

WHAT IS A NONCONFORMING SIGN?

Nonconforming signs are signs which do not conform to the sign regulations, Miami 21 Zoning Code, Article 10, which were adopted on May 22, 2014.

- Legally built monument signs, freestanding signs or signs above 50 feet that do not meet Section 10.2, Table 15 or Section 10.3.6 of Miami 21 Zoning Code must be removed by May 22, 2019.
- Other legally built, nonconforming signs were required to be removed or brought into compliance by May 22, 2015.
- Designated Historic Signs do not have to be removed. These signs may be repaired, restored, structurally altered, or reconstructed as detailed in Chapter 23 of the City Code and the Historic Design Guidelines.

This brochure serves as an abbreviated guide to the Miami 21 Zoning Code, Article 10, Sign Regulations.

Please visit www.miamigov.com/planning/signs for the full version of the sign regulations or scan the QR code for direct access to online sign regulation information.



SIGNS PLAY A MAJOR ROLE IN THE IDENTIFICATION AND PROMOTION OF BUSINESSES. THEY ALSO IMPACT THE CITY'S STREETSCAPES AND THE PEDESTRIAN EXPERIENCE.

Article 10 of the Miami 21 Zoning Code, provides regulations to:

- Promote the effectiveness of signs by preventing improper placement, neglect and excessiveness.
- Optimize communication and design quality.
- Provide adequate business identification and advertising communication by improving readability.
- Preserve and enhance the appearance of streetscapes by reducing visual clutter.
- Ensure that signs are safe and properly maintained.
- Improve visibility from the street into the store as well as visibility from inside the store out to the street.

FAQ'S

Where can I get a sign permit?

Sign permits can be obtained at the Building Department or from the Building Department website under the Quick Links section. Forms for temporary signs can be obtained at your local NET Office or on the NET website under the Quick Links section.

How much does a sign permit cost?

Depending on the sign type, sign permits range in cost from \$0.08-\$1.10/sq. ft. or a flat fee of \$27.00-\$110.00/sign.

What do I need to apply for a sign permit?

1. Sign design drawn to scale.
2. Site plan and elevations with dimensions.
3. Existing sign information (quantity, size, and location).
4. Proposed sign(s) must comply with Miami 21 Zoning Code, Article 10, Table 15 design standards for the Transect Zone where the property is located.
5. Additional Florida Building Code regulations may apply for construction or installation of signs.

What will happen if I do not comply with the sign regulations?

You will receive a notice of violation. If you do not comply, you will be fined. Unpaid fines may lead to property liens.

Can I just remove the sign if it is not permitted?

Yes. However a demolition permit may be required if the sign is part of a structure.

Can my sign be "grandfathered in"?

The only signs that can be "grandfathered in" are:

- Legally built, historically designated signs.
- Legally built monuments, freestanding signs or signs above 50 feet that do not meet Section 10.2, Table 15 or Section 10.3.6 of Miami 21 Zoning Code (until May 22, 2019).

Will the City reimburse me for any recent nonconforming signs that I have purchased?

The City cannot reimburse you.

FOR MORE INFORMATION

Miami Riverside Center
444 SW 2nd Ave., Miami 33130

Code Compliance Department, 7th Floor
(305) 329-4470

Planning & Zoning Department, 4th Floor
(305) 416-1499

Building Department, 4th Floor
(305) 416-1100
www.miamigov.com/signs



KNOW THE SIGNS

Your guide to the City of Miami's sign regulations

REGATTA
PARK

PROHIBITED SIGNS



FLAGS

Includes pennants and streamers (more than 1 per property; National/State flags, more than 3 per property)



ATTENTION ATTRACTING DEVICES

(fluttering, rippling, moving, spinning, inflatable)



FREESTANDING

*Legally built signs must be removed by May 22, 2019

PORTABLE



ROOF



ELECTRONIC MESSAGE

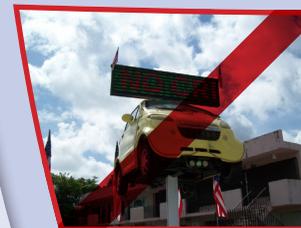
(flashing, blinking, and animation)

SIGN REGULATIONS AT WORK

BEFORE



AFTER



PERMIT REQUIRED

Signs must comply with Florida Building Code and Miami 21 Zoning Code (Article 10).

- Wall
- Window
- Hanging
- Projecting
- Awning
- Monument Sign
- Menu Board
- Directional

These signs are governed by City Code and Miami 21 Zoning Code's supplemental sign regulations also require a permit.

- Banners
- Entertainment Establishments (Class B)
- Commercial Advertising Signs (Class C)

NO PERMIT REQUIRED

Signs must comply with size and placement requirements as set forth in the Miami 21 Zoning Code for the property location.

- Address/Notice/Directional/Warning
- Home Office
- Flags (limited to 1 per property; National/State flags limited to 3 per property)
- Cornerstones/Memorials/Tablets
- US Mail Delivery Receptacles
- Vehicle Signs
- Changeable Copy Signs

TEMPORARY SIGNS (CLASS A)

These signs are governed by Miami 21 Zoning Code's supplemental sign regulations. Class A signs must be removed after the allowable time frame has ended per Miami 21 Zoning Code (Article 10) and Chapter 62 of the City Code.

- Construction, development and special events signs
- Real estate signs
- Political election signs