

**Alachua County Unified Land Development Code Revision
Exhibit A
DRAFT**

Chapter 402

402.13(d) – Notice of Hearings – Content of Mailed and Published Notices

(d) Location of the Subject Property

1. A description of the land involved by street address, if any, or by legal description or parcel number(s) of the subject parcels.
2. A location map shall be included, indicating the location and general boundaries of the property, with reference to the closest intersection of public streets, when possible.

402.47 – Default Expiration (Development Plans)

(a) An approved Preliminary Development Plan or phase of a development plan shall expire unless a complete application for final development plan approval has been accepted by the Department within 12 months of the date of preliminary approval.

(b) The reviewing body shall have the authority to approve a preliminary development plan for a Planned Development (PD) or a Traditional Neighborhood Development (TND) consistent with the time frames established in the phasing schedule of the approved PD or TND.

(b)(c) An approved final development plan or phase of a development plan shall expire unless a construction, building or other required permit has been issued within 12 months of the date of final approval.

402.47.5 (New Section) – Development Plan Extension

402.47.5 Extension

One extension, of up to one year, may be granted administratively contingent upon a finding by the Development Review Staff that the approved final development plan is consistent with all elements of the Comprehensive Plan and all of the ULDC in effect at the time of the application for the extension. Any such extension will be issued only if no imminent or existing public facility deficiencies exist at the time of the application for extension.

402.89(c) – Minor Changes to Planned Developments

~~**13.** minor revisions to a planned development’s Master Signage Plan that are consistent with the general provisions outlined for such plans in §407.35 of this ULDC.~~

402.154 – General Standards – Temporary Use Permits

(a) Signage

Signage advertising a temporary use shall be limited to two signs, flags or banners located within the property for which the permit is issued. These shall not exceed 16 square feet of

surface area, per sign, except that an applicant may choose to have only one sign that is larger, not to exceed 32 square feet of surface area. No additional signs, flags, or banners advertising the event or activity shall be permitted.

Chapter 403

**Table 403.22.1
Standards for the RM Zoning District**

Standards	RM
RM District Standards	
Area, min (acres)	5
Density, max (units/gross acre)	8
Area of space, min (sq ft)	3,000
Width at front building line, min (ft)	40
Individual Home Space Setbacks	
Front, min (ft)	8
Rear, min (ft)	5
Side, min (ft)	5

Chapter 404

404.08.1 (New Section) – Development Review Required

404.08.5 Development Review Required

Development plan review may be required for any use authorized under this ULDC in accordance with the requirements of §402.39 or as expressly required by the standards for a specific use as identified in this Chapter.


Chapter 404, Article 2 – Use Table

The following changes were made to the Use Table:

1. Farm Machinery Repair use is expanded to include lawn and garden equipment repair (see also 404.15)
2. Security Quarters are added to all districts as an accessory use (see also 404.25 and definition in Chapter 410)
3. Commercial Animal Boarding Facility use is expanded to include training facilities (see also 404.44)
4. Medical or Dental Office is expanded to include medical or dental laboratories.
5. Neighborhood Convenience Center use is added as a limited use to the ML, MS and MP districts to be consistent with the Comprehensive Plan (see also 404.72)
6. Vehicle Paint and Body is deleted as its own use and included with Vehicle Repair (see also 404.78 and 404.79)
7. Landfill use is deleted as this is covered under the Mining/Excavation and Fill use.
8. Mining/Excavation and Fill use is added as a Special Use Permit in the Agriculture (A) district and removed from the MS and MP districts to be consistent with the Comprehensive Plan, and the article reference is corrected to reference Article 23, not Article 24.
9. Public Fairground is added as a limited use in the MS and MP districts to be consistent with the recent Comprehensive Plan Amendment CPA 13-07 to allow a fairground on the Weseman property (see also new Section 404.104).

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																									
AGRICULTURAL AND CONSERVATION USES																									
Agriculture	Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$404.09	
	Agricultural products processing, packaging and sale, offsite	SE	L																					\$404.10	
	Roadside produce stand	L	L													SE	SE	SE	SE					\$404.11	
	Agricultural services	SE	P																						
	Agricultural warehousing or distribution		SE																					\$404.12	
	Poultry or livestock raising on parcels less than 5 acres	L	L		L																			\$404.13	
	Dairy, commercial	SE																							\$404.14
	Commercial Livestock Market	SE	P																						
	Private agricultural event center or arena	SE																							\$404.14.5
	Slaughter plant	SE																							
	Farm machinery and lawn and garden equipment repair	L	P																	P			P		\$404.15
Feed & agriculture supply sales		P														P	P	P	P	P					



Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards		
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
Agriculture	Hunting camp	SE																							\$404.16	
	Rural conference center	SE																							\$404.17	
	Rural Kennel, Cattery or Private Animal Shelter	L SE			L SE																				\$404.18	
	Animal Sanctuary	SE		SE																						
	Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	\$404.19
Conservation	Public Wildlife Refuge	P		P																						
	Public Park or Historic Site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
RESIDENTIAL USES																										
Household Living	Single-family detached dwelling	P		P	P	P	P	P	P			P												A		
	Single-family attached dwelling					L	L	L	L			L													\$404.20	
	Manufactured home	L						L		L															\$404.21	
	Mobile home	L						L		L															\$404.22	
	Manufactured or mobile home park									L															\$404.23	
	Accessory living unit	A			A	A	A	A																	\$404.24	
	 Security quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$404.25
	Model Home	A			A	A	A	A	A																	\$404.26
	Multiple-family dwelling								P			P														
	Residential over commercial											P	P	P	P	P	P									
Group Housing	Assisted living facility							L				L		L											\$404.27	
	Nursing home													P	P											

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																								
Group Housing	Dormitory								P					P										
	Fraternity or sorority house								P															
	Community residential home, small	L			L	L	L	L	L			L												§404.28
	Community residential home, large	SE							L			L												§404.29
PUBLIC AND CIVIC USES																								
Adult and Child Care	Adult day care								L			L	L	L	L	L	L	L	L	L	L	L	L	§404.30
	Child care center	A	A		A	A	L	A	L			L	L	L	L	L	L	L	L	L	L	L	L	§404.31
	Family child care home	L			L	L	L	L	L			L												§404.32
	Large family child care home	L			L	L	L	L	L			L												§404.33
Educational Facilities	Educational facility, private	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	§404.34
	Educational facility, public	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	§404.34
	Vocational, business or technical school														P	P	P		P	P	P	P		
Community Services	Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	§404.35
	Cemetery	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	§404.36
	Funeral home											SE			P									§404.37
	Homeless shelter, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	§404.38


Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards	
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Community Services	Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$404.39
	Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	\$404.40
	Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$404.41
	Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	\$404.42
	Museum	L	L		L	L	L	L	L	L		L	L		L	P	P	P	P	P	L	L	L	L	\$404.43
	Commercial Animal Boarding or Training Facility		SE																SE	SE		SE	SE		\$404.44
	Pet rescue organization	L															L	L	L	L					\$404.44.5
Health and Medical Facilities	Hospital													P											
	Medical or dental or ophthalmic office or lab														P	P	P	P	P	P	P				
	Medical clinic	SE	L									L	L	L	L	L	L	L	L	L		L			\$404.45
	Veterinary clinic or hospital	SE	L										L		L	L	L	L	L	L		L			\$404.46
	Massage therapist														L	L	L	L	L	L					\$404.47
	Gym, spa or fitness center														P	P		P	P	P	SE				
Transportation Terminals	Bus or train station																	SE	SE	SE	SE	SE			
	Airport																				SE	SE			
	Helicopter landing pad													SE								SE	SE		\$404.48
	Private landing strip	SE																							

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards	
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Utilities	Major Utilities, except as listed below	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
	Minor Utilities, except as listed below	P	P		L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P		\$404.49
	Broadcasting or communications tower	SE																SE	SE	SE	SE	SE			\$404.50
	Amateur radio tower	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Personal Wireless Service Facilities	Personal wireless service facility	L SU	L SU		L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU		Article 12
COMMERCIAL USES																									
Home-based businesses	Home-based business, general	A			A	A	A	A	A	A	A	A													\$404.62
	Home-based business, rural	A																							\$404.63
Entertainment and Recreation	Entertainment and Recreation, except as listed below															SE	P	SE	P	SE					
	Outdoor recreation	L SE		L SE						L SE							L SE	L SE	L SE	L SE				L SE	\$404.64
	Amusement or theme park																SE								
	Zoo																SE	SE							
	Dock	L	L		L	L		L	L	L	L	L												L	\$404.65
	Marina																							P SE	\$404.66
	Golf course	P																							
Theater or Cabaret, sexually oriented																			L						\$404.67

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																								
Food and Beverage	Restaurant															P	P	P	P	P	A	A	P	
	Restaurant, with drive-through															SE	L	L	L	L				\$404.68
	Incidental food and beverage sales		A													A	A	A	A	A	A	A	A	\$404.69
	Cocktail lounge, bar, tavern or nightclub										SE					P		P	P	P				SE
Business and Professional Services	Business and professional services, except as listed below											P	P	P	P	P	P	P	P	P	P	P		
	Bank or financial institution														P	P	P	P	P					
	Radio or television station, excluding towers																	P	P	P	P	P		
Personal Services	Personal Services														P	P	P	P	P	P				
Overnight Accommodations	Hotel or Motel													P		P	P	P	P				SE	
	Bed and breakfast	L			L	L	L					L												\$404.70
	Rooming House								P			P		P										
	RV Park/ Campground										L													\$404.71
Retail Sales and Service	Retail Sales and Service, except as listed below															P	P	P	P					
	Neighborhood convenience center															L	L	L	L		L	L		\$404.72
	Convenience store															L	L	L	L	L			L	\$404.73

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards	
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Retail Sales and Service	Pharmacy													L		L	L	L	L					\$404.74	
	Furniture store															P	P	P	P	P					
	Dance or similar studio											P				P					P	SE			
	Media sales and rental																L	L	L	L				\$404.75	
	Large scale retail																		L	L	L			\$404.75.5	
	Media, sexually oriented																		L	L				\$404.67	
	Sex shop																			L				\$404.67	
Commercial Animal Raising	Commercial Animal Raising	SE																							
Self-Service Storage Facilities	Self-Service Storage Facilities																	L		L	L	L		\$404.76	
Vehicle Sales and Service	Vehicle sales and service																			P	SE		P	L	\$404.77
	Vehicle paint and body shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	-	P	-	\$404.78
	Vehicle repair																			L			P		\$404.76
	Service station																		P	P	SE				
	Vehicle and trailer rental																			P			P		
	Fuel Sales		A																	A	SE			A	\$404.80
Outdoor Storage and Display	Outdoor storage		A											A					A	A	A		A	A	\$404.81
	Outdoor display		A																A	A	A		A	A	\$404.82
INDUSTRIAL USES																									
Wholesaling, Warehousing, Storage and Distribution	Wholesaling, Warehousing, Storage and Distribution, except as listed																				P	P	P		

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																								
	below																							
	Building supply and lumber sales																		P	P		P		
Wholesaling, Warehousing, Storage and Distribution	Manufactured and mobile home sales																					P		
	Parking of Trucks, Recreational Vehicles and Trailers	P			L	L	L	L	L	L	L													\$404.83
	Storage yard																					L SE		\$404.84
Light Industrial	Light Industrial, except as listed below																				P	P		
	Research, development or experimental lab													L							P	P		\$404.85
	Heavy machinery and equipment sales and repair																		SE				P	
	Cab company or limousine service																				P	P	P	
Heavy Industrial	Heavy Industrial, except as listed below																						P	
	Asphalt or concrete batching plant																						SE	
Waste-Related Service	Waste-Related Service, except as listed below																						SE	

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																								
	Junk, salvage or recycled metal yard																					SE		\$404.86
	Landfill	SU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SU	-	
	Solid waste transfer station	L																				L		\$404.87
Waste-Related Service	Package Treatment Plant	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	\$404.88
	Spray irrigation	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$404.89
	Land application of biosolids	SE	SE																					\$404.90
	Materials Recovery, Recycling and Composting																						SE	
	Storage, transfer or treatment of hazardous waste																						SE	
Mining, Excavation and Fill Operations	Mining, Excavation and Fill Operations	SU																					SU	Article 24 23
Public Fairground	Public Fairground																						L	Article 24



404.15

404.15 Farm Machinery and Lawn and Garden Equipment Repair

Farm machinery and lawn and garden equipment repair is permitted by right in the following districts: A-RB, BA, BA-1, MS and MP. Where permitted as a limited use in the A district, a farm machinery or lawn and garden repair facility shall operate only as a rural home-based business in compliance with the standards of §404.63 of this Chapter.

