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Designed:	CPH
Drawn:	AAM
Checked:	CPH
Job No.:	2500049
© 2025	

CONCEPT MONUMENT SIGN

CHIPOTLE LITHIA RENOVATION

16309 FISHHAWK BLVD
LITHIA, FL 33547

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT COMPLETE
SET OF PLANS. SEE GENERAL NOTES
FOR MASTER LEGEND

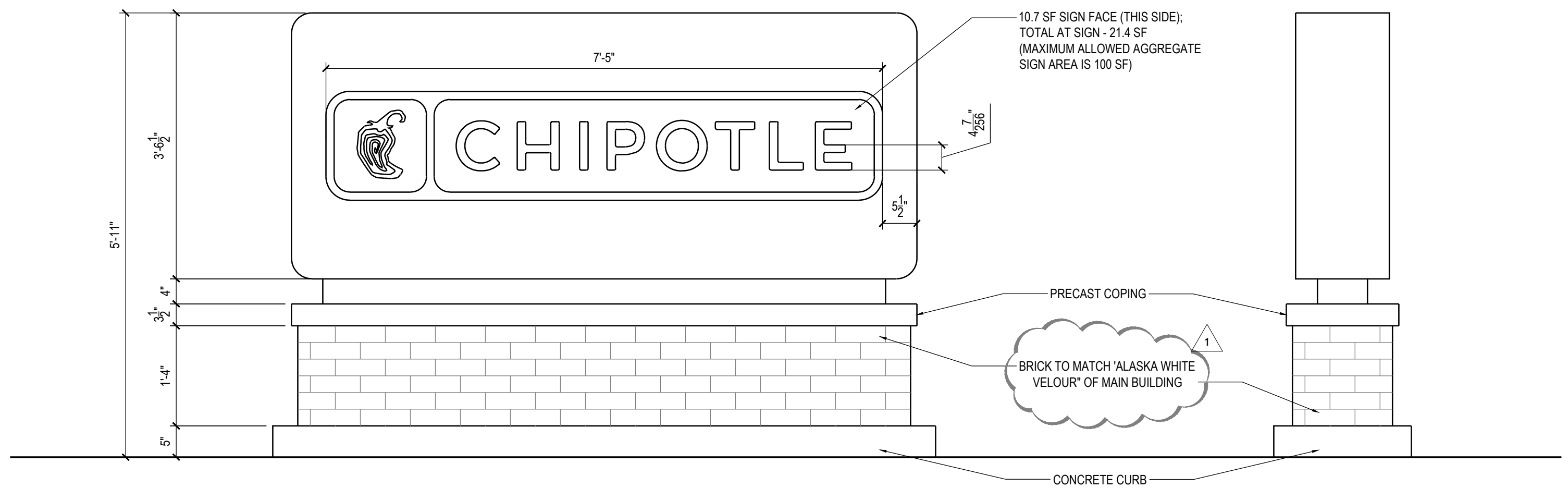
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A901

Hillsborough County Zoning Code: Signs

C. Ground Signs: Ground signs are permitted in all zoning classifications subject to the following provisions:

1. General Ground Sign provisions
- a. Maximum Height: No ground sign shall exceed 30 feet in height if located adjacent to an expressway or arterial highway or 15 feet in height if located adjacent to a collector or local street. Height shall be measured from the existing grade of the street which provides access to the premise, nearest the base of the sign to the highest point of the sign structure.
- b. Setback: Except as provided in Subparagraph (c) hereof, all ground signs shall be setback a minimum of ten feet from the right of way line and not within the required site distance pursuant to Florida Department of Transportation Design Standard Index No. 546. All ground signs shall be setback a minimum of ten feet from any side yard property line.
- c. Monument Signs: Monument signs shall be set back a minimum of 15 feet from the right-of-way line, but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.
2. Non-Residential Zoning District
- a. Maximum Number:
- i. Each Premises having street frontage of 300 feet or less shall be permitted one ground sign
- ii. Each Premises with street frontage of 300 feet or more shall be permitted to have one ground sign for each additional 300 feet of street frontage.
- iii. Where a Premise fronts on more than one public street, the distance requirements found in Section 7.03.00 C.2.a.i.—iii, shall apply to each frontage.
- b. Maximum Sign Area
- i. The maximum allowable Aggregate Sign Area for each ground sign shall not exceed one square foot for each linear foot of public street frontage on the street with the sign is located or 100 square feet, whichever is less, and no single sign face shall exceed 50 square feet.
- ii. If a premise is permitted to have more than one ground sign, then all allowable ground signs may be combined into a single ground sign which shall not exceed 200 square feet in Aggregate Sign Area, and no single face shall exceed 100 square feet in Aggregate Sign Area.
- c. Ground signs shall be placed no closer than 150 feet apart on the same premises.



02

CONCEPT SITE PLAN

$$1/32'' = 1'$$

01

PROPOSED MONUMENT SIGN

$$\frac{3}{4}'' = 1'$$

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION