



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT REAL ESTATE SIGNS - FAQs

How are real estate signs defined in unincorporated Alachua County?

Real estate signs are included in the 'temporary signs' category. Temporary signs are defined as "any signs that are used only for a limited time and that are not permanently mounted, such as campaign, real estate and special promotion signs." (Chapter 410, Definitions)

What are the numerical and size requirements for real estate signs?

Residential Districts (including residential PDs) - §407.32(b)

- Two real estate signs per dwelling in single family districts, up to six square feet per sign with a maximum height of four feet.
- Two real estate signs per driveway in multifamily districts, up to six square feet per sign with a maximum height of four feet.
- While a property is under development one real estate sign advertising the sale of lots or dwellings in these districts is allowed at each public entrance to the subdivision or subarea of the development in the areas where plats have been approved. Each sign may be up to 32 square feet with a maximum height of eight feet, may not be illuminated. In addition, up to six (6) pole – mounted banners shall be allowed at each public entrance subject to the following;
 - Only one banner shall be permitted per pole.
 - Banners shall bear no commercial message (example: Open/Closed, Welcome, etc.)
 - Banners cannot be placed in public right-of-way.
- Banners and development signs must be removed upon transfer of title to 90 percent or more of the available lots, dwellings, or dwelling units included in the approved plat.

****Note:** Banners would not be allowed in multi-family developments since they are not platted and units are not sold.

Agriculture District (A) - §407.33(b)

- One Real Estate sign per parcel or tract is permitted at any time.
- For parcels 5 acres or larger, one real estate sign may be up to 32 square feet for one sign or 16 square feet per sign if two signs with a maximum height of eight feet.
- For parcels less than 5 acres, a real estate sign may be up to 7.5 square feet with a maximum height of four feet
- As an accessory sign to the temporary business of real estate development, temporary signs advertising the sale of lots or dwellings in the agricultural district shall be in accordance with the following standards:
 - One such sign shall be allowed at each public entrance to the subdivision or subarea included in the areas of the development for which subdivision plats have been approved;
 - Each such sign may be up to 32 square feet in size and up to eight (8) feet in height;

The Code Enforcement Board is a quasi-judicial body of Alachua County citizens appointed by the Board of County Commissioners. If a Code Enforcement Officer issues a written notice of violation for a sign violation and compliance is not achieved in a reasonable period of time, the officer may request a hearing before the Code Enforcement Board. This Board has the authority to adjudicate violations, to levy fines, and to place a lien on real property for failure to comply with their order. The Board typically gives the respondents a reasonable period of time to correct the violation before initiating a fine. The Code Enforcement Board can issue fines up to \$1,000/day for violations not corrected, and \$5,000/day for repeat violations.

The Growth Management Department enforces the sign ordinance as a matter of public health and safety and to minimize unsightliness while maintaining property values. Illegal signs placed on public property in the rights-of-way will be confiscated and disposed of without notice. Signs posted illegally on private property will result in the issuance of a citation or notice of violation to the property owner or responsible party posting the sign.

Your help is needed to maintain the quality of life and safety to the citizens of Alachua County. Thank you for your cooperation in making the County a better and safer place.

***This handout is an interpreted version of the Sign Code located in the Alachua County Land Development Regulations Chapter 407 Article 3 and the full version can be accessed at www.alachuacounty.us ; County Offices; Growth Management; Land Development Code

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