404.25

404.25 Security Quarters

Security quarters are allowed as an accessory use in the RM, RM-1, RP, AP, BP, HM, BR, BR-1, BH, BA, BA-1, BW, ML, MS, MP, and MB districts. A single unit may be permitted on the premises of the principal use, subject to the following standards. In addition, security quarters are allowed in the A, A-RB, C-1, RE, RE-1, R-1aa, R-1a, R-1b, R-1c, R-2, R-2a and R-3 districts for government buildings and facilities, subject to site plan review and the additional standards in subsection (c) of this Section.

(a) Location

A security quarters may be attached or detached from a principal structure.

(b) Standards

Each security quarters shall comply with all standards applicable within the zoning district, including required setbacks and building height limits.

~~**(c) Building Size**~~

~~The unit shall be a maximum of 1,000 square feet, including any enclosed porch, garage or similar structure.~~

(c) Additional Standards for Government Facilities in Other Districts

1. Property Size

The property on which the principal use is located must be at least five acres.

2. Location and Screening

Where the property is adjacent to existing residential uses or parcels with residential zoning, the appropriate location and screening requirements necessary to minimize impacts to residential areas shall established by the Development Review Committee.

404.31

404.31 Child Care Center

Child care centers, as defined by Chapter 402, Florida Statutes, are allowed as limited uses in the R-1b, R-2, R-2a, R-3, RP, AP, BP, HM, BR, BR-1, BH, BA, BA-1, BW, ML, MS, MP and MB districts, subject to the following standards. Within the A, A-RB, RE, RE-1, R-1aa, R-1a, and R-1c districts, child care centers are only allowed as accessory uses to government buildings or facilities, civic organizations, places of worship, or hospitals, subject to the following standards.

(a) Licensing

A child care facility shall be licensed by the ~~Alachua County Health Department~~ and the Florida Department of Children and Family Services.

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404.32

404.32 Family Child Care Home

Family child care homes, as defined by Chapter 402, Florida Statutes, are allowed as limited uses in the A, RE, RE-1, R-1aa, R-1a, R-1b, R-1c, R-2, R-2a, R-3, and RP districts, subject to the following standards.

(a) Compliance

A family child care home shall comply with all applicable requirements of Chapter 402, Florida Statutes.

~~(b) Maximum Number of Children~~

~~A family child care home shall provide care for one of the following groups of children, which shall include those children under 13 years of age who are related to the caregiver:~~

- ~~1. a maximum of four children from birth to 24 months; or~~
- ~~2. a maximum of six children when at least three of the children are over 24 months; or~~
- ~~3. a maximum of six children over 24 months; or~~
- ~~4. a maximum of eight children if no more than five are preschool age, and of those five, no more than three are under 24 months, and of those three, no more than two are under 12 months; or~~
- ~~5. a maximum of 10 children over 24 months of age, if no more than five are preschool age.~~

404.33

404.33 Large Family Child Care Home

Large family child care homes, as defined by Chapter 402, Florida Statutes, are allowed as limited uses in the A, RE, RE-1, R-1aa, R-1a, R-1b, R-1c, R-2, R-2a, R-3, and RP districts, subject to the following standards.

(a) Compliance

A large family child care home shall comply with all applicable requirements of Chapter 402, Florida Statutes.

~~(b) Maximum Number of Children~~

~~A large family child care home shall provide care for one of the following groups of children, which shall include those children under 13 years of age who are related to the caregiver:~~

- ~~1. a maximum of eight children from birth to 24 months of age; or~~
- ~~2. a maximum of twelve children, with no more than 4 children under 24 months of age.~~

404.44

404.44 Commercial Animal Boarding or Training Facility

Commercial animal boarding or training facilities may be allowed by special exception in the A-RB, BH, BA, BA-1, ML, MS and MP districts, subject to site plan approval by the Development Review Committee and the following standards.

- (a) The minimum lot area shall be two acres.
- (b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County Code.
- (c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of 50 feet from any property line and 200 feet from any residential zoning district.
- (d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.
- (e) Use of outdoor areas by the animals shall occur no earlier than 7 a.m. and no later than 9 p.m.
- (f) Overnight boarding shall be limited to no more than 30 consecutive days.

404.63

Home-Based Business, Rural

A rural home-based business is allowed as an accessory use to a residential use in the A district, subject to development plan approval by the Development Review Committee and in accordance with the following standards.

404.72

404.72 Neighborhood Convenience Center

A neighborhood convenience center is allowed as a limited use in the BR, BR-1, BH, BA, ~~and BA-1,~~ ML, MS and MP districts, subject to the following standards.

404.78

404.78 ~~Vehicle Paint and Body Shop~~RESERVED

~~A vehicle paint and body shop is permitted by right in the MS and MP districts. It is allowed as a limited use in the BA and BA-1 districts, subject to the following standards:~~

- ~~(e) All work on vehicles shall occur within an enclosed structure.~~
- ~~(f) Bay doors shall be oriented to the side or rear of the building.~~

404.79

404.79 Vehicle Repair

Vehicle repair is permitted by right in the MS and MP districts. It is allowed as a limited use in the BA and BA-1 districts, subject to the following standards.

(a) Permitted Activities

Vehicle repair includes tune ups, oil and fluid changes and similar maintenance work. Vehicle repair also includes the repair or replacement work on the following parts or systems: air conditioning, alternators, brakes, front end alignment, mufflers, radiators, starters, tire alignment and balancing, tire repair and replacement, and

window and lock repair and replacement, ~~Vehicle repair does not include~~ removing or rebuilding engines or transmissions, steam cleaning engines, paint and body repair and frame repair.

(b) Bay Doors

Bay doors shall be oriented to the side or rear of the building.

(c) Conduct of Work

All repair work shall occur within an enclosed structure.

404.89 – Land Application of Biosolids

Land Application of Biosolids

Land application of Class A & B residuals biosolids may be allowed as a special exception in the A and A-RB districts outside of the Urban Cluster, and subject to the standards outlined in Chapter 406, Natural and Historic Resources Protection, §406.70(f). The land application of Class AA residuals biosolids as defined in Rule 62-640, F.A.C. is not subject to the special exception requirement.

404.104 (New Article & Section)

Article 24 Public Fairground

404.104 Public Fairground

A public fairground shall be allowed as a limited use in the MS or MP district on that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County provided that fairground uses include agricultural, community-based or government-oriented activities, and to the extent any of these activities are commercial in nature, said activities shall not exceed a period greater than six (6) consecutive months.

Chapter 407

~~Article 3~~Signs

~~407.24~~Purpose

~~The purpose of this Article is to achieve balance among the following differing, and at times, competing goals:~~

- ~~(a) to encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Alachua County;~~
- ~~(b) to provide a means of way finding in the community, thus reducing traffic confusion and congestion;~~
- ~~(c) to provide for adequate business identification, advertising, and communication;~~
- ~~(d) to prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of Alachua County;~~
- ~~(e) to protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;~~

- ~~(f) to differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;~~
- ~~(g) to minimize the possible adverse effects of signs on nearby public and private property;~~
- ~~(h) to prohibit most signs with commercial messages in residential zoning districts, while allowing those commercial messages that relate to commercial activities lawfully conducted on individual properties within such districts;~~
- ~~(i) to balance the desire to limit commercial signage in agricultural zoning districts with the recognition of the continued importance of agriculture as a part of the economic base in Alachua County, thus allowing commercial messages that relate to commercial activities lawfully conducted within such districts; and~~
- ~~(j) to provide broadly for the expression of individual opinions through the use of signs on private property.~~

407.25 Applicability and Effect

(a) Applicability General

~~This Article shall apply to all signs, as defined in Chapter 410, erected, placed, constructed, painted, installed or maintained in unincorporated Alachua County. For additional standards applicable to nonconforming signs in unincorporated Alachua County, see §408.21, Nonconforming Signs.~~

(b) Activity Centers, Village Centers and Planned Developments

~~Where regulations or approved plans for an Activity Center, Village Center or Planned Development or for any other developments with an adopted Master Signage Plan meeting the requirements of §407.35 contain express standards that differ from the standards in this Article, the specific standards for that Center or Development shall prevail. In all other cases in such Centers or Developments, the standards of this Article shall prevail.~~

(c) — Conflict of Laws

~~Where other federal, state or county sign or outdoor advertising regulations are in effect and are more restrictive than the provisions of this Article, the more restrictive provisions shall prevail.~~

407.26 Construction and Interpretation

(a) General

~~All signs, as defined in Chapter 410, erected, placed, constructed, painted, installed or maintained in unincorporated Alachua County shall require a sign permit unless otherwise exempted by this Article. In all applications for permits where a matter of interpretation under this Article arises, the most restrictive interpretation shall prevail in order to carry out the purpose of this Article, except as expressly provided in §407.25(b) above. This Article shall otherwise be interpreted liberally in order to carry out and accomplish its purpose.~~

(b) Computation of Copy Area of Individual Signs:

~~The copy area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when~~

such fence or wall otherwise meets the regulations of the zoning code and is clearly incidental to the display itself.

(c) Computation of Area of Multifaced Signs

For signs with two or more parallel sides where the greatest distance between the faces is three feet or less, only one display face shall be measured in computing sign area. If the faces of a multifaced sign are of unequal area, the area of the sign shall be the area of the larger face. In all other cases, the areas of all faces of a multifaced sign shall be added together to compute the area of the sign.

(d) Computation of Height

The height of a sign shall be computed as the distance from the highest point of the sign structure to the elevation of the centerline of the adjacent street or highway from which the principal access is provided, or the ground elevation at the base of the sign, whichever distance is less. The centerline elevation shall be taken at a point which is defined by extending a horizontal line from the sign, which is perpendicular to the centerline of the street or highway. This definition applies only to freestanding signs.

(e) Determination of Visibility or Legibility

1. Where this Article requires a determination of "visibility" or "legibility," the standard shall be based on the eyesight of an adult eligible to receive a Florida driver's license (wearing any corrective lenses required by such license). Where the height of the person is material to the determination, the person shall be presumed to be more than five feet and less than 6 feet tall.
2. In determining visibility of a sign from a residential property, it shall be assumed that a two-story residence will occupy the property with second-story windows facing toward the sign.

(f) Site to Which Numerical Limits Are Applicable

The lot or site to which numerical limits are applicable under this Article shall be the larger of the following:

1. A platted lot or other separately owned parcel; or
2. A site for which a development plan has been approved; or
3. The entire land area under common ownership or management and included in a Master Signage Plan in accordance with §407.35.

(g) Effect of Limits of Numbers of Signs

Limits on the number of signs allowed on a site shall apply to permanent, freestanding signs only; signs exempt from permit requirements or partially exempt from this ordinance under §407.29 shall not be considered in determining the number of signs allowed on a site.

407.27 Application Process

Applications for sign permits shall be submitted in accordance with Chapter 402 of this ULDC. In addition, two copies of the following shall be submitted along with the application describing and setting forth:

- (a) The type of sign or advertising structure as defined in Chapter 410 and in this Chapter;
- (b) The value of the sign or advertising structure;
- (c) All materials required by the applicable provisions of the Building Code;

- ~~(d)~~ Identification of any approved Master Signage Plan in effect for the proposed site on which the sign will be located, and referenced to the location or provision(s) of the plan showing the proposed sign type;
- ~~(e)~~ A copy of the approved development plan for the site, showing existing and proposed buildings and existing and proposed signs requiring permits on the site or approved master signage plan;
- ~~(f)~~ For building signs, the total area of the front building elevation of the principal building. For freestanding signs, all dimensions shown at a scale of ½" = 1';
- ~~(g)~~ The sign area of the sign or advertising structure
- ~~(h)~~ Type of lighting proposed. A photometric survey indicating footcandles at the nearest property line is also required for signs in the A-RB and multifamily districts and for institutional uses within residential zoning districts.
- ~~(i)~~ Written approval by the utility provider that the location of a freestanding sign meets the utility provider's requirements.

407.28 Prohibited Signs

- ~~(a)~~ It shall be unlawful for any person to erect, place or use within the County:
 - ~~1.~~ Off-site signs or off-site advertising structures, except where expressly allowed herein;
 - ~~2.~~ Flashing signs;
 - ~~3.~~ Revolving signs;
 - ~~4.~~ Pennants;
 - ~~5.~~ Signs affixed to rocks, trees, or other natural features;
 - ~~6.~~ Signs affixed to utility poles, other than signs placed there by the pole owner or operator and related to the pole and related lines;
 - ~~7.~~ Portable signs, including but not limited to A-frames and trailer signs, except where expressly allowed herein;
 - ~~8.~~ Pole or pylon signs;
 - ~~9.~~ Any sign that incorporates a beacon;
 - ~~10.~~ Signs that in any way simulate emergency vehicles;
 - ~~11.~~ Signs that simulate traffic control signs and devices, directional, information and warning signs;
 - ~~12.~~ Any sign that obstructs any fire-escape or any window, door, or opening used as means of ingress or egress;
 - ~~13.~~ Any sign that incorporates or consists of ribbons, streamers, spinners or wind-operated devices shall be prohibited, except that this prohibition shall not apply to flags conforming with §407.32;
 - ~~14.~~ Banners shall be prohibited; except those approved with a Master Signage Plan conforming with §407.35(f)3 or a Temporary Use Permit conforming with §402.154(a);
 - ~~15.~~ Animated or moving signs;
 - ~~16.~~ Changeable copy signs on which the message changes more than one time per minute;
 - ~~17.~~ Signs emitting sounds; and
 - ~~18.~~ Signs on or above a roof, except that this prohibition shall not apply to signs incorporated into a mansard roof or similar structure.
- ~~(b)~~ Any other type of sign or advertising structure not permitted shall be prohibited.

407.29 Exemptions

(a) Signs Partially Exempt

~~Signs listed in this Section shall be exempt from the permit requirements and other standards of this Article but shall, to the maximum extent allowed by law, be subject to the other standards of this ULDC. Where a sign is erected pursuant to a statute or a court order, the sign may exceed the size standards of this ULDC or otherwise deviate from the standards set forth in this ULDC to the extent that the statute or court order expressly required the larger size or other deviation. In all other respects, such signs shall conform to the standards of this ULDC. This Section shall apply to the following types of signs:~~

- ~~1. Signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message;~~
- ~~2. Signs bearing no commercial message and installed by employees or officials of a state or federal agency in the course of their governmental duties;~~
- ~~3. Signs required by a state or federal statute;~~
- ~~4. Signs required by an order of a court of competent jurisdiction;~~
- ~~6.1. Signs installed by public utilities in their rights of way or on their facilities and bearing no commercial message other than such message is necessary to identify the use;~~
- ~~6. Signs installed by a transit company with a franchise or other right to operate in Alachua County, where such signs are installed along its routes and relate to schedules or other information about the transit route.~~

(b) Exemption from Permit Requirements

~~The following signs shall be exempt from the permit requirements of this Article but shall be subject to all other standards of this Article:~~

- ~~1. Signs installed by County employees or officials of Alachua County and not falling under one of the broader exemptions of (a) above, Signs Partially Exempt;~~
- ~~2. Freestanding signs smaller than two square feet in area and less than four feet in height, and containing no commercial message;~~
- ~~3. Building signs smaller than two square feet in area and containing no commercial message;~~
- ~~4. Temporary signs permitted in accordance with §407.31;~~
- ~~5. Any sign not legible from a public way or from private property other than the lot on which the sign is located, except that any permanent freestanding sign must still apply for a building permit.~~
- ~~6. Any permanent or temporary sign interior to a building and located a minimum of five feet from any storefront or other window or entryway.~~
- ~~7. Signs where only the face or other surface is altered or replaced and the size, height and location are not changed, excluding any change where an electrical permit is required.~~
- ~~8. Sidewalk signs permitted in accordance with §407.35(f)4 as part of an approved Master Signage Plan;~~

~~407.30 Permanent Signs Allowed~~

~~(a) Permanent Signs in Residential Zoning Districts~~

~~1. Limitations on Commercial Messages~~

~~A permanent sign allowed in a residential district may bear a noncommercial message, one of the permitted commercial messages described below, or any combination thereof.~~

- ~~a. The only commercial messages allowed on permanent signs in Single Family Residential Zoning Districts, RE, RE-1, R-1aa, R-1a, R-1c or R-1b are those related to a home based business lawfully conducted on the premises.~~
- ~~b. The only commercial messages allowed on permanent signs in the Multifamily Residential Districts, R-2, R-2a and R-3 are those related to a home based business lawfully conducted on the premises or a message related to the management, lease or rental of the premises.~~

~~2. Numerical and Dimensional Standards~~

~~Table 407.30.1~~

Sign Type and Zoning District	Maximum Area (sq. ft.)	Maximum Height (ft.)	Maximum Number of Signs
Permanent Freestanding Signs			
— Single Family Residential	6	4	1
— Multifamily Residential	6	4	1 per driveway with access to a public street
Building Signs			
— Multifamily Residential	6		1 per building*

~~*For buildings in which access to units is from common hallways, one permanent building sign shall be permitted for each public entrance to such building.~~

~~(b) Permanent Signs in Agricultural Zoning Districts~~

~~1. Limitations on Permanent Freestanding Signs~~

- ~~a. One such sign may be permitted. Maximum area shall be 32 square feet. Maximum height shall not exceed eight feet.~~
- ~~b. On a parcel larger than five acres, the 32 square feet of sign area may be divided between two signs. On a parcel of five acres or less in area, there shall only be one sign.~~
- ~~c. Such sign shall not be separately illuminated.~~
- ~~d. Such sign may bear a noncommercial message, a commercial message permitted in subsection e below, or any combination thereof.~~
- ~~e. Permitted commercial messages on permanent signs are:
 - ~~i. a message related to a home based business or commercial business lawfully conducted on the premises; or~~
 - ~~ii. a message related to the sale of agricultural products grown and sold within that zoning district.~~~~

~~(c) Permanent Signs in Nonresidential Districts (including A-RB)~~

~~1. Limitations on Permanent Freestanding Signs~~

- ~~a. On an individual parcel a single sign is allowed, or for properties under common ownership or management that have an approved Master Signage Plan pursuant to §407.35, a single freestanding sign per 400 feet~~

~~of public street frontage, in addition to the entry signs allowed in accordance with subsections (e) and (f) of this Section.~~

- ~~b. Sign area shall not exceed 50 square feet. Sign height shall not exceed eight feet except for properties under common ownership or management that have an approved Master Signage Plan pursuant to §407.35. The Director may grant an exception to the height limitation, allowing up to two additional feet for architectural features designed to coordinate with the building. Height limits may vary for Activity Centers and Special Area Plans.~~

~~2. Limitations on Other Permanent Signs~~

~~For permanent signs other than freestanding signs, the maximum sign area shall not exceed one fourth of the front building elevation area of the principal building or individual storefront where there are multiple tenants per building; provided, however, that, if the front building elevation area is less than 400 square feet, a total sign area of 100 square feet shall be permitted, and the following additional standards shall apply. For mixed use developments proposing a Master Signage Plan in accordance with §407.35, the front elevation area shall include the residential portion above the nonresidential space.~~

- ~~a. For projecting, portico or entry signs, the distance from the nearest edge of the signboard to the ground shall be a minimum of nine feet.~~
- ~~b. Projecting signs shall be mounted perpendicular to the building face and may extend over the sidewalk as provided for in the Florida Building Code. For single-story buildings, the height of the top edge of the signboard shall not exceed the height of the wall from which it projects. For multistory buildings, the height of the top edge of the signboard shall not exceed the height of the sill or bottom of any second-story window.~~

~~(d) Permanent Signs for Institutional Uses in Residential or Agricultural Districts~~

~~For any educational institution, religious institution or other institutional use located in a Residential or Agricultural Zoning District, the following permanent signs shall be allowed in lieu of the permanent signs otherwise allowed in such districts:~~

- ~~1. For each principal institutional use, one freestanding sign not more than 32 square feet in area and not more than eight feet in height, of which one-half of the area may be changeable copy area, subject to the illumination standards of §407.33;~~
- ~~2. One building sign for each public entrance to the institution, each of which signs shall be no more than four square feet in area; and~~
- ~~3. Flagpoles, in accordance with §407.32.~~

~~(e) Neighborhood Entry Signs~~

~~In addition to the other freestanding signs allowed on a site, neighborhood entry signs may be permitted to identify the name of a multi-family development, residential subdivision, or neighborhood or other distinct sub-area, subject to the standards below.~~

- ~~1. Such signs shall be located at the entrance or entrances to the development, subdivision, or neighborhood.~~
- ~~2. Such signs shall not exceed a total sign area of 32 square feet.~~
- ~~3. Where an entry sign is placed on each side of an entry drive, the 32-square-foot maximum area may be divided between two signs.~~

~~4. Maximum height shall not exceed eight (8) feet.~~

~~5. For proposals to place a neighborhood entry sign within a public right of way, a separate Right of Way Use Permit is required pursuant to §407.38(c) of this Chapter.~~

~~**(f) Nonresidential Subdivision Entry Sign**~~

~~In addition to the other freestanding signs allowed on a site, nonresidential subdivision entry signs may be approved, subject to the standards in subsection (e) above and provided such signs only identify the name of the non-residential subdivision and are located at the entrance or entrances to the subdivision. For proposals to place a nonresidential subdivision entry sign within a public right of way, a separate Right of Way Use Permit is required pursuant to §407.38(c) of this Chapter.~~

~~**(g) Incidental Signs in all Zoning Districts**~~

~~Such signs are generally intended to provide directions, information and warnings but may be used for any noncommercial message and shall not be separately illuminated. Maximum area for an incidental sign shall be two square feet with a maximum height of four feet. There are no limits to the number of incidental signs that may be permitted.~~

~~**(h) Signs on Historic Sites or Buildings**~~

~~This sub-section shall apply to any historic site or site containing a historic building designated or certified by or under the direct authority of the Secretary of the Interior of the United States, the State Historic Preservation Office of the State of Florida, or a duly constituted historic commission of Alachua County. Each such site shall be allowed one additional freestanding sign, which shall be subject to the following standards:~~

- ~~1. Subject to the following additional standards, it shall conform with applicable federal and/or state standards for historic markers;~~
- ~~2. It shall not exceed 10 square feet in sign area;~~
- ~~3. It shall not exceed 5 feet in height;~~
- ~~4. It shall not be separately illuminated;~~
- ~~5. It shall be subject to all setback standards;~~
- ~~6. It shall contain no commercial message except to the extent that a commercial enterprise may be named as part of the designation of the historic site.~~

~~**407.31 Temporary Signs Allowed**~~

~~Temporary signs may be used to express the opinion of the owner or occupant on any matter deemed by such person to be of public interest but shall bear no commercial messages other than those permitted in this Section.~~

