nonconforming signs are allowed when the existing use has new ownership which results in a change in the name or logo, and any permitted alteration, modification or reconstruction. Modifications shall be limited to the replacement of a sign panel, replacing individual letters and logos within the same area or repainting a sign face. This does not permit changes to the structure, framing, erection or relocation of the sign unless such changes will bring the sign into regulatory conformance.</u> <p>c. <u>Blank nonconforming signs. When a sign face remains blank, which is defined as void of advertising matter, for six (6) months or longer, the entire sign structure shall lose its nonconforming status and shall be treated as an abandoned sign. Signs displaying an "available for lease" or similar message or partially obliterated faces that do not identify a particular product, service, or facility shall be deemed blank.</u></p>
<p>STANDARDS SPECIFIC TO THE COMMUNITY REDEVELOPMENT AREA (CRA)</p>	
<p>1. <u>APPLICABILITY</u></p>	<p><u>The standards below shall only apply to signage in the CRA. Should conflict arise between these standards and those found elsewhere in this Chapter, the standards below shall take precedent. All other standards that are conveyed in this Chapter and not in conflict with those conveyed below shall apply.</u></p>
<p>A. <u>Context</u></p>	<p><u>Signage shall elicit a character and form that is sensitive to the City's history while promoting a human scale that is amenable to pedestrians and vehicles.</u></p>
<p>B. <u>Illumination</u></p>	<p><u>Illumination of signs in the CRA is limited to the following:</u></p> <ul style="list-style-type: none"> a. <u>Illuminated signage may only be externally lighted using a fully shielded goose neck light fixture;</u> b. <u>Colored lamps for external lighting of signage is not permitted.</u> c. <u>Signs with externally mounted gas filled tubes containing neon or another type of Noble Gas shall only be permitted in the CW, CG, and CH districts.</u>

12.00.03. HOW TO APPLY FOR A SIGN PERMIT

1. PROCESS FOR OBTAINING A SIGN PERMIT IN THE CITY OF CRYSTAL RIVER.

SIGN PERMITS REQUIRED

1

No sign shall hereafter be erected, moved, added to, repaired (over 50% of value), or structurally altered without first submitting a site plan, making payment of the required fee, and obtaining a Sign Permit.

SIGNAGE ERECTED WITHOUT A PERMIT

2

Signs or sign structures previously erected without a valid Sign Permit shall be in violation of this article and shall be deemed illegal. It shall be mandatory to obtain a Sign Permit for an illegal sign if allowable, or to immediately remove such sign upon notice that the structure is illegal. The notice shall contain a time period for removal.

REVIEW AND ACTION BY THE ADMINISTRATOR

3

No Sign Permit issued under the provisions of this article shall be considered valid unless signed by the Administrator.

REVIEW AND ACTION BY THE BUILDING OFFICIAL

4

In addition, any illuminated sign or sign structure thirty-two (32) square feet (sf) and above in size shall be reviewed by the City's Building Official. All permits are subject to the requirements contained in the latest adopted Florida Building Code.

PERMIT ISSUANCE

5

If it appears that the structure is in compliance with all the requirements of this article and all other laws and ordinances of the city, the department shall issue a Sign Permit with a signature by the Administrator.

12.00.04. SIGN TYPES THAT ARE PROHIBITED

1. THE FOLLOWING TYPES OF SIGNAGE SHALL BE PROHIBITED IN ALL ZONING DISTRICTS THROUGHOUT THE CITY OF CRYSTAL RIVER.

Table 12.00.04.: SIGN TYPES THAT ARE PROHIBITED	
THE FOLLOWING TYPES OF SIGNAGE ARE PROHIBITED IN ALL ZONING DISTRICTS WITHIN THE CITY:	
TYPE OF SIGNAGE	SPECIFIC STANDARDS RELATIVE TO THE SIGNAGE
1. <u>GENERAL TO ALL:</u>	<u>Signage violating any provision of any state law relative to outdoor advertising.</u>
2. <u>ABANDONED OR DETERIORATED SIGNAGE IN WHICH:</u>	<ul style="list-style-type: none"> A. <u>The structure no longer contains a sign;</u> B. <u>The structure or bracing is rusted, unkempt, dilapidated, or unsightly;</u> C. <u>The sign references a business that has been closed (out of business) for more than 30 days.</u>
3. <u>ALL BILLBOARDS ARE PROHIBITED; INCLUDING:</u>	<ul style="list-style-type: none"> A. <u>Classic Billboard – for pedestrian and vehicle traffic along a street or highway.</u> B. <u>Vinyl Billboard – brighter appearance, often due to UV defensive paint.</u> C. <u>Painted Billboard – increasingly rare due to graphically produced billboards.</u> D. <u>Poster – promotes local products at ½ or less the size of a Classic Billboard.</u> E. <u>Mobile Billboard – may use a “memorable” ad to elicit an audience response.</u> F. <u>Three-Dimensional Billboard – promotes artistry to secure viewer’s attention.</u>
4. <u>ELECTRONIC MESSAGE BOARD SIGNAGE; EXCEPT:</u>	<ul style="list-style-type: none"> A. <u>Stationary Electronic Window Signs;</u> B. <u>Electronic Message Signs; and</u> C. <u>Changeable Copy Signs</u>
5. <u>FEATHER FLAGS:</u>	<u>Term “feather flag” comes from the shape, which resembles a bird’s feather.</u>
6. <u>INFLATABLE SIGNS:</u>	<u>Signage erected and maintained by air or gas to convey an advertisement.</u>
7. <u>MOVING, FLASHING, OR AUDIBLE SIGNS:</u>	<u>Permanent or temporary signs or devices that are moving, flashing or audible and are designed to attract one’s attention and can potentially distract drivers; EXCEPT: signs displaying the time and / or temperature only.</u>
8. <u>OFF-PREMISES SIGN; EXCEPT:</u>	<u>A sign, flag, or banner that is erected by the City, County, State, or Federal Government.</u>
9. <u>PORTABLE OR MOUNTED VEHICULAR SIGNS:</u>	<p><u>Any sign mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on a permanent or semi-permanent basis in a manner intended to attract the attention of the public for the purpose of advertising or identifying a business.</u></p> <ul style="list-style-type: none"> A. <u>Such signage shall be permitted when the copy or message relates only to the business or establishment of which the trailer, boat, or vehicle itself is a part; pertains to the sale, rent, lease or hiring of such vehicle; or is a noncommercial message.</u> B. <u>Vehicles or trailers displaying signs may not be parked in such a manner that they function primarily as commercial advertising devices.</u>
10. <u>ROOF SIGNS:</u>	<p><u>Including those attached to a Mansard or Gambrel roof; EXCEPT:</u></p> <ul style="list-style-type: none"> A. <u>VERTICAL MARQUEE SIGNS – in compliance with standards for this sign type.</u> B. <u>RESERVED.</u>
11. <u>PUBLIC RIGHT OF WAY (ROW) SIGNS; EXCEPT:</u>	<u>Signs that are erected by a public agency that either controls or has permission to locate signage in the public right-of-way.</u>

