

height.

- (c) Such space may occupy all or part of any required yard except where adjoining a residential district.

445 RECREATION REQUIREMENTS - When developing site plans for recreational facilities, the developer shall provide barriers around the facilities to prevent children from escaping into the street, and shall also provide parking.

450 SIGNS - Advertising and billboards may be authorized and erected in commercial districts in accordance with the following, and as provided by Section 301 of this ordinance:

1. Signs shall not be erected or maintained in such a manner as to obscure, or otherwise physically interfere with an official sign, signal, or device or in such manner as to obstruct or to interfere with a driver's view of approaching, merging, or intersecting traffic. Signs shall not be erected on the right-of-way or easement of any road.
2. In all commercial districts:
 - A. Off-premises signs may not be closer than 300 feet to any public or semi-public facility such as parks, playgrounds, schools, churches, hospitals, sanitariums, museums, art galleries, auditoriums, and libraries.
 - B. When abutting a residential district, signs shall not be placed within 300 feet of the residential district except that on-premise signs may not be located within fifty (50) feet of the residential district.
3. All signs and billboards shall be maintained in a neat and presentable condition. In the event their use shall cease, they should be removed promptly and the area restored to a condition free from refuse and rubbish. After thirty (30) days notice and failure to do so, the local government shall remove the sign and assess the charges to the owner.
4. Signs, other than illuminated signs, that are of a temporary nature and smaller than nine (9) square feet are permitted in any district without obtaining a development permit or variance; however, no sign may be erected for more than thirty (30) days without obtaining a development permit and a variance from the standards of this section.

5. Real estate sale and rental signs, other than illuminated signs, that are smaller than twelve (12) square feet may be authorized in any district when permitted in accordance with standards of sections 301 and 450 of this ordinance and provided that each such sign be placed on-premise. Real estate sale and rental signs in excess of twelve (12) square feet may be permitted in any district only with approval of a variance by the Board of Adjustment and only when erected on-premise.

460 EXCEPTIONS AND MODIFICATIONS - The regulations specified in this ordinance shall be subject to the following exceptions and interpretation:

USE OF EXISTING LOTS OF RECORD - Lots existing as official lots or plots on July 1, 1981, shall be considered in compliance with this ordinance except as provided herein:

1. Four (4) or fewer lots in contiguous common ownership need not be consolidated for use.
2. Five (5) or more existing lots shall be consolidated for use so that each lot shall have at least 15,000 square feet provided that each can be served by water and sewer system(s) approved by the Florida Department of Environmental Regulations.
3. Five (5) or more existing lots shall be consolidated for use so that each lot other than private wells shall be at least one-half acre served by public water and provided that an advanced alternate wastewater disposal system approved by the Florida Department of Environmental Regulation and Florida Department of Health and Rehabilitative Services is used.
4. Five (5) or more existing lots in a contiguous common ownership shall be consolidated for use so that at least 40,000 square feet are provided in the lot area unless qualified for smaller lots by number 2 or 3 above, and lot depth and width is a minimum of 100 feet.
5. Except as provided in number four, lots which do not meet the general density requirements of the land use categories shall not exceed twenty percent (20%) impervious surface cover as defined in Section 220.33 of this ordinance.

461 No standard established by this ordinance shall preclude the consideration of a variance for the purpose of using alternative energy generating devices.