

ORDINANCE NO. 09- 43

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER 1 – GENERAL PROVISIONS, INCLUDING SEC. 1.08.02 DEFINITIONS FOR SIGNS; CHAPTER 2 – ZONING DISTRICTS AND USES, INCLUDING SEC. 2.03.06 PLANNED UNIT DEVELOPMENT DISTRICTS, SEC. 2.03.07 OVERLAY ZONING DISTRICTS; CHAPTER 4 – SITE DESIGN AND DEVELOPMENT STANDARDS, INCLUDING SEC. 4.02.26 GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL OVERLAY DISTRICT (GGPPOCO)– SPECIAL CONDITIONS FOR THE PROPERTIES ABUTTING GOLDEN GATE PARKWAY EAST OF SANTA BARBARA BOULEVARD AS REFERENCED IN THE GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL DISTRICT MAP (MAP 2) OF THE GOLDEN GATE AREA MASTER PLAN, SEC. 4.02.37 DESIGN STANDARDS FOR DEVELOPMENT IN THE GOLDEN GATE DOWNTOWN CENTER COMMERCIAL OVERLAY DISTRICT (GGDCCO), SEC. 4.02.38 SPECIFIC DESIGN CRITERIA FOR MIXED USE DEVELOPMENTS WITHIN C-1 THROUGH C-3 ZONING DISTRICTS, SEC. 4.06.05 GENERAL LANDSCAPING REQUIREMENTS, SEC. 4.07.04 SPECIAL REQUIREMENTS FOR MIXED USE PLANNED UNIT DEVELOPMENTS CONTAINING A COMMERCIAL COMPONENT, SEC. 4.08.07 SRA DESIGNATION; CHAPTER 5 – SUPPLEMENTAL STANDARDS, INCLUDING SEC. 5.04.04 MODEL HOMES AND MODEL SALES CENTERS, SEC. 5.04.05 TEMPORARY EVENTS, SEC. 5.05.05 AUTOMOBILE SERVICE STATIONS, SEC. 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS, SEC. 5.06.00 SIGNS, SEC. 5.06.01 GENERALLY, SEC. 5.06.02 PERMITTED SIGNS, SEC. 5.06.03 DEVELOPMENT STANDARDS FOR SIGNS, SEC. 5.06.04 SIGN STANDARDS FOR SPECIFIC SITUATIONS, SEC. 5.06.05 SIGNS EXEMPT FROM THESE REGULATIONS, SEC. 5.06.06 PROHIBITED SIGNS, SEC.

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Words ~~struck through~~ are deleted, words underlined are added

5.06.07 ENFORCEMENT; ADDING SEC. 5.06.08 SIGN VARIANCES; ADDING SEC. 5.06.09 NONCONFORMING SIGNS; ADDING SEC. 5.06.10 REMOVAL OF PROHIBITED AND ABANDONED SIGNS, ADDING SEC. 5.06.11 PERMIT APPLICATION AND REVIEW PROCESS; CHAPTER 9 VARIATIONS FROM CODE REQUIREMENTS INCLUDING SEC. 9.03.03 TYPES OF NONCONFORMITIES, SEC. 9.04.02 TYPES OF VARIANCES AUTHORIZED; CHAPTER 10 APPLICATION, REVIEW, AND DECISION-MAKING PROCEDURES, INCLUDING SEC. 10.02.03 SUBMITTAL REQUIREMENTS FOR SITE DEVELOPMENT PLANS, SEC. 10.02.06 SUBMITTAL REQUIREMENTS FOR PERMITS; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, PUBLICATION AS THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE.

### **Recitals**

WHEREAS, on October 30, 1991, the Collier County Board of County Commissioners adopted Ordinance No. 91-102, the Collier County Land Development Code (hereinafter LDC), which was subsequently amended; and

WHEREAS, the Collier County Board of County Commissioners (Board) on June 22, 2004, adopted Ordinance No. 04-41, which repealed and superseded Ordinance No. 91-102, as amended, the Collier County Land Development Code, which had an effective date of October 18, 2004; and

WHEREAS, the LDC may not be amended more than two times in each calendar year unless additional amendment cycles are approved by the Collier County Board of Commissioners pursuant to Section 10.02.09 A. of the LDC; and

WHEREAS, this is the 2008 Special Cycle amendment 2(a) to the LDC; and

WHEREAS, on March 18, 1997, the Board adopted Resolution 97-177 establishing local requirements and procedures for amending the LDC; and

WHEREAS, all requirements of Resolution 97-177 have been met; and

WHEREAS, the Board of County Commissioners, in a manner prescribed by law, did hold an advertised public hearings on June 2, 2009 and did take action concerning these amendments to the LDC; and

WHEREAS, the subject amendments to the LDC are hereby determined by this Board to be consistent with and to implement the Collier County Growth Management Plan as required by Subsections 163.3194 (1) and 163.3202 (1), Florida Statutes; and

WHEREAS, this Ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (F.S. § 163.3161 *et seq.*), and F.S. § 125.01(1)(t) and (1)(w); and

WHEREAS; this Ordinance is adopted pursuant to the constitutional and home rule powers of Fla. Const. Art. VIII, § 1(g); and

WHEREAS, all applicable substantive and procedural requirements of the law have otherwise been met.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

#### **SECTION ONE: RECITALS**

The foregoing Recitals are true and correct and incorporated by reference herein as if fully set forth.

#### **SECTION TWO: FINDINGS OF FACT**

The Board of Commissioners of Collier County, Florida, hereby makes the following findings of fact:

1. Collier County, pursuant to Sec. 163.3161, *et seq.*, Fla. Stat., the Florida Local Government Comprehensive Planning and Land Development Regulations Act (herein after the "Act"), is required to prepare and adopt a comprehensive plan.

2. After adoption of the Comprehensive Plan, the Act and in particular Section 163.3202(1), Fla. Stat., mandates that Collier County adopt land development regulations that are consistent with and implement the adopted comprehensive plan.

3. Section 163.3201, Fla. Stat., provides that it is the intent of the Act that the adoption and enforcement by Collier County of land development regulations for the total unincorporated area shall be based on, be related to, and be a means of implementation for, the adopted comprehensive plan.

4. Section 163.3194(1)(b), Fla. Stat., requires that all land development regulations enacted or amended by Collier County be consistent with the adopted comprehensive plan, or element or portion thereof, and any land regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

5. Section 163.3202(3), Fla. Stat., states that the Act shall be construed to encourage the use of innovative land development regulations.

6. On January 10, 1989, Collier County adopted the Collier County Growth Management Plan (hereinafter the "Growth Management Plan" or "GMP") as its comprehensive plan pursuant to the requirements of Sec. 163.3161 *et seq.*, Fla. Stat., and Rule 9J-5 F.A.C.

7. Section 163.3194(1)(a), Fla. Stat., mandates that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such comprehensive plan, or element or portion thereof shall be consistent with such comprehensive plan or element or portion thereof.

8. Pursuant to Sec. 163.3194(3)(a), Fla. Stat., a development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities in

the comprehensive plan and if it meets all other criteria enumerated by the local government.

9. Section 163.3194(3)(b), Fla. Stat., requires that a development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

10. On October 30, 1991, Collier County adopted the Collier County Land Development Code, which became effective on November 13, 1991 and may be amended twice annually. The Land Development Code adopted in Ordinance 91-102 was recodified and superseded by Ordinance 04-41.

11. Collier County finds that the Land Development Code is intended and necessary to preserve and enhance the present advantages that exist in Collier County; to encourage the most appropriate use of land, water and resources consistent with the public interest; to overcome present handicaps; and to deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Collier County and it is intended that this Land Development Code preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare of Collier County; to prevent the overcrowding of land and avoid the undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; to conserve, develop, utilize and protect natural resources within the jurisdiction of Collier County; to protect human, environmental, social and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

12. It is the intent of the Board of County Commissioners of Collier County to implement the Land Development Code in accordance with the provisions of the Collier County Comprehensive Plan, Chapter 125, Fla. Stat., and Chapter 163, Fla. Stat., and through these amendments to the Code.

### **SECTION THREE: ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE**

#### **SUBSECTION 3.A. AMENDMENTS TO SECTION 1.08.02 DEFINITIONS**

Section 1.08.02 Definitions, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

##### **1.08.02 Definitions**

\* \* \* \* \*

~~*Sign:* Any structure, device, vehicle, advertisement, advertising device or visual representation intended to advertise, identify, or communicate information to attract the attention of the public for any purpose and without prejudice to the generality of the foregoing, and includes any symbols, letters, figures, illustrations, or forms painted or otherwise affixed to attract the attention of the public for any purpose and also any structure or device the primary purpose of which is to border, illuminate, animate or project a visual representation. However, this definition does not include official notices issued by any court or public office, or officer in the performance of a public or official duty, and traffic control signs. For the purpose of removal, signs also include all sign structures.~~

~~*Sign, abandoned:* Any sign or sign structure expressly installed for the purpose of affixing a sign which bears no sign or copy for 90 consecutive days or more; or for a period of 90 consecutive days or more, displays information which incorrectly identifies the business, owner, lessor, or principal activity conducted on the site; or which through lack of maintenance, becomes illegible or nearly so; or is in a state of disrepair. Signs displaying an "available for lease" or similar message or partially obliterated faces which do not identify a particular product, service, or facility, shall be deemed abandoned. (See section 5.06.00.)~~

~~*Sign, activated:* Any sign which contains or uses for illumination any light, lighting device, or light which change color, flash, or alternate; or change appearance of said sign or any part thereof automatically; any sign which contains moving parts as part of its normal operation, such as rotating signs, shall be considered an activated sign. (See section 5.06.00.)~~

~~*Sign, advertising:* A sign directing attention to a business, commodity, service, or entertainment conducted, sold or offered, either on premises or off premises. (See section 5.06.00.)~~

~~*Sign, alterations:* Any substantial improvement to a sign, but shall not include~~

~~routine maintenance, painting or change of copy of an existing sign. (See section 5.06.00.)~~

~~*Sign, animated:* Any sign which included action, motion, or the optical illusion of action or motion, or color changes of all or any part of the sign facing, requiring electrical energy, or set in motion by movement of the atmosphere. (See section 5.06.00.)~~

~~*Sign, area:* The area of a sign is the entire area within the periphery of a regular geometric form or combination of regular geometric forms comprising all of the display area of the sign and including all the elements of the matter displayed. The sign area shall include the aggregate sign area upon which the copy is placed and all parts of the sign structure that bear advertising matter or are constructed in such a manner as to draw attention to the matter advertised. Signs consisting of detached letters shall also be measured as defined above. (See section 5.06.00.)~~

~~*Sign, awning (aka canopy sign or marquee sign):* A sign suspended from or forming part of a shelter supported partially or entirely for the exterior wall of a building or structure. (See section 5.06.00.)~~

~~*Sign, banner:* A temporary sign such as used to announce open houses, grand openings or special announcements. (See section 5.06.00.)~~

~~*Sign, billboard:* Any sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located. (See section 5.06.00.)~~

~~*Sign, bulk permit:* A permit issued for any number of political signs. (See section 5.06.00.)~~

~~*Sign, bulletin board:* A board for posting notices such as those found at a school, church or other civic organization. (See section 5.06.00.)~~

~~*Sign, canopy:* (See *Awning, sign*.)~~

~~*Sign, changeable copy:* Any permanently enframed sign illuminated or not which is principally devoted to and designed for changeable text and graphics, including electronically controlled public service, time, temperature, and date signs, message centers, or reader boards. (See section 5.06.00.)~~

~~*Sign, construction sign:* A sign erected at a building site that displays the name of the project and identifies the owner, architect, engineer, general contractor, financial institutions and other firms involved with the design or construction of the project.~~

~~*Sign, copy:* The letters, text, or other graphics which compose the message displayed upon the sign surface area. (See section 5.06.00.)~~

~~*Sign, directional:* An on-premises sign giving direction, instructions, or facility information such as parking or entrance or exit signs, and which may contain the name, logo, service or activity of an establishment. (See section 5.06.00.)~~

~~*Sign, directory:* An on-premises sign of permanent character indicating the name of five or more independent businesses associated with, or events conducted upon, or products or services offered upon the premises upon which the sign is maintained. This sign may be a freestanding (pole, monument or ground), awning, or wall sign as~~

otherwise permitted by this code. Such signs may have changeable copy. (See section 5.06.00.)

~~Sign, double-faced:~~ A sign having two display surfaces, displaying the same copy on both faces, which are parallel and back to back and not more than 24 inches apart. Double-faced signs shall be measured by only one side if both sides are advertising the same business, commodity, or service. (See section 5.06.00.)

~~Sign, electric:~~ Any sign containing electric wiring, but not including signs illuminated by exterior light sources, such as floodlights. (See section 5.06.00.)

~~Sign, entrance or gate (a/k/a subdivision sign):~~ Any community entry sign which is designed to identify a subdivision or neighborhood, including but not limited to industrial and commercial parks, multifamily projects, and single-family residential development. (See section 5.06.00.)

~~Sign face:~~ The area, display surface, or part of a sign on which the copy of message is placed. (See section 5.06.00.)

~~Sign, flashing:~~ A flashing sign is an activated sign on which any electric lighting by any device is either alternated on and off or raised and lowered in brightness or intensity. (See section 5.06.00.)

~~Sign, freestanding:~~ (See Pole sign.) (See section 5.06.00.)

~~Sign, ground (aka monument sign):~~ A sign, eight (8) ft. in height or lower which is independent of support from any building, that is mounted on freestanding poles or other supports, and shall include a pole cover that is between fifty (50) percent and one hundred (100) percent of the overall sign width.

~~Sign, holiday decoration:~~ An ornate embellishment placed specifically for the purpose of celebrating a specific holiday, holiday event or holiday season.

~~Sign, identification:~~ A sign which contains no advertising but is limited to the name, address, and number of a building, institution, or person and the activity carried on in the building, institution, or the occupation of the person. (See section 5.06.00.)

~~Sign, illuminated:~~ An illuminated sign is one which either: (a) provides artificial light through exposed bulbs, lamps, or luminous tubes on the sign surface; (b) emits light through transparent or translucent material from a source within the sign; or (c) reflects light from a source intentionally directed upon it. (See section 5.06.00.)

~~Sign, inflatable:~~ Any object made of plastic, vinyl, or other similar material that, when inflated with gas or air, represents, advertises, or otherwise draws attention to a product, service, or activity. (See section 5.06.00.)

~~Sign, mansard:~~ Any sign which is attached to a mansard-style roof with the face parallel to the structure to which it is attached and which does not project more than 18 inches from such structure, or above the roofline. Mansard signs shall be considered wall signs. (See section 5.06.00.)

~~Sign, marquee:~~ (See Awning sign.) (See section 5.06.00.)