<p>12. <u>SIGNAGE SITUATED IN A MANNER THAT CONSTITUTES A HAZARD TO PEDESTRIAN OR VEHICULAR TRAFFIC, INCLUDING:</u></p>	<p>A. <u>Signs that obstruct sight distance along a public right-of-way (ROW);</u> B. <u>Signs that tend by their location, color, illumination, or nature to be confused with or obstruct the view of official traffic control signs or signals; and</u> C. <u>Signs that obstruct the flashing lights of an emergency vehicle.</u></p>
<p>13. <u>SIGNAGE SITUATED IN A MANNER THAT OBSTRUCTS FREE INGRESS AND EGRESS FROM:</u></p>	<p>A. <u>A required door,</u> B. <u>A window,</u> C. <u>A fire escape, or</u> D. <u>Other required exit way.</u></p>
<p>14. <u>WATER OR MARSH AREA SIGNAGE; EXCEPT:</u></p>	<p><u>Signage that is located on private property and is in compliance with the standards found in this ordinance or any signage that is installed by an agency of the City, County, State, or Federal Government. designed to avoid periodic inundation by the tide.</u></p>
<p>15. <u>SIGNAGE AFFIXED TO A PRIVATE RESIDENCE OR DWELLING, OR DISPLAYED UPON THE GROUNDS THEREOF; EXCEPT:</u></p>	<p><u>The following Sign Types, as conveyed in this ordinance:</u> A. <u>ADDRESS NUMERALS</u> B. <u>BANNER (RESIDENTIAL)</u> C. <u>FLAG SIGN</u> D. <u>GENERAL INFORMATIONAL SIGN</u> E. <u>HISTORICAL MARKER AND MONUMENT SIGN</u> F. <u>NAMEPLATE SIGN</u> G. <u>WARNING AND NO TRESPASSING SIGN</u></p>
<p>16. <u>SIGNAGE ATTACHED TO OR PAINTED ON ANY OF THE FOLLOWING:</u></p>	<p>A. <u>Trees, rocks or other natural features;</u> B. <u>Fences or fenceposts;</u> C. <u>Light poles or utility poles.</u> <u>EXCEPT:</u> <u>Signs that are attached to a light pole, utility pole, or fence by a utility or government shall be permitted.</u></p>
<p>17. <u>SNIPE SIGNS.</u></p>	<p><u>A temporary sign used for advertising that is placed in the ground or attached to a utility pole.</u></p>

12.00.05. SIGN TYPES THAT DO NOT REQUIRE A PERMIT

1. THE FOLLOWING TYPES OF SIGNAGE SHALL NOT REQUIRE A PERMIT IN ORDER TO BE ERECTED WHERE PERMITTED WITHIN THE CITY OF CRYSTAL RIVER.

- A. The sign types conveyed in 12.00.05.A. (a – k below) shall not require a permit, provided that such signs are established or placed only on the property of the person who erects the sign:
- a. **ADDRESS NUMERAL SIGN.** The standards for these signs are conveyed in Section 12.00.05.a
 - b. **BANNER (residential) SIGN.** The standards for these signs are conveyed in Section 12.00.05.b
 - c. **DIRECTIONAL AND INFORMATIONAL SIGN.** The standards for these signs are conveyed in Section 12.00.05.c
 - d. **FLAG SIGN.** The standards for these signs are conveyed in Section 12.00.05.d
 - e. **GENERAL INFORMATIONAL SIGN.** The standards for these signs are conveyed in Section 12.00.05.e
 - f. **HISTORICAL MARKER AND MONUMENT SIGN.** The standards for these signs are conveyed in Section 12.00.05.f
 - g. **NAME PLATE SIGN.** The standards for these signs are conveyed in Section 12.00.05.g
 - h. **SIDEWALK SIGN.** The standards for these signs are conveyed in Section 12.00.05.h
 - i. **STATIONARY ELECTRONIC WINDOW SIGN.** The standards for these signs are conveyed in Section 12.00.05.i
 - j. **WARNING AND NO TRESSPASSING SIGN.** The standards for these signs are conveyed in Section 12.00.05.j
 - k. **WINDOW OR DOOR SIGN.** The standards for these signs are conveyed in Section 12.00.05.k
- B. In addition, all such sign types shall nevertheless be constructed and maintained in accordance with the standards conveyed in TABLES (12.00.05.a – 12.00.05.k).

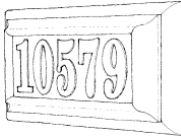
TABLE 12.00.05.a: ADDRESS NUMERAL SIGN	
Description	
ADDRESS NUMERAL SIGN. Address Numeral Signs establish the physical address or location of a lot or structure as recognized by 911, the police, fire department, or the rescue service.	
Permitted Zones	
All Zones.	
Standards	
Size	
Signable Area.	
Sign Height – Residential Uses:	3 in. min.; 6 in. max. (State of Fl. min.)
Sign Height – Non-residential Uses:	6 in. min.; 12 in. max. (State Fl. Min.)
Location	
Number of Signs:	1 per address located on the property.
Additional Provisions	
Address numbers shall be sited upon the primary street frontage that a structure fronts.	
One and Two-family residential dwellings may include the name and / or address of the occupant and similar uses customarily associated with residential structures.	


TABLE 12.00.05.b: BANNER (residential) SIGN	
Description	
BANNER (residential) SIGN. A residential Banner Sign is a temporary sign type that often contains characters, illustrations, or ornamental figures applied to its cloth, plastic, or fabric backing. Typically, it is used to communicate personal messages and celebrations (i.e., Welcome Home!, Happy Birthday!, etc.).	
Permitted Zones	
All one and two-family residential use lots.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	30 sf. max.
Location	
Number of Signs:	1 banner per property.
Period of Display	
A banner shall not be displayed for more than 5 consecutive days.	

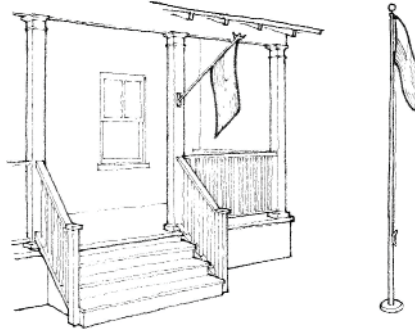
TABLE 12.00.05.c: DIRECTIONAL AND INFORMATIONAL SIGN

Description	
<p>DIRECTIONAL AND INFORMATIONAL SIGN. A Directional and Informational Sign provides information and directional aid (including regulations) to both vehicles and pedestrians on public as well as private property. It may be supported by either a single or double pole. Examples include: “stop”, “entrance”, “rest room”, “loading zone”, “no parking”, “drive thru”, “trail crossing”, “turning vehicles”, “underground utilities”, etc.</p>	
Permitted Zones	
All Zones.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	9 sf. max.
Sign Height:	3 sf. max.
¹ Sign Elevation.	
Public Right of Way (ROW):	5 ft. min.; 8 ft. max.
Private property:	1 ft. min.; 2 ½ ft. max.
<p>¹ Refers to the “distance”, as measured, between the ground and the bottom of the sign. The pole may exceed the maximum length conveyed to provide support for the sign but shall not exceed the height of the top of the sign.</p>	
Location	
Number of Signs.	
Public ROW:	Per Federal, State, and local regulations.
Private property:	Maximum of 2 per curb cut.
References	
Signs on public streets and highways shall conform to the Uniform Manual of Traffic Control Devices.	

TABLE 12.00.05.d: FLAG SIGN

Description

FLAG SIGN. A **Flag Sign** is a type of sign consisting of one or more fabrics. The fabric may contain distinctive colors, patterns, logos or symbols. Flags are often used as a symbol of a government or a similar entity or organization.



Permitted Zones

All Zones.

Standards

Size

Vertical Flagpole	Single or Two-Family Lots	All Other Lots
Flag Area (Size):	24 sf. max. (4' x 6')	96 sf. max. (8' x 12')
Flagpole Height:	25 feet max.	40 feet max.
Wall Mounted Flagpole	Single or Two-Family Lots	All Other Lots
Flag Area (Size):	15 sf. max. (3' x 5')	24 sf. max. (4' x 6')
Flagpole length:	8 ft. max.	12 ft. max.

Location

Number of Flag Poles per Property.

Vertical Flagpole:	1 vertical poles max.
Wall Mounted Flagpole:	3 wall mounted poles max.

Number of Flags per Pole Type.

Vertical Flagpole:	3 flags per pole max.
Wall Mounted Flagpole:	1 flag per pole max.

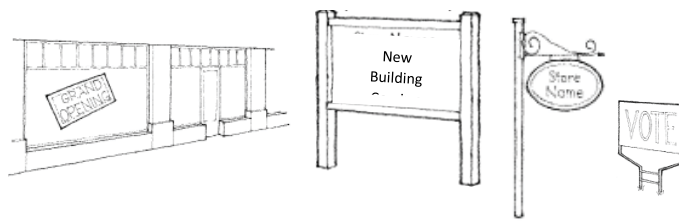
Number of Flags that May Fly Per Lot.

Total number of flags permitted to be flown in combination on one or more approved Vertical Flagpole or Wall Mounted Flagpole:	6 flags max.
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TABLE 12.00.05.e: GENERAL INFORMATION (temporary) SIGN

Description

GENERAL INFORMATION (temporary) SIGN. This is a temporary sign that may be freestanding or mounted to a wall or window. It is used for short intervals of time to convey an event or activity to the public.



Permitted Zones

All Zones.

Standards

Freestanding Sign Design

Post and Stake Materials.

A Large Single Post, Large Twin Post, & Small Single Stake shall be constructed of a vinyl or wood frame. A Small Twin Post shall be constructed of a metal frame.

Post and Stake Measurements.

- Large Single Post: Height: 72" max.; Width: 5" max.; Arm Length: 47" max.
- Large Twin Post: Height: 72" max.; Width: 5" max.; Dist. ground to base of sign: 1 ft. min.; 4 ft. max.
- Small Twin Pole: Height: 42" max.; Width (Diameter): 1.5 in.
- Small Single Stake: Height: 42" max.; Width (Diameter): 1.5 in.

Sign Location, Attachments, and Illumination.

The top of the sign shall be sited at or below the top of the vertical post or stake. Signs shall contain no reflective elements, flags or projections; and shall not be illuminated.

Size

General Information Sign: Residential Property

Signable Area.

Signs per Street Frontage:	1 max. on private Property, a min. of 10 ft. from street ROW.
Size of Freestanding Sign:	6 sf. max.
Type of Sign Support Permitted:	Large Single Post or Small Twin Post or Small Single Stake.

General Information Sign: Non-Residential Property

Signable Area.

Signs per Street Frontage:	1 max. on private property a min. of 10 ft. from street ROW.
Size of Freestanding sign:	20 sf. max
Size of Wall or Window Sign:	12 sf. max.
Type of Sign or Support Permitted:	Wall or Window Sign; Lg. Twin Post or Sm. Twin Pole Sign.

Period of Display

Seven days prior to the beginning of an event one sign may be erected in the front of the property (outside of the Right of Way) or one sign may be mounted in a window or on a wall adjacent to a building's primary entrance. The sign shall be removed no more than five days following the conclusion of the event. Signage may be used to promote an activity or occasion such as new construction, property listed for sale or rent, candidate endorsement following commencement of the qualifying period during an election, a grand opening, a special event, or a similar activity.

TABLE 12.00.05.f: HISTORICAL MARKER AND MONUMENT SIGN


Description	
<p>HISTORICAL MARKER AND MONUMENT SIGN. A Historical Marker and Monument sign is recognized by local, state and federal authorities as having historical significance.</p>	
Permitted Zones	
All Zones.	
Size	
Signable Area.	
Sign Width (Freestanding Sign or Wall Sign):	12 in. min.
Sign Height (Freestanding Sign or Wall Sign):	42 in. max.
Sign Elevation.	
Height of Top of Sign (Freestanding or Wall Mounted):	78 in. max.

TABLE 12.00.05.g: NAMEPLATE SIGN

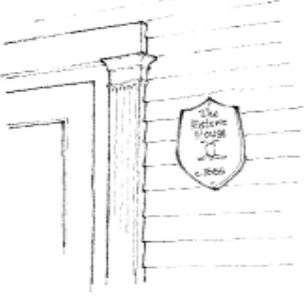
Description	
<p>NAMEPLATE SIGN. A Nameplate Sign is used to advertise a use, designation, or similar title that is affiliated with the property or structure but subordinate to the primary residence.</p>	
Permitted Zones	
All Zones.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	2 sf. max.
Location	
Number of Signs.	
Signs Mounted on the Front Wall:	1 max.; within 2 ft. of the front door.
Additional Provisions	
Sign shall not have illumination directed specifically upon it, nor shall it be animated.	

TABLE 12.00.05.h: SIDEWALK SIGN

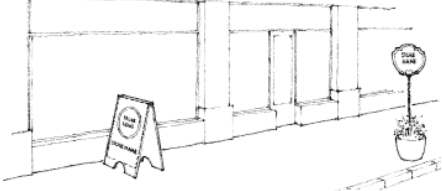
Description		
<p>SIDEWALK SIGN. A Sidewalk Sign provides secondary signage for individual shopfronts or businesses and is typically located on or adjacent to the sidewalk that fronts a building.</p>		
<p>A-Frame Signs. This relatively standard type of Sidewalk Sign is often used in a “shopfront” or “main street” setting to attract the attention of pedestrians by highlighting the name of the shop or business, as well as the day’s “specials” or “sale items”.</p>		
<p>Pedestal Signs. This unique type of Sidewalk Sign is ideal for both pedestrians and vehicles in a “shopfront” or “main street” setting. The sign is composed of a “flowerpot” base, pedestal (pole), and sign face that highlights the name of the shop or business.</p>		
Permitted Zones		
A-Frame Signs:	All Zones	
Pedestal Signs:	Community Redevelopment Area (CRA)	
Standards		
Size		
Sign Type:	A-Frame Sign	Pedestal Sign
Signable Area (Area of sign):	6 sf. max.	2.25 sf. max.
Width.		
Sign Width:	30” max.	18” max.
Pedestal (pole) Width:	N/A	1.5” diameter max.
Base Width (Flower Pot):	N/A	24” max.
Height.		
Top of Pedestal Sign (Height):	N/A	72” max.
Sign Height:	42” max.	18” max.
Base Height (Flower Pot):	N/A	18” max.
Distance, Ground to Base of Sign:	6” min.	48” max.
Materials		
Frame and Base:	Stained / painted wood.	Clay, metal, concrete pot.
Sign Face:	Chalk or dry erase board.	Metal.
Post:	N/A	Metal or wrought iron.
<p>¹ Signs shall not be illuminated.</p>		
<p>² Plastic or unfinished plywood shall be prohibited Sidewalk Sign materials.</p>		
Location		
<p>A business may only have one A-Frame Sign OR one Pedestal Sign. It shall be located on the primary sidewalk that provides access to the business. If the distance between the building and back of the curb is > 20 ft. then the business may have one of each sign.</p>		
<p>Where permitted in the CRA, Sidewalk Signs may be sited in the public right of way. Elsewhere in the City, Sidewalk Signs shall be located entirely on private property.</p>		
<p>Sidewalk Signs located on or adjacent to a sidewalk shall not encroach upon or interrupt the required 4’ accessible pedestrian path.</p>		
<p>A-Frame Signs may only be displayed during business hours and shall be removed when closed.</p>		


