

A GUIDE TO SIGN REGULATIONS



Planning & Zoning
Department

The purposes of these sign regulations are: to encourage the effective use of signs as a means of communication in the city; to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions.

WHAT TYPES OF SIGNS CAN I USE TO PROMOTE MY BUSSINESS?

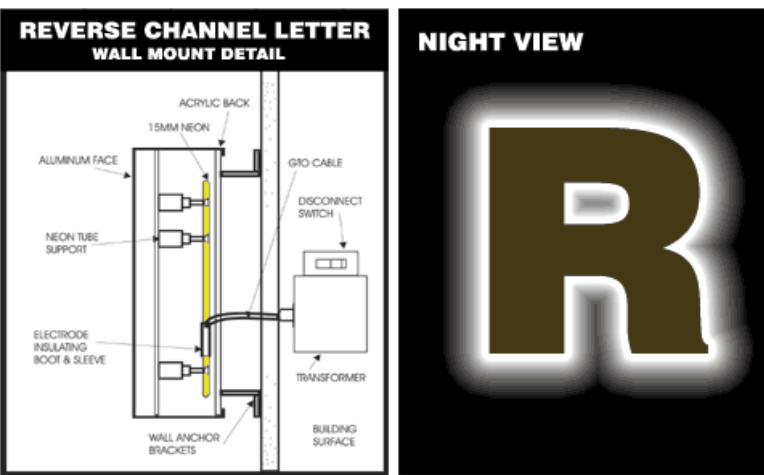
Some examples of the most commonly permitted signs include:

- Detached, freestanding or monument signs
- Wall signs (reverse channel letter)
- Canopy signs
- Awning signs
- Directory signs
- Window signs
- Directional

Please don't make the mistake of using the following prohibited signs to advertise your business:

- Banners
- Attention-getting devices
- Pennants
- Banners
- Roof signs
- Balloons
- Flashing signs

For a full list of permitted and prohibited signs, please refer to the City's Land Development Code online at www.cityofdoral.com or call 305-593-6630



Directory Sign



Monument Sign



DESIGN PRINCIPLES COMMERCIAL DISTRICTS

WALL SIGNS



Signs are permitted on walls that face an access drive or internal court yard

Sign Area

1.25 square feet for each one lineal foot of tenant frontage

Number

One per ground or second floor establishment which has its own frontage and entrance facing a public street.

Illumination

Reverse Channel Letter

MONUMENT SIGNS



Sign Area

40 square feet for first 50 feet of lot frontage; additional 0.75 square feet of sign area for each additional foot of street frontage; maximum area of 300 square feet

Height

Eight Feet

Twelve Feet for Gas Station

Setbacks

Setback from the street R-O-W is seven feet for a sign not exceeding 40 square feet; thereafter additional setback of 0.8125 feet for each ten square feet of sign

Illumination

Externally illuminated signs or internally illuminated letters or logos only

DESIGN PRINCIPLES

OFFICE DISTRICTS

WALL SIGNS



Permitted only on office and hotel buildings with signs located one to five stories high as follows

Sign Area

One square foot for each one lineal foot of building frontage

Number

One wall sign per building. Corner or through store locations may have an additional wall sign. Such second sign shall be limited to 50 percent of the square footage of the primary sign.

Illumination

Reverse Channel Letter

MONUMENT SIGNS



Sign Area

40 square feet for first 50 feet of lot frontage; additional 0.75 square feet of sign area for each additional foot of street frontage; maximum area of 300 square feet

Height

Eight Feet

Setbacks

**From right-of-way line: Seven feet
From side property line: 20 feet**

Illumination

Externally illuminated signs or internally illuminated letters or logos only

DESIGN PRINCIPLES

INDUSTRIAL DISTRICTS

WALL SIGNS



Sign Area

One square foot for each one lineal foot of building frontage

Number

One wall sign per building; one for each tenant unit. Corner or through store locations may have an additional wall sign; the second sign shall be limited to 50 percent of the square footage of the primary sign and shall not be placed on the same building elevation as the primary sign

Illumination

Reverse Channel Letter

MONUMENT SIGNS



Sign Area

40 square feet for first 50 feet of lot frontage; additional 0.75 square feet of sign area for each additional foot of street frontage; maximum area of 300 square feet

Height

Eight Feet

Setbacks

Seven (7) feet from the street ROW
Twenty (20) feet from side property line

Illumination

Externally illuminated signs or internally illuminated letters or logos only

DESIGN PRINCIPLES

WINDOW SIGNS



Number

One per establishment

Sign Area

25 percent of window frontage

Illumination

Prohibited

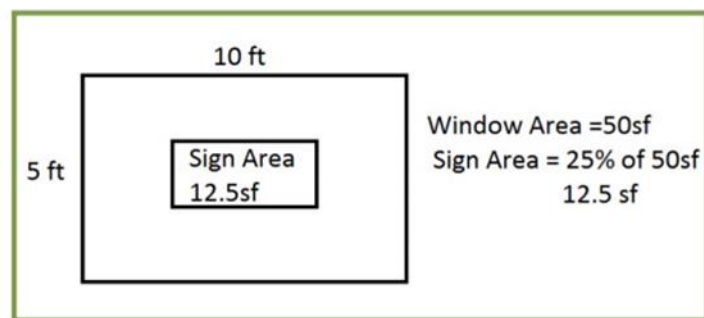
Permitting

Unless the window sign contains structural components that warrant a building permit pursuant to the Florida Building code, window signs do not require a building permit. However, window signs must be approved by the Planning and Zoning Department.

NOTE: For safety purposes we do not allow mirrored or fogged tints as well as colored or picture backgrounds.

STEPS TO MEASURE A WINDOW SIGN

1. Determine window area (width x height).
2. Determine sign area (width x height).
3. Make sure the sign area is less than 25% of the window area.
4. For example, if the window area is 50 square feet, then the maximum sign area allowed is 12.5 square feet. (Refer to the “Window Sign Calculation Example” graphic.)



Window Sign Calculation Example

DESIGN PRINCIPLES

RESIDENTIAL DISTRICTS

DIRECTIONAL SIGNS



Sign Area

Four square feet each sign

Height

Three Feet

Number

To be approved as part of site plan. If not approved as part of site plan, separate permits required

Other Restrictions

No advertising copy. Logos may cover no more than 25 percent of the sign area

DEVELOPMENT IDENTIFICATION SIGN



Sign Area

40 square feet for each sign

Number

One monument sign (or sign mounted on perimeter wall) per street frontage indicating the name and address of the complex, except two are permitted where attached to wall of symmetrical entrance feature.

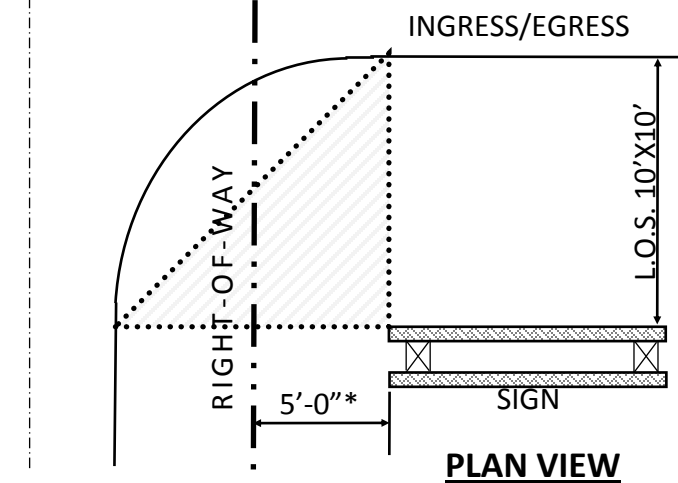
Height

Eight feet from grade to top of the sign

Setback

Five feet from right-of-way
Five feet from interior side property line

**LDC refers to the City of Doral Land Development Code in effect at the time of this detail; please refer to the current code of ordinances in effect at the time of application for more information.