~~Sign, monument:~~ A detached sign typically containing design elements such as a base column, borders, toppers or caps, and a sign cabinet occupying at least two-thirds



of the total sign area. ~~(See ground sign) (See section 5.06.00)~~

~~*Sign, nonconforming:* Any sign or advertising structure lawfully in existence within Collier County on Nov. 8, 1991 which by its height, area, location, use or structural support does not conform to the requirements of this Code. This definition shall not be construed to include signs specifically prohibited by this Code. (See section 5.06.00.)~~

~~*Sign, off premises:* (See Billboard.) (See section 5.06.00.)~~

~~*Sign, on premises:* A sign containing copy relating only to the principal legally licensed business, project, service or activity conducted or sold on the same premises as that on which the sign is located. (See section 5.06.00.)~~

~~*Sign, outdoor advertising:* (See Billboard.) (See section 5.06.00.)~~

~~*Sign, Pennant:* A piece of fabric or material which tapers to a point or swallow tail, which is attached to a string or wire, either singularly or in series.~~

~~*Sign, permanent:* A sign which is affixed to a building or the ground in such a manner as to be immobile. (See section 5.06.00.)~~

~~*Sign, pole:* A sign, eight (8) or more ft. in height which is independent of support from any building, that is mounted on freestanding poles or other supports, and shall include a pole cover that is between fifty (50) percent and one hundred (100) percent of the overall sign width. (See section 5.06.00.)~~

~~*Sign, political:* Any sign which states the name and/or picture of an individual seeking election, or appointment, to a public office, or pertaining to a forthcoming public election, or referendum pertaining to or advocating political views or policies. (See section 5.06.00.)~~

~~*Sign, portable:* Any sign which is designed to be transported, including by trailer or on its own wheels, even though the wheels of such signs may be removed and the remaining chassis or support constructed without wheels is converted to an A or T frame sign, or attached temporarily or permanently to the ground since this characteristic is based on the design of such sign. It is characteristic of such a portable sign that the space provided for advertising matter consists of a changeable copy sign. (See section 5.06.00.)~~

~~*Sign, projecting:* Any sign which is attached to, and which projects, more than 18 inches from the outside wall of any building or structure, excluding wall, marquee, and canopy signs. (See section 5.06.00.)~~

~~*Sign, Project Identification Sign:* Shall mean a sign which provides identification or recognition of a development only, individual tenants or outparcels are not permitted to use this type of signage. (See section 5.06.00.)~~

~~*Sign, public service:* Any sign intended to promote primarily a public purpose including items of general interest to the community welfare. It may also refer to a sign designed to render a public service such as, but not limited to, time and temperature signs. (See section 5.06.00.)~~

~~*Sign, real estate:* A sign which advertises the sale, lease, rental, or development of the property upon which it is located. (See section 5.06.00.)~~

~~Sign, residential identification:~~ A sign intended to identify a residential subdivision or other development. (See section 5.06.00.)

~~Sign, revolving (a/k/a rotating sign):~~ Any sign so erected or constructed as to periodically or continuously change the direction toward which any plane containing the display surface is oriented. (See section 5.06.00.)

~~Sign, roof:~~ Any sign erected, constructed, or maintained either on the roof, or more than 18 inches above the roof of any building. (See section 5.06.00.)

~~Sign, safety:~~ A sign used only for the purpose of identifying and warning of danger, or potential hazards. (See section 5.06.00.)

~~Sign, snipe:~~ A sign made of any material and attached to a utility pole, tree, fence post, stake, stick, mailbox, or any similar object. (See section 5.06.00.)

~~Sign, special purpose:~~ Directional, safety, and other signs of a noncommercial nature. (See section 5.06.00.)

~~Sign structure:~~ Any structure which supports or is capable of supporting any sign. Said definition shall not include a building to which a sign is attached. (See section 5.06.00.)

~~Sign, temporary:~~ A sign intended to advertise community or civic projects, construction projects, or other special events on a temporary basis, for a designated period of time. (See section 5.06.00.)

~~Sign, U-pic:~~ A sign describing a farm where the customer picks or purchases the produce directly from the premises on which they are grown or produced. (See section 5.06.00.)

~~Sign, V-shaped:~~ Two single face freestanding signs that are constructed in the form of a "V" when viewed from above, provided the internal angle at the apex is not more than 90 degrees, and the two faces are not separated by more than six inches at the apex and displaying the same copy on both faces. (See section 5.06.00.)

~~Sign, vehicle:~~ Any sign affixed to a vehicle other than a license plate, or other identification required for access to restricted parking areas, a registered logo, trademark, or service mark. (See section 5.06.00.)

~~Sign, wall, fascia or parapet:~~ A sign affixed in a manner to any exterior wall of a building or structure, and which is parallel to and projects not more than 18 inches from the building or structure wall, and which does not extend more than 18 inches above the roof line of the main building or from the point where the roof line intersects the parapet wall on which the sign is located, whichever is more restrictive. (See section 5.06.00.)

~~Sign, wind:~~ Any sign or display including, but not limited to, flags, balloons, banners, streamers, and rotating devices, fastened in such a manner to move upon being subject to pressure by wind or breeze, but shall not include official flags, emblems, insignia, or pennants of any religious, educational, national, state, or political subdivision. (See section 5.06.00.)

~~Sign, window:~~ A window sign which is painted on, attached to, or visible through a window, excluding displays of merchandise, and shall not exceed 25 percent of the

~~total window area in the same vertical plane at the same floor level on the side of the building or unit upon which the signs are displayed. (See section 5.06.00.)~~

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## 2.03.06 Planned Unit Development Districts

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### G. Residential Mixed Use Neighborhood Center PUD Design Criteria.

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8. Sign Types & Definitions shall be as provided for in section 5.06.00 the Collier County Sign Code.

#### ~~8. Sign Types and Definitions:~~

##### ~~a. Definitions:~~

- ~~i. Sandwich boards: A portable sign comprised of 2 sign panels hinged together at the top.~~
- ~~ii. Flag Banners: Fabric panels hanging from or stretched between brackets projecting from light poles.~~

##### ~~b. Permitted Sign Types:~~

- ~~i. All signs shall be in compliance with Section 5.06.00 of the Code, except as follows:~~
- ~~ii. Awning Signs: In addition to any other sign allowed by this Code. The front vertical drip of an awning may be stenciled with letter or graphics. A 10 percent clear area border is required on all 4 sides of the front vertical drip.~~
- ~~iii. Project Entrance Signs. Two ground or wall signs shall be allowed at the main entrance to the development with a maximum height of 6 feet subject to the following requirements:~~
  - ~~a) The signs shall contain only the name of the **development**, the insignia or motto of the development and shall not contain promotional or sales material.~~
  - ~~b) The signs shall be limited to 60 square feet of sign area each and shall not exceed the height or length of the wall upon which it is located.~~
  - ~~c) The ground or wall sign shall maintain a ten-foot **setback from any property line unless placed on a wall subject to the restrictions set forth in the Section 5.06.00 of the Code.**~~

- c. ~~Residential and Neighborhood Amenity Signs. One ground sign shall be allowed for each residential tract, parcel or amenity with a maximum height of 4 feet subject to the following requirements.~~
  - i. ~~The sign shall contain only the name of the residential neighborhood and the insignia.~~
  - ii. ~~The ground or wall sign shall be limited to 30 square feet of sign area and shall not exceed the height of the length of the wall upon which is located.~~
  - iii. ~~Ground or wall sign shall maintain a 10-foot setback from any property line unless placed on a wall subject to the restrictions set forth in the Code.~~
- d. ~~Sandwich boards are permitted on the above ground floor, one per establishment, not to exceed 6 square feet of sign area in size and shall only be displayed during business hours, (maximum 2 faces at 6 sq. feet each).~~
- e. ~~Flag Banners: Vertical or horizontal panels of woven fabric (or formed synthetic material) attached to, and projecting from light poles within the project that act to identify, through logo, lettering, or a combination thereof, the unified control of the project from developer through and to project's Association. The maximum sign area shall be proportional to the height of the pole:~~
  - i. ~~Sixteen foot pole 15 sq. ft. maximum (2 faces at 15 square feet each)~~
  - ii. ~~Twenty foot pole 20 sq. ft. maximum (2 faces at 20 square feet each)~~
  - iii. ~~Thirty foot pole 36 sq. ft. maximum (2 faces at 36 square feet each)~~
- f. ~~Seasonal and/or Special Events Banners: Vertical or horizontal panels that may be attached to designated fixtures located within the project at the time of site development plan submission. The number of designated fixtures for such panels shall be proportionate in number to parcels at a ratio of 1:6, and are restricted to application within the commercial locations or sections of the project.~~
- g. ~~Prohibited Sign Types.~~
  - i. ~~Portable or mobile signs except sandwich boards.~~
  - ii. ~~Off-site signs.~~
  - iii. ~~Projecting or Pole signs.~~
  - iv. ~~Fluorescent colors.~~

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## 2.03.07 Overlay Districts

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### F. Golden Gate Parkway Professional Office Commercial Overlay "GGPPOCO".

1. The provisions of the "GGPPOCO" district are intended to provide Golden Gate City with a viable professional office commercial district. The professional office commercial district has two (2) purposes. (1), to serve as a bonafide entry way into Golden Gate City. (2), to provide a community focal point and sense of place. The uses permitted within this district are generally low intensity, office development which minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure **compatibility** with abutting residential districts.
2. These regulations apply to properties north and south of Golden Gate Parkway, starting at Santa Barbara Boulevard and extending eastward to 52nd Terrace S.W. in Golden Gate City as measured perpendicularly from the **abutting right-of-way** for a distance of approximately 3,600 feet more or less and consisting of approximately 20.84 acres. These properties are identified on Map two (2) of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and development requirements shall be as required in the underlying zoning categories.

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3. For signage to be located along the Golden Gate Parkway, see sections 5.06.00 the Collier County Sign Code and the Golden Gate Master Plan.

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### 4.02.26 Golden Gate Parkway Professional Office Commercial Overlay District (GGPPOCO)--Special Conditions for the Properties Abutting Golden Gate Parkway East of Santa Barbara Boulevard as Referenced in the Golden Gate Parkway Professional Office Commercial District Map (Map 2) of the Golden Gate Area Master Plan

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- H. ~~Each project shall be limited to 1 sign not to exceed 20 square feet and 6 feet in height. No flashing or mechanical signs shall be allowed. Signs shall be located at a minimum 15 (15) feet from the right of way. Wall, mansard, canopy or awning signs are permitted under section 5.06.00. Exceptions to these sign restrictions are Signage permitted in this overlay shall be restricted to those signs permitted under section 5.06.00 the Collier County Sign Code. (signs exempt from permitting).~~

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**4.02.37 Design Standards for Development in the Golden Gate Downtown Center  
Commercial Overlay District (GGDCCO)**

\* \* \* \* \*

- A. Development criteria. The following standards shall apply to all uses in this overlay district. Where specific development criteria and standards also exist in the Golden Gate Area Master Plan, or the Future Land Use Element of the Growth Management Plan, these standards shall supersede any less stringent requirement or place additional requirements on development.

\* \* \* \* \*

19. Signage. As required, allowed, or prohibited in section 5.06.00 of the Code, except as specified below:

- ~~a. A single external wall sign may be applied to both the front and rear facades of the building provided that it shall not exceed 2 feet in vertical dimension. This wall sign(s) shall not exceed 80% of the width of the unit(s) or the building occupied by a business with a minimum of 10 percent clear area on each outer edge of the unit(s).~~

~~The wall sign(s) shall consist of letters applied directly on the facade(s) of the building.~~

~~A wall sign(s) shall only be permitted on the first floor of a building.~~

- ~~b. In lieu of the external wall sign(s) permitted in paragraph "a." above, the vertical drip of an awning may be stenciled with letters no more than 8 inches in height and shall not exceed 1/3 of the length of the canopy. Such sign shall be limited to the first floor only.~~

- ~~c. In addition, an under canopy or projection sign shall be required for, and limited to, the business located on the first floor. Such signs shall not exceed 6 square feet, shall not project more than 4 feet from the building on which it is attached, and shall be elevated to a minimum of 8 feet above any pedestrian way and shall not exceed a height of 12 feet.~~

- ~~d. Single or multiple occupancy parcels where there is double frontage on a public right of way, shall be allowed 3 signs, but such signs shall not be placed on one wall, and shall be limited to the first floor only.~~

- ~~e. Signs used on the primary facade shall also be similarly provided on the rear facade of the buildings.~~

- ~~f. One Identification sign may be provided for a second floor business(s). Such sign shall only be permitted in the rear yard and shall have a minimum setback requirement of 10 feet. Such sign~~

shall not exceed 24 square feet in size and 4 feet in height. The display area of the sign may only include the business logo, name, and address.

Corner lots and through lots shall locate such sign in the rear of the building.

- ~~g. External signs shall not be translucent, but may be externally lit or backlit.~~
- ~~h. No sign, display, merchandise or window tinting shall be placed on or adjacent to any window that would interfere with the clear and unobstructed view of the interior of the establishment from the outside and, in particular, of the cash register(s) from the street.~~
- ~~i. The following signs are prohibited: freestanding signs, except identification signs, real estate signs, and construction signs; stenciling and other window signs, except "open" signs, which shall be limited to 2 1/2 square feet in size.~~
- ~~j. Portable restaurant signs shall be permitted subject to the following regulations:~~
  - ~~1. Signs shall be "A" frame design~~
  - ~~2. Only one sign shall be permitted per restaurant~~
  - ~~3. The sign dimensions shall be a maximum of 24 inches wide and 48 inches in height.~~
  - ~~4. The sign shall be displayed only during the hours of operation of the establishment.~~

\* \* \* \* \*

#### **4.02.38 Specific Design Criteria for Mixed Use Development within C-1 through C-3 Zoning Districts**

\* \* \* \* \*

- C. *Commercial Mixed Use Design Criteria.* Projects utilizing the Commercial Mixed Use option within a C-1, C-2, or C-3 Zoning District shall comply with the following standards and criteria.

\* \* \* \* \*

- J. Sign Types & Definitions shall be as provided for in section 5.06.00 the Collier County Sign Code.