~~**(a) Temporary Signs Allowed in Agricultural Districts**~~

- ~~1. The only commercial messages allowed on temporary signs in these districts are the following:
 - ~~a. a message pertaining to the sale or lease of the premises;~~
 - ~~b. a message related to a home based business or commercial business lawfully conducted on the premises;~~
 - ~~c. a message related to the temporary sale of agricultural products grown and sold within that zoning district; or~~~~

~~d. a message related to an occasional sale, held lawfully and in accordance with applicable ordinances of the County.~~

~~2. A total of two temporary signs per parcel or tract of land at any one time, only one of which may bear a commercial message.~~

~~3. Dimensional and numerical standards for temporary signs in Agricultural Districts are provided in Table 407.31.1.~~

(b) Temporary Signs Allowed in Residential Districts

~~1. The only commercial messages allowed on temporary signs in these districts are the following:~~

~~a. a message pertaining to the sale or lease of the premises; or~~

~~b. a message related to an occasional sale, held lawfully and in accordance with applicable ordinances of the County.~~

~~2. A total of three temporary signs per dwelling may be permitted in the single family residential zoning districts and a total of three temporary signs per driveway may be permitted in the multi family residential districts. A maximum of two temporary signs in these districts may bear a commercial message at any one time.~~

~~3. As an accessory sign to the temporary business of real estate development in accordance with these LDRs, temporary signs advertising the sale of lots or dwellings in these districts shall be allowed in accordance with the following standards:~~

~~a. One such sign shall be allowed for each five acres included in the areas of the development for which subdivision plats have been approved and in which less than 80 percent of the available lots, dwellings or dwelling units have been sold;~~

~~b. Each such sign may be up to 32 square feet in size and up to eight feet in height;~~

~~c. Such sign shall not be separately illuminated; and~~

~~d. Such sign shall be removed on the earlier of the following:~~

~~i. One year after the approval of the plat for the proposed project; or~~

~~ii. Upon the transfer of title to 80 percent or more of the available lots, dwellings or dwelling units included in the approved plat.~~

~~4. Dimensional and numerical standards for temporary signs in Residential Districts are provided in Table 407.31.1(e) below.~~

(c) Temporary Signs Allowed in Nonresidential Districts (including A-RB)

~~1. During the time that a property is under development or construction, one temporary freestanding sign that conforms in size, height and location with the standards for permanent signs shall be allowed. Such temporary sign shall be removed upon the earlier of the following: sixty days after issuance of a Certificate of Occupancy for the premises; or installation of the permanent sign; and~~

~~2. At any time, one other temporary sign.~~

~~3. Dimensional and numerical standards for temporary signs in Nonresidential Districts are provided in Table 407.31.1.~~

(d) Removal of all Temporary Signs

A temporary signs shall be removed as follows:

- ~~1. Signs related to the sale or lease of the premises shall be removed within 10 days after the transfer of title or change of occupancy of the property.~~
- ~~2. A temporary free speech sign that relates to an election or other event shall be removed within 10 days following the conclusion of the election or other event.~~
- ~~3. A temporary sign pertaining to an occasional sale shall be removed within one business day following the end of the sale.~~

~~(e) Dimensional and Numerical Standards for Temporary Signs~~

**Table 407.31.4
Dimensional and Numerical Standards for Temporary Signs**

Zoning District	Maximum Area (sq. ft.)	Maximum Height (ft.) for Freestanding Signs*	Maximum Number of Signs
Agricultural			
—Tract or parcel 5 acres or more	32	8	2
—Tract or parcel less than 5 acres	7½	4	1
Single Family Residential	6	4	3
Multifamily	6	4	3 per driveway
Nonresidential (including A-RB)	32	8	1 per building

* Maximum heights listed herein do not apply to building signs, which are limited by the definition in Chapter 410.

~~407.32 Flags and Flagpoles~~

The display of flags shall be subject to the following limitations:

~~(a) In Residential and Agricultural Zoning Districts~~

Flags and flagpoles shall be allowed in accordance with the following standards in the A, A-RB, RE, RE-1, R-1aa, R-1a, R-1c, R-1b, R-2, R-2a and R-3 zoning districts for residential and permitted institutional uses in such districts:

- ~~1. There shall be no more than one flagpole on a lot;~~
- ~~2. No flag shall bear a commercial message; and~~
- ~~3. No flagpole shall exceed 20 feet in height.~~

~~(b) In Business, Commercial and Industrial Zoning Districts~~

Flags and flagpoles shall be allowed in accordance with the following standards in the AP, BP, BR, BR-1, BH, BA, BA-1, MB, BW, ML, MS, and MP Zoning Districts for permitted non-residential and industrial uses:

- ~~1. There shall be no more than three flagpoles per principal building on any development site;~~
- ~~2. Each flagpole must be within 30 feet of the principal entrance to the building to which it is oriented;~~
- ~~3. No flag may contain a commercial message; and~~
- ~~4. No flagpole in a nonresidential district shall exceed 30 feet in height.~~

~~(c) Conditions Applicable in All Zoning Districts~~

- ~~1. A flagpole shall be setback at least five feet from any property line;~~
- ~~2. No rooftop flagpoles shall be permitted in any zoning district.~~

407.33 Illumination of Signs

(a) Agricultural and Residential Zoning Districts

1. Agricultural and Single-Family Residential Districts

~~With the exception of neighborhood entry signs, a temporary or permanent sign on residential property in a Single-Family Residential District shall not be separately illuminated. Neighborhood entry signs may be separately illuminated by external, direct, white light, which shall not flash or move, and which shall not result in glare or spillover exceeding 0.50 footcandles at the nearest property line.~~

2. Multifamily Residential and A-RB Zoning Districts

~~A permanent sign on residential property in a Multifamily Residential District may be separately illuminated by external, direct, white light, which shall not flash or move, and which shall not result in glare or spillover exceeding 0.50 footcandles at the nearest property line. Temporary signs in such district shall not be separately illuminated.~~

3. Institutional Uses

~~A sign located on the site with an institutional use in an Agricultural or Residential Zoning District may be separately illuminated by external direct, white light, which shall not flash or move, and which shall not result in glare or spillover exceeding 0.50 footcandles at the nearest property line.~~

(b) Nonresidential Zoning Districts (excluding A-RB)

~~Subject to the limitations of §407.36(c), signs in Business, Commercial and Industrial Zoning Districts may be separately illuminated by external, direct, indirect or internal lights. Within the nonresidential zoning districts, internally illuminated signs shall consist of either forward lit individual cut channel letters, reverse lit individual cut channel letters, or opaque face with translucent acrylic copy. Logos incorporated within the lettering that are also internally illuminated shall be proportionate to the letters. Permanent freestanding signs may contain internally illuminated electronic message centers, subject to the following standards:~~

- ~~1. The electronic message center shall occupy no more than 20% of a sign's total permitted square footage.~~
- ~~2. The electronic message center shall consist of a dark background, with monochromatic lettering that does not flash or move.~~
- ~~3. The message displayed in an electronic message center shall not change more than once in a 30 minute period, with the exception of time and temperature displays which shall not change more than twice per minute.~~

407.34 Substitution of Messages

~~Any sign allowed under this Article may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity or service for sale or lease, or to any other commercial interest or activity, so long as said sign complies with the size, height, area and other requirements of this Article.~~

407.35 Master Signage Plan

(a) Applicability

Owners of any of the following may apply for approval of a Master Signage Plan for their respective properties in Business, Commercial or Industrial Zoning Districts, or within a planned development:

- ~~1. An applicant for approval of a Development Plan;~~
- ~~1. The owner(s) of the property(ies) subject to an approved Development Plan;~~
- ~~2. Other owner(s) of one or more lots, parcels or tracts of adjacent property in the same zoning district.~~

(b) Procedure

The procedure for review and approval of a Master Signage Plan shall be the same as the procedure for approval of a Development Plan provided in Chapter 402, Article 10, Development Plan Review.

1. If Submitted Simultaneously with Development Plan

Where an application for approval of a Master Signage Plan is submitted simultaneously with an application for approval of a Development Plan, the two shall be processed together.

2. If Submitted Separately from Development Plan

- ~~a. If a Master Signage Plan is submitted for a property for which a Development Plan has already been approved, the procedure for review and approval of the Master Signage Plan shall be the same as the procedure for approval of a Development Plan, with the following modifications:
 - ~~i. Application contents shall be those required below, plus a copy of the approved Development Plan or Plans;~~
 - ~~ii. No neighborhood meeting shall be required;~~
 - ~~iii. The decision-making authority for the Master Signage Plan shall be the DRC.~~~~
- ~~b. No Master Signage Plan shall be approved for a property for which a Development Plan has not been approved unless a Development Plan is submitted together with the Master Signage Plan and processed in accordance with the first part of this subsection.~~

(c) Application Contents

Where the application is submitted simultaneously with an application for Development Plan approval or where there is an approved Development Plan for the area for which the application for a Master Signage Plan is filed, the Master Signage Plan may refer to portions of the Development Plan application or approved Development Plan for related requirements. In all cases the application for approval of a Master Signage Plan shall contain at least the following information:

- ~~1. An accurate plot plan of the development site, at such scale as the Director may reasonably require;~~
- ~~2. Location of buildings, parking lots, driveways, and landscaped areas on such development site;~~
- ~~3. Computation of the maximum area for all signs, the height of signs and the number of freestanding signs allowed on the development site(s) included in~~

~~the plan under this Article, including incentives authorized in subsection (f). For properties with multiple tenants or multiple occupants entitled to signs, a formula or program for allocating the permitted signage among the eligible tenants or users, consistent with the following principles:~~

- ~~a. The total number of building signs shall not exceed the total number of public entrances to the building plus two;~~
- ~~b. The total area of all signs shall not exceed the limit established under §407.30;~~
- ~~c. The allocation of the number and area of building signs among multiple tenants shall be made as shown on the Master Sign Plan; the allocation in such Plan shall be proportional to one of the following or a combination thereof:
 - ~~i. The number of public entrances to space leased to or controlled by each tenant or occupant;~~
 - ~~ii. The linear feet of frontage of the space leased to or controlled by each tenant or occupant along the wall(s) containing public entrances; and/or~~
 - ~~iii. The façade area of the building elevation(s) containing the public entrances to the spaces leased to or controlled by each tenant or occupant.~~~~
- ~~d. In allocating the number and area of building signs among multiple tenants, the allocation shall be consistent with:
 - ~~i. Maintaining proportionality between signs and the elevation of the building on which the signs appear;~~
 - ~~ii. Maintaining consistency of vertical placement of the sign on similar sections of building elevation; and~~
 - ~~iii. Maintaining a reasonable consistency and proportionality between signs located on similar sections of building elevation.~~~~
- ~~4. A general indication on the plot plan of the proposed location of each present and future freestanding sign requiring a permit;~~
- ~~5. A schematic drawing of all proposed freestanding signs showing the design consistent with its respective site and building architecture;~~
- ~~6. A schematic drawing showing generally how and where building signs requiring a permit will be placed on building facades;~~
- ~~7. The Master Signage Plan shall be signed by all owners or their authorized agents in such form as the Director may require.~~

~~(d) Amendments~~

~~A Master Signage Plan may be amended by filing a new Master Signage Plan that conforms to all requirements of this Section in effect at the time of submittal.~~

~~(e) Provisions for Nonconforming Signs~~

~~A Master Signage Plan for a property already containing signs on the date of submission of the application shall include a schedule for bringing all signs on the development site into conformance with the Master Signage Plan by a specified date. The conformance schedule included in such Master Signage Plan shall be considered a condition of approval of the Master Signage Plan.~~

(f) Incentives

To encourage the use of Master Signage Plans and thus to improve the appearance of signage within individual projects, the following incentives shall apply:

1. Freestanding Signs

- ~~a. Freestanding signs may be permitted at a height exceeding the limits specified in §407.30, by up to two feet, when:
 - ~~i. the sign incorporates architectural features which exhibit creative solutions to signage and enhance the overall appearance of the sign, and~~
 - ~~ii. the total number of freestanding signs is less than the number that could be permitted for each individual parcel.~~~~
- ~~b. The maximum sign area of freestanding signs subject to the Master Signage Plan may be increased by 25 percent above the size otherwise allowed in that Zoning District;~~
- ~~c. In addition to any entry signs permitted in accordance with §407.30(e) and (f), one permanent freestanding sign shall be allowed for each 400 feet of street frontage or one sign for each freestanding building approved as part of a Planned Development, including any nonresidential streets internal to the development that are dedicated to the County as public streets, provided that such signs shall be separated by at least 300 feet;~~
- ~~d. If no freestanding signs are included internal to the development, the total square footage allowed for such signs may be combined to increase the square footage of one sign or allow one larger freestanding sign along each existing street frontage external to the development, subject to the following standards:
 - ~~i. no such sign shall exceed 100 square feet in size, provided the 300 foot separation requirement is met;~~
 - ~~ii. the 300 foot separation shall apply to all freestanding signs, including the additional sign(s).~~~~

2. Building Signs

~~In lieu of a freestanding sign allowed under this section, a property owner or occupant with property subject to a master signage plan shall be allowed an additional eight feet of permitted height above the roofline for placement of wall-mounted signage above the roofline of the principal portion of the building, subject to the limitations of §407.35(c)3. The master signage plan under which such additional height is allowed shall contain on its face a clear statement that "the applicant(s) has (have) waived the right to one (or more) freestanding signs otherwise permitted under the sign ordinance and replaced those with additional height for wall signs, as shown on this plan" or words to that effect.~~

~~Banner Signs Banner signs may be allowed, subject to the following standards:~~

- ~~a. A banner may be attached to a light pole or other structure serving another purpose on the site and not installed simply to hold the banner;~~
- ~~b. Each banner must be affixed to a permanent frame at the top and bottom, preventing significant movement in the wind;~~

- ~~c. Banners proposed on a pole in the public right of way shall be subject to obtaining a Right of Way Use Permit from the Public Works Department;~~
- ~~d. Banners once installed must be repaired or replaced as necessary, to maintain them in good condition, in accordance with the standards of §407.37;~~
- ~~e. No banner shall be larger in area than a number of square feet computed by dividing the height of the pole by 3.5 and rounding the result up to the nearest whole number. This area limit shall be measured on one side, but the banner may have messages or images on both sides;~~
- ~~f. There shall be no more than two banners attached to each pole; and~~
- ~~g. Such banners shall not be considered part of the total signage allowed for the site under §407.30 but may be installed as additional signage.~~

~~2. Sidewalk Signs~~

~~Sidewalk signs shall be allowed, subject to the following standards:~~

- ~~a. Signboards shall not exceed six square feet in area per side. There shall be a maximum of one such sign per storefront.~~
- ~~a. The sign location shall not interfere with pedestrian or vehicular circulation or sightlines.~~
- ~~b. Sidewalk sign placement shall leave a minimum of five feet of sidewalk clearance.~~
- ~~c. The sign shall be constructed of durable materials.~~
- ~~d. Letter height shall not exceed four inches.~~
- ~~e. All sidewalk signs shall be located in front of the building.~~
- ~~f. Sidewalk signs shall only be set out while the business is open and must be taken indoors when the business is closed.~~

~~(g) Effect~~

~~After approval of a Master Signage Plan, no sign shall be erected, placed, painted, or maintained, except in accordance with such plan, and such plan may be enforced in the same way as any provision of this Article. In case of any conflict between a provision of a Master Signage Plan and one or more provisions of this ULDC, the ULDC shall prevail.~~

~~407.36 Construction and Installation~~

~~(a) Minimum Lot Area~~

~~No sign or advertising structure shall be permitted on any lot or parcel of record which does not meet the minimum area requirements of the applicable provision of this ULDC.~~

~~(b) Building and Electrical Codes~~

~~All signs or advertising structures shall be constructed in compliance with the applicable provisions of the Florida Building Code and the related National Electrical Code.~~

~~(c) Illumination~~

~~Illuminated signs shall be designed and constructed so that there shall be no direct glare visible from any residential district caused by unshielded floodlights or other sources of high intensity lighting, and in accordance with the requirements of §407.33.~~

~~(d) Interference with Visibility~~

~~To prevent signs from interfering with visibility for drivers and pedestrians, no sign shall be installed within an area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System.~~

~~(e) Other Standards~~

- ~~1. All signs shall be mounted and/or applied true, square, level and plumb.~~
- ~~2. All conduits, ballasts, transformers, circuit breakers, etc. are to be concealed from public view.~~
- ~~3. All manufacturer labels are to be concealed from public view.~~
- ~~4. After installation of the sign or signs, the installation sites are to be cleaned of all debris and prepared for landscape installation.~~

407.37 Maintenance

All signs and advertising structures shall comply with the following requirements:

- ~~(a) Weeds shall be kept cut in front of, underneath and around the base. No rubbish or debris shall be permitted to collect such that the same shall be unsightly or constitute a fire hazard;~~
- ~~(b) All signs and sign structures shall be maintained in a safe and attractive condition by the parcel developer, except signs that shall be maintained by the appropriate public jurisdiction; and~~
- ~~(c) The sign or advertising structure shall be kept clean, neatly painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings and shall be maintained at all times in such safe condition so as not to be detrimental to the public health, safety, and welfare.~~

407.38 Signs in Right-of-Way

~~(a) Generally~~

~~Except as provided in this Section, no sign shall be placed within any public right of way or on any tree, pole, post, meter or similar object found within the public right of way.~~

~~(b) Signs allowed without a Permit~~

~~The following signs may be installed in the public right of way without a permit:~~

- ~~2.1. Signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message;~~
- ~~2. Signs bearing no commercial message and installed by employees or officials of a state or federal agency in the course of their governmental duties;~~
- ~~3. Signs required by a state or federal statute;~~
- ~~4. Signs required by an order of a court of competent jurisdiction;~~
- ~~5. Signs installed by public utilities in their rights of way or on their facilities and bearing no commercial message other than such message is necessary to identify the use; and~~
- ~~6. Signs installed by a transit company with a franchise or other right to operate in Alachua County, where such signs are installed along its routes and relate to schedules or other information about the transit route.~~

~~(c) Signs Requiring Right-of-Way Use Permit~~

~~A neighborhood entry sign identifying a neighborhood or other distinct sub-area within the County or banner signs meeting the standards of §407.35(f)1 as part of an approved Master Signage Plan may be installed within the right of way on the following conditions:~~

- ~~1. The sign must identify a distinct sub-area of the County and be associated with the issuance of a Class IV Access Connection Permit as outlined in Article 13 of this Chapter. The roadway associated with this Access Permit must be used solely for access to the identified sub-area.~~
- ~~2. The sign must bear no commercial message;~~
- ~~3. The applicant for the sign must own or have the authority to represent the owners of at least fifty percent of the land area within the area to be identified; and~~
- ~~4. The applicant for the sign must apply for a Right of Way Use Permit from the Public Works Department and must comply with all of the standards for issuance of such permit, including those related to maintenance and financial responsibility.~~

~~(d) Other Signs~~

~~Any sign placed in the public right of way in violation of this provision shall be deemed to be abandoned and may be removed immediately by an officer of the sheriff's department, a codes enforcement officer or other authorized County personnel. Any sign so removed may be disposed of without notice or compensation. Removal of the sign shall not preclude prosecution or imposition of penalties for a violation of this Article through the installation of the sign.~~

407.39 Appeals

Any person aggrieved by a decision on an application for a sign permit under this Article may proceed with an appeal in accordance with Chapter 402, Article 28 or may challenge the decision in the circuit court for the eighth judicial circuit, but only if the person has legal standing. Procedures for appeal to the circuit court shall be those set out in §402.176(g). A person who has brought an appeal under this section in the circuit court may not thereafter pursue the same issue before a Hearing Officer except by order of the court.

Article 3 Signs

407.24 Purpose

The purpose of this Article is to achieve balance among the following differing, and at times, competing goals:

- (a) to encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Alachua County;
- (b) to provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- (c) to provide for adequate business identification, advertising, and communication;
- (d) to prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of Alachua County;

- (e) to protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
- (f) to differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- (g) to minimize the possible adverse effects of signs on nearby public and private property;
- (h) to prohibit most signs with commercial messages in residential zoning districts, while allowing those commercial messages that relate to commercial activities lawfully conducted on individual properties within such districts;
- (i) to balance the desire to limit commercial signage in agricultural zoning districts with the recognition of the continued importance of agriculture as a part of the economic base in Alachua County, thus allowing commercial messages that relate to commercial activities lawfully conducted within such districts; and
- (j) to provide broadly for the expression of individual opinions through the use of signs on private property.

407.25 Applicability and Effect

(a) Applicability General

This Article shall apply to all signs, as defined in Chapter 410 of this ULDC, erected, placed, constructed, painted, installed or maintained in unincorporated Alachua County. For additional standards applicable to nonconforming signs in unincorporated Alachua County, see §408.21, Nonconforming Signs. For additional standards applicable to signs within Traditional Neighborhood Developments in unincorporated Alachua County, see §407.69, Commercial Signs.

(b) Activity Centers, Village Centers, TNDs and Planned Developments

Where regulations or approved plans for an Activity Center, Traditional Neighborhood Development, Village Center or Planned Development contain express standards that differ from the standards in this Article, the specific standards for that Center or Development shall prevail. In all other cases in such Centers or Developments, the standards of this Article shall prevail.

(c) Conflict of Laws

Where other federal, state or county sign or outdoor advertising regulations are in effect and are more restrictive than the provisions of this Article, the more restrictive provisions shall prevail.

407.26 Construction and Interpretation

(a) General

All signs, as defined in Chapter 410, erected, placed, constructed, painted, installed or maintained in unincorporated Alachua County shall require a sign permit unless otherwise exempted by this Article. In all applications for permits where a matter of interpretation under this Article arises, the most restrictive interpretation shall prevail in order to carry out the purpose of this Article, except as expressly provided in §407.25(b) above. This Article shall otherwise be interpreted liberally in order to carry out and accomplish its purpose.

(b) Computation of Copy Area of Individual Signs:

The copy area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any

material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets the regulations of the zoning code and is clearly incidental to the display itself.

(c) Computation of Area of Multifaced Signs

For signs with two or more parallel sides where the greatest distance between the faces is three feet or less, only one display face shall be measured in computing sign area. If the faces of a multifaced sign are of unequal area, the area of the sign shall be the area of the larger face. In all other cases, the areas of all faces of a multifaced sign shall be added together to compute the area of the sign.

(d) Computation of Height

The height of a sign shall be computed as the distance from the highest point of the sign structure to the elevation of the centerline of the adjacent street or highway from which the principal access is provided, or the ground elevation at the base of the sign, whichever distance is less. The centerline elevation shall be taken at a point which is defined by extending a horizontal line from the sign, which is perpendicular to the centerline of the street or highway. This definition applies only to freestanding signs.

(e) Determination of Visibility or Legibility

1. Where this Article requires a determination of "visibility" or "legibility," the standard shall be based on the eyesight of an adult eligible to receive a Florida driver's license (wearing any corrective lenses required by such license). Where the height of the person is material to the determination, the person shall be presumed to be more than five feet and less than 6 feet tall.
2. In determining visibility of a sign from a residential property, it shall be assumed that a two-story residence will occupy the property with second-story windows facing toward the sign.

(f) Site to Which Numerical Limits Are Applicable

The lot or site to which numerical limits are applicable under this Article shall be the larger of the following:

1. A platted lot or other separately owned parcel; or
2. A site for which a development plan has been approved; or
3. The entire land area under common ownership or management and included in a planned development.

(g) Effect of Limits of Numbers of Signs

Limits on the number of signs allowed on a site shall apply to permanent, freestanding signs only; signs exempt from permit requirements or partially exempt from this Article under §TITLE 40.Chapter 400Article 3407.29 shall not be considered in determining the number of signs allowed on a site.