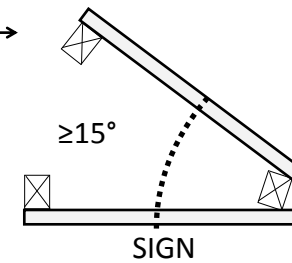
PLAN VIEW

MAX. GRAPHIC AREA 32 SF
 (16 sf per portion of building for lease/rent)
 (FOR SIGNS 0° TO 15° ONLY 1 SIDE IS COUNTED)

SETBACK REQUIREMENTS:

5'-0" FROM RIGHT-OF-WAY
 15'-0" FROM INTERIOR OR SIDE PROPERTY LINE
 LINE-OF-SITE (SITE TRIANGLE) 10'X10' AT INGRESS/
 EGRESS

*Public Works Review MAY be required. Applicant should follow Miami-Dade County Public Works "Sight Restrictions for Arterial or Collector Roads" Detail.



**MULTI-FACE SIGN
 PLAN VIEW**

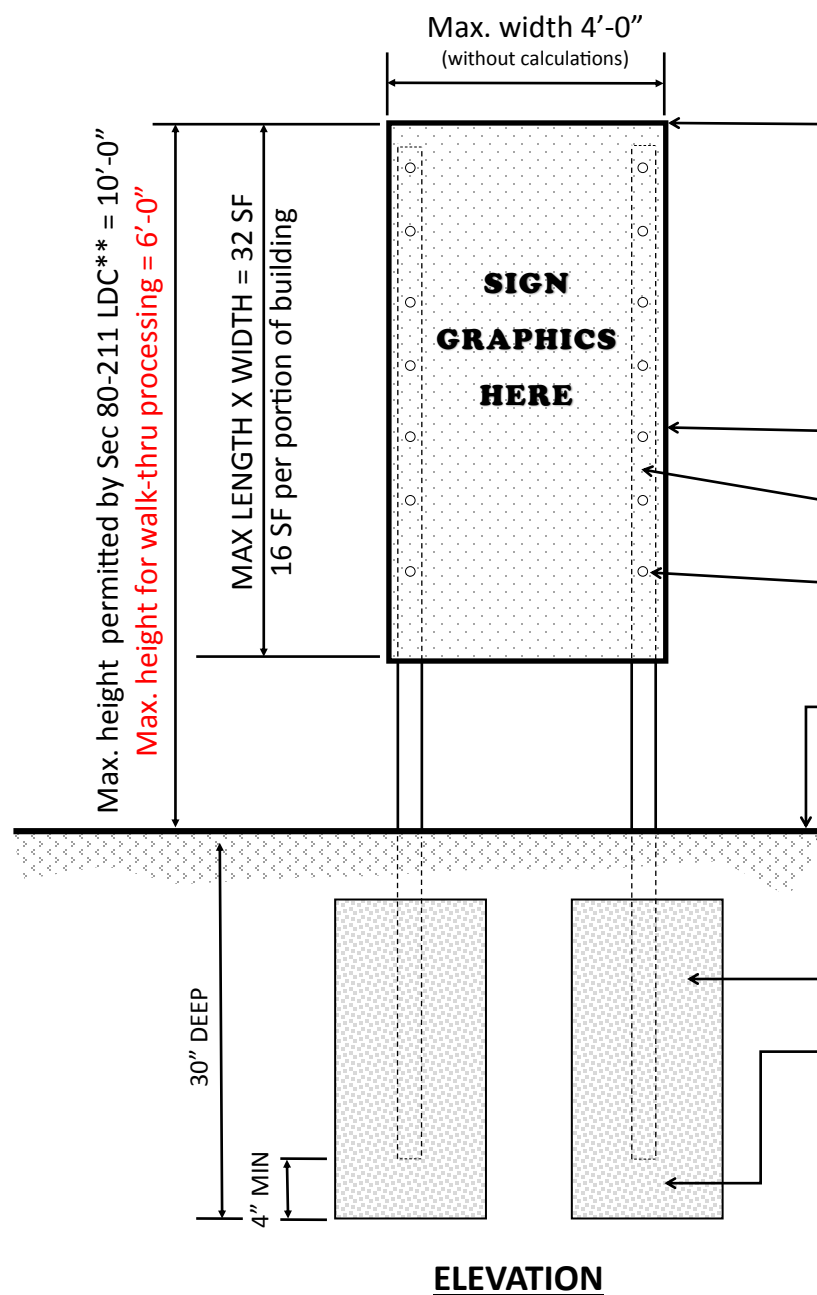
**Typical Real Estate Temporary
 Sign Detail**

ZONING NOTES:

EARLIEST INSTALLATION DATE: WHEN BUILDING OR PORTION THEREOF OFFERED FOR SALE/LEASE OR WHEN DEVELOPMENT ORDER ISSUED.

TEMPORARY SIGN PERMIT **MUST** BE ISSUED PRIOR TO INSTALLATION.

FINAL REMOVAL DATE: NO LATER THAN 5 DAYS FOLLOWING FINAL SALE OR LEASE.



ELEVATION

MAX. HEIGHT*

MAX. 6'-0" ABOVE FINISHED GRADE
 (WITHOUT CALCULATIONS)

***SIGNS 6'-0" TO 10'-0" ABOVE FINISHED GRADE WILL REQUIRE STRUCTURAL CALCULATIONS**

- 1/2" PLYWOOD BACKING
- 4X4 SOUTHERN PINE PIOST (CONSTRUCTION GRADE)
- #8 x 1" WOOD SCREWS ATTACHED TO POST AT MIN. 8" O.C.
- FINISHED GRADE

PROJECT NAME: _____
PROJECT ADDRESS: _____
PROJECT FOLIO NO: _____

PROJECT CHECKLIST: (Please attach to documents required below.)

- One (1) Signed & Notarized Permit Application
- Two (2) Sets of Site Plan/Surveys & Sign Details
 - Site plan/survey w/ sign location, setbacks, easements, site triangles, etc.
- Standard Detail for signs up to 6'-0"
- Signed/sealed Structural Calculations for signs >6'-0"
- Signage Graphics
- Sign Dimensions
 - _____ Width x _____ Height
 - _____ Total Area (SF)
 - _____ One-sided _____ Two-sided

ADMIN USE ONLY

- Reviews Required
 - Planning/Zoning
 - Building
 - Structural
 - Public Works
 - _____

FREQUENTLY ASKED QUESTIONS

Q: When do I need a sign permit?

A: A permit is required when a sign is erected, installed, enlarged, altered, or repaired. Sign permits are issued by the Building Department. Please visit the Building Department at www.cityofdoral.com for more info.

Q: How do I determine the zoning for my property?

A: Zoning for your property can be found by visiting www.cityofdoral.com and clicking the “Planning and Zoning” tab. Once there click “Zoning Map” and then “Official Zoning Map”.

Q: How much sign area is allowed?

A: The maximum amount of sign area depends on the type of sign proposed and the zoning district of the property where the sign is to be located.

Q: How long will it take to receive my sign permit?

A: Processing times are an estimate of how long it will take to process your permit from start to finish. Each case is different; so some cases may take longer than others to process. Most sign permits are processed in 3 to 7 business days.

Q: What is the cost for a sign permit?

A: The cost of a sign permit is \$2 per square foot of sign area or a minimum of \$96. Other applicable fees may be applied.

Q: Do I need a permit for a temporary sign?

A: Temporary signs typically do not require permits. However, depending on the type of temporary sign, there are still requirements for area and setbacks that must be met.

Q: I need a variance for my sign. How do I get one?

A: The criteria in subsection (b) of Section 53-468 of the City’s Land Development Code shall be used to determine the justification for granting of relief from requirements of the Land Development Code. All variance requests shall demonstrate the application of each criterion to the specific case. An applicant wishing to appeal a decision or ask for a variance shall contact the Planning & Zoning Department.

FOR MORE INFORMATION CONTACT:

City of Doral
Planning & Zoning Department
8401 NW 53rd Street
Doral FL, 33166
305-593-6630

Javier Gonzalez Ext. 3005
Elizabeth Alvarez Ext. 3017

Refer to Chapter 80 “Sign Regulations” of the City’s Land Development Code for complete sign regulations. Please contact the Planning & Zoning Department for specific regulations for your property.