~~J. Sign Types & Definitions.~~

1. ~~Definitions.~~

- a. ~~Sandwich boards: A portable sign comprised of 2 sign panels hinged together at the top.~~
- b. ~~Flag Banners: Fabric panels hanging from or stretched between brackets projecting from light poles.~~

2. ~~Permitted Sign Types.~~

- a. ~~All signs shall be in compliance with section 5.06.00 of the Code, except as follows:~~
- b. ~~**Awning Signs:** In addition to any other sign allowed by the Code. The front vertical drip of an awning may be stenciled with letter or graphics. A 10 percent clear area border is required on all 4 sides of the front vertical drip.~~
- c. ~~Project Entrance Signs Two ground or wall signs shall be allowed at the main entrance to the development with a maximum height of 6 feet subject to the following requirements.~~
  - i. ~~The signs shall contain only the name of the **development**, the insignia or motto of the development and shall not contain promotional or sales material.~~
  - ii. ~~The signs shall be limited to 60 square feet of sign area each and shall not exceed the height or length of the wall upon which it is located.~~
  - iii. ~~The **ground or wall sign** shall maintain a 10-foot setback from any property line unless placed on a wall subject to the restrictions set forth in the section 5.06.00 of the Code.~~
- d. ~~Residential and Neighborhood Amenity Signs One ground sign shall be allowed for each residential tract, **parcel or amenity with a maximum height of 4 feet subject to the following requirements.**~~
  - i. ~~The sign shall contain only the name of the residential neighborhood and the insignia.~~
  - ii. ~~The **ground or wall sign** shall be limited to 30 square feet of sign area and shall not exceed the height of the length of the wall upon which is located.~~
  - iii. ~~**Ground or wall sign** shall maintain a 10-foot setback from any property line unless placed on a wall subject to the restrictions set forth in the Code.~~
- e. ~~Sandwich boards are permitted on the above ground floor, one per establishment, not to exceed 6 square feet of sign area in size and shall only be displayed during business hours, (maximum 2 faces at 6 sq. feet each).~~



- f. ~~Flag Banners: Vertical or horizontal panels of woven fabric or formed synthetic material attached to, and projecting from light poles within the project that act to identify, through logo, lettering, or a combination thereof, the unified control of the project from developer through and to project's Association. The maximum sign area shall be proportional to the height of the pole:~~
- i. ~~16 foot pole 15 sq. ft. maximum (2 faces at 15 square feet each),~~
  - ii. ~~20 foot pole 20 sq. ft. maximum (2 faces at 20 square feet each), and~~
  - iii. ~~30 foot pole 36 sq. ft. maximum (2 faces at 36 square feet each).~~
- g. ~~Seasonal and/or Special Events Banners: Vertical or horizontal panels that may be attached to designated fixtures located within the project at the time of site development plan submission. The number of designated fixtures for such panels shall be proportionate in number to parcels at a ratio of 1:6, and are restricted to application within the commercial locations or sections of the project.~~

3. ~~Prohibited Sign Types.~~

- a. ~~Portable or mobile signs except sandwich boards.~~
- b. ~~Off site signs.~~
- c. ~~Projecting or Pole signs.~~
- d. ~~Fluorescent colors.~~

\* \* \* \* \*

**4.06.05 General Landscaping Requirements**

\* \* \* \* \*

- I. Location requirements for signage adjacent to landscape buffer.
- 1. Signage located within/adjacent to **landscape buffer** area. All trees and shrubs located within **landscape buffer** shall be located so as not to block the view of signage as shown in Figure 4.06.05 H. below, Signage **adjacent to landscape buffer**. **Sign** locations shall be shown on the landscape plan and 100 square feet of landscaping shall be provided as required by section 5.06.01. ~~Where specimen trees exist, the signage setback location may be administratively reduced per the requirements of section 5.06.00 of this Code required plantings shall progress in height away from the street.~~

\* \* \* \* \*

#### 4.07.04 Special Requirements for Mixed Use Planned Unit Developments Containing a Commercial Component

\* \* \* \* \*

7. **Signs.** The neighborhood **village center** shall adhere to section 5.06.00 of this LDC, the Collier County Sign Code, ~~except that pole signs are prohibited. Signs shall be designed so that their size and location are pedestrian-oriented.~~

\* \* \* \* \*

#### 4.08.07 SRA Designation

\* \* \* \* \*

- J. **Design Criteria.** Criteria are hereby established to guide the design and development of SRAs to include innovative planning and development strategies as set forth in §§ 163.3177 (11), F.S. and Chapter 9J-5.006(5)(I), F.A.C.. The size and **base density** of each form of SRA shall be consistent with the standards set forth below. The maximum base **residential density** as specified herein for each form of SRA may only be exceeded through the density blending process as set forth in density and intensity blending provision of the Immokalee Area Master Plan or through the affordable housing density Bonus as referenced in the density Rating System of the FLUE. The base **residential density** is calculated by dividing the total number of residential units in an SRA by the acreage therein that is entitled through Stewardship Credits. The base **residential density** does not restrict net **residential density** of parcels within an SRA. The location, size and density of each SRA will be determined on an individual basis, subject to the regulations below, during the SRA designation review and approval process.

\* \* \* \* \*

#### 2. *Town Design Criteria.*

\* \* \* \* \*

- d. **Context Zones.** Context Zones are intended to guide the location of uses and their intensity and diversity within a Town, and provide for the establishment of the urban to rural continuum.
  - i. **Town Core.** The Town Core shall be the civic center of a Town. It is the most dense and diverse zone, with a full range of uses within walking distance. The Core shall be a primary pedestrian zone with buildings positioned near the right-of-way, wide sidewalks shall be shaded through streetscape planting, awnings and other architectural

elements. Parking shall be provided on street and off street in the rear of buildings within lots or parking structures. Signage shall be pedestrian scale and designed to compliment the building architecture. The following design criteria shall apply within the Town Core, with the exception of civic or institutional buildings, which shall not be subject to the building height, building placement, building use, parking, and signage criteria below, but, instead, shall be subject to specific design standards set forth in the SRA development Document and approved by the BCC that address the perspective of these buildings' creating focal points, terminating vistas and significant community landmarks.

\* \* \* \* \*

g) General signage standards. Signage requirements shall be as provided for in section 5.06.00, the "Collier County Sign Code."

~~q) General signage standards.~~

~~i) Signage design shall be carefully integrated with site and building design to create a unified appearance for the total property.~~

~~ii) Signs shall be installed in a location that minimizes conflicts with windows or other architectural features of the building.~~

~~iii) Signs which create visual clutter or which block the view of signs on adjacent property shall not be permitted.~~

~~iv) Creativity in the design of signs is encouraged in order to emphasize the unique character of the SRA.~~

~~v) Sign Area: The area of any sign shall be the area of a rectangle which encloses all elements of the sign (excluding poles and brackets) including all text and any symbols or logos.~~

~~vi) Signable Area: The signable area (total of all individual signs on that facade or~~

~~related to that facade) of a facade facing a public street or a parking lot shall be limited to 20% of the total area of the facade.~~

~~vii) Mounting height: No part of a sign which projects from a building or is mounted on a pole or bracket shall be less than eight feet above the grade.~~

~~viii) Illumination: signs may be illuminated by external spot lighting or internally illuminated. Lighting shall be designed and shielded so as not to glare onto adjacent properties or the public right-of-way.~~

~~ix) Material: signs shall be constructed of durable materials suitable to the sign type. The long term appearance of the sign shall be a major consideration in the selection of materials.~~

~~x) Color: The color of signs shall be compatible with the colors and style of the building to which they are attached or otherwise associated.~~

~~r) The following sign types shall be permitted:~~

~~i) Wall A sign affixed directly to or painted directly on an exterior wall or fence. Maximum sign area Facade width x 2.5.~~

~~ii) Projecting Any sign which projects from and is supported by a wall of a building with the display of the sign perpendicular to the building wall. Maximum sign area = The facade area x .05. up to a maximum of 100 Sq. Ft.~~

~~iii) Window A sign affixed to or behind a window. Maximum sign area the area of the window with the sign x .30.~~

~~iv) Hanging A sign attached to and located below any eave, arcade, canopy or awning. Maximum sign area 20 Sq. Ft. (two faces of 20 Sq. Ft. each).~~

~~v) Awning A sign or graphic attached to or printed on an awning. Maximum sign area the area of the awning x .25.~~

- vi) ~~Pole~~ A sign mounted at the top of or bracketed from a vertical pole which is supported by the ground. Maximum sign area ~~24 Sq. ft (2 faces @ 12 Sq. Ft. each.)~~.
- vii) ~~Monument~~ A sign secured to a base which is built directly upon the ground. Maximum sign area ~~50 Sq. Ft., exclusive of the base. (2 faces of 50 Sq. Ft. each).~~ Maximum height above **grade** ~~6 feet~~.
- viii) ~~Marquee~~ A sign usually projecting from the face of a theater or cinema which contains changeable text to announce events. sign area shall be compatible with the design of the theater building. Minimum height above **grade** ~~10 feet~~. Minimum distance from curb ~~4 feet~~.
- ix) ~~Sandwich boards~~ A movable sign comprised of two sign panels hinged together at the top. Maximum sign area ~~12 square ft (2 faces at 12 Sq. Ft. each.~~
- x) ~~Banners~~ Fabric panels projecting from light poles or other structures. Maximum sign area shall be proportional to the height of the pole: ~~16 foot pole 15 Sq. Ft. max (2 faces at 15 Sq. Ft. ea.); 20 foot pole 20 Sq. Ft. max. (2 faces at 20 Sq. Ft. ea.); 30 foot pole 36 Sq. Ft. max (2 faces at 36 Sq. Ft. ea.)~~.
- xi) ~~Temporary signs as allowed by section 5.06.00.~~
- s) ~~The following sign types are prohibited:~~
  - i) ~~Pole signs greater than 12 Sq. Ft. in area~~
  - ii) ~~Portable or mobile signs except sandwich boards~~
  - iii) ~~Flashing or animated signs (except time and temperature signs)~~
  - iv) ~~Signs with changeable text (except Marquee)~~
  - v) ~~Off site signs. Billboards.~~

\* \* \* \* \*

- iii. Neighborhood General. Neighborhood General is predominately residential with a mix of single and multi-family housing. Neighborhood scale goods and services, schools, parks and open space diversify the neighborhoods. The interconnected street pattern is maintained through the Neighborhood General to disperse traffic. **Sidewalks** and streetscape support the pedestrian environment. The following design criteria shall apply within Neighborhood General:

\* \* \* \* \*

g) General signage requirements shall be as provided for in section 5.06.00

~~g) General signage requirements:~~

~~i) Sign Area: The area of any sign shall be the area of a rectangle which encloses all elements of the sign (excluding poles and brackets) including all text and any symbols or logos.~~

~~ii) Allowable sign Area: The allowable sign area (total of all individual signs on that facade or related to that facade) of a facade facing a public street or a parking lot shall be limited to 20% of the total area of the facade.~~

~~iii) Mounting height: No part of a sign which projects from a building or is mounted on a pole or bracket shall be less than eight feet above the grade unless not in the pedestrian path.~~

~~iv) Illumination: signs may be illuminated by external spot lighting or internally illuminated. Lighting shall be designed and shielded so as not to glare onto adjacent properties or the public right-of-way.~~

~~h) Prohibited sign Types:~~

~~i) Pole signs~~

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Words ~~struck through~~ are deleted, words underlined are added

- ii) ~~Portable or mobile signs except sandwich boards~~
  - iii) ~~Flashing or animated signs (except time and temperature signs)~~
  - iv) ~~Signs with changeable text including~~
  - v) ~~Marquee — A sign usually projecting from the face of a theater or cinema which contains changeable text to announce events~~
  - vi) ~~Banners~~
  - vii) ~~Off-site signs, billboards~~
  - viii) ~~Signage is prohibited outside of Neighborhood Goods and Services Zones, except as necessary within open spaces, parks, and neighborhoods for directional and area identification purposes.~~
- i) ~~The following sign types are allowable:~~
- i) ~~Wall — A sign affixed directly to an exterior wall or fence. Maximum sign area — 24 square ft.~~
  - ii) ~~Projecting — Any sign which projects from and is supported by a wall of a building with the display of the sign perpendicular to the building wall. Maximum sign area — The facade area x .05, up to a maximum of 40 sq. ft.~~
  - iii) ~~Window — A sign affixed to or behind a window. Maximum sign area — 20% of the area of the window.~~
  - iv) ~~Hanging — A sign attached to and located below any eave, canopy or awning. Maximum area — 12 sq. ft. (may be double sided)~~
  - v) ~~Awning — A sign or graphic attached to or printed on an awning. Maximum sign area — 20% of the area of the awning.~~
  - vi) ~~Monument — A sign secured to a base which is built directly upon the ground. Maximum sign area — 30 sq. ft., exclusive of the base. (2 faces of 30 sq. ft. each). Maximum height above grade — 4 feet.~~
  - vii) ~~Sandwich boards — A movable sign~~

~~comprised of two sign panels hinged together at the top. Maximum sign area 12 square ft (2 faces at 12 sq. ft. each).~~

~~viii) Temporary signs as allowed by section 5.06.00.~~

~~i) Signage within Neighborhood Goods and Service Zones shall be as provided for in section 5.06.00.~~

~~j) Signage within Neighborhood Goods and Service Zones shall adhere to the following:~~

~~i) Signage design shall be carefully integrated with site and building design to create a unified appearance for the total property.~~

~~ii) Signs shall be installed in a location that minimizes conflicts with windows or other architectural features of the building.~~

~~iii) Signs which create visual clutter or which block the view of signs on adjacent property shall not be permitted~~

~~iv) Creativity in the design of signs is encouraged in order to emphasize the unique character of the SRA.~~

\* \* \* \* \*

#### **5.04.04 Model Homes and Model Sales Centers**

\* \* \* \* \*

C. All model home site plans shall adequately address the following standards:

1. Traffic circulation and safety within the site as follows: All parking spaces shall be arranged in a manner for convenient and safe access for vehicles and pedestrians. No parking spaces shall be arranged to cause vehicles to be moved in order for other vehicles to enter or exit a site.

2. Minimum parking requirements:

a. Four (4) parking spaces for the first model unit and one and one-half (1.5) spaces for each additional model unit (for dimensions see section 4.05.02 of this Code).

b. One (1) paved parking space for disabled persons per parking lot shall be provided (included as part of the number of required parking spaces), along with a paved access aisle and barrier-free access to the unit (for dimensions, see



section 4.05.07 of this Code).

- c. All parking spaces shall be constructed of a concrete, asphalt, or other dustless material as may be approved by the County Manager or designee. driveways and handicapped spaces shall be paved.
3. Screening, buffering, and landscaping of the temporary use to reduce potential impacts on adjacent properties as required in section 4.06.00 and approval by the County Manager or designee as follows:
  - a. One (1) canopy tree per thirty (30) linear feet around the perimeter of the vehicular use areas.
  - b. A staggered double row of hedges between the right-of-way and the parking area and a single row of hedges to screen the **driveway**.
4. Model home signs. One on-premises sign for model homes, approved in conjunction with a temporary use permit in any zoning district not to exceed 8 feet in height and 32 square feet in size. Model home sign copy shall be limited to the model name, builder's name, name and address, phone number, price, logo, and model home. Model home signs shall not be illuminated in any manner. No building permit is required for the sign.
- ~~4~~ 5. Vehicular use areas shall be set back a minimum of ten (10) feet from the property line.
- ~~5~~ 6. Lighting.
- ~~6~~ 7. Sanitary facilities.
- ~~7~~ 8. Fire protection.
- ~~8~~ 9. Environmental impacts.
- ~~9~~ 10. Stormwater management.
- ~~10~~ 11. Any other requirements determined by the County Manager or designee to be necessary for the public health and safety.