TABLE 12.00.05.i: STATIONARY ELECTRONIC WINDOW SIGN	
Description	
<p>STATIONARY ELECTRONIC WINDOW SIGN. <u>A Stationary Electronic Window Sign is a small-scale secondary or accessory sign that is placed just inside and upon the window of a business, allowing it to be viewed or read from the exterior of the building by both vehicles and pedestrians. Examples include, but are not limited to, “open,” “lotto,” “beer,” “vacancy,” “ATM,” etc.</u></p>	
Permitted Zones	
All zones excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area.	
Individual Sign (Size):	2 sf. max.
Aggregate of All Signs (Size):	5 sf. max.
Location	
Signs per Building or Store:	3 max.


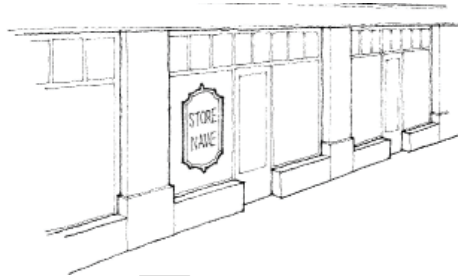
TABLE 12.00.05.j: WARNING OR NO TRESPASSING SIGN	
Description	
<p>WARNING OR NO TRESPASSING SIGN. <u>A Warning or No Trespassing Sign is intended to convey the potential for danger or discourage one from entering onto the private property of another.</u></p>	
Permitted Zones	
All zones.	
Standards	
Size	
Signable Area.	
Individual Sign (Size):	4 sf. max.
Height of top of Sign (pole or wall mounted):	78 in. max.
Location	
Signs per Building or Property:	1 max. per building façade or per side of the property.

TABLE 12.00.05.k: WINDOW OR DOOR SIGN

Description	
<p>WINDOW OR DOOR SIGN. A Window or Door Sign is placed inside or upon a window or door in such a manner as to be viewable from the exterior of the building. Window or Door Signs may be permanent or temporary and often consist of individual letters or designs.</p>	
Permitted Zones	
<p>All zones excluding any lot in which the primary use is one or two-family residential.</p>	
Standards	
Size	
Signable Area.	
<p>Sign Area (Percent of Coverage Permitted for Each Window Bay or Door):</p>	<p>25% max.</p>
Location	
<p>Signs per Building (Window Bays or Doors):</p>	<p>Unlimited; so long as the Sign Area for each window bay or door is not exceeded.</p>

12.00.06. SIGN TYPES THAT SHALL REQUIRE A PERMIT

1. THE FOLLOWING TYPES OF SIGNAGE SHALL REQUIRE A PERMIT IN ORDER TO BE ERECTED WHERE PERMITTED WITHIN THE CITY OF CRYSTAL RIVER.

- A. The Standard Sign Types conveyed in 12.00.06.a – 12.00.06.j (below) shall require a permit in order to be erected.
- B. Each sign shall be constructed and maintained in accordance with the standards that are conveyed in each of the tables that follow and correspond to the Standard Sign Type.
 - a. **AWNING SIGN.** The standards for these signs are conveyed in Section 12.00.06.a.
 - b. **BANNER (non-residential) SIGN.** The standards for these signs are conveyed in Section 12.00.06.b
 - c. **CANOPY SIGN.** The standards for these signs are conveyed in Section 12.00.06.c.
 - d. **MARQUEE SIGN.** The standards for these signs are conveyed in Section 12.00.06.d.
 - e. **MONUMENT SIGN.** The standards for these signs are conveyed in Section 12.00.06.e.
 - f. **MURAL SIGN.** The standards for these signs are conveyed in Section 12.00.06.f.
 - g. **PROJECTING SIGN.** The standards for these signs are conveyed in Section 12.00.06.g.
 - h. **SUSPENDED.** The standards for these signs are conveyed in Section 12.00.06.h.
 - i. **WALL.** The standards for these signs are conveyed in Section 12.00.06.i.
 - j. **YARD.** The standards for these signs are conveyed in Section 12.00.06.j.

TABLE 12.00.06.a: AWNING SIGN

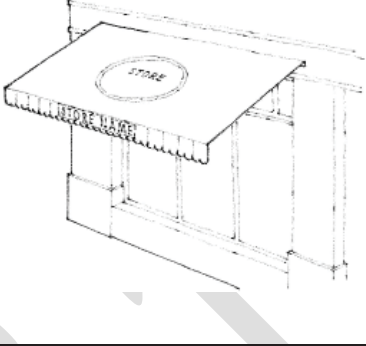
Description	
<p>AWNING SIGN. An Awning Sign is a traditional storefront fitting that projects in a sloping manner from the facade of a building, shielding window shoppers from both inclement weather and the sun. Such protection may also benefit shop owners through increased energy savings and reduced costs. Signs may be painted, screen printed, or applied directly onto the sloping plane or valance of an Awning.</p>	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Awning.	
Width of Awning:	Storefront width max.
Signable Area – Sloping Plane.	
Sign Area (Size):	25% coverage max.
Lettering Height:	18 in. max.
Signable Area – Valance.	
Sign Area (Size):	75% coverage max.
Sign Height:	8 in. min.; 16 in. max.
Lettering Height:	8 in. max.
Location	
Signs per Awning.	
Per Sloping Plane:	One sign max.
Per Valance:	One sign max.
Sidewalk.	
Clearance Height:	8 ft. min.
Setback from Curb:	2 ft. min.
Upper Stories.	
Sign copy on upper stories:	Not permitted.
Materials	
Primary:	Metal and Fabric.
Prohibited:	Vinyl and Plastic.
Miscellaneous	
Open-ended awnings shall be required in the Community Redevelopment District (CRA).	

TABLE 12.00.06.b: BANNER (non-residential) SIGN

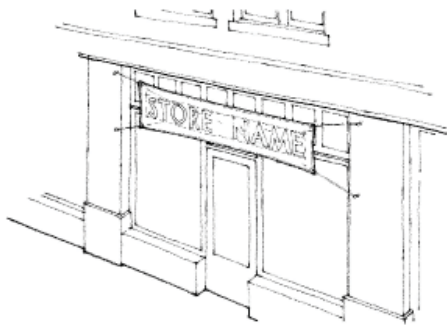
Description	
<p>BANNER (non-residential) SIGN. A Banner is a non-residential, attached sign that is temporary. A Banner Sign may or may not contain characters, letters, or illustrations. When present, such ornamentation is applied to the cloth, plastic or fabric “backing” material that comprise the Banner Sign.</p>	
Permitted Zones	
All Zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area.	
Sign Area (Size):	30 sf. max.
Location	
Signs per Building:	1 per business
Materials	
Permitted Materials:	Vinyl or canvas
Additional Provisions	
Banners shall be mounted on a building or similar solid structure on the property	
Banners shall not be mounted on fences, poles, wires, or similar devices	
Banners shall not be used as permanent signage and shall be removed upon expiration.	
Period of Display	
<ol style="list-style-type: none"> 1. Banners may be displayed for a 30-day period, 4 times per year (may be consecutive). 2. Where permanent signage has not yet been erected for a new business, but the permanent sign has been approved by the City, a banner shall be allowed during the interim period so long as the following conditions are met: <ol style="list-style-type: none"> a. The temporary sign shall not be displayed for more than 120 days after the permit is approved; and b. The banner shall comply with all applicable requirements listed above. 	

