



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT AND RECOMMENDATION

ZTA-22-18: Sign Regulations

Recommendation to City Council: A City-initiated request for a text amendment to include sign copy area for all signs permitted in each zoning district .

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

Originating Department: Planning & Engineering Project Manager _____ Caryn Gardner-Young, Zoning Administrator	Reviewed By: Director of Development and Neighborhood Services _____ Denise Malone
Approved By: City Manager _____ Andrea McCue	Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Dates: 12/29/22; 1/26/23 Paper: The Lake Worth Herald, Palm Beach Post Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance: _____
Attachments: <ul style="list-style-type: none">Ordinance 2023-01	City Council Action: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____

I. Executive Summary

On September 23, 2022, the City Council adopted updated sign regulations to be in compliance with state, federal and county regulations. Unfortunately, during the rewrite, inadvertently sign copy area for residential and non-residential signs was omitted. The intent of this zoning text amendment is to include in the zoning code the sign copy area with no proposed changes to the square footage allowed.

II. Proposed Zoning Text Amendments:

The following Zoning Code regulations are impacted by the proposed Zoning Text Amendments. Items which are proposed for deletion are in ~~Strike-Through~~, items proposed for addition are in Single Underline.

Proposed Change

Chapter 16, Zoning Regulations, Article VI, Sign Regulations, to be amended as follows (underlined language is added):

DIVISION 5. SIGN REGULATION BY ZONING DISTRICT.

Sec. 16-983. Identification signs.

(a) Residential districts.

- (1) In residential districts, non-residential uses are allowed one (1) identification wall sign.
- (2) For planned residential developments and subdivisions, one free-standing sign per major access is allowed. Two (2) signs with one (1) copy side each may be permitted in place of a single sign with two (2) copy areas.
- (3) The maximum copy area per sign face shall be 32 sq. ft.

(b) Non-residential districts. Except as provided in subsections (1), (2) and (3) below, in commercial and other non-residential districts, one (1) free standing sign and one (1) wall sign shall be allowed per frontage, provided that the signs are not located within two hundred (200) feet of each other on the same lot as measured along the frontage line.

- (1) For single-use stores with over forty thousand (40,000) sq. ft. of floor area, three (3) wall signs with copy area not to exceed the maximum copy area allowed.
- (2) Multi-tenant commercial properties are allowed one (1) freestanding sign per frontage and one (1) wall sign per tenant space.
- (3) Outparcels and outbuildings within a unified development are allowed one (1) free-standing monument sign with a maximum height of eight (8) feet and with a maximum copy area of forty (40) sq. ft. per sign face.

- (4) Time and temperature signs not exceeding two (2) feet in height, located in the bottom portion of the sign, may be included as an integral part of the identification sign copy area in CG districts for banks and financial institutions with drive-thrus.
- (5) Electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area for gas stations located in the CG and CI districts provided, they are LED style and the sign copy is only for fuel prices.
- (6) Electronic changeable copy signs for Government users are limited to messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.
- (7) The allowable copy area per sign face for each wall sign shall be one and one half (1 ½) sq. ft. per linear foot of building or tenant frontage, not to exceed the following maximum copy area by zoning district:

<u>Zoning District</u>	<u>Maximum Wall Sign Copy Area</u>
<u>OPI, MXD-O</u>	<u>60 sq. ft.</u>
<u>CN, MXD-OS</u>	<u>75 sq. ft.</u>
<u>CG, CI, GU</u>	<u>240 sq. ft.</u>
<u>MXD-R, MXD-C</u>	<u>30 sq. ft.</u>

- (8) The allowable copy area per sign face for each freestanding sign shall be 25% of parcel linear footage, not to exceed the following maximum copy area by zoning district:

<u>Zoning District</u>	<u>Maximum Freestanding Sign Copy Area</u>
<u>OPI</u>	<u>60 sq. ft.</u>
<u>CN, MXD-OS</u>	<u>75 sq. ft.</u>
<u>CG</u>	<u>240 sq. ft.</u>
<u>MXD-R, MXD-C</u>	<u>12 sq. ft.</u>
<u>MXD-O</u>	<u>90 sq. ft.</u>
<u>CI, GU</u>	<u>400 sq. ft.</u>

(c) *General provisions – wall signs.*

- (1) There shall be a minimum separation of three (3) feet between wall signs.
- (2) Side wall building signage shall not exceed fifty (50) percent of max. sq. ft. of allowable building sign copy area, or twenty-five (25) percent of max. sq. ft. of allowable building signs copy area when adjacent to residential parcels.
- (3) All wall signs shall be no closer than twelve (12) inches from the side lines of the premises storefront and six (6) inches to the top and bottom of the premises sign area.

- (4) The height of any wall sign cannot exceed the top elevation of the structure.
- (5) Building signs shall be consistent in color with those of the freestanding sign.
- (6) Unless otherwise approved as part of the Master Sign Plan, site, and development plan approval, or as necessary to maintain consistency with the majority of the existing signs in the plaza, wall signs shall be internally illuminated with individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon or LED tubing. No raceways or box signs will be permitted. A maximum of fifty (50) percent of the area of each wall sign may incorporate a logo of any color, the logos shall not exceed the total height of the sign on the building and shall meet the requirements of distance from the premise area.

(d) *General provisions – freestanding signs.*

- (1) Free-standing identification signs shall be designed as monument signs, and oriented perpendicularly to the frontage on which they are situated. The maximum height for free-standing signs shall be eight (8) feet except as otherwise provided in this Chapter.
- (2) Free-standing signs must be located within the general area of the major vehicular access points and must include the name of the development prominently displayed. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this will not be included as part of the copy area).
- (3) Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.
- (4) Free-standing monument signs may include a leasing sign not exceeding twelve (12) square feet incorporated into the base of the monument sign. Letter size shall be no less than five (5) inches using no more than two (2) colors and consistent with the design of the rest of the sign.

- (e) All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is formally approved by the city.

III. Zoning Text Amendment Criteria:

A. *The need and justification for these changes:*

The principal intent of these proposed text amendments to the Zoning Code is to include sign copy area which was inadvertently omitted during the last zoning text amendment round. The proposed language is not proposing any changes to the previous sign copy area square footage.

- B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed amendments are consistent with the City's Comprehensive Plan and will further the purposes of the City's Zoning Code regulations and other City codes.

IV. Staff Analysis:

The Development Review Committee Staff met on January 12, 2023, to discuss the proposed amendment. No objections were received.

Planning, GIS, and Engineering Division:	No objections
Building Division,	No objections
Fire Rescue Department	No objections
Public Works Department	No objections
PBSO District #16	No objections
Recreation and Community Services Department	No objections

IV. Staff Recommendation:

Approval of ZTA- 22-18 through the adoption of Ordinance 2023-01.

PLANNING ZONING BOARD OF APPEALS RECOMMENDATION – January 12, 2023

The Planning and Zoning Board of Appeals on a motion made by Board Member Litowsky and seconded by Board Member Fitzgerald, by a vote of five (5) to zero (0) ***recommended approval*** of Zoning Text Amendment ZTA 22-18, as presented by staff.

CITY COUNCIL ACTION First Reading – February 6, 2023

CITY COUNCIL ACTION Adoption Hearing –