\* \* \* \* \*

#### 5.05.05 Automobile Service Stations

\* \* \* \* \*

#### C. Building architecture and signage requirements.

1. Building architecture shall meet the requirements of section 5.05.08.
2. Signage for automobile service stations. The following are the only signs allowed in **automobile service stations** and convenience stores with gas

pumps.

- a. Window, Wall, and other signs: As allowed in Section 5.06.00 of this Code.
- b. All canopies may have an illuminated corporate logo with a maximum area of 12 square feet shall be allowed on a canopy face which is adjacent to a dedicated street or highway. Otherwise, **accent lighting**, back lighting and accent striping are prohibited on canopy structures.
- c. One ground sign shall be permitted for each site and shall be placed within a 200 square foot landscaped area. Height is limited so that the top edge of the sign face is less than eight feet above grade. Maximum permitted area 60 square feet.
- d. Signage is prohibited above gas pumps.

D. The following landscape requirements are in addition to the requirements of section 4.06.00 Landscaping and Buffering.

1. Right-of-way **buffer landscaping**:

- a. Landscaping adjacent to rights-of-way external to the development project shall be located within a **landscape buffer** easement which is a minimum of twenty-five (25) feet in width. Water management swales shall not be located within these **buffer** areas; however, water management facilities such as underground piping shall be permitted.
- b. An undulating berm with a maximum slope of 3:1 shall be constructed along the entire length of the **landscape buffer**. The **berm** shall be constructed and maintained at a minimum average height of three (3) feet. The **berm** shall be planted with ground cover (other than grass), shrubs, hedges, trees, and palms.

\* \* \* \* \*

\* \* \* \* \*

**SUBSECTION 3.\_. AMENDMENTS TO SECTION 5.06.00 SIGNS**

Section 5.06.00 Signs, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

**5.06.00 SIGNS**

**5.06.01 Generally**

~~Increased numbers and sizes of signs, as well as certain types of lighting distract the attention of motorists and pedestrians, and interfere with traffic safety. The indiscriminate erection of signs degrades the aesthetic attractiveness of the natural and manmade attributes of the community and thereby undermines the economic value of tourism, visitation and permanent economic growth.~~

~~A. Purpose and intent.~~

~~It is the intent and purpose of this sign code, and it shall be interpreted, to implement the goals, policies and objectives of the growth management plan, and to promote the health, safety, convenience, aesthetics, and general welfare of the community by controlling signs which are intended to communicate to the public and to authorize the use of signs which are:~~

- ~~1. Compatible with their surroundings.~~
- ~~2. Designed, constructed, installed and maintained in a manner which does not endanger public safety or unduly distract motorists.~~
- ~~3. Appropriate to the type of activity to which they pertain.~~
- ~~4. Are large enough to convey sufficient information about the owner or occupants of a particular property, the products or services available on the property, or the activities conducted on the property and small enough to satisfy the needs for regulation.~~
- ~~5. Reflective of the identity and creativity of the individual occupants.~~

~~B. Signage Table. The following table is intended to provide a graphic representation of the various permitted residential and commercial signs, but may not encompass all of the requirements for those signs. For the specific regulations, please see the appropriate subsections throughout this section of the Code.~~

### Residential Signage

TABLE INSET:

<del>Sign Type</del>	<del>Max. Number of Signs Allowed</del>	<del>Max. Sign Copy</del>	<del>Max. Height</del>	<del>Setback</del>	<del>Landscaping</del>	<del>Lot Size or Frontage Size</del>	<del>Building Permit Required ? Y or N (See § 10.02.06 B of the LDC)</del>	<del>Additional Requirements ? Y or N</del>
<del>Real Estate</del>	<del>1</del>	<del>4</del>	<del>6</del>	<del>10</del>	<del>N/A</del>	<del>less than 1 acre</del>	<del>No</del>	<del>—</del>
<del>Real Estate</del>	<del>1</del>	<del>12</del>	<del>8</del>	<del>10</del>	<del>N/A</del>	<del>1 to 10 acres</del>	<del>No</del>	<del>—</del>

Real Estate	1	64	15	10	N/A	excess of 10 acres	Yes	Yes
Construction	1	4	6	10	N/A	less than 1 acre	No	—
Construction	1	12	8	10	N/A	1 to 10 acres	No	—
Construction	1	64	15	10	N/A	excess of 10 acres	Yes	Yes
Model home	1	32	8	10	N/A	1	No	Yes
On Premise Sign	2	64	8	10	N/A	N/A	Yes	—
Conditional Use	1	32	8	10	N/A	150 ft. frontage	Yes	—

## Commercial Signage

TABLE INSET:

Sign Type	Max. Number of Signs Allowed	Max. Sign Copy	Max. Height	Setback	Landscaping	Lot Size or Frontage Size	Building Permit Required? Y or N (See § 10.02.06 B of the LDC)	Additional Requirements? Y or N
Real Estate	1	12	10	10	N/A	less than 1 acre	No	—
Real Estate	1	32	10	10	N/A	1 to 10 acres	No	—
Real Estate	1	64	15	10	N/A	excess of 10 acres	Yes	—
Construction	1	12	10	10	N/A	less than 1 acre	No	—
Construction	1	32	10	10	N/A	1 to 10 acres	No	—
Construction	1	64	15	10	N/A	excess of 10 acres	Yes	—
Directory	1	150	20	15	100 sq. ft.	1 per street entrance	Yes	Yes

Pole or Ground	2	80	15	10	100 sq. ft.	150 ft. frontage, Arterial Road	Yes	Yes
Pole or Ground	2	60	12	10	100 sq. ft.	150 ft. frontage, Collector Road	Yes	Yes
Ground	2	32	8	10	100 sq. ft.	121 to 149.9 ft. frontage	Yes	Yes
Ground	2	16	6	10	100 sq. ft.	100 to 120.9 ft. frontage	Yes	Yes
Wall	2	150	N/A	N/A	N/A	20% build.- facade-max 150. Up to 24,999 sq. ft. leasable space	Yes	Yes
Wall	2	200	N/A	N/A	N/A	20% build.- facade-max 200. From 25,000-59,999 sq. ft. leasable space	Yes	Yes
Wall	2	250	N/A	N/A	N/A	20% build.- facade-max 250. Over 60,000 sq. ft. leasable space	Yes	Yes
Outparcel Ground	1	60	8	10	100 sq. ft.	150 ft. frontage	Yes	Yes
Outparcel Wall	2	150 & 60	N/A	N/A	N/A	20% build.- facade-max 150 sq. ft.	Yes	Yes
Auto Service Station Wall	2	150	N/A	N/A	N/A	20% build.- facade-max 150	Yes	Yes
Auto Service Station Ground	1	60	8	10	200 sq. ft.	150 ft. frontage	Yes	Yes

## 5.06.02 Permitted Signs

A. ~~Signs within residential zoned districts and as applicable to residential designated portions of PUD zoned properties.~~

1. ~~Development standards.~~

a. ~~Maximum allowable height. All signs within residential zoned districts and as applicable to residential designated portions of PUD zoned properties are limited to a maximum height of eight~~

feet, or as provided within this Code. Height shall be measured from the lowest centerline grade of the nearest public or private R.O.W. or ~~easement~~ to the uppermost portion of the sign structure.

b. ~~Minimum setback.~~ All signs within residential zoned districts and as applicable to residentially designated portions of PUD zoned properties shall not be located closer than ten feet from the property line, unless otherwise noted below or as provided for in section 1.04.04 B. as determined by the county for safety and operation.

2. ~~Real estate signs.~~ The following signs classified as real estate signs shall be permitted in residential districts subject to the following.

a. ~~One ground sign with a maximum height of six feet or wall "For Sale," "For Rent," or similar sign, with a maximum of four square feet in size, per street frontage for each parcel, or lot less than one acre in size. Said sign shall be located no closer than ten feet from any adjacent residentially used property and may be placed up to the property line abutting a right-of-way, provided it is a minimum of ten feet from the edge of pavement. (No building permit required.)~~

b. ~~One ground sign with a maximum height of eight feet or wall "For Sale," "For Rent," or similar sign, with a maximum of 12 square feet in size, per street frontage for each parcel, or lot one to ten acres in size. (No building permit required.)~~

c. ~~One pole sign with a maximum height of 15 feet or wall "For Sale," "For Rent," or similar sign, with a maximum of 64 square feet in size, per street frontage for each parcel or lot in excess of ten acres in size. (Building permit required.)~~

d. ~~Real estate signs shall not be located closer than ten feet from any property line. In the case of undeveloped parcels where the existing vegetation may not allow the location of the sign ten feet from the property line, the County Manager or his designee may allow a reduction in the amount of the required setback however, in no case shall said sign be located closer than five feet from any property line unless authorized by the board of zoning appeals through the variance process.~~

e. ~~Real estate signs shall be removed when an applicable temporary use permit has expired, or within seven days of any of the following conditions: ownership has changed; the property is no longer for sale; rent or lease; or, the model home is no longer being used as a model home.~~

- f. ~~A sign advertising that a property has been sold or leased shall not be displayed for more than 14 days after it is erected.~~

3. ~~Temporary Open House Signs.~~

a. ~~Off premises open house signs.~~

- i. ~~Signs may only be displayed on supervised open house days, between the hours of 10:00 a.m. and 5:00 p.m. No flags, pennants, balloons, or other attention type devices may be used with such signs and they shall not be lighted or illuminated in any manner.~~
- ii. ~~One sign may be placed in the public right-of-way abutting the subject property no closer than 10 feet from the edge of the road. (No building or right-of-way permit required.)~~
- iii. ~~Two signs may be placed within the public right-of-way providing direction to a supervised open house that is available for immediate viewing and examination by prospective buyers, renters, and/or lessees. Such signs shall be located no closer than 100 feet from another sign providing direction. (No building or right-of-way permit required.)~~
- iv. ~~Signs shall not exceed 4 square feet in copy area and 4 feet in height; however, any such sign placed at an intersection may not exceed 29 inches in height as per section 6.05.05 of this Code.~~
- v. ~~Signs may be placed in the right-of-way no closer than 10 feet from the edge of the road and shall not interfere with the visibility of pedestrians or motorists. Additionally, signs shall not be located within any median.~~
- vi. ~~Each sign must bear the name of the real estate brokerage firm, or the property owner's name if by owner, and the local telephone number where they can be contacted.~~
- vii. ~~Sign Removal, Retrieval, and Disposal. Off premises open house signs shall be prohibited except as specified above. Any such sign found to be in violation of this section shall be removed by the County Manager or designee. All such removed signs are subject to disposal by the County. This section shall not inhibit nor prevent any other enforcement actions that may be deemed appropriate.~~

4. ~~Model home signs.~~ One on-premises sign for model homes, approved in conjunction with a temporary use permit in any zoning district not to exceed 8 feet in height and 32 square feet in size. Model home sign copy shall be limited to the model name, builder's name, name and address, phone number, price, logo, and model home. Model home signs shall not be illuminated in any manner. (No ~~building~~ permit required.)
5. ~~Construction signs.~~ All supports for such signs shall be securely built, constructed, and erected and shall be located on the site under construction, subject to the following:
  - a. ~~One ground sign with a maximum height of six feet or wall sign, with a maximum of four square feet in size, may be used as a construction sign by the general contractor of the development or as a permit board, within each front yard for each parcel less than one acre in size. (No building permit required.)~~
  - b. ~~One ground sign with a maximum height of eight feet or wall sign, with a maximum of 12 square feet in size, may be used as a construction sign by the general contractor of the development or as a permit board, within each front yard for each parcel one to ten acres in size. (No building permit required.)~~
  - c. ~~One pole sign with a maximum height of 15 feet or wall sign, with a maximum of 64 square feet in size, may be used as a construction sign by the general contractor of the development or as a permit board, within each front yard for each parcel in excess of ten acres in size.~~
  - d. ~~One ground or wall sign, with a maximum of four square feet in size, may be used as a construction sign by each contractor, lending institution, or other similar company involved with the development, regardless of parcel size. (No building permit required.)~~
  - e. ~~Advertising of any kind is not permitted on construction signs.~~
6. ~~Residential directional or identification signs.~~ Directional or identification signs no greater than four square feet in size, and located internal to the subdivision or development may be allowed subject to the approval of the County Manager or his designee, or his designee. Such signs shall only be used to identify the location or direction of approved uses such as models or model sales centers, club house, recreational areas, etc. These signs may be clustered together to constitute a sign with a maximum area of 24 square feet and a maximum height of eight feet. Such clustered signs shall require a building permit. For signage to be located along the Golden Gate Parkway see section 2.03.07.
7. ~~On premises signs within residential districts.~~ Two ground signs with a maximum height of eight feet or wall residential entrance or gate signs



may be located at each entrance to a multi-family, single-family, mobile home or **recreational vehicle** park subject to the following requirements:

- a. ~~Such signs shall contain only the name of the subdivision, the insignia or motto of the development and shall not contain promotional or sales material. Said signs shall maintain a ten-foot setback from any property line unless placed on a fence or wall subject to the restriction set forth in section 5.03.02. Furthermore, bridge signs located on private bridges directly leading to private communities shall not be considered off premise signs. Bridge signs complying with the requirements of section 5.06.02 may be substituted for ground or wall signs in residential districts.~~
- b. ~~The ground or wall signs shall not exceed a combined area of 64 square feet, and shall not exceed the height or length of the wall or gate upon which it is located.~~
- c. ~~Logos without any verbal content and similar architectural features less than ten square feet in area not containing any letters or numbers shall not be considered signs and shall be allowed throughout the development. However, should such architectural embellishments be located closer than ten feet to any sign, then it should be considered an integral part of the sign and shall be subject to the restrictions of this section.~~

8. ~~Conditional uses within the residential and agricultural districts.~~

- a. ~~**Conditional uses** within the residential district are permitted one wall sign with a maximum of 32 square feet. Corner lots are permitted two such wall signs.~~
- b. ~~**Conditional uses** within the agricultural district in the urban area, residential and estates districts with a street **frontage** of 150 feet or more and a land area of 43,560 square feet or larger are permitted a ground sign with a maximum height of eight feet and a maximum area of 32 square feet.~~
- c. ~~Bulletin boards and identification signs for public, charitable, educational or religious institutions located on the premises of said institutions and not exceeding 12 square feet in size. (No building permit required.)~~
- d. ~~The board of county commissioners may approve additional signage as may be deemed appropriate during the conditional use approval process.~~