TABLE 12.00.06.c: CANOPY SIGN

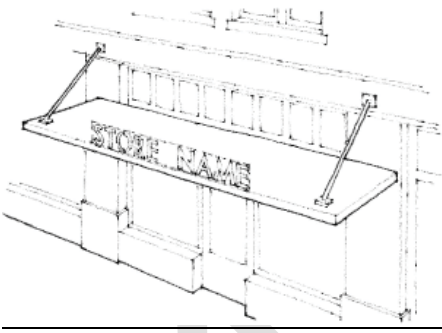
Description	
<p>CANOPY SIGN. A Canopy Sign is a traditional storefront fitting that projects horizontally from the facade of a building, shielding window shoppers from both inclement weather and the sun. Such protections may also benefit the shop owner through increased energy savings and reduced costs. Signs may be painted, screen printed, or applied directly to the top or side of the awning.</p>	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Canopy.	
Canopy Width:	Storefront width max.
Signable Area.	
Sign Area (Size):	1 sf. per linear foot of canopy width max.
Letter Height:	16 in. max
Letter Thickness:	6 in. max.
Location	
Signs per Canopy:	1 sign max.
Sidewalk.	
Clearance Height:	8 ft. min.
Setback from Curb:	2 ft. min.
Upper Stories:	Sign copy is not permitted on canopies.
Materials	
Primary:	Metal.
Prohibited:	Vinyl and plastic.

TABLE 22.00.06.d: MARQUEE SIGN

Description

MARQUEE SIGN. A Marquee Sign may be mounted to or hung from a marquee that projects horizontally or vertically from the façade of a building to express a figural design and message to motorists and pedestrians. Such signs often have patterned or neon lighting and changeable or painted lettering.



Vertical Marquee. A linear, vertically oriented structure that projects outward at a 90 degree angle from the façade of the building or at a 45 degree angle from the corner of the building. A Vertical Marquee may extend above the building’s parapet or terminate below the cornice.

Horizontal Marquee. A canopy-like structure integrated into the façade that projects horizontally over the sidewalk and is typically centered upon the entrance. A Horizontal Marquee may serve as the base for a Vertical Marquee.

Permitted Zones

All zones, excluding any lot in which the primary use is one or two-family residential.

Standards

Vertical Marquee Sign

Signable Area (Size).

Sign Width:	24 in. max.
Sign Depth:	10 in. max.

Lettering.

Width:	75% of sign width max.
--------	------------------------

Location

Signs Per Building:	1 max.
Clear Height (Above sidewalk):	12 ft. min.
Extension Above Roofline:	10 ft. max. (shall not extend above eave of a pitched roof).

Remarks

A vertical marquee may be combined with a horizontal marquee per the standards below.

Horizontal Marquee Sign

Signable Area (Size):	5 sf. per linear ft. of shopfront width up to 250 sf. max.
Sign Width:	Shopfront width, max.
Sign Height:	5 ft. max.

Lettering.

Width:	75% of sign width max.
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Location

Signs Per Building:	1 max.
Clear Height:	10 ft. min.
Setback From curb:	2 ft. min.

Remarks

A horizontal marquee may be combined with a vertical marquee per the standards above.

TABLE 12.00.06.e: MONUMENT SIGN

Description					
<p>MONUMENT SIGN. A Monument Sign is a low-profile freestanding sign whose base is solid from one side or edge to the other side or edge. There is no open space located between the ground and the bottom of the sign. This type of sign is used to mark a business or the entrance to a development and often contains a distinguishable base (foundation) middle, (signable area), and top (cap).</p>					
Permitted Zones					
All zones, excluding any lot in which the primary use is one or two-family residential.					
Standards					
Size					
Signable Area:	Single Tenant	Multi-Tenant			
<u>CRA except Hwy 19.</u>	<u>20 sf. max.</u>	<u>3-5 tenant spaces on one parcel – sign area may be increased by 125%.</u>	<u>6-10 tenant spaces on one parcel – sign area may be increased by 150%.</u>	<u>11-17 tenant spaces on one parcel – sign area may be increased by 175%.</u>	<u>18 or more tenant spaces on one parcel – the sign area may be increased by 200%.</u>
<u>Hwy 19 and Hwy 44.</u>	<u>40 sf. max.</u>				
<u>All other areas in the City.</u>	<u>20 sf. max.</u>				
<u>Entrance to a private Residential Community.</u>	<u>20 sf. max.</u>				
<u>Changeable Copy:</u>	<u>40% max. (manual changeable copy signage)</u>				
<u>Electronic Message Sign:</u>	<u>40% max. (See 12.00.07.B. Electronic Message Sign)</u>				
Height					
Total Sign Height:					
<u>CRA except Hwy 19.</u>			<u>6 ft. max.</u>		
<u>Hwy 19 and Hwy 44.</u>			<u>9 ft. max.</u>		
<u>All other areas in the City.</u>			<u>6 ft. max.</u>		
<u>Entrance to Residential Community</u>			<u>6 ft. max.</u>		
Distance – Measured from the Ground to the Top of the Sign’s Base					
<u>“Height” of the Base of the Monument Sign:</u>			<u>1 ft. min. ; 4 ft. max.^{1,2}</u>		
<p>¹ The base on a Monument Sign SHALL NOT count against the signable area, but SHALL count against the height.</p> <p>² The base on a Monument Sign SHALL occupy a minimum of 100% of the width of the sign face.</p>					
Location					
<u>Signs per primary thoroughfare frontage (from which the site derives its address).</u>					<u>1 max.</u>
<u>Within a multi-tenant development, each individual tenant may not have a Freestanding Sign.</u>					
<u>On a corner lot, one monument sign shall be permitted on the secondary throughfare, not to exceed ½ of the size of the sign on the primary throughfare (where bldg. derives its address).</u>					

EXAMPLES OF MONUMENT SIGNS



BASE WIDTH: 8'; BASE HEIGHT: 1'
SIGN WIDTH: 8'; SIGN HEIGHT: 4'
TOTAL SIGN AREA: = 32 sf.



BASE WIDTH: 5'; BASE HEIGHT: 2' 6"
SIGN WIDTH: 4'; SIGN HEIGHT: 6'
TOTAL SIGN AREA: = 24 sf.



BASE WIDTH: 13'; BASE HEIGHT: 2' 6"
SIGN WIDTH: 7'; SIGN HEIGHT: 4'
TOTAL SIGN AREA: = 28 sf.



BASE WIDTH: 4'; BASE HEIGHT: 2'
SIGN WIDTH: 5'; SIGN HEIGHT: 5'
TOTAL SIGN AREA: = 25 sf.



BASE WIDTH: 9'; BASE HEIGHT: 1' 6"
SIGN WIDTH: 8'; SIGN HEIGHT: 6'
TOTAL SIGN AREA: = 48 sf.



BASE WIDTH: 7'; BASE HEIGHT: 2'
SIGN WIDTH: 6'; SIGN HEIGHT: 7'
TOTAL SIGN AREA: = 42 sf.