407.27 Substitution of Messages

Any sign allowed under this Article may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity or service for sale or lease, or to any other commercial interest or activity, so long as said sign complies with the size, height, area and other requirements of this Article.

407.28 Prohibited Signs

- (a)** It shall be unlawful for any person to erect, place or use within the County:
- 1.** Off-site signs or off-site advertising structures, except where expressly allowed herein;
 - 2.** Flashing signs;
 - 3.** Revolving signs;
 - 4.** Pennants;
 - 5.** Signs affixed to rocks, trees, or other natural features;
 - 6.** Signs affixed to utility poles, other than signs placed there by the pole owner or operator and related to the pole and related lines;
 - 7.** Portable signs, including but not limited to A-frames and trailer signs, except where expressly allowed herein;
 - 8.** Single pole or pylon signs; this provision shall not prohibit use of a sign that is supported by a pole where the pole is covered with a pole cover that has a width greater than or equal to 50% of the sign face;
 - 9.** Any sign that incorporates a beacon;
 - 10.** Signs that in any way simulate emergency vehicles;
 - 11.** Signs that simulate traffic control signs and devices, directional, information and warning signs;
 - 12.** Any sign that obstructs any fire escape or any window, door, or opening used as means of ingress or egress;
 - 13.** Any sign that incorporates or consists of ribbons, streamers, spinners or wind-operated devices shall be prohibited, except that this prohibition shall not apply to flags conforming with §407.37.5;
 - 14.** Banners shall be prohibited; except those conforming with §TITLE 40.Chapter 400Article 3407.36(c)or a Temporary Use Permit conforming with §402.154(a);
 - 15.** Animated or moving signs;
 - 16.** Changeable copy signs on which the message changes more than one time in a 30 minute period;
 - 17.** Signs emitting sounds; and
 - 18.** Signs on or above a roof, except that this prohibition shall not apply to signs incorporated into a mansard roof or similar structure. For purposes of this Article, a mansard roof shall be defined as a style of hip roof characterized by two slopes on each of its four sides with the lower slope being much steeper, almost a vertical wall, while the upper slope, usually not visible from the ground, is pitched at the minimum needed to shed water.
- (b)** Any other type of sign or advertising structure not permitted shall be prohibited.

407.29 Exemptions

(a) Signs Partially Exempt from this Article

Signs listed in this Section shall be exempt from the permit requirements and other standards of this Article but shall, to the maximum extent allowed by law, be subject to the other standards of this ULDC. Where a sign is erected pursuant to a statute or a court order, the sign may exceed the size standards of this ULDC or otherwise deviate from the standards set forth in this ULDC to the extent that the statute or court order expressly required the larger size or other deviation. In all

other respects, such signs shall conform to the standards of this ULDC. This Section shall apply to the following types of signs:

1. Signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message;
2. Signs bearing no commercial message and installed by employees or officials of a state or federal agency in the course of their governmental duties;
3. Signs required by a state or federal statute;
4. Signs required by an order of a court of competent jurisdiction;
5. Signs installed by public utilities in their rights-of-way or on their facilities and bearing no commercial message other than such message is necessary to identify the use;
6. Signs installed by a transit company with a franchise or other right to operate in Alachua County, where such signs are installed along its routes and relate to schedules or other information about the transit route.
7. Signs approved as part of a Temporary Use Permit in accordance with §402.154(a).
8. Any permanent or temporary sign interior to a building and located more than five feet from any storefront or other window or entryway.

(b) Signs Exempt from Permit Requirements Only

The following signs shall be exempt from the permit requirements of this Article but shall be subject to all other standards of this Article.

1. Signs installed by County employees or officials of Alachua County and not falling under one of the broader exemptions of (a) above, Signs Partially Exempt;
2. Incidental signs smaller than six square feet in area and less than four feet in height, and containing no commercial message;
3. Building signs smaller than two square feet in area and containing no commercial message;
4. Temporary signs permitted in accordance with this Article;
5. Any sign not legible from a public way or from private property other than the lot on which the sign is located, except that any permanent freestanding sign must still apply for a building permit.
6. Any permanent or temporary sign interior to a building and located within five feet of any storefront or other window or entryway.
7. Signs where only the face or other surface is altered or replaced and the size, height and location are not changed, excluding any change where an electrical permit is required.
8. Sidewalk signs permitted in accordance with §TITLE 40.Chapter 400Article 3407.36(d);

407.30 Application Process

Applications for sign permits shall be submitted in accordance with Chapter 402 of this ULDC. In addition, two copies of the following shall be submitted along with the application describing and setting forth:

- (a) The type of sign or advertising structure as defined in Chapter 402 and in this Chapter;
- (b) The value of the sign or advertising structure;

- (c) All documents required by the applicable provisions of the Florida Building Code and the related National Electrical Code;
- (d) A copy of the approved development plan for the site, showing existing and proposed buildings and existing and proposed signs requiring permits on the site;
- (e) For building signs, the total area of the front building elevation of the principal building and calculations of allowable sign area;
- (f) For freestanding signs, all dimensions shown at a scale of ½" = 1'.
- (g) The sign area of the sign or advertising structure
- (h) Type of lighting proposed. A photometric survey indicating footcandles at the nearest property line is also required for signs in the A-RB and multifamily districts and for institutional uses within residential zoning districts.
- (i) Written approval by the utility provider that the location of a freestanding sign meets the utility provider's requirements.

407.31 Signs Allowed in Any Zoning District

The following signs shall be allowed in any Zoning District:

(a) Noncommercial Signs

In any parking lot or area, Signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message, provided such signs are not illuminated;

(b) Incidental Signs

Such signs are generally intended to provide directions, information and warnings but may be used for any noncommercial message and shall not be separately illuminated. Maximum area for an incidental sign shall be six square feet with a maximum height of four feet. There are no limits to the number of incidental signs that may be permitted.

(c) Signs on Historic Sites or Buildings

This sub-section shall apply to any historic site or site containing a historic building designated or certified by or under the direct authority of the Secretary of the Interior of the United States, the State Historic Preservation Office of the State of Florida, or a duly constituted historic commission of Alachua County. Each such site shall be allowed one additional freestanding sign, which shall be subject to the following standards:

1. Subject to the following additional standards, it shall conform with applicable federal and/or state standards for historic markers;
2. It shall not exceed 10 square feet in sign area;
3. It shall not exceed 5 feet in height;
4. It shall not be separately illuminated;
5. It shall be subject to all setback standards;
6. It shall contain no commercial message except to the extent that a commercial enterprise may be named as part of the designation of the historic site.

(d) Neighborhood Entry Signs

In addition to the other freestanding signs allowed on a site, neighborhood entry signs may be permitted to identify the name of a multi-family development, residential subdivision, or neighborhood or other distinct sub-area, subject to the standards below.

1. Such signs shall be located at the entrance or entrances to the development, subdivision, or neighborhood.
2. Such signs shall not exceed a total sign copy area of 32 square feet.
3. Where an entry sign is placed on each side of an entry drive, the 32 square feet maximum area may be divided between two signs.
4. Maximum height shall not exceed eight (8) feet.
5. For proposals to place a neighborhood entry sign within a public right-of-way, a separate Right-of-Way Use Permit is required pursuant to §TITLE 40.Chapter 400Article 3407.39(c) of this Chapter.
6. Neighborhood entry signs may be separately illuminated by external, direct, white light, which shall not flash or move.

(e) Nonresidential Subdivision Entry Signs

In addition to the other freestanding signs allowed on a site, nonresidential subdivision entry signs may be approved, subject to the standards in subsection (d) above and provided such signs only identify the name of the non-residential subdivision or development and are located at the entrance or entrances to the subdivision. For proposals to place a nonresidential subdivision entry sign within a public right-of-way, a separate Right-of-Way Use Permit is required pursuant to §TITLE 40.Chapter 400Article 3407.39(c) of this Chapter.

407.32 Permanent Signs in Residential Zoning Districts (including Residential Planned Developments)

The following subsections identify the types of signage allowed within the residential zoning districts. Residential planned developments and areas designated ‘residential’ on mixed-use planned developments shall be subject to all requirements of this Section unless otherwise specified on the Zoning Master Plan.

(a) Permanent Signs in Residential Districts

1. Limitations on Commercial Messages

A permanent sign allowed in a residential district may bear a noncommercial message, one of the permitted commercial messages described below, or any combination thereof.

- a. The only commercial messages allowed on permanent signs in Single Family Residential Zoning Districts, RE, RE-1, R-1aa, R-1a, R-1c or R-1b, or RM, or for residential uses in the RP Zoning District are those related to a home-based business lawfully conducted on the premises.
- b. The only commercial messages allowed on permanent signs in the Multifamily Residential Districts, R-2, R-2a and R-3 are those related to a home-based business lawfully conducted on the premises or a message related to the management, lease or rental of the premises.

(b) Temporary Signs in Residential Districts

1. The only commercial messages allowed on temporary signs in Residential Districts are the following:
 - a. a message pertaining to the sale or lease of the premises; or
 - b. a message related to an occasional sale, held lawfully and in accordance with applicable ordinances of the County.
2. A total of three temporary signs per dwelling may be permitted in the single family residential zoning districts and a total of three temporary signs per driveway may be permitted in the multi-family residential districts. Two

temporary signs in these districts may bear a commercial message at any one time, and the remaining sign may only bear a noncommercial message.

3. As an accessory sign to the temporary business of real estate development in accordance with these LDRs, temporary signs advertising the sale of lots or dwellings in these districts shall be allowed in accordance with the following standards:
 - a. One such sign shall be allowed for each five acres included in the areas of the development for which subdivision plats have been approved and in which less than 80 percent of the available lots, dwellings or dwelling units have been sold;
 - b. Each such sign may be up to 32 square feet in size and up to eight feet in height;
 - c. Such sign shall not be separately illuminated; and
 - d. Such sign shall be removed on the earlier of the following:
 - i. One year after the approval of the plat for the proposed project; or
 - ii. Upon the transfer of title to 80 percent or more of the available lots, dwellings or dwelling units included in the approved plat.
4. Dimensional and numerical standards for temporary signs in Residential Districts are provided as follows:

Table 407.32.1

Dimensional and Numerical Standards for Temporary Signs in Residential Districts

<u>Zoning District</u>	<u>Maximum Area (sq. ft.)</u>	<u>Maximum Height (ft.) for Freestanding Signs*</u>	<u>Maximum Number of Signs</u>
<u>Single Family Residential</u>	<u>6</u>	<u>4</u>	<u>3</u>
<u>Multifamily</u>	<u>6</u>	<u>4</u>	<u>3 per driveway</u>

* Maximum heights listed herein do not apply to building signs, which are limited by the definition in Chapter 410.

(c) Illumination of Signs in Residential Districts

With the exception of neighborhood entry signs permitted in accordance with §407.32(a)4, a temporary or permanent sign on residential property shall not be separately illuminated.

407.33 Permanent Signs Allowed in the Agricultural Agriculture Zoning Districts

(a) Limitations on Permanent Freestanding Signs in the Agriculture (A) District

1. One such freestanding sign may be permitted. Maximum area shall be 32 square feet. Maximum height shall not exceed eight feet.
2. On a parcel larger than five acres, the 32 square feet of sign area may be divided between two signs. On a parcel of five acres or less in area, there shall only be one sign.
3. In lieu of a freestanding sign, the 32 square feet may instead be applied toward building signage, not to exceed the number of public entrances plus two.
4. Such sign shall not be separately illuminated.
5. Such sign may bear a noncommercial message, a commercial message permitted in subsection e below, or any combination thereof.

6. Permitted commercial messages on permanent signs are:
 - a. a message related to a home based business or commercial business lawfully conducted on the premises; or
 - b. a message related to the sale of agricultural products grown and sold within that zoning district.