B. ~~Signs within non-residential districts:~~

- 1. ~~*Design criteria and unified sign plan.* Where multiple on-premise signs are proposed for a single site or project, or in the case of a **shopping center** or multi-use building, a unified sign plan shall be employed. An~~

application for site development or site improvement plan approval shall be accompanied by a graphic and narrative representation of the unified sign plan to be utilized on the site. The unified sign plan must be applied for by the property owner, or his or her **authorized agent**. The unified sign plan may be amended and resubmitted for approval to reflect style changes or changing tenant needs. Design elements which shall be addressed in both graphic and narrative form include:

- a. ~~Colors;~~
- b. ~~Construction materials and method;~~
- c. ~~Architectural design;~~
- d. ~~Illumination method;~~
- e. ~~Copy style;~~
- f. ~~Sign type(s) and location(s); and, conformance with the following:~~
  - i. ~~The ground or pole sign shall not be in the shape of a logo and the logo shall not protrude from the sign.~~
  - ii. ~~The use of fluorescent colors is prohibited.~~

#### **5.06.03 Development Standards for Signs**

##### **A. ~~Development standards.~~**

- 1. ~~The maximum size limitation shall apply to each structure. Pole or ground signs may be placed back to back or in V-type construction with not more than one display on each facing for a maximum of two display areas for each V-type sign, and such sign structure shall be considered as one sign.~~
- 2. ~~Spot or floodlights shall be permitted only where such spot or floodlight is non-revolving and said light shines only on the owner's premises or signs and away from any right of way.~~
- 3. ~~Official Address Numbers and/or the range of Official Address Numbers shall be posted within the upper third portion of the sign face or in the area defined in this section of the Land Development Code of Commercial and residential signage that utilizes the following sign types: pole sign, ground sign, and directory signs. Address numbers on signs shall be a minimum height of eight (8) inches.~~

#### **5.06.04 Sign Standards for Specific Situations**

##### **A. ~~Real estate signs:~~ As defined, shall be permitted in non-residential districts subject to the following:**

- 1. ~~One ground sign with a maximum height of ten feet or wall sign with a maximum area of twelve square feet in size per street **frontage** for each parcel, or lot less than one acre in size. (No building permit required.)~~

2. ~~One ground sign with a maximum height of ten feet or wall sign with a maximum 32 square feet in size, per street **frontage** for each parcel, or lot one to ten acres in size. (No building permit required.)~~
  3. ~~One ground sign with a maximum height of 15 feet or wall sign with a maximum of 64 square feet in size, per street **frontage** for each parcel or lot in excess of ten acres in size. A building permit is required.~~
  4. ~~Real estate signs shall not be located closer than ten feet from any property line. In the case of undeveloped **parcels** where the existing vegetation may not allow the location of the sign ten feet from the property line, the County Manager or his designee may allow a reduction in the amount of the required setback however, in no case shall said sign be located closer than five feet from any property line unless authorized by the board of zoning appeals through the variance process.~~
  5. ~~Real estate signs shall be removed when an applicable temporary use permit has expired, or within seven days of any of the following conditions: ownership has changed; or, the property is no longer for sale, rent or lease.~~
  6. ~~A sign advertising that a property has been sold or leased shall not be displayed for more than 14 days after it is erected.~~
- B. ~~Construction signs. All supports for such signs shall be securely built, constructed, and erected and shall be located on the site under construction and no closer than ten feet from any property line, and subject to the following:~~
1. ~~One ground sign with a maximum height of ten feet or wall sign, with a maximum of 12 square feet, may be used as a construction sign by the general contractor of the development or as a permit board, within each **front yard** for each parcel less than one acre in size. (No building permit required.)~~
  2. ~~One ground sign with a maximum height of ten feet or wall sign, with a maximum of 32 square feet in size, may be used as a construction sign by the general contractor of the development or as a permit board, within each **front yard** for each parcel one to ten acres in size. (No building permit required.)~~
  3. ~~One pole sign with a maximum height of 15 feet or wall sign, with a maximum of 64 square feet in size, may be used as a construction sign by the general contractor of the development or as a permit board, within each **front yard** for each parcel in excess of 10 acres in size.~~
  4. ~~One ground or wall sign, with a maximum of 4 square feet in size, may be used as a construction sign by each contractor, lending institution, or other similar company involved with the development, regardless of parcel size. (No building permit required).~~
  5. ~~All construction signs must be removed prior to the issuance of a certificate of occupancy.~~

C. ~~On premise signs. On premise pole signs, ground signs, projecting signs, wall signs, and mansard signs shall be allowed in all nonresidentially zoned districts subject to the restrictions below:~~

1. ~~Pole or ground signs. Single occupancy **parcels**, shopping centers, office complexes, business parks, or industrial parks having **frontage** of 150 feet or more on a public street, or combined public street **frontage** of 220 linear feet or more for corner lots, shall be permitted one pole or ground sign. Additional pole or ground signs may be permitted provided that there is a minimum of a 1,000-foot separation between such signs, and all setback requirements are met. In no case shall the number of pole or ground signs exceed two per street **frontage**.~~

a. ~~Maximum allowable height. All pole or ground signs within nonresidential zoned districts and as applicable to nonresidential designated portions of PUD zoned properties are limited to a maximum height of 15 feet when located along an **arterial or collector roadway** and 12 feet for all other roads, except as provided in this Code for pole or ground. Height shall be measured from the lowest centerline grade of the nearest public or private R.O.W. or **easement** to the uppermost portion of the **sign structure**.~~

b. ~~Minimum **setback**. All pole or ground signs within nonresidential zoned districts and as applicable to nonresidential designated portions of PUD zoned properties shall not be located closer than ten feet from the property line.~~

c. ~~Maximum allowable sign area: 80 square feet for pole or ground signs located along an **arterial or collector roadway** and 60 square feet for all other roads.~~

d. ~~The location of all permanent pole, ground signs shall be shown on the landscape plans as required by section 4.06.05.~~

e. ~~Pole signs shall provide a pole cover no less than 50 percent of the width of the sign, with architectural design features including colors and/or materials common to those used in the design of the building the sign is accessory to. A minimum 100 square foot planting area shall be provided around the base of any ground or pole sign, consistent with the provisions of this section of this Code, development of landscaping shall be approved by the County consistent with Section 4.06.03 A. of the LDC.~~

f. ~~Ground signs for smaller lots. Single occupancy **parcels**, shopping centers, office complexes, business parks, and industrial parks may be issued a sign permit for one ground sign provided that the following minimum requirements are met, as applicable:~~

i. ~~For those lots or **parcels** with public road **frontage** of no less than 100 feet, but up to 149.9 feet, or a combined public street **frontage** of no less than 150 feet but less~~

than 219.9 feet for corner lots or **parcels**:

- a) ~~No portion of the ground sign may be located closer than 10 feet from any property line;~~
- b) ~~A planting area of no less than 100 square feet shall be provided around the base of the ground sign;~~
- c) ~~The ground **sign's** architectural design, construction, and color shall include features common to those used in the design of the building where the corresponding business requesting the sign is accessory to;~~
- d) ~~The ground sign may be double-sided but cannot be placed in a V-shape, and must display identical copy on both faces;~~
- e) ~~Any illumination of the sign must be non-revolving and shine away from any right-of-way, and shall require an electrical permit.~~
- f) ~~The street address for the business(es) shall be displayed in numerals at least 8 inches high on all faces of the sign and must be located so as to not be covered by landscaping or other impediments; and~~
- g) ~~No other free standing signs will be allowed on the same lot or parcel.~~

ii. ~~In addition, for those lots or **parcels** with **frontage** of 121 to 149.9 feet, or a combined public street **frontage** of no less than 150 feet for corner lots or **parcels** but less than 219.9 feet:~~

- a) ~~The ground sign shall be limited to 8 feet in height, as measured from the lowest centerline grade of the nearest public road to the uppermost portion of the sign structure regardless of the roadway classification; and~~
- b) ~~The maximum allowable sign area is 32 square feet~~

iii. ~~In addition, for those lots or **parcels** with **frontage** of 100 to 120.9 feet:~~

- a) ~~The ground sign shall be limited to 6 feet in height, as measured from the lowest centerline grade of the nearest public road to the uppermost portion of the sign structure regardless of the roadway classification; and~~

- b) ~~The maximum allowable sign area is 16 square feet.~~
- g. ~~The minimum setback requirement may be administratively reduced by a maximum of ten feet by the County Manager or his designee upon submission of the administrative variance fee and a written request. However in no case shall the required setback be reduced to less than five feet. The County Manager or his designee's decision to reduce the required setback shall be based on the following:~~
  - i. ~~Where it can be demonstrated that within the adjacent right-of-way the area between the property line and the edge of pavement is excessively wide and that the actual paved area is unlikely to be widened to the extent that reduction in the required setback will result in the sign being any closer than 30 feet to the edge of pavement;~~
  - ii. ~~Where due to the existing site conditions and improvements, it can be demonstrated that adherence to the required minimum required setback will have a deleterious effect on the safety of users of the site from the perspective of vehicular parking and vehicular and pedestrian ingress and egress;~~
  - iii. ~~Where due to the nature and location of existing landscape features and/or specimen trees, it would be prudent to allow for a reduction in the required setback so as to most appropriately locate the sign structure; or~~
  - iv. ~~The extent of the reduction is the minimum amount necessary to provide relief from the applicable conditions cited above.~~
- h. ~~Ground signs shall provide a pole cover no less than 50 percent of the width of the sign, with architectural design features including colors and/or materials common to those used in the design of the building to which the sign is appurtenant. A minimum 100 square foot planting area shall be provided around the base of any ground or pole sign, consistent with the provisions of this section of the Code. Development of sign planting area landscaping shall be pursuant to Section 4.06.03 A. of this Code.~~
- 2. ~~Outparcels. In addition to the above requirements, signs for outparcels, regardless of the size of the outparcel, shall be limited to the following:~~
  - a. ~~In addition to any wall signs permitted by this Code, outparcels may be allowed one additional sixty square foot wall sign facing the shopping center if the additional sign is not oriented towards any public right-of-way. In no case shall the number of wall signs for an outparcel exceed two signs; and,~~
  - b. ~~A single ground sign for outparcels having a frontage of 150 feet~~

or more, not to exceed 60 square feet. Ground signs shall be limited to eight feet in height.

3. ~~Directory Signs. Multiple occupancy **parcels** such as **shopping centers**, office complexes, business parks, or industrial parks containing 25,000 square feet or more of gross leasable floor area, and eight or more independent businesses will be permitted one directory sign for a single entrance on each public **street**. When a directory sign is proposed then pole or ground signs shall be limited to the name and logo of the complex and shall not contain name of any tenant. The directory sign shall contain a minimum of four and a maximum of eight tenant names. The name of businesses located on **outparcels** shall not appear of directory signs.~~

a. ~~The maximum height for directory signs is limited to 20 feet. Height shall be measured from the lowest centerline grade of the nearest public or private R.O.W. or **easement** to the uppermost portion of the **sign structure**.~~

b. ~~Directory signs shall not be closer than 15 feet from the property line, unless otherwise noted below or as provided for in section 4.04.04 B.~~

c. ~~Maximum allowable sign area: 150 square feet for Directory signs.~~

d. ~~A minimum 100 square foot planting area shall be provided around the base of any Directory sign, consistent with the provisions of this section of this Code, development of landscaping shall be approved by the County consistent with Section 4.06.03 A. of the LDC.~~

e. ~~The location of all permanent directory signs shall be shown on the landscape plans as required by section 4.06.05.~~

4. ~~Wall, mansard, canopy or awning signs. One wall, mansard, canopy or awning sign shall be permitted for each single occupancy parcel, or for each establishment in a multiple occupancy parcel. End units within shopping centers, multiple occupancy **parcels**, or single occupancy **parcels** where there is double **frontage** on a public right-of-way, shall be allowed two signs, but such signs shall not be placed on one wall. Retail businesses with a floor area of larger than 25,000 square feet and a front wall length of more than 200 linear feet, are allowed three wall signs; however, the combined area of those signs shall not exceed the maximum allowable display area for signs by this Code.~~

a. ~~The maximum allowable display area for signs shall not be more than 20 percent of the total square footage of the visual **facade** of the building to which the sign will be attached and shall not, in any case, exceed 150 square feet for **buildings** or units up to 24,999 square feet, 200 square feet for **buildings** or units between 25,000 and 59,999 square feet and 250 square feet for **buildings** over 60,000 square feet in area.~~

b. ~~No wall sign shall exceed 80 percent of the width of the unit(s) or~~

the building occupied by a business with a minimum of ten percent clear area on each outer edge of the unit(s) or the **building**; and

- c. ~~All wall signs for multi-use **buildings** shall be located at a consistent location on the **building facade**, except that **anchor tenants** may vary from this locational requirement in scale with the **anchor tenant's** larger primary **facade** dimensions. All signs shall adhere to the dimensions provided for in the unified sign plan.~~
- 5. ~~Menu boards: One menu board with a maximum height of 6 ft. and 64 square feet of copy area per drive thru lane.~~
- 6. ~~*Projecting signs.* Projecting signs may be substituted for wall or mansard signs provided that the display area of the projecting sign shall not exceed 60 square feet of display area.~~
  - a. ~~Projecting signs shall not project more than four feet from the building wall to which it is attached.~~
  - b. ~~Projecting signs shall not extend above the roofline of the building to which it is attached.~~
  - c. ~~Projecting signs shall not project into the public right-of-way.~~
  - d. ~~Projecting signs which project over any pedestrian way shall be elevated to a minimum height of eight feet above such pedestrian way.~~
- 7. ~~*Under canopy signs.* In addition to any other sign allowed by this Code, one under canopy sign shall be allowed for each establishment in a **shopping center**. This sign shall not exceed six square feet in area and shall be a minimum of eight feet above finished grade. Under canopy signs do not require a building permit unless the sign is equipped with an electrical component.~~
- 8. ~~*Signage for automobile service stations.* The following are the only signs allowed in **automobile service stations** and convenience stores with gas pumps.~~
  - a. ~~Window signs: As allowed in this section 5.06.03 of the Code.~~
  - b. ~~An illuminated corporate logo with a maximum area of 12 square feet shall be allowed on a canopy face which is adjacent to a dedicated street or highway. Otherwise, **accent lighting**, back lighting and accent striping are prohibited on canopy structures.~~
  - c. ~~Color accent banding on gasoline canopy structures and all other structures is prohibited. Canopies shall be of one color, consistent with the predominant color of the principle structure, if applicable. The color of all structures on site shall be soft earth tones or pastels.~~
  - d. ~~One ground sign shall be permitted for each site and shall be~~



placed within a 200 square foot landscaped area. Height is limited so that the top edge of the sign face is less than eight feet above grade. Maximum permitted area 60 square feet.

e. ~~Signage, logos, advertising and information are prohibited above gas pumps.~~

f. ~~Wall signs: As allowed in section 5.06.04 C.4 of this Code.~~

g. ~~Signs: As allowed in this section of the Code.~~

9. ~~Signs within planned unit developments (PUDs). Pursuant to the purpose and intent of this division, creative, flexible and uniform comprehensive sign plans providing for size, location, type, and common architectural design standards, are encouraged within all PUD zoning districts, and specifically required for PUDs containing in a commercial component. Sign classes and sizes for planned unit developments should be the same as the standards found within this Code for the zoning district the development most closely resembles, unless such planned unit developments have comprehensive sign standards contained in the PUD document.~~

10. ~~Flags. Residential properties that have been issued a certificate of occupancy may display up to three non-commercial flags. Where these developments have multiple entrances, any entrance may have up to three flags each, provided: the development is at least ten acres in size, any entrance with flags is providing ingress/egress only off a roadway that is designated a collector or arterial in the traffic element of the growth management plan, and all entrances with flags are at least 300 feet apart. Four additional flags may be displayed within a development provided the flags are not visible to motorists along any **frontage** roadways. The four internally displayed flags may be increased by up to eight additional flags for maximum total of 12 flags with the amount of the proposed increase to be determined by the County Manager or his designee, provided: all proposed flags would not be visible to motorists along any **frontage** roadways and the County Manager or his designee determines that the display of the extra flags is essential to the theme and design of the development.~~

a. ~~All flagpoles with a height in excess of 15 feet above finished grade or that extend more than ten feet from any building that they are attached to shall be subject to the building permit process. As a condition of permitting, the flagpole foundation or attachment shall be designed by a Florida registered engineer on a signed and sealed drawing showing construction details and maximum flag area that is supportable. Certified designing and sealing shall not be required where flagpoles are located at a distance exceeding their height plus five feet from all structures (except those designed solely for storage), property boundaries, utility lines and poles, and pedestrian/vehicular accessways and roadways open to the general public or the residents of that~~

community.