TABLE 22.00.06.f: MURAL SIGN

Description

MURAL SIGN. A Mural Sign is a permanent sign that is comprised of text and graphic elements painted directly on the wall of a secondary building façade. They fill the un-built gaps within the urban fabric, typically along a side street, alleyway, pedestrian passage, or public space. Murals should generate visual interest and pride in the community, possibly providing a backdrop for photographs and related social media, as they are intended to be visible to both pedestrians and vehicles. A mural should always be accompanied by additional sign types, often sited along the primary façade of the business.



Permitted Zones

All CG, CH, and CW zones within the City’s Community Redevelopment District (CRA); except for any lot in which the primary use is one or two-family residential.

Standards

Size

Signable Area.

Area (Mural sign):	1000 sf. max.
Width (Mural sign):	100 sf. max.
Height (Mural sign):	50 sf. max.

Location

Height above ground:	3 ft. min.
Projection out from wall (if mural is not painted):	8 in. max.
Signs per building:	1 max.
Except:	2 max. when located along a parking area, an alleyway, or a pedestrian passage.

Within a multi-tenant development, each individual unit may not have a Mural Sign.

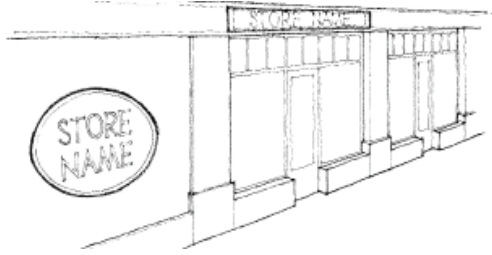
TABLE 22.00.06.g: PROJECTING SIGN

Description	
<p>PROJECTING SIGN. A Projecting Sign is a small, pedestrian scaled sign that is typically hung perpendicular to a building’s façade using decorative or wrought iron brackets. Often, this is done in a manner that permits the sign to swing slightly. These signs are easy to read from both sides. Ideally, all edges of the sign should be finished. This type of mounting provides the opportunity for a more creative or playful sign that is located well out of the reach of pedestrians.</p>	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area:	
Sign Area.	6 sf. max.
Sign Width.	4 ft. max.
Sign Height.	3 ft. max.
Sign Thickness.	4 in. max.
Location	
Signs Per Building:	One per shopfront, max. ¹
Sign Supporting Extension:	4.5 ft. max.
Clearance Height (Sidewalk to Base of Sign):	7’6 in. min.
¹ One (1) additional sign may be sited along an auxiliary elevation at a secondary entrance.	
Upper Story Business	
A second story retail or service-oriented business may have:	<p>One (1) single tenant Projecting Sign.</p> <p>Projecting Sign shall not exceed 6 sf. in area.</p> <p>Projecting Sign shall be located outside first (1st) floor entrance to primary stairway.</p>
Additional “upper floor” (non-commercial) businesses that share a common first floor entrance may have:	<p>One (1) shared (multi-tenant) Wall Sign.</p> <p>Wall Sign shall not exceed 3 sf. in area.</p> <p>Wall Sign shall be located outside of the first (1st) floor entrance to the primary stairway.</p>

TABLE 22.00.06.h: SUSPENDED SIGN

Description	
<p>SUSPENDED SIGN. A Suspended Sign mounts to the underside of a beam or ceiling that comprises a porch, breezeway, gallery, arcade, or similar frontage area. The sign should be hung well out of reach of pedestrians, often in a manner that permits it to swing slightly. Suspended Signs are small, pedestrian scaled, and easy to read from both sides with all exposed edges “finished”.</p>	
Permitted Zones	
All zones, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area.	
<p>Sign Area: Sign Width: Sign Height: Sign Thickness:</p>	<p>6 sf. max. 3 ft. max. 3 ft. max. 4 in. max.</p>
Location	
Signs Per Building:	One per shopfront, max. ¹
Sign Location or Placement:	Shall be centered on the primary beam between the columns that comprise the façade’s frontage (i.e. porch); or sited midway upon an overhang located over a sidewalk or walkway (i.e. gallery or arcade).
Clearance Height: (Sidewalk to Base of Sign):	7’6” min.
¹ One additional sign may be located along an auxiliary elevation at a secondary entrance.	
Upper Story Business	
A second story retail or service-oriented business may have:	One (1) single tenant Suspended Sign.
	Suspended Sign shall not exceed 6 sf. in area.
	Suspended Sign shall be located outside first (1 st) floor entrance to the primary stairway.
Additional “upper floor” (non-commercial) businesses that share a common first floor entrance may have:	One (1) shared (multi-tenant) Wall Sign.
	Wall Sign shall not exceed 3 sf. in area.
	Wall Sign shall be located outside of the first (1 st) floor entrance to the primary stairway.

TABLE 22.00.06.i: WALL SIGN

Description	
<p>WALL SIGN. A Wall Sign consists of two sub-types, the Band Sign and the Board Sign. Both signs are comprised of individual cut or painted letters or graphics. These are applied directly to the façade of the building or applied to a sign board that is attached flat against the building's façade. Wall signs do not extend above the building's roof line / cornice.</p>	
<p>Band Sign. This sub-type of the Wall Sign is located directly above the main entrance and runs horizontally along the “expression line” or entablature of the building.</p>	
<p>Board Sign. This sub-type of the Wall Sign may be attached to any part of a bldg's façade.</p>	
Permitted Zones	
<p>All zones, excluding any lot in which the primary use is one or two-family residential.</p>	
Standards	
Size	
Aggregate Signable Area.	
Primary or Secondary Façade:	1 sf. per linear foot of façade width up to 100 sf. max.
Auxiliary Façade:	.5 sf. per linear foot of façade width up to 100 sf. max.
Sign Width:	Façade width, max.
Sign Height:	1 ft. min.; 5 ft. max.
Number of Signs Per Façade:	4 per facade max., shall not exceed aggregate signable area.
<p>A Primary or Secondary Façade fronts a street OR it contains a customer entrance into the bldg. An Auxiliary façade fails to front a street OR it lacks a customer entrance to the building. Within a multi-tenant development, the front/side façade of each unit may have 2 Wall Signs.</p>	
Lettering Dimensions.	
Lettering on the Sign, Maximum Width:	75% of the signable area or the sign cabinet.
Lettering on the Sign, Maximum Height:	75% of the signable area or sign cabinet. 45” max.
Projection from façade.	
Raceway:	8 in. max.
Letter Depth:	8 in. max.
Changeable Copy or Electronic Messages.	
Changeable Copy:	Permitted – See Service Station Signs.
Electronic Message Sign:	Not Permitted.
Upper Story Business	
A second story retail or service-oriented business may have:	One (1) single tenant Wall Sign.
	Wall Sign shall not exceed 3 sf. in area, max.
	Wall Sign shall be located outside of the first (1 st) floor entrance to the primary stairway.
Additional “upper floor” (non-commercial) businesses that share a common first floor entrance may have:	One (1) shared (multi-tenant) Wall Sign.
	Wall Sign shall not exceed 3 sf. in area.
	Wall Sign shall be located outside of the first (1 st) floor entrance to the primary stairway.

EXAMPLES OF WALL SIGNS



Signable Area = 1 sf. per linear ft. of façade width
...up to 100 sf. max.

Potential Signable Area = 66 sf.

Actual Signable Area = 20 sf.

Permitted Sign Height = 1 ft. min.; 5 ft. max.

Actual Sign Height = 2 ft. max.