(b) Temporary Signs in the Agriculture District

1. The only commercial messages allowed on temporary signs in the Agriculture District are the following:
 - a. a message pertaining to the sale or lease of the premises;
 - b. a message related to a home based business or commercial business lawfully conducted on the premises;
 - c. a message related to the temporary sale of agricultural products grown and sold within that zoning district; or
 - d. a message related to an occasional sale, held lawfully and in accordance with applicable ordinances of the County.
2. A total of two temporary signs per parcel or tract of land at any one time, only one of which may bear a commercial message.
3. Dimensional and numerical standards for temporary signs in Agricultural Districts are provided as follows:

Table 407.33.1

Dimensional and Numerical Standards for Temporary Signs in the Agriculture District

<u>Zoning District</u>	<u>Maximum Area (sq. ft.)</u>	<u>Maximum Height (ft.) for Freestanding Signs*</u>	<u>Maximum Number of Signs</u>
<u>Agricultural</u>			
<u>Tract or parcel 5 acres or more</u>	<u>32</u>	<u>8</u>	<u>2</u>
<u>Tract or parcel less than 5 acres</u>	<u>7 ½</u>	<u>4</u>	<u>1</u>

* Maximum heights listed herein do not apply to building signs, which are limited by the definition in Chapter 410.

(c) Illumination of Signs in Agricultural Districts

With the exception of neighborhood entry signs permitted in accordance with §407.31(d), a temporary or permanent sign on residential property in an Agricultural District shall not be separately illuminated.

407.34 Signs Allowed in Nonresidential Zoning Districts (including A-RB and Non-residential Planned Developments)

The following subsections identify the types of signage allowed within the non-residential zoning districts, including commercial uses in the RP district. Non-residential planned developments shall be subject to all requirements of this Section unless otherwise specified on the Zoning Master Plan.

(a) Limitations on Permanent Freestanding Signs in Nonresidential Districts

1. On an individual parcel a single sign is allowed, in addition to the entry signs allowed in accordance with §407.31(d) and 407.31(e).
2. Sign area shall not exceed 50 square feet. Logos incorporated within the lettering shall be proportionate to the letters. Sign height shall not exceed eight feet. The Director may grant an exception to the height limitation, allowing up to two additional feet for architectural features designed to

coordinate with the building that exhibit creative solutions to signage and enhance the overall appearance of the sign.

(b) Other Permanent Signs in Nonresidential Districts

For permanent signs other than freestanding signs, the maximum sign area shall not exceed one-fourth of the front building elevation area of the principal building(s) or individual storefront where there are multiple tenants per building; provided, however, that, if the front building elevation area is less than 400 square feet, a total sign area of 100 square feet shall be permitted, and the following additional standards shall apply. For mixed-use developments, the front elevation area shall include the residential portion above the nonresidential space.

1. The total number of wall or building signs permitted per building shall not exceed the number of public entrances plus two.
2. Logos incorporated within the lettering shall be proportionate to the letters.
3. For projecting, portico or entry signs, the distance from the nearest edge of the signboard to the ground shall be a minimum of nine feet.
4. Projecting signs shall be mounted perpendicular to the building face and may extend over the sidewalk as provided for in the Florida Building Code. For single-story buildings, the height of the top edge of the signboard shall not exceed the height of the wall from which it projects. For multistory buildings, the height of the top edge of the signboard shall not exceed the height of the sill or bottom of any second story window.

(c) Temporary Signs in Nonresidential Districts (including A-RB)

1. During the time that a property is under development or construction, one temporary freestanding sign that conforms in size, height and location with the standards for permanent signs shall be allowed. Such temporary sign shall be removed upon the earlier of the following: sixty days after issuance of a Certificate of Occupancy for the premises; or installation of the permanent sign; and
2. At any time, one other temporary sign subject to the dimensional and numerical standards for temporary signs in Nonresidential Districts are provided as follows:

Table 407.34.1

Dimensional and Numerical Standards for Temporary Signs in Nonresidential Districts (including A-RB)

<u>Zoning District</u>	<u>Maximum Area (sq. ft.)</u>	<u>Maximum Height (ft.) for Freestanding Signs*</u>	<u>Maximum Number of Signs</u>
<u>Nonresidential (including A-RB)</u>	<u>32</u>	<u>8</u>	<u>1 per building</u>

* Maximum heights listed herein do not apply to building signs, which are limited by the definition in Chapter 410.

(g) Illumination of Signs in Nonresidential Districts

1. Nonresidential Zoning Districts (excluding A-RB)
 - a. Subject to the limitations of §TITLE 40.Chapter 400Article 3407.38(c), signs in Business, Commercial and Industrial Zoning Districts may be separately illuminated by external, direct, indirect or internal lights. Logos incorporated within the copy shall be proportionate to the letters.

Within the nonresidential zoning districts, internally illuminated signs shall consist of one of the following types:

- i. Forward lit individual cut channel copy;
 - ii. Reverse lit individual cut channel copy; or
 - iii. Opaque face with translucent acrylic copy.
- b. Permanent freestanding signs may contain internally illuminated electronic message centers, subject to the following standards:
- i. The electronic message center shall occupy no more than 20% of a sign's total permitted square footage.
 - ii. The electronic message center shall consist of a dark background, with monochromatic lettering that does not flash or move.
 - iii. The message displayed in an electronic message center shall not change more than once in a 30 minute period.

2. A-RB Zoning District

A permanent sign on residential property in the Agricultural Rural Business (A-RB) Zoning District may be separately illuminated by external, direct, white light, which shall not flash or move, and which shall not result in glare or spillover exceeding 0.50 footcandles at the nearest property line. Temporary signs in such district shall not be separately illuminated.

407.35 Signs Allowed in Mixed-Use Planned Developments

The following types of signs shall be allowed within mixed-use planned developments unless otherwise provided on the Zoning Master Plan.

(a) Permanent Signs in Mixed-Use Planned Developments

1. The residential portion of a mixed-use planned development, including any residential portion located above a commercial area, shall be subject to the requirements of §407.32(a), Permanent Signs in Residential Districts.
2. The non-residential portion of a mixed-use planned development shall be subject to the requirements of §407.34(a), Permanent Signs in Non-residential Districts.

(b) Temporary Signs in Mixed-Use Planned Developments

1. The residential portion of a mixed-use planned development shall be subject to the requirements of §407.32(b), Temporary Signs in Residential Districts.
2. The non-residential portion of a mixed-use planned development, including any residential located above the non-residential portion, shall be subject to the requirements of §407.34(b), Temporary Signs in Non-residential Districts.

(c) Illumination of Signs in Mixed-Use Planned Developments

1. The residential portion of a mixed-use planned development, including any residential located above the non-residential portion, shall be subject to the requirements of §407.32(c), Illumination of Signs in Residential Districts.

407.36 Additional Signs Permitted in Activity Centers and Mixed-Use Planned Developments

In addition to the other signs allowed under this Article, the following types of signs may be allowed within Activity Centers governed by an approved Activity Center Master Plan and mixed-use Planned Developments that include nonresidential uses as part of the Zoning Master Plan approved in accordance with Article 14 of Chapter 402.

(a) Freestanding Signs

1. For properties governed by an approved Activity Center Master Plan, one single freestanding sign per 400 feet of public street frontage shall be allowed; the computation for "street frontage" in this paragraph shall include frontage along any nonresidential streets internal to the development that are dedicated to the County as public streets; if there is more than one freestanding sign on a single property, such signs shall be separated from each other and from any entry signs by at least 300 feet.
2. For properties within a mixed-use Planned Development, a single freestanding sign for each freestanding nonresidential building shall be allowed; such signs shall be separated by at least 300 feet from one another and from any entry signs. Where a proposed sign would be closer than 300 feet to another sign, the sign for which a completed application was first submitted shall be approved first.

(b) Building Signs

In lieu of a freestanding sign allowed under this Section, properties governed by an Activity Center Master Plan or located in a mixed-use Planned Development shall be allowed an additional eight feet of permitted height above the roofline for placement of wall-mounted signage above the roofline of the principal portion of the building, subject to the area limitations of this subsection. The development plan under which such additional height is allowed shall contain on its face a clear statement that "the applicant(s) has (have) waived the right to one (or more) freestanding signs otherwise permitted under the sign ordinance and replaced those with additional height for wall signs, as shown on this plan" or words to that effect.

(c) Banner Signs

Banner signs may be allowed, subject to the following standards:

1. A banner may be attached to a light pole or other pole structure serving another purpose on the site and not installed simply to hold the banner;
2. Each banner must be affixed to a permanent frame at the top and bottom, preventing significant movement in the wind;
3. Banners proposed on a pole in the public right-of-way shall be subject to obtaining a Right-of-Way Use Permit from the Public Works Department;
4. Banners once installed must be repaired or replaced as necessary, to maintain them in good condition, in accordance with the standards of §407.38.5;
5. No banner shall be larger in area than a number of square feet computed by dividing the height of the pole by 3.5 and rounding the result up to the nearest whole number. This area limit shall be measured on one side, but the banner may have messages or images on both sides;
6. There shall be no more than two banners attached to each pole; and
7. Such banners shall not be considered part of the total signage allowed for the site under §407.34 but may be installed as additional signage.

(d) Sidewalk Signs

Sidewalk signs shall be allowed, subject to the following standards:

1. Signboards shall not exceed six square feet in area per side. There shall be a maximum of one such sign per storefront.
2. The sign location shall not interfere with pedestrian or vehicular circulation or sightlines.

3. Sidewalk sign placement shall leave a minimum of five feet of sidewalk clearance.
4. The sign shall be constructed of durable materials.
5. Letter height shall not exceed four inches.
6. All sidewalk signs shall be located in front of the building.
7. Sidewalk signs shall only be set out while the business is open and must be taken indoors when the business is closed.

(e) Wayfinding Signs

A wayfinding sign is a sign with a message that is exclusively limited to guiding the circulation of motorists or pedestrians within a development. Wayfinding signs may include signs that provide information and direction to specific areas including, but not limited to, village centers, recreation areas and civic uses, or that include noncommercial messages, subject to the following standards:

1. The materials used for wayfinding signs shall coordinate with the overall character and design of the development.
2. The maximum height of each sign pole or post, including any attached signs, shall be four feet.
3. The maximum square footage per individual sign on the sign pole or post shall be two square feet. The maximum total square footage on a pole or post shall be six square feet.
4. The maximum number of individual signs per sign pole or post shall be three.
5. A maximum of two sign poles or posts per every 500 feet shall be permitted.
6. External illumination of wayfinding signs shall be permitted. Internal illumination of wayfinding signs shall be prohibited.

407.37 Permanent Signs for Institutional Uses in Residential or Agricultural Zoning Districts

(a) Permitted Signs

For any educational institution, religious institution or other institutional use located in a Residential or Agricultural Zoning District, the following permanent signs shall be allowed in lieu of the permanent signs otherwise allowed in such districts:

1. For each principal institutional use; one freestanding sign not more than 32 square feet in area and not more than eight feet in height, of which one-half of the area may be changeable copy area, subject to the illumination standards in subsection (b) of this Section;
2. One building sign for each public entrance to the institution, each of which shall be no more than 32 square feet in area; and
3. Flagpoles, in accordance with §407.37.5.

(b) Illumination of Institutional Signs

A sign located on the site with an institutional use in an Agricultural or Residential Zoning District may be separately illuminated by external direct, white light, which shall not flash or move, and which shall not result in glare or spillover exceeding 0.50 footcandles at the nearest property line.

407.37.5 Flags and Flagpoles

The display of flags shall be subject to the following limitations:

(a) In Residential and Agricultural Zoning Districts

Flags and flagpoles shall be allowed in accordance with the following standards in the A, A-RB, RE, RE-1, R-1aa, R-1a, R-1c, R-1b, R-2, R-2a and R-3 zoning districts for residential and permitted institutional uses in such districts:

1. There shall be no more than one flagpole on a lot;
2. No flag shall bear a commercial message; and
3. No flagpole shall exceed 20 feet in height.

(b) In Business, Commercial and Industrial Zoning Districts

Flags and flagpoles shall be allowed in accordance with the following standards in the AP, BP, BR, BR-1, BH, BA, BA-1, MB, BW, ML, MS, and MP Zoning Districts for permitted non-residential and industrial uses:

1. There shall be no more than three flagpoles per principal building on any development site;
2. Each flagpole must be within 30 feet of the principal entrance to the building to which it is oriented;
3. No flag may contain a commercial message; and
4. No flagpole in a nonresidential district shall exceed 30 feet in height.

(c) Conditions Applicable in All Zoning Districts

1. A flagpole shall be setback at least five feet from any property line,
2. No rooftop flagpoles shall be permitted in any zoning district.

407.38 Construction and Installation

(a) Minimum Lot Area

No sign or advertising structure shall be permitted on any lot or parcel of record which does not meet the minimum area requirements of the applicable provision of this ULDC.

(b) Building and Electrical Codes

All signs or advertising structures shall be constructed in compliance with the applicable provisions of the Florida Building Code and the related National Electrical Code.

(c) Illumination

Illuminated signs shall be designed and constructed so that there shall be no direct glare visible from any residential district caused by unshielded floodlights or other sources of high intensity lighting, and in accordance with the other requirements of this Article.

(d) Interference with Visibility

To prevent signs from interfering with visibility for drivers and pedestrians, no sign shall be installed within an area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System.

(e) Other Standards

1. All signs shall be mounted and/or applied true, square, level and plumb.
2. All conduits, ballasts, transformers, circuit breakers, etc. are to be concealed from public view.
3. All manufacturer labels are to be concealed from public view.

4. After installation of the sign or signs, the installation sites are to be cleaned of all debris and prepared for landscape installation.

407.38.5 Maintenance

All signs and advertising structures shall comply with the following requirements:

- (a) Weeds shall be kept cut in front of, underneath and around the base. No rubbish or debris shall be permitted to collect such that the same shall be unsightly or constitute a fire hazard;
- (b) All signs and sign structures shall be maintained in a safe and attractive condition by the parcel developer, except signs that shall be maintained by the appropriate public jurisdiction; and
- (c) The sign or advertising structure shall be kept clean, neatly painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings and shall be maintained at all times in such safe condition so as not to be detrimental to the public health, safety, and welfare.

407.39 Signs in Right-of-Way

(a) Generally

Except as provided in this Section, no sign shall be placed within any public right-of-way or on any tree, pole, post, meter or similar object found within the public right-of-way.

(b) Signs allowed without a Permit

The following signs may be installed in the public right-of-way without a permit:

1. Signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message;
2. Signs bearing no commercial message and installed by employees or officials of a state or federal agency in the course of their governmental duties;
3. Signs required by a state or federal statute;
4. Signs required by an order of a court of competent jurisdiction;
5. Signs installed by public utilities in their rights-of-way or on their facilities and bearing no commercial message other than such message is necessary to identify the use; and
6. Signs installed by a transit company with a franchise or other right to operate in Alachua County, where such signs are installed along its routes and relate to schedules or other information about the transit route.

(c) Signs Requiring Right-of-Way Use Permit

A neighborhood entry sign identifying a neighborhood or other distinct sub-area within the County or banner signs meeting the standards of §407.36(c) may be installed within the right-of-way on the following conditions:

1. The sign must identify a distinct sub-area of the County and be associated with the issuance of a Class IV Access Connection Permit as outlined in Article 13 of this Chapter. The roadway associated with this Access Permit must be used solely for access to the identified sub-area.
2. The sign must bear no commercial message;
3. The applicant for the sign must own or have the authority to represent the owners of at least fifty percent of the land area within the area to be identified; and

4. The applicant for the sign must apply for a Right-of-Way Use Permit from the Public Works Department and must comply with all of the standards for issuance of such permit, including those related to maintenance and financial responsibility.

(d) Other Signs

Any sign placed in the public right-of-way in violation of this provision shall be deemed to be abandoned and may be removed immediately by an officer of the sheriff's department, a codes enforcement officer or other authorized County personnel. Any sign so removed may be disposed of without notice or compensation. Removal of the sign shall not preclude prosecution or imposition of penalties for a violation of this Article through the installation of the sign.

407.39.5 Appeals

Any person aggrieved by a decision on an application for a sign permit under this Article may proceed with an appeal in accordance with Chapter 402, Article 28 or may challenge the decision in the circuit court for the eighth judicial circuit, but only if the person has legal standing.

Procedures for appeal to the circuit court shall be those set out in §402.176(g). A person who has brought an appeal under this section in the circuit court may not thereafter pursue the same issue before a Hearing Officer except by order of the court.

407.73(f) & (g) – Subdivision Regulations – General Provisions

- (f) A parent tract may be divided once without complying with these subdivision regulations provided all of the conditions below are met:
 1. The tract has frontage on and has direct access to an existing publicly maintained street and the lots have frontage greater than 250 feet. Existing lots not meeting this frontage requirement must provide access to both lots by means of a single joint-access driveway. The one split may provide joint driveway access to the public street in lieu of public street frontage for both lots upon approval by the County Engineer. Access to a privately-maintained road that meets minimum width, stabilization, and maintenance requirements as determined by the Public Works Department and for which the applicant can provide proof of legal access may be used in lieu of a common driveway connection to the public road. A parent tract that was created by means of a variance granted by the Board of Adjustment or a variance granted by the Board of County Commissioners, may not be split, unless the variance was approved prior to October 2, 1991 and the purpose of the split is for a Family Homestead Exception in accordance with Article 23 of Chapter 402.
 2. The new lots created meet the requirements of this ULDC.
 - ~~2.3.~~ The lot split must be memorialized in a document recorded in the public record. For purposes of these regulations, lots created by a plat recorded in a deed book and/or government lots established prior to June 1, 1960 may be divided once provided they meet the public road frontage requirements and shall not be subject to the replat requirements or full compliance with this Article but must be memorialized in a document recorded in the public record.
 - ~~3.4.~~ Any further division of a parent tract shall be deemed a subdivision and shall comply with these regulations.

- (g) Parent tracts heretofore divided into parcels may be re-configured; provided, however, that the sale, exchange or reconfiguration of lots to or between adjoining property owners of the re-subdivided lots meet all of the following:
1. Does not create additional lots or the potential for additional lots per (f) above;
 2. Does not alter rights-of-way or other areas dedicated for public use;
 3. The ~~new-reconfigured~~ lots and any residual land meets the requirements of the Alachua County ULDC;
 4. The lot or parcel was not created by means of a variance granted by the Board of Adjustment or a variance granted by the Board of County Commissioners; and
 5. Lots previously created by the recordation of a plat shall require a replat and compliance with this Article, except as provided in subsection (f)3.

Table 407.110.1

**Table 407.110.1
Minimum Residential Lot Sizes for Private Well and Septic Systems**

			Minimum Lot Size
Existing Lots of Record	Established prior to 1991	Individual lots or part of previously approved subdivisions	½ acre ¹
	Established after 1991	Individual lot	½ acre
		Part of a previously approved subdivision	1 acre
		In a Rural Cluster, an individual lot or part of a previously approved subdivision	½ acre
New Development and New Lot Splits	Within Idylwild/Serenola Special Area Study		3 acres
	Outside Idylwild/Serenola Special Area Study		1 acre ^{2,3,4}

¹Where there is determination of a hardship by the Alachua County Health Department and it is demonstrated that a lot cannot be combined with adjacent lots, private well and septic may be allowed on existing lots of record, established prior to 1972, which are smaller than ½ acre, subject to approval by the Alachua County Health Department.

²In Rural Clustered Subdivisions where there is a demonstration that the associated sanitary systems will cause no degradation of surface water or groundwater quality, as determined by the Alachua County Health Department, private septic may be allowed on lots as small as ½ acre.

³In Rural Clusters, lots as small as ½ acre may be permitted if served by a central water system.

⁴New development ~~and new lot splits~~ inside the Urban Cluster may only be permitted to use well and septic if an exception is granted in accordance with §407.109.

Chapter 408

408.16(c) – Nonconforming Lots

(c) Exception for Legally Created Nonconforming Agricultural Lots

An administrative exception to the current standards of the zoning districts found in these regulations may be granted by the Zoning Administrator for dwellings (including manufactured homes and mobile homes meeting inspection and certification requirements found in Chapter 404) and any associated accessory buildings on Agricultural zoned lots that became legally nonconforming on September 28, 1992, the date of the previously amended land development code, or residential lots administratively rezoned to Agriculture, subject to the following standards:

408.21(a)1.a – Nonconforming On-site Signs

- a. Neither the overall size nor the sign area of a nonconforming sign may be increased, nor may the location be changed, nor may the use of the property on which it is located be changed, nor may illumination be added to the nonconforming sign, unless the sign is made to conform to the current requirements of this ULDC. The face of a nonconforming sign may be changed in accordance with §407.29(b), provided that any signs with existing illumination must be made to conform with the standards for illumination of signs in §407.34(a).

Chapter 410

Chapter 410, Article 3, Defined Terms

Biosolids: The solid, semisolid, or liquid residue generated during the treatment of domestic wastewater in a domestic wastewater treatment facility or domestic septic tank. Not included is the treated effluent or reclaimed water from a domestic wastewater treatment plant. Also not included are solids removed from pump stations and lift stations, screenings and grit removed from the preliminary treatment components of domestic wastewater treatment facilities, Class AA residuals as defined in Rule 62-640, F.A.C., other solids as defined in Rule 62-640.200(24), F.A.C., and ash generated during the incineration of residuals.

~~**Child care center:** Any establishment that provides daytime child care for more than five children unrelated to the operator and which receives a payment, fee, grant, or compensation in any form for any of the children receiving care, wherever operated and whether or not operated for profit, except that the following are not included: family child care homes, large family child care homes, public schools and non-public schools and their integral programs, summer camps having children in full-time residence, summer day camps, and Bible schools normally conducted during vacation periods.~~

~~**Commercial message:** Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.~~

~~**Family child care home:** A residence licensed by the local licensing agency in which child care is regularly provided for children from at least two unrelated families, but excluding large family child care homes.~~

~~**Family child care home, large:** A residence licensed by the local licensing agency in which child care is regularly provided for children from at least two unrelated families that is licensed to care for a greater number of children than allowed for in a family child care home.~~

Research, development or experimental lab: A building or complex of buildings containing the facilities for scientific research, investigation, testing, or experimentation, but not for the manufacture or sale of products. This does not include medical, dental or ophthalmic labs where physicians, dentists or optometrists refer patients or write prescriptions for routine medical, dental or ophthalmic work.

Security quarters: A manufactured home or single-family dwelling unit on the site of a nonresidential use, occupied by a guard or caretaker.

~~**Sign, attached:** Any sign attached to any part of a building, as contrasted to a “Detached Sign.”~~

Sign, commercial message: Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Sign, forward-lit channel lettercopy: A fabricated dimensional letter, logo or other copy with translucent face and side walls that is internally illuminated.

Sign, logo: A design or symbol that represents a product, identity or service.

Sign, monument: A sign constructed on the ground with a continuous footing or foundation with the base at grade.

Sign, pole or pylon: A freestanding sign supported permanently upon the ground by poles or braces and not attached to any building.

Sign, projecting: A sign attached perpendicular to a building or other structure.

Sign, reverse-lit channel lettercopy: A fabricated dimensional letter, logo or other copy with opaque face and side walls that is illuminated from the back.

Sign, temporary: Any sign that is used only for a limited time and that is not permanently mounted, such as campaign, real estate and special promotion signs. Temporary signs may be used to express the opinion of the owner or occupant on any matter deemed by such person to be of public interest but shall bear no commercial messages other than those permitted in Article 3, Signs, of Chapter 407.