- b. ~~On single family or duplex lots flagpoles shall not exceed 30 feet in height above finished grade. For all other residential zoned parcels, flagpoles shall not exceed 35 feet in height from the finished grade or extend more than 20 feet from any building to which they are attached. In the estates, agricultural or conservation districts flagpoles shall not exceed 35 feet in height above finished grade. In all other zoning districts, flagpoles shall not exceed 50 feet in height from the finished grade, nor extend more than 20 feet from any building to which they are attached, nor shall the width of the flag exceed 30 percent of the length of the pole to which it is attached.~~
- c. ~~All flags in all zoning districts shall have a minimum five foot setback from all property lines.~~
- d. ~~All flagpoles that are permitted must display their permit number at the base of the flagpole in minimum 1/2 inch numerals.~~
- 11. ~~Conservation Collier signs. In addition to other signs allowed by this Code, lands acquired for the Conservation Collier lands program shall be allowed to have one ground sign having a maximum height of 8 feet and a maximum sign area of 32 square feet to identify the main preserve entrance. This sign shall require a permit and shall be allowed if there is no principle structure on the property.~~
- 12. ~~Temporary signs. A permit is required to erect a temporary sign as set forth in section 10.02.06 G. unless otherwise provided herein. Applicants for temporary sign permits shall pay the fee established for a temporary sign permit. Temporary signs shall be allowed subject to the restrictions imposed by this section and other relevant parts of this Code.~~
  - a. ~~Political signs. Political signs shall be permitted subject to the following requirements:~~
    - i. ~~Prior to the erection, installing, placing, or displaying of a political sign a bulk temporary permit shall be obtained. The permit number shall appear on every sign or on the pole supporting the sign. The fee for said bulk permit shall be as adopted by resolution by the board of county commissioners. All signs for the candidate or the issue for which the permit was issued must be removed within seven days after the election, referendum, or other event that the sign pertains to. Failure to timely remove each such sign will constitute a separate violation of this Code and the permittee will be subject to issuance of a citation from Collier County Code Enforcement and all other penalties allowed by law.~~
    - ii. ~~Political campaign signs or posters within residentially zoned or used property shall not exceed four square feet in~~

size, and shall not be located closer than five feet to any property line. Political signs placed within residential districts shall require written permission from the property owner.

- iii. ~~Political campaign signs or posters will be permitted in all other zoning districts within a maximum copy area of 32 square feet per sign, and shall be located no closer than ten feet to any property line. The number of such signs shall be limited to one sign for each lot or parcel per bulk permit issued for each candidate or issue.~~
- iv. ~~All supports shall be securely built, constructed and erected to conform with the requirements of this Code.~~
- v. ~~The maximum height of any political campaign sign or poster, except those that may be affixed to a wall, shall be limited to eight feet.~~
- vi. ~~Political signs shall not be erected until the close date of the qualifying period as set forth in Section 90.061, Florida Statutes as it may be amended and shall be removed within 7 calendar days after termination of candidacy due to withdrawal, elimination, or election to the office or after approval or rejection of the issue has occurred.~~
- b. ~~Grand opening signs. An occupant may display an on-site grand opening sign not exceeding 32 square feet. The banner sign shall be anchored and may be displayed on-site for a period not exceeding 14 days within the first three months that the occupant is open for business.~~
- c. ~~Special events signs. A special events sign not exceeding 32 square feet in size may be displayed to announce or advertise such temporary uses as fairs, carnivals, circuses, revivals, sporting events, or any public, charitable, educational event. Such sign shall be located no closer than ten feet to any property line. Such signs shall require a building permit. Special event signs shall be erected not more than 15 calendar days prior to the advertised event and shall be removed within seven calendar days after the event has taken place.~~
- d. ~~"Coming soon" signs. A temporary use permit may be granted, at the discretion of the County Manager or his designee, for a "coming soon" sign located within a non-residential district. This sign must not exceed 32 square feet and the temporary use permit number must be placed at the base of the sign not less than one-half inch from the bottom. The sign must not be displayed for a period of more than six months from the issuance of temporary use permit or until the issuance of a permit for the permanent sign, whichever occurs first. A temporary use permit will not be issued until a building permit for the principal structure~~

is applied for. The non-refundable fees for this temporary use permit will be calculated by the board of county commissioners and are subject to change.

A "coming soon" sign is defined as a ground sign used to inform the public of the entry of a new business within a six-month time period. However, this sign may not be located within any public right-of-way or ~~easement~~.

e. ~~Holiday decorations. Seasonal decorations will be granted a permit for a period of 30 days prior to the holiday they are celebrating and will be removed no later than 15 days after the holiday.~~

13. ~~Special purpose signs (on-site). Due to the unique and varied nature of the following uses, additional signs may be required to provide the desired level of service to the public. Special purpose signs shall be permitted as follows:~~

a. ~~Time and temperature signs. One time and temperature sign having a surface area not exceeding 12 square feet shall be permitted at each industrial, commercial or other non-residentially zoned property. Such signs may be affixed to the structure of a pole or ground sign. Such sign shall require a building permit.~~

b. ~~Barber Pole signs. All traditional size (not more than 54 inches in height and not more than 6 inches in diameter) and style barber poles which contain any illuminated moving or rotating part may be permitted as a lawful sign if the following and all other applicable requirements are met:~~

i. ~~The barber pole sign is attached to the exterior wall of an establishment providing the services of a licensed barber;~~

ii. ~~Each such establishment (barbershop, salon, etc.) is limited to only one barber pole sign;~~

iii. ~~No barber pole sign may move or rotate except when the establishment is open and providing the services of a licensed barber; and~~

iv. ~~All barber pole signs that illuminate, whether or not they rotate, otherwise comply with section 5.06.06 C.16. for illuminated signs.~~

14. ~~Commercial, business park and industrial directional or identification signs. Directional or identification signs no greater than six square feet in size, four feet in height, and located internal to the subdivision or development and with a minimum setback of ten feet, may be allowed subject to the approval of the County Manager or his designee. Such sign shall only be used to identify the location or direction of approved uses such as sales centers, information centers, or the individual components of the development. Directional or identification signs~~

~~maintaining a common architectural theme may be combined into a single sign not to exceed six feet in height and 64 square feet in area. Such signs shall require a building permit. For signage to be located along the Golden Gate Parkway, see sections 2.03.00, 2.03.09 and 2.03.07 and the Golden Gate Master Plan. Logos shall not occupy more than 20 percent of the directional sign area when said sign is more than six square feet in area. Directional signs are also subject to restrictions of section 5.06.05 of this Code.~~

15. ~~On premise signs within agricultural districts in the rural agricultural area designated on the future land use map of the growth management plan. On-premises signs shall be permitted within agriculturally zoned or used property, for agri-commercial uses defined within the Collier County zoning ordinance only, and subject to the following restrictions:~~

a. ~~One pole or ground sign identifying the farm organization, located at the entrance or gate of each street frontage, and only for permitted agricultural uses. The maximum allowable sign area for each pole or ground sign shall not exceed 100 square feet with a maximum height of 20 feet, and shall be located a minimum of 15 feet from any property lines, public or private right-of-way or easement.~~

i. ~~On premise signs within agricultural zoned districts in the urban area shall comply with the requirements of section 5.06.04 of the Land Development Code.~~

b. ~~Seasonal farm signs (on-site). One temporary ground sign, with a maximum height of ten feet, and located a minimum of ten feet from any property line, public or private right-of-way or easement, identifying the farm, farm organization, entrance, or gate not exceeding 32 square feet in area. This sign shall be used to identify temporary agricultural offices so as to expedite the exportation of crops to various parts of the county. Such signs shall be permitted for a period not to exceed 30 days and may be issued only twice in any calendar year. Such signs shall require a building permit.~~

c. ~~U Pic signs. One U Pic sign located at the entrance on each street frontage. The maximum allowable sign area for each U Pic sign shall not exceed 32 square feet in area and a maximum height of ten feet, and shall be located a minimum of ten feet from any property line, public or private right-of-way or easement.~~

d. ~~Wall, mansard canopy or awning signs within agricultural districts. Wall, mansard, canopy or awning signs shall be permitted within agriculturally zoned or used property, for agri-commercial uses defined within the Collier County zoning ordinance only, and subject to the following restrictions:~~

i. ~~One wall or mansard, canopy or awning sign shall be permitted for each principal use structure on the parcel.~~

~~Corner parcels or double frontage parcels shall be allowed one sign per street frontage, but such signs shall not be combined for the purpose of placing the combined area on one wall. The maximum allowable display area for any sign shall not be more than 20 percent of the total square footage of the wall to which it is affixed, and shall not in any case exceed 250 square feet in area per sign.~~

16. ~~Off-premises directional signs. Off-premises directional signs are permitted subject to review and approval of the design and location of such signs by the County Manager or his designee, or his designee, if the following requirements are met:~~
- a. ~~Off-premises directional signs shall only be permitted in nonresidentially zoned, or agricultural districts.~~
  - b. ~~No more than two one-sided or one double-sided off-premise directional signs shall be permitted, identifying the location and nature of a building, structure, or use which is not visible from the arterial roadway serving such building, structure, or uses, provided:~~
    - i. ~~Each sign is not more than 12 square feet in area.~~
    - ii. ~~The sign is not more than eight feet in height above the lowest center grade of the arterial roadway.~~
    - iii. ~~The sign is located no closer than ten feet to any property line.~~
    - iv. ~~The applicant must submit with the permit application notarized, written permission from the property owner where the off-site sign is located.~~
    - v. ~~The sign shall only be located within 1,000 feet of the intersection of the arterial roadway serving the building, structure, or use.~~
  - c. ~~Off-premises directional signs shall not be located closer than 50 feet from a residentially zoned district.~~
  - d. ~~Off-premises directional signs shall not be located closer than 100 feet from another off-premises directional sign.~~
17. ~~Illuminated signs. All illuminated signs shall have electrical components, connections, and installations that conform to the National Electrical Code, and all other applicable federal, state, and local codes and regulations. Further, lighted signs shall: be shielded in such a manner as to produce no glare, hazard or nuisance to motorists or occupants of adjacent properties; nor be reflective or phosphorescent; have a steady nonfluctuating or nonundulating light source.~~

## **5.06.05 Signs Exempt from These Regulations**

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Words ~~struck through~~ are deleted, words underlined are added

~~In addition to those signs identified elsewhere in this Code, the following signs are exempt from the permit requirements of this Code, and shall be permitted in all districts subject to the limitations set forth below:~~

- A. ~~Signs required to be maintained or posted by law or governmental order, rule, or regulation.~~
- B. ~~On-premises directional signs, not exceeding six square feet in area and four feet in height, intended to facilitate the movement of pedestrians and vehicles within the site upon which such signs are posted. On-premises directional signs shall be limited to two at each vehicle access point and a maximum of four internal to the development. Internal signs are not intended to be readily visible from the road. Directional signs are also subject to restrictions of section 5.06.04 C.13. of this Code.~~
- C. ~~One identification sign, professional nameplate, or occupational sign for each professional office, or business establishment not to exceed two square feet in sign area and placed flush against a building face or mailbox side, and denoting only the name of the occupant and, at the occupant's election, the occupant's profession or specialty and/or the street address of the premise.~~
- D. ~~Memorial plaques, cornerstones, historical tablets, and similar types of commemorative signs when cut into any masonry surface or when constructed of bronze or other noncombustible materials.~~
- E. ~~"No Trespassing," "No Dumping," or other prohibitory or safety type signs, provided each sign does not exceed three square feet in size.~~
- F. ~~One ground or wall "For Sale," "For Rent," or similar sign per street frontage for each parcel, or lot less than ten acres in size.~~
- G. ~~One on-premises sign for model homes, approved in conjunction with a temporary use permit in any zoning district.~~
- H. ~~Temporary open house signs (see subsection 5.06.02 A. 3.).~~
- I. ~~Bulletin boards and identification signs for public, charitable, educational or religious institutions located on the premises of said institutions and not exceeding 12 square feet in size.~~
- J. ~~Signs located on fences or walls surrounding athletic fields, or within sports arenas, stadiums and the like, not to exceed 32 square feet in size, per sign. signs shall be oriented along the fence or wall to face the field(s) or playing area, and away from any adjacent public or private roads.~~
- K. ~~Traffic control and safety signs or other municipal, county, state or federal signs, legal notices, railroad crossing signs, danger signs and such temporary emergency signs when erected by an appropriate authority.~~
- L. ~~Window merchandise displays which are changed on a regular basis, meaning no less frequently than every 30 days.~~
- M. ~~Non-electrical, non-illuminated and non-reflective window signs not~~

exceeding 25 percent of each window area.

- N. ~~Signs located at the entrance drive of residences located upon 2.25-acre lots or greater, displaying the name and address of the resident and not exceeding four square feet in area.~~
- O. ~~Flags, or insignias of governmental, religious, charitable, fraternal or other nonprofit organizations when displayed on property owned by or leased to said organization. Non-commercial flags that will be flown on a flagpole that does not exceed 15 feet in height above finished grade or extend more than ten feet from any building they are attached to, are allowable if the number of flags displayed does not exceed those described in this section and the flagpoles do not require a certified design or be sealed by a Florida registered engineer as described in this section 5.06.05.~~
- P. ~~Advertising and identifying signs located on taxicabs, buses, trailers, trucks, or vehicle bumpers, provided such sign does not violate section 5.06.06 of this Code.~~
- Q. ~~Religious displays that do not constitute advertising.~~
- R. ~~Painting, repainting or cleaning without modifying the existing sign copy or design of an advertising structure, or changes which are determined by the County Manager or his designee to be less than a **substantial improvement**.~~
- S. ~~Copy changes for shopping centers, theaters, billboards or marquees that have routine changes of copy, or are specifically designed for changes of copy.~~
- T. ~~One ground or wall sign may be used as a construction sign by the general contractor of the development, within each **front yard** for each parcel less than ten acres in size.~~
- U. ~~Temporary signs in conjunction with an approved temporary use permit.~~
- V. ~~One sign indicating only the business's or establishment's operational status at that time may be installed and illuminated inside that business or establishment, provided said sign (1) does not exceed 2.25 square feet in total size, (2) has a cabinet enclosed on all sides, (except for signs illuminated with gas filled tubing aka "neon") and (3) includes a front panel that is clear or translucent (except for signs illuminated with gas filled tubing aka "neon"). The only allowable illumination source(s) for said sign is: incandescent, fluorescent, halogen lamp, Light Emitting Diode, fiber optic light or gas filled tubing (aka "neon"). The illumination source must not flash, fade, or increase in brightness, or change color. Nothing in this provision is to be construed to allow a sign that would otherwise be prohibited by this Code.~~
- W. ~~Internal directory signs for institutional or governmental facilities that cannot be seen from abutting right-of-way. Each sign shall be no higher than 6 feet in height or larger than 64 square feet.~~



- X. ~~Littoral Shelf Planting Area signs, provided such signs do not violate section 3.05.10 A.6 of this Code.~~
- Y. ~~Preserve Signs, provided such signs do not violate subsection 3.05.04 G of this Code.~~

#### **5.06.06 Prohibited Signs**

~~It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained, any sign not expressly authorized by, or exempted from this Code. The following signs are expressly prohibited:~~

- A. ~~Signs which are in violation of the building code or electrical code adopted by Collier County.~~
- B. ~~Abandoned signs.~~
- C. ~~Animated or activated signs, except special purpose time and temperature signs and barber pole signs complying with section 5.06.04 C.12.b.~~
- D. ~~Flashing signs or electronic reader boards.~~
- E. ~~Rotating signs or displays, except barber pole signs complying with section 5.06.04 C.12.b.~~
- F. ~~Illuminated signs in any residentially zoned or used district, except residential identification signs, residential nameplates, and street signs that are illuminated by soft or muted light. Nonresidential uses within residentially used or zoned districts by conditional use, PUD ordinance, or as otherwise provided for within the land development code, shall be allowed the use of illuminated signs, subject to the approval of the community services administrator or his designee.~~
- G. ~~Signs located upon, within, or otherwise encroaching upon county or public **rights-of-way**, except as may be permitted under the provisions of Ordinance [No.] 82-01, as amended, and those erected by a governmental agency or required to be erected by a governmental agency.~~
- H. ~~Billboards.~~
- I. ~~Strip lighted signs.~~
- J. ~~Neon type signs, except non-exposed neon signs covered with an opaque or translucent shield which will prevent radiation of direct light, within all commercial and industrial districts.~~
- K. ~~Roof signs.~~
- L. ~~Portable signs.~~
- M. ~~Signs which resemble any official sign or marker erected by any governmental agency, or which by reason of position, shade or color, would conflict with the proper function of any traffic sign or signal, or be of~~

a size, location, movement, content, color, or illumination which may be reasonably confused with or construed as, or conceal, a traffic control device.

**State law references:** Display of unauthorized traffic signs, signals or markings, F.S. § 316.077.

- N. ~~Signs, commonly referred to as snipe signs, made of any material whatsoever and attached in any way to a utility pole, tree, fence post, stake, stick or any other object located or situated on public or private property, except as otherwise expressly allowed by, or exempted from this Code.~~
- O. ~~Wind signs (except where permitted as part of this section of this Code).~~
- P. ~~Any sign which is located adjacent to a county right-of-way within the unincorporated areas of the county which sign was erected, operated or maintained without the permit required by section 10.02.06 having been issued by the County Manager or his designee shall be removed as provided in this section 5.06.06. Such signs shall include but are not limited to structural signs, freestanding signs, [and] signs attached or affixed to structures or other objects.~~
- Q. ~~Any description or representation, in whatever form, of nudity, sexual conduct, or sexual excitement, when it:~~
  - 1. ~~Is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable sexual material for minors; and~~
  - 2. ~~Taken as a whole, lacks serious literary, artistic, political, or scientific value.~~
- R. ~~Beacon lights.~~
- S. ~~Any sign which emits audible sound, vapor, smoke, or gaseous matter.~~
- T. ~~Any sign which obstructs, conceals, hides, or otherwise obscures from view any official traffic or government sign, signal, or device.~~
- U. ~~Any sign which employs motion, has visible moving parts, or gives the illusion of motion (excluding time and temperature signs).~~
- V. ~~Any sign which is erected or maintained so as to obstruct any firefighting equipment, window, door, or opening used as a means of ingress or egress for fire escape purposes including any opening required for proper light and ventilation.~~
- W. ~~Any sign which constitutes a traffic hazard, or detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination, or by obstructing or distracting the vision of drivers or pedestrians.~~
- X. ~~Signs mounted on a vehicle, be it the roof, hood, trunk, bed, and so on, where said sign is intended to attract or may distract the attention of~~

~~motorists for the purpose of advertising a business, product, service, or the like, whether or not said vehicle is parked, or driven, excluding emergency vehicles, county transit vehicles providing directional or route information, taxi cabs, and delivery vehicles, where a roof mounted sign does not exceed two square feet. This section shall not apply to magnetic type signs affixed to or signs painted on a vehicle, provided said vehicle is used in the course of operation of a business, and which are not otherwise prohibited by this Code. It shall be considered unlawful to park a vehicle and/or trailer with signs painted, mounted or affixed, on site or sites other than that at which the firm, product, or service advertised on such signs is offered.~~

- ~~Y. Any sign which uses flashing or revolving lights, or contains the words "Stop," "Look," "Danger," or any other words, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse vehicular traffic.~~
- ~~Z. Any sign which advertises or publicizes an activity not conducted on the premises upon which the sign is maintained, except as otherwise provided for within this Code.~~
- ~~AA. No sign shall be placed or permitted as a **principal use** on any property, in any zoning district except as follows: U Pic signs, political signs or signs approved by temporary permit pursuant to the time limitations set forth herein.~~
- ~~BB. Inflatable signs.~~
- ~~CC. Accent lighting as defined in this Code.~~
- ~~DD. Illuminated signs, neon or otherwise, installed inside businesses and intended to be seen from the outside. signs that comply with the provisions of section 5.06.05 (V) of this Code are exempt from this section.~~
- ~~EE. Human directional signs. People in costumes advertising stores or products.~~
- ~~FF. Attachments to signs, such as balloons and streamers.~~
- ~~GG. Banner signs.~~
- ~~HH. Pennants.~~
- ~~II. Bench signs.~~
- ~~JJ. Signs that due to brilliance of the light being emitted, it impairs vision of passing motorist.~~
- ~~KK. All signs expressly prohibited by this section and their supporting structures, shall be removed within 30 days of notification that the sign is prohibited by the County Manager or his designee, or, within 30 days of the end of the amortization period contained in section 9.03.03 D. or, in the alternative, shall be altered so that they no longer violate this section.~~

~~Billboards with an original cost of \$100.00 or more, and which have been legally permitted, shall be treated as nonconforming signs and removed pursuant to section 9.03.03-D.~~

#### **5.06.07 Enforcement**

- A. ~~General. No sign shall hereafter be erected, placed, altered or moved unless in conformity with this Code. All signs located within Collier County shall comply with the following requirements:~~
- ~~1. The issuance of a sign permit pursuant to the requirements of this Code shall not permit the construction or maintenance of a sign or structure in violation of an existing county, state or federal law or regulation.~~
  - ~~2. All signs for which a permit is required shall be subject to inspections by the County Manager or his designee. The County Manager or his designee is hereby authorized to enter upon any property or premises to ascertain whether the provisions of this Code are being adhered to. Such entrance shall be made during business hours, unless an emergency exists. The County Manager or his designee may order the removal of any sign that is not in compliance with the provisions of this Code, is improperly maintained, or which would constitute a hazard to the public health, safety, and welfare.~~
  - ~~3. The County Manager or his designee shall be charged with interpretation and enforcement of this Code.~~
- B. ~~Enforcement procedures. Whenever, by the provisions of this Code, the performance of an act is required or the performance of an act is prohibited, a failure to comply with such provisions shall constitute a violation of this Code.~~
- ~~1. The owner, tenant, and/or occupant of any land or structure, or part thereof, and an architect, builder, contractor agent, or other person who knowingly participates in, assists, directs, creates or maintains any situation that is contrary to the requirements of this Code may be held responsible for the violation and be subject to the penalties and remedies provided herein.~~
  - ~~2. Where any sign or part thereof violates this Code, the County Manager or his designee may institute any appropriate action or proceedings to prevent, restrain, correct, or abate a violation of this Code, as provided by law, including prosecution before the Collier County Code Enforcement Board against the owner, agent, lessee, or other persons maintaining the sign, or owner, or lessee of the land where the sign is located.~~
  - ~~3. If a sign is in such condition as to be in danger of falling, or is a menace to the safety of persons or property, or found to be an immediate and serious danger to the public because of its unsafe condition, the provisions of section 2301.6 of the Standard Building Code, as adopted by Collier County shall govern.~~
  - ~~4. Code enforcement shall immediately remove all signs in violation of this~~

~~Section that are located in or upon public rights-of-way or public property.~~

~~5. Penalties. If any person, firm or corporation, whether public or private, or other entity fails or refuses to obey or comply with or violates any of the provisions of this Code, such person, firm, corporation, or other entity, upon conviction of such offense, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed \$500.00 or by imprisonment not to exceed 60 days in the county jail, or both, in the discretion of the court. Each violation or noncompliance shall be considered a separate and distinct offense. Further, each day of continued violation or noncompliance shall be considered as a separate offense.~~

~~a. Nothing herein contained shall prevent or restrict the county from taking such other lawful action in any court of competent jurisdiction as is necessary to prevent or remedy any violation or noncompliance. Such other lawful actions shall include, but shall not be limited to, an equitable action for injunctive relief or an action at law for damages.~~

~~b. Further, nothing in this section shall be construed to prohibit the county from prosecuting any violation of this Code by means of a code enforcement board established pursuant to the subsidiary of F.S. Chapter 162.~~

\* \* \* \* \*

#### **5.06.00 SIGN REGULATIONS AND STANDARDS BY LAND USE CLASSIFICATION**

A. Definitions. The definitions of the following terms shall apply to the requirements of the Land Development Code, in particular this section 5.06.00, to be known as the "Collier County Sign Code."

*Activated sign:* Any sign which contains or uses for illumination any light, lighting device, or lights which change color, flash, or alternate; or change appearance of said sign or any part thereof automatically; any sign which contains moving parts as part of its normal operation, such as rotating signs, shall be considered an activated sign.

*Animated/Activated sign:* A sign depicting or involving action, motion, through electrical or mechanical means.

*Awning sign: (aka canopy sign or marquee sign):* A sign suspended from or forming part of a shelter supported partially or entirely by the exterior wall of a building or structure.

*Banner sign:* A temporary sign on lightweight material and either enclosed or not enclosed on a rigid frame, and secured or mounted to allow motion caused by the atmosphere.

*Billboard sign:* A sign advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the

premises upon which the sign is located

Bulk permit: A permit issued for any number of signs.

Canopy sign: (See Awning, sign.)

Changeable copy: A sign or portion of a sign upon which messages may be changed manually through the utilization of attachable letters, numbers, symbols and other similar graphics which are mounted in or on a track system.

Construction sign: A sign erected on premises under construction.

Directional sign: A ground or wall sign located within, or at the exit or entrance of a parcel or development.

Directory sign: A sign located at the entrance to a multiple-occupancy parcel or multiple parcels developed under a unified plan of development. This sign may be a freestanding (pole, monument or ground), awning, or wall sign.

Double-faced sign: A sign having two display surfaces, displaying the same copy on both faces, which are parallel and back-to-back and not more than 24 inches apart. Double-faced signs shall be measured by only one side if both sides display the same message/graphics.

Electric sign: Any sign containing electrical wiring, but not including signs illuminated by exterior light sources, such as floodlights.

Flag: A sign made of material secured on 1 side from a flagpole such that the sign material hangs when not set in motion by the movement of air.

Flagpole: A freestanding, ground mounted, structure or a structure mounted to a building, or to the roof of a building and used for the sole purpose of displaying a flag.

Freestanding sign: (See Pole sign.)

Ground sign: A sign that is supported by one or more columns, upright poles, or braces extended from the ground or from an object on the ground, or that is erected on the ground, where no part of the sign is attached to any part of a building.

Hand-held sign: A sign held or waved by a person.

Illuminated sign: An illuminated sign is one which either: (a) provides artificial light through exposed bulbs, lamps, or luminous tubes on the sign surface; (b) emits light through transparent or translucent material from a source within the sign; or (c) reflects light from a source intentionally directed upon it.

Inflatable sign: Any object made of plastic, vinyl, or other similar material that, when inflated with gas or air, represents, advertises, or otherwise draws attention to a product, service, or activity.

Institutional use: Five or more contiguous acres developed under unified ownership as part of a unified plan of development and used predominantly for educational, medical or governmental purposes.

*Mansard sign:* Any sign which is attached to a mansard-style roof with the face parallel to the structure to which it is attached and which does not project more than 18 inches from such structure, or above the roofline. Mansard signs shall be considered wall signs.

*Marquee sign:* (See *Awning sign.*)

*Mobile billboard.* Any sign displayed upon a vehicle where the principal purpose of the vehicle is not general transportation, but the display of the sign itself.

*Monument sign:* A ground sign with low overall height. Typically, the base is nearly as wide as the sign itself.

*Mural sign:* A sign that is a painting or an artistic work comprised of photographs or arrangements of color that displays a commercial or noncommercial message, relies solely on the side of the building for rigid structural support, and is painted on the building or depicted on vinyl, fabric, or other similarly flexible materials that is held in place flush or flat against the surface of a building.

*Nonconforming sign:* Any sign or advertising structure lawfully in existence within Collier County on the date this ordinance became effective (November 14, 1991) or was subsequently amended, which by its height, area, location, use or structure does not conform to the requirements of the sign code. This definition shall not be construed to include signs specifically prohibited by this LDC.

