



Sign Regulation Summary for Eustis Businesses



To view the City's Complete Sign Regulations
See Chapter 115-10 of the Land Development Regulations:
[https://www2.municode.com/library/fl/eustis/codes/
land_development_regulations](https://www2.municode.com/library/fl/eustis/codes/land_development_regulations)

Development Services Department

4 North Grove Street—Eustis, Florida 32726
Phone: (352) 483-5460 • Fax: (352) 357-4177
developmentsservices@ci.eustis.fl.us
<http://www.eustis.org>

Permits Required—All Permanent Signs

Plans must be signed & sealed by a Florida Design Professional, except:
1) Signs ≤ 32 sq ft and $< 1\text{-}1/2$ projection 2) Foam or vinyl lettering, painted on walls 4) Sign panel changes (“face change”) for legally existing signs

Freestanding Signs—Allowance. One double faced or single faced sign; two signs may be permitted for properties with frontage that exceeds 500 ft. with a minimum 200 linear foot separation. Corner lots with two (2) street-facing sides may have one (1) sign located on each side served by an entryway provided there is a minimum separation of two hundred (200) linear feet.

Height. No taller than fifteen (15) feet

Background structure. Cannot exceed 110% of the total copy area.

Enclosed base. Minimum width of 2/3 width of the sign.

Base design. Compatible with the architecture of the building/site features.

Street address. Minimum height of 6 inches and maximum of 12 inches.

Landscaping. Minimum depth of thirty six (36) inches of landscaping incorporated around the base (low shrubs/ground cover/flowering annual to promote color).

Changeable Copy. Freestanding signs may have up to 50 percent of the permitted copy area as changeable copy or digital display. Digital signs may not change the display within a time period of less than six (6) seconds.

Setback Requirements: Rear Setback & Common Lot Setback in all districts is 10 feet; Street Setback All Corridor Districts and Urban Districts 5 feet; all other districts Street Setback is 10 feet.

Table 4.0 Maximum Copy Size Requirements for standalone Single Tenant Signs and Individual Tenant Copy within a Multi-Tenant Sign.

Building Size (Gross Floor Area)	Maximum Copy area*
Less than or equal to 250,000 square feet	50 square feet/tenant
Over 250,000 square feet	64 square feet/tenant*

*Multi-tenant signs are limited to a total of 150 square feet of copy area

Building Signs (wall, canopy, awning, marquee, and projecting signs)

Allowance. In Corridor districts, up to two (2) building signs are permitted per building elevation. In all other design districts, up to two (2) building signs are permitted per building frontage. **Placement.** On the wall, the awnings or be a projecting sign in compliance with the following standards: **Criteria.** Wall signs shall display only one (1) surface, shall not be mounted more than six (6) inches from any wall, and shall not project more than twelve (12) inches from the building.

Size. Maximum copy area, including any sign backgrounds, shall be as follows:

Corridor Design Districts: 100 square feet per building frontage, max. letter size 36 inches, maximum logo size 48 inches. **All Other Design Districts:** 72 square feet, maximum letter size 24 inches, maximum logo size 24 inches *Maximum copy area may be distributed per sign and along building elevations as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 100 square feet in Corridor Design Districts and 72 square feet in all other Design Districts.*

No Permit Required

The following signs are exempt from permitting requirements provided all applicable standards are met:

Temporary signs. An informational display, banner, or other advertising device constructed of cloth, vinyl, canvas, fabric, or other temporary material with or without a structural frame, having a period of display not to exceed 12 months. One (1) non-illuminated sign per building frontage not exceeding 24 square feet.

Blade signs. A flag-like banner sign, also known as feather signs or teardrop flags. One per 50 linear feet of street frontage not to exceed 3.5 feet wide and 15 feet high, with a maximum of 10 per property. A minimum of 50 feet must be maintained between blade signs.

Window signs. Total area of all window signs shall not exceed fifty (50) percent of the total glass area of the building.

Flags. A flag is any fabric or other flexible material attached to or designed to be flown from a flagpole. Standards are as follows: Only two (2) such flags shall be permitted. The flags shall not be flown higher than a thirty five (35) foot pole, measured from grade. Only one flag per pole up to six feet by ten (10) feet, or two flags per pole up to four (4) feet by six (6) feet, may be flown.

Additional signage is permitted on properties with an active listing for sale:
 Residential districts: One (1) non-illuminated sign not exceeding 12 square feet.
 Commercial, Mixed Use and Other districts: One (1) non-illuminated sign not exceeding 32 square feet. (Corner lots/thru lots one sign per street frontage.)

GENERAL CRITERIA

Anchoring. All signs shall be properly secured to avoid the potential of the sign to become a projectile, and to prevent waiving or flapping.

Placement. All signs shall be placed on private property.

Setback. All signs must be a minimum of 5 feet from any property line.

Maintenance. All signs shall be maintained in good condition and working order, and be free of graffiti, peeling paint, faded colors, and/or broken and damaged materials. Grass and weeds shall not exceed a 12-inch height at or near the base of any sign.

Discontinued signs. The owner of any permanent sign, for which the activity associated with such sign has been discontinued for a period of ninety (90) or more consecutive days shall remove the sign, or, if desired, leave the background structure in place and replace the copy area with a blank insert, or paint over the copy area.

Unsafe signs. When a sign has been deemed unsafe or not properly constructed, the property owner shall be notified in writing of the deficiencies and required to take remedial action or remove the sign within 48 hours of notification.

Prohibited Signs

The following signs are prohibited if they are visible from the public right-of-way:

- Off-site advertising signs, structures, or devices.
- Attention getting signs and devices, except digital message and text signs displayed in compliance with this chapter, including but not limited to:

Moving Signs	Blinker Signs	Racer-type Signs	Portable Message Center Signs	Balloons
Inflatable Signs	Intermittent	Animated Coursing Signs	Digital Signs (display change 5 seconds or less)	Pennants
Rotating Signs	Revolving Signs	Ribbons	Signs on Trailer Frames (with or without wheels)	Spinners
Flashing Signs	Streamers	Whirligig Devices	Vehicle Signs (on vehicles not regularly used to conduct business but parked to attract attention)	

- Any advertisement, banner, paper, notice or sign placed, painted, pasted, printed, or nailed, or attached in any other manner, on public property or right-of-way, except as permitted in other sections of this chapter, including but not limited to:

Bridges	Curbs	Fences	Streets
Fire Hydrants	Lamp Posts & Light Poles	Power Poles	Pump Stations
Trees	Standpipes	Telephone Poles	Sidewalks

- Any advertisement, banner, paper, notice or sign placed, painted, pasted, printed, or nailed, or attached in any other manner on private property, including:

Fences	Trees	Fire Hydrants	Lamp Posts & Light Poles	Power Poles	Stand-pipes	Telephone Poles	Pump Stations
--------	-------	---------------	--------------------------	-------------	-------------	-----------------	---------------

- No sign, permanent or temporary, erected or placed that interferes with a clear sight triangle distance per Florida Department of Transportation (FDOT) design standards.
- Roof Signs
- Pole or Pylon Signs