

**CITY OF MIAMI
OFFICE OF ZONING
MEMORANDUM**

To: Francisco Garcia, Director of Planning and Zoning
FROM: Irene S. Hegedus, Zoning Administrator
DATE: November 14, 2013
RE: Zoning Interpretation
2013-0001

This Zoning Interpretation is issued to clarify and interpret Article 1, Section 1.3 Definitions of Signs, Article 6, Section 6.5 Sign Standards of the Miami 21 Code and the distinction between Ground/Monument and Freestanding signs, as amended. Clarification is required to identify a distinction between freestanding pole signs and ground/monument signs and the specific guidelines associated for each sign type.

Definitions of Signs- Article 1.3

Sign, Ground or Freestanding: Any non-movable Sign not affixed to a Building, a self supporting Sign. Ground Signs shall be construed as including Signs mounted on poles or posts in the ground, signs on fences, Signs on walls other than the walls of Buildings, Signs on Sign vehicles, portable Signs for placement on the ground (A-frame, inverted T-frame and the like), Signs on or suspended from tethered balloons or other tethered airborne devices, and Signs created by landscaping.

For the purposes stated herein, ***Freestanding Signs*** shall be interpreted as the following: any sign not attached to or painted onto a building façade. A Freestanding Sign is one which is mounted by means of one or more columns, poles, or braces and permanently attached to the ground. Permanently attached shall mean that the supporting structure of the sign is attached to the ground by a concrete foundation.

For the purposes stated herein, ***Ground/Monument Signs*** shall be interpreted as the following: any sign not attached to or painted onto a building façade. A Ground/Monument Sign is monolithic in form with a supporting structure attached to the ground by a concrete foundation. Permanently attached as used herein shall mean that the supporting structure of the sign is attached to the ground by a concrete foundation. Ground/Monument Sign structure shall bear no visible freestanding poles.

Currently there are Transect Zone areas, within the City of Miami, (T6-24, T6-36, T6-48, T6-60 and T6-80) that prohibit Freestanding Signs exceeding the height of 7' feet pursuant to Section 6.5.1.5. The intent of this provision of the code is to discourage "Freestanding pole Signs" for identification of buildings and business along corridors with narrow streets, slower vehicular traffic and a larger volume of pedestrian sidewalk activity. Ground/Monument Signs provide better visibility for vehicles and pedestrians within these urban environments. Therefore, Ground/Monument Signs higher than 7' feet within T6-24, T6-36, T6-48, T6-60 and T6-80 Transect Zones shall be regulated pursuant to Section 6.5.2.5.a. 4., 6.2.5.b. 4. and Section 6.5.2.6.b.

Sign Standards – Article 6.5

6.5.1.5 General Requirements

- j. Freestanding Signs higher than seven (7) feet in height are prohibited in Transect Zones T6-24, T6-36, T6-48, T6-60, and T6-80. Free standing Signs above seven (7) feet in height are allowed By Right in District (D) Zones and may be permitted by Warrant in all other Zones, subject to any applicable Design Guidelines. These regulations do not apply to those signs regulated under Chapter 62, Article 13 of the City Code.*

Regulations within Section 6.5.1.5, j. shall only apply to Freestanding Signs as interpreted herein. Freestanding Signs above seven (7) feet may be permitted by Warrant within the following Zones: T3, T4, T5, T6-8, T6-12, CI and CI-HD.

6.5.2.5 T5-L, T5-O, T6-L, T6-O, CI-HD, D1, D2 and D3

- a. For a single establishment within a Building:*

4. Ground/Freestanding Signs. Shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area, for each establishment or for each one hundred (100) feet of street Frontage. Permitted Sign Area may be cumulative, but no Sign surface shall exceed one hundred (100) square feet. Maximum Height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, and not including limited access highways or expressways, provided, however, that the Zoning Administrator may increase the measurement of the crown by up to five (5) feet to accommodate unusual or undulating site conditions.

- b. For a single Building with more than one establishment opening up to the outdoors:*

4. Ground/Freestanding Signs. Shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area, for each establishment or for each one hundred (100) feet of street Frontage. Permitted Sign Area may be cumulative, but no Sign surface shall exceed one hundred (100) square feet. Maximum Height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, and not including limited access highways or expressways, provided, however, that the Zoning Administrator may increase the measurement of the crown by up to five (5) feet to accommodate unusual or undulating site conditions.

6.5.2.6 CI

- b. Ground or freestanding Signs, to the extent allowed, shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area, for each street Frontage of each establishment or for each fifty (50) feet of street Frontage. Permitted Sign Area may be cumulative for establishments with more than one hundred and fifty (150) feet of street Frontage, but in such cases, no Sign surface shall exceed one hundred (100) square feet in Area. Maximum Height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, not including limited access highways or expressways, provided.*

This Zoning Interpretation shall be final unless appealed to the Planning, Zoning, and Appeals Board within 15 days of the date of its issuance.

Cc: Francisco Garcia, Director of Planning
Bertha , Director of NET
Orlando Diez, Director of Code Compliance
Victoria Mendez, City Attorney
Office of Zoning