Actual Letter Width = 7 ft. (< 75% sign cabinet).

Actual Letter Height = 1 ft. (< 75% sign cabinet).



Signable Area = 1 sf. per linear ft. of façade width
...up to 100 sf. max.

Potential Signable Area = 256 sf.

Actual Signable Area = 26 sf.

Permitted Sign Height = 1 ft. min. 5 ft. max.

Actual Sign Height = 4 ft. max.

Actual Letter Width = 12 ft. (< 75% signable area).

Actual Letter Height = 1 ft. (< 75% signable area).



Signable Area = 1 sf. per linear ft. of façade width
...up to 100 sf. max.

Potential Signable Area = 16 sf.

Actual Signable Area = 13 sf.

Permitted Sign Height = 1 ft. min. 5 ft. max.

Actual Sign Height = 1.5 ft. max.

Actual Letter Width = 12 ft. (< 75% signable area).

Actual Letter Height = 1.5 ft. (> 75% signable area).



Signable Area = 1 sf. per lin. ft. of façade width
...up to 100 sf. max.

Potential Signable Area = 108 sf.

Actual Signable Area = 27 sf.

Permitted Sign Height = 1 ft. min. 5 ft. max.

Actual Sign Height = 2 ft. max.

Actual Letter Width = 12 ft. (< 75% signable area).

Actual Letter Height = 2 ft. (< 75% signable area).

TABLE 22.00.06.j: YARD SIGN

Description

YARD SIGN. A **Yard Sign** is a permanent, stand-alone sign that is sited in the front or side yard between a public right-of way and the façade of a building. It is ideal for lower intensity commercial uses, or any use in which the character of the building or surrounding neighborhood is primarily residential.



Permitted Zones

All zones, excluding any lot in which the primary use is one or two-family residential. Signage shall be permitted for a Bed and Breakfast, Home Occupation, or Live Work Unit.

Standards

Pole Design

Pole Material.

Framing:	One vertical pole and one horizontal pole comprised of either vinyl or wood.
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Pole Measurements.

Pole Height:	6' max.
Pole Width:	5" max.
Pole Arm Length:	47" max.

Sign Design

Sign Measurements.

Sign Area:	6 sf. max.
Sign Width:	36 in. max.
Sign Height:	36 in. max.

Sign Location.

Top of the Sign Shall Be:	Attached or hanging from the horizontal pole.
Clear Height (from ground to base of sign):	12 in. min.
Overall Sign Height (ground to top of sign):	5 ft. max.
Signs Per Building (Mounted in the Yard):	1 max.

Yard Signs shall be parallel or perpendicular to the public ROW, but in no case shall they be located within the ROW.

Sign Material.

The Sign Shall Not Promote or Contain:	Illumination, reflection, projections, flags.
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12.00.07. SUPPLEMENTAL SIGN TYPES THAT SHALL REQUIRE A PERMIT WHEN LOCATED AT A SPECIFIC TYPE OF BUILDING OR BUSINESS

1. THE FOLLOWING SUPPLEMENTAL SIGN TYPES ARE UNIQUE TO A SPECIFIC TYPE OF BUILDING OR BUSINESS WITHIN THE CITY OF CRYSTAL RIVER. WHERE PERMITTED, THIS SIGNAGE SHALL REQUIRE A PERMIT.

- A. If permitted, the building or business may utilize one or more of the Supplemental Sign Types conveyed below in association with one or more of the Standard Sign Types conveyed in Section 12.00.06 (STANDARD SIGN TYPES THAT DO REQUIRE A PERMIT).
- B. Signage shall be constructed and maintained in accordance with the tables that follow and depict the standards for each Supplemental Sign Type.
 - a. Changeable Copy Sign
 - b. Commercial Canopy Signs (Service / Gas Station)
 - c. Drive Through Establishment Sign
 - d. Electronic Message Sign
 - e. Live Work Unit Sign

TABLE 12.00.07.a: CHANGEABLE COPY SIGN

Description		
<p>CHANGEABLE COPY SIGN. Unlike an ELECTRONIC MESSAGE SIGN, a Changeable Copy Sign is a type of electronic or manual sign that occupies 40% of the signable area of a Monument Sign. Words and numbers may be displayed so long as they are not changed more than once every 48 hours. Examples of appropriate copy include, but are not limited to: fuel type and cost. The accompanying space comprising the monument sign may contain the brand name and logo of a gasoline company, charging company, or the brand name and logo of the service station or gas station.</p>		
Permitted Zones		
CH zone.		
Standards		
Type of Sign		
“Changeable Copy” Portion of the Monument Sign	Changeable Copy as a % of the Signable Area	
<p>The Changeable Copy portion of a Monument Sign shall not exceed the max. percentage conveyed to the right and shall not be changed more than once every 48 hours.</p> <p>Numbers, text, decimals, and periods that are either electronically or manually conveyed shall be permitted as part of the Changeable Copy. Size and diameter shall be based on the speed limit of the road in which the sign fronts.</p>	<p>Electronic Copy: 40% max. Manual Copy: 40% max.</p>	
Speed Limit ¹	Size of Numbers & Letters ¹	Diameter of Decimal/Period ¹
35 mph & lower	6 inches tall max.	1 ^{11/32} inches max.
40 mph & lower	7 inches tall max.	1 ^{5/8} inches max.
45 mph & lower	8 inches tall max.	1 ^{7/8} inches max.
<p>¹ Standard Alphabets for Highway Signs – U.S. Dept of Commerce, Bureau of Public Roads, Office of Highway Safety.</p>		

EXAMPLES OF CHANGEABLE COPY SIGNS



These signs meet the following standards:

1. the provision that limits electronic or manually changeable copy to a max. of 40% of the signable area.
2. the provision that encourages a sign to have a distinguishable base and a top.
3. The base does not count against the signable area.
4. The provision that states that the size of the letters and numbers shall be based on the speed limit of the street that the sign fronts.



These signs meet the following standards:

1. the provision that limits electronic or manually changeable copy to a max. of 40% of the signable area.
2. the provision that encourages a sign to have a distinguishable base OR top.
3. The base does not count against the signable area.
4. The provision that states that the size of the letters and numbers shall be based on the speed limit of the street that the sign fronts.

TABLE 12.00.07.b: COMMERCIAL CANOPY SIGNS

Description	
COMMERCIAL CANOPY SIGN. A Commercial Canopy Sign provides shelter and protection for people, vehicles, and equipment. It is a common sight at gas stations, garden centers, and over toll booths and walkways.	
Permitted Zones	
CH zone, excluding any lot in which the primary use is one or two-family residential.	
Standards	
Canopy Signage and Design	
<u>Signage on the Posts that Support the Canopy Roof:</u>	<u>The only signage permitted to be attached to the poles that support a canopy are “height warning” signs (one per column – 3 sq. ft. max.) and “numbers” (two per column – 1 sq. ft. max.) that are used to delineate an item on the ground that is located adjacent to a pole.</u>
<u>Signage on the Canopy Roof:</u>	<u>No visible signage shall be permitted on the canopy roof. This includes “banding”, which acts as type of signage on a canopy.</u>
<u>Signage on Items Adjacent to the Support Posts:</u>	<u>Each gasoline pump, charging station pump, or similar item shall be permitted to display the brand name and logo of the parent Company or the brand name and logo of the business (store).</u>
<u>The Canopy Roof’s Shape, Color, and Materials:</u>	<u>The roof of a canopy shall have the same shape, color, and composition of materials as the exterior of the primary building. In the CRA District a canopy shall also convey a pitched roof.</u>

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EXAMPLES OF COMMERCIAL CANOPY SIGNS



Visible signage is not permitted on the canopy that covers the pumps, including any “banding”.



The signage on each pump may include either the company name or the store name. Support poles for the rooftop canopy may include signage identifying the number of the pump island.

TABLE 12.00.07.c: DRIVE-THROUGH ESTABLISHMENT SIGN

Description		
<p>DRIVE-THROUGH ESTABLISHMENT SIGN. A Drive-Through Establishment Sign is a monument sign that is designed to be sighted within a vehicular drive-through lane that is located at a restaurant, dry cleaner, bank, pharmacy, or similar type of establishment.</p>		
Permitted Zones		
<p>Any zone in which a drive-through establishment is a permitted land use.</p>		
Standards		
Size		
Signable Area.	CRA District, Except for Hwy. 19	Elsewhere, including Hwy. 19 & Hwy. 44
<p>One “individual” sign per drive through lane: OR</p>	25 sf. max.	30 sf. max.
<p>Two “split face” signs per drive through lane equal to 1/2 of the total square footage associated with the “individual sign” above: OR</p>	12.5 sf. max. (2 Signs)	15 sf. max. (2 Signs)
<p>Three “split face” signs per drive through lane equal to 1/3 of the total square footage associated with the “individual sign” above:</p>	Not Applicable -- -- -- -- -- --	10 sf. max. (3 signs)
Sign Height:	6 ft. max.	6 ft. max.
Distance – Measured from the Ground to the Top of the Sign’s Base		
Height of the Base of the Monument Sign	1 ft. min.; 4 ft. max. ^{1,2}	
<p>¹ The base on a Monument Sign SHALL NOT count against the Signable Area but SHALL count against Sign Height. ² The base on a Monument Sign SHALL occupy a minimum of 100% of the width of the sign face.</p>		
Location		
Property Located in CRA (except Hwy 19).		
<p>Only one drive through lane is permitted per property. The drive through lane may have one “individual” sign or one “split face” sign (with two sign faces).</p>		
Property Located Outside CRA (including Hwy 19 and Hwy 44).		
<p>No more than two drive through lanes are permitted per property. Each drive through lane may have one “individual” sign, one “split face” sign (with two sign faces), or one “split face” sign (with three sign faces).</p>		
Sign Board Screening.		
<p>Drive-through lanes and sign boards shall never be located in the front yard of an establishment. If located to the rear, no screening shall be required. If located on a public right-of-way or side yard, screening shall be required and take the form of a wall, fence, or an appropriate amount of landscape planting to effectively screen the menu board from view.</p>		
Sign Board Canopy.		
<p>Drive-thru canopies shall be permitted but shall not contain any signage or corporate / trademark colors. They shall be a maximum of 10.5 feet tall. Both the form and architecture shall be consistent with the design standards for the district. If these are not present, the form and architecture shall coordinate with that which is found on the primary building.</p>		

EXAMPLES OF DRIVE-THROUGH ESTABLISHMENT SIGNS



One (1) Drive-Through Establishment Sign per Lane.



Two (2) Drive-Through Establishment Signs per Lane.



Three (3) Drive-Through Establishment Signs per Lane.

TABLE 12.00.07.d: ELECTRONIC MESSAGE SIGN

Description	
ELECTRONIC MESSAGE SIGN. An Electronic Message Sign is capable of displaying words, symbols, figures or images that can be electronically changed by remote control or a similar automatic means of control.	
Permitted Zones	
Any non-residential property fronting US 19 or State Road 44 that is located within the High Intensity Commercial (CH) or Public Institutional (PI) zoning district.	
Standards	
Type of Regulation:	Specific Requirement or Standard:
Sign Type:	An Electronic Message Sign shall be part of a larger Monument Sign, not to exceed 40% of overall signage.
Signage Display:	Shall remain static for a minimum of seven (7) minutes. The change of display, message or copy must be "instantaneous" with no fading or special effects.
The Following Types of Signs are Prohibited:	<ol style="list-style-type: none"> 1. <u>Animated signs.</u> 2. <u>Flashing lights, traveling messages, scrolling or other movement.</u> 3. <u>Interactive displays including, but not necessarily limited to, recognition based on electronic key codes, phone calls or texting, facial recognition or automated license plate recognition.</u> 4. <u>Emission of sound or odor.</u>
Maximum Brightness:	Shall not exceed 0.3 foot candles above ambient light levels measured at a distance of two hundred (200) ft. perpendicular from the sign base.
Electronic Message Sign Displays:	<ol style="list-style-type: none"> 1. <u>Must have automatic brightness control keyed to ambient light levels to ensure that illumination of the sign display shall be adjusted as ambient light conditions change. Upon request of City, a sign owner shall provide the City with acceptable evidence that the sign complies with these illumination standards. Such evidence shall consist of testing by an independent 3rd party using a ft. candle meter or similar device.</u> 2. <u>shall be programmed to go dark if there is a malfunction.</u>
Size, Number, and Types of Permitted Signs:	<ol style="list-style-type: none"> 1. <u>Total surface area shall not exceed 40% of a monument sign.</u> 2. <u>One (1) sign shall be permitted per property, regardless of the number of businesses operating on said property.</u> 3. <u>Signs shall not be permitted as wall signs, portable signs, vehicle signs, vehicle mounted or trailer mounted signs, and shall not otherwise be permitted to be affixed to any building.</u> 4. <u>Signs shall not be permitted for identification of individual tenants or businesses in malls, shopping centers, or multi-tenant buildings.</u>
Exemptions:	Traffic control devices and related gov. signs which are necessary for public health, safety and welfare are exempt from all of the above.

TABLE 12.00.07.e: LIVE WORK UNIT SIGN

Description	
<p>LIVE WORK UNIT SIGN. A Live Work Unit allows for other types of signage that are permitted within the City. A Live Work Unit is a building that serves as both the residence and place of business of the proprietor. The most popular form of Live Work Unit involves a townhome building comprised of an apartment or condo over top of a storefront or walk in office. However, a Live Work Unit may also be arranged in a single-family home, only the residential component is located to the rear of the unit and the storefront or walk in office is served by the door that fronts the primary street.</p>	
Permitted Zones	
<p>Any zoning district that permits both townhomes and commercial or business uses.</p>	
Standards	
<p>Live / work units may install one of the following non-illuminated sign types, so long as the signage conforms with the provisions conveyed above with each of these sign types:</p>	
<p>1. Projecting Sign – A “building attached” sign located on the principal frontage that is hung perpendicular to the building’s façade using decorative or wrought iron brackets.</p>	
<p>2. Suspended Sign – A “building attached” sign located on the principal frontage. The sign shall be mounted to the underside of the beams or ceilings that comprise the porch, gallery, arcade, or a similar covered area.</p>	
<p>3. Wall Sign – A “building attached” sign located on the principal frontage. The maximum aggregate sign area shall not exceed one square foot per linear foot of principal frontage.</p>	
<p>4. Yard Sign – A “freestanding sign” located in the yard fronted by the principal frontage.</p>	
Location	
<p>Signs per Building or Property.</p>	<p>One sign only, unless the unit is located on a corner lot. In this case the secondary frontage may also have one of the above sign types. If specific standards are cited for a secondary frontage then these shall be adhered to.</p>

END OF EXHIBIT “A”