*Off-premise directional sign:* A sign that is displayed for a building, structure, or use that is located on another premise. A billboard is not an off-premise directional sign.

*On-premises sign:* A sign displayed on a premises. A sign containing non-commercial speech is considered an on-premises sign.

*Pennant sign:* A triangular shaped sign or series of signs made of paper, plastic, or fabric of any kind intended to be hung by being tethered along its base.

*Permanent sign:* A sign which is affixed to a building or the ground in such a manner as to be immobile.

*Pole sign:* A sign, 8 feet in height or greater that is independent of support from any building, that is mounted on freestanding poles or other supports.

*Portable sign:* Any sign which is designed to be transported by trailer or on its own wheels, even though the wheels may be removed and the remaining chassis is attached to the ground. It is characteristic of such sign that a portion of the space provided for display consists of a changeable copy sign.

*Projecting sign:* Any sign which is attached to and which projects, more than 18 inches from the outside wall of any building or structure, excluding wall, marquee, and canopy signs.

*Real estate sign:* A ground or building sign erected on premises for sale,

lease, or exchange.

Reasonable repairs and maintenance: The work necessary to keep the sign, including the sign structure, in a good state of repair; but shall not include replacement of materials in the sign structure or any change to the graphics or message displayed.

Revolving sign (a/k/a rotating sign): Any sign so erected or constructed as to periodically or continuously change the direction toward which any plane containing the display surface is oriented.

Roof sign: Any sign erected, constructed, or maintained either on the roof, or more than 18 inches above the roof of any building.

Sandwich board/sidewalk sign: A sign not secured or attached to the ground or surface upon which it is located, but supported by its own frame and most often forming the cross-sectional shape of the letter A when viewed from the side. Sandwich board/sidewalk signs are not considered portable signs.

Sign: Any visual representation intended to advertise, identify, or communicate information to attract the attention of the public for any purpose and includes any symbols, letters, figures, illustrations, graphics or forms painted or otherwise affixed to any structure or device.

Sign area: The entire area within the periphery of a regular geometric form or combination of regular geometric forms comprising all of the display area of the sign and including all the elements of the matter displayed. Signs consisting of detached letters shall also be measured as defined above.

Sign face: The area, display surface, or part of a sign on which the graphic is placed.

Sign structure: Any structure which supports or is capable of supporting sign. This definition shall not include a building to which a sign is attached.

Snipe sign: A sign made of any material and attached to a utility pole, tree, fence post, stake, stick, mailbox, or any similar object.

Temporary sign: A sign bearing a message which is displayed before, during and after an event, to which the sign relates, and which is scheduled to take place at a specific time and place.

Unified development plan: Land, under unified control, to be planned and developed as a whole in a single development or a programmed series of development phases.

V-shaped sign: Two single-face freestanding signs that are constructed in the form of a "V" when viewed from above, provided the internal angle at the apex is not more than 90 degrees, and the two faces are not separated by more than six inches at the apex and displaying the same message on both faces.

Wall sign, fascia or parapet: A sign affixed in a manner to any exterior wall of a building or structure, and which is parallel to and projects not more than 18 inches from the building or structure wall, and which does not extend more



than 18 inches above the roof line of the main building. Signs attached to parapet walls shall not exceed the height of the parapet wall.

*Window sign:* A window sign which is painted on, attached to, or visible through a window, excluding displays of merchandise.

#### 5.06.01 Generally

- A. Purpose and intent. The purpose of this **sign** code is to provide minimum control of **signs** necessary to promote the health, safety and general welfare of the citizens of Collier County, Florida, by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental **signs** that detract from the aesthetic appeal of the county and lead to economic decline and blight, by preventing **signs** from reaching such excessive size and numbers that they obscure one another to the detriment of the county, by assuring good and attractive design that will strengthen the county's appearance and economic base, and by preserving the right of free speech and expression in the display of **signs**.

#### 5.06.02 Development Standards for Signs within Residential Districts

- A. Noncommercial **signs** are allowed in all districts and may be substituted for any **sign** expressly allowed under this ordinance, and any **sign** permitted by this ordinance may display a noncommercial message. Noncommercial **signs** are subject to the same permit requirements, restrictions on size and type, and other conditions and specifications as apply to the **sign** for which they are being substituted.
- B. Applicability. **Signs** within residential zoning districts, and in designated residential portions of PUD zoned properties shall be permitted as provided for in this section.

##### 1. Development standards.

- a. *Maximum allowable height.* All signs within residential zoning districts, and as applicable to designated residential portions of PUD zoned properties, are limited to a maximum height of 8 feet, or as otherwise provided within this Code. Height shall be measured from the lowest centerline grade of the nearest public or private **right-of-way** or **easement** to the uppermost portion of the **sign structure**.
- b. *Minimum setback.* All **signs** within residential zoning districts and as applicable to designated residential portions of PUD zoned properties shall be located no closer than ten feet from the property line, unless otherwise noted below or as provided for in section 9.03.07 of the LDC. When a property line encompasses a portion of the roadway, then the **setback** shall be no less than 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable, unless otherwise provided for in this section.
- c. If the **applicant** is not the property owner, then a copy of a notarized authorization letter between the property owner or property manager and the **applicant** is required, specifically

authorizing approval of the erection of a **sign** on the subject **parcel**.

d. **Double-faced signs** shall be measured by only one side if both sides are the same.

e. The use of fluorescent colors on signs is prohibited

f. The permit number shall be displayed or affixed at the base of the **sign structure** and shall have the same life expectancy as the **sign**. Such permit number shall be clearly legible to a person standing 5 feet in front of the base of the sign and, in no case, shall the permit number be less than ½ inch in size

2. **Real estate signs.** The following **signs** classified as **real estate signs** shall be permitted in residential districts subject to the following.

a. One **ground sign** with a maximum height of 6 feet or wall, with a maximum area of 4 square feet, per **street frontage** for each **parcel**, or **lot** less than 1 acre in size. Such **sign** shall be located no closer than 10 feet from any **adjacent** residential property and may be placed up to the property line **abutting a right-of-way**, provided it is a minimum of 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable. No building permit is required.

b. One **ground sign** with a maximum height of 8 feet or **wall sign**, with a maximum **sign area** of 12 square feet, per **street frontage** for each **parcel**, or **lot** 1-10 acres in size. No **building** permit required.

c. One **pole sign** with a maximum height of 15 feet or **wall sign**, with a maximum **sign area** of 64 square feet, per **street frontage** for each **parcel** or **lot** in excess of 10 acres. A **building** permit is required.

d. **Real estate signs** shall be located a minimum of 10 feet from any property line.

e. A **real estate sign** shall be removed within 7 days after a sale, rental, or exchange has been completed. A **sign** advertising that a property has been sold or leased shall not be displayed for more than 14 days after it is installed.

3. **Open House Signs.**

a. Off-premises open house **signs**.

- i. Signs may only be displayed on supervised open house days, between the hours of 10:00 a.m. and 5:00 p.m. No flags, pennants, balloons, or other attention type devices may be used with such signs and they shall not be lighted or illuminated in any manner.
  - ii. One sign may be placed in the public right-of-way abutting the subject property no closer than 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable. No building or right-of-way permit is required.
  - iii. Two signs may be placed within the public right-of-way for a supervised open house that is available for immediate viewing and examination by prospective buyers, renters, and/or lessees. Such signs shall be located no closer than 100 feet from another sign providing direction. (No building or right-of-way permit required.)
  - iv. Signs shall not exceed 4 square feet in area and 4 feet in height; however, any such sign placed at an intersection may not exceed 29 inches in height as per section 6.05.05 of this Code.
  - v. Signs may be placed in the right-of-way no closer than 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable, and shall not interfere with the visibility of pedestrians or motorists. Additionally, signs shall not be located within any median.
  - vi. Sign Removal, Retrieval, and Disposal. Off-premises open house signs shall be prohibited except as specified above. Any such sign found to be in violation of this section shall be removed by the County Manager or designee. All such removed signs are subject to disposal by the County. This section shall not inhibit nor prevent any other enforcement actions that may be deemed appropriate.
4. Construction signs. Signs may be erected and located upon the site under construction. Such signs shall be securely built and allowed under the following restrictions.
- a. One ground sign with a maximum height of 6 feet or wall sign, with a maximum sign area of 4 square feet, may be used as a construction sign or as a permit board within each front yard for each parcel less than one acre in size. No building permit is required.

- b. One **ground sign** with a maximum height of 8 feet or **wall sign**, with a maximum **sign area** of 12 square feet, may be used as a **construction sign** or as a permit board, within each **front yard** for each **parcel** 1-10 acres in size. No building permit is required.
  - c. One **pole sign** with a maximum height of 15 feet or **wall sign**, with a maximum **sign area** of 64 square feet, may be used as a **construction sign** or as a permit board, within each **front yard** for each **parcel** in excess of 10 acres. A **building** permit is required.
  - d. In addition to those **signs** identified above, 1 **ground** or **wall sign**, with a maximum **sign area** of 4 square feet and a maximum height of 6 feet, may be used as a **construction sign** regardless of **parcel** size. No building permit required.
  - e. **Construction signs** may be placed on a site when either a building permit is issued or a permit is issued to clear the site. All **constructions signs** shall be removed prior to the issuance of a certificate of occupancy for the structure.
5. *On-premises directional signs.* Directional **signs** no greater than 4 square feet in area, 4 feet in height, and located internal to the **subdivision** or **development** may be allowed under the following restrictions.
- a. Each **sign** shall be **setback** a minimum of 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable.
  - b. These **signs** may be combined into 1 **sign** with a maximum area of 24 square feet and a maximum height of 8 feet. Such combined **signs** require a building permit.
6. *On-premises signs within residential districts.* Two **ground signs** with a maximum height of 8 feet or wall, residential entrance or gate **signs** with a maximum height of 8 feet may be located at each entrance to a multi-family or single-family **development** and **mobile home** or **recreational vehicle** park subject to the following requirements:
- a. Such **signs** shall maintain a 10-foot **setback** from any property line unless placed on a fence or wall subject to the restrictions set forth in section 5.03.02 "Fences and Walls." Furthermore, bridge **signs** located on private bridges directly leading to private communities shall not be considered **off-premises signs**. Bridge **signs** complying with the requirements of section 5.06.02 may be substituted for **ground** or **wall signs** in residential districts.
  - b. The **ground** or **wall signs** shall not exceed a combined area of 64 square feet, and shall not exceed the height or length of the wall or gate upon which it is located.

- c. Architectural embellishments less than 10 square feet in area shall not be considered **signs** and shall be allowed throughout the **development**. However, should such architectural embellishments be located closer than 10 feet to any **sign**, then the architectural embellishment shall be counted toward the permitted **sign area** of such **sign**.
  - d. Official Address Numbers or range of Official Address Numbers shall be displayed in numerals at least 6 inches high on the upper 50 percent of the **sign face** and located such that it shall not be covered by landscaping or other appurtenances. Where **signs** are erected on **streets** that do not match the Official Address Number of the **building**, no address numbers shall be posted on the **sign**.
7. **Signs** for nonresidential uses within residential zoning districts and as applicable to designated residential portions of PUD zoned properties:
- a. Such **signs** shall follow the requirements for **signs** within nonresidential districts, except as follows:
    - i. **Illuminated signs** shall not be allowed facing residential uses unless the nonresidential use is separated from the residential use by an **arterial** or **collector road**.
    - ii. Commercial signage for **conditional uses** within residential and agricultural districts.
8. *Conditional uses within the residential and agricultural districts.*
- a. Properties granted **conditional uses** within the residential district are permitted one **wall sign** with a maximum of 32 square feet. Corner **lots** are permitted two such **wall signs**.
  - b. Properties granted **conditional uses** within the agricultural district in the urban area, residential and estates districts with a **street frontage** of 150 feet or more are permitted a **ground sign** with a maximum height of 8 feet and a maximum area of 44 square feet.
9. *Single-family residential signs.* In all residential land use districts and agricultural district properties used for single-family residential use as designated in the Collier County Land Development Code,
- a. One noncommercial **ground** or **wall sign** shall be allowed per premise, not to exceed 6 square feet in **sign area** or 3 feet in height.
  - b. Home occupation **signs** are not permitted. See section 5.02.00.
  - c. Nothing contained in this section shall be construed to permit the display of **signs** when otherwise prohibited or restricted by private

restrictions or covenants of residential property.

10. Mobile billboard. It shall be unlawful for any person to display any **mobile billboard**.
11. Flags & Flagpoles. Residential properties including Estates, Con & Agricultural zoned districts with residential uses that have been issued a certificate of occupancy are permitted up to three **flags** on a single flagpole.
  - a. On single-family and **duplex lots** a flagpole shall not exceed 30 feet in height above finished grade or extend more than 20 feet from any **building** to which it is are attached.
  - b. On all other residentially zoned **parcels** a flagpole shall not exceed 35 feet in height above finished grade or extend more than 20 feet from any **building** to which it is attached.
  - c. Residential **developments** at least 10 acres in size having multiple entrances, may have up to 3 flagpoles at each entrance that provides ingress/egress off an **arterial or collector road**, provided that there is a minimum 300-foot separation between entrances.
    - i. Four additional flagpoles may be permitted within a residential **development** provided that the flagpoles are not visible to motorists along any **frontage** roadways.
  - d. Flagpoles in excess of 15 feet shall have the flagpole foundation or flagpole attachment design/construction plan signed and sealed by a professional engineer licensed in the State of Florida. The design/construction plan shall indicate the maximum **flag** area that the flagpole is capable of supporting.
  - e. All flagpoles shall have a minimum five foot **setback** from all property lines.
  - f. All flagpoles that are permitted must display their permit number at the base of the flagpole in, at minimum, ½ inch numerals.

### 5.06.03 Development Standards for Signs for Institutional Uses

- A. Applicability. These requirements apply to **signs** for **institutional use** facilities where **signs** are informational and contain no commercial message.

1. Signage for these facilities is exempt from the requirements provided in section 5.06.02 B.8. **Conditional uses** within residential and agricultural districts.
2. In addition, the number of **signs**, location and distance restrictions per section 5.06.04 E. shall not apply to **institutional use** signage.
3. Applications for such **sign** permits must be applied for according to the requirements of section 5.06.11 of the LDC.

#### **5.06.04 Development Standards for Signs in Nonresidential Districts.**

- A. Noncommercial **signs** are allowed in all districts and may be substituted for any **sign** expressly allowed under this ordinance, and any **sign** permitted by this ordinance may display a noncommercial message. Noncommercial **signs** are subject to the same permit requirements, restrictions on size and type, and other conditions and specifications as apply to the **sign** for which they are being substituted.
- B. Applicability. **Signs** within nonresidential zoning districts and in designated nonresidential portions of PUD zoned properties shall be permitted as provided for in this section.
- C. Development standards.
  1. The maximum size limitation shall apply to each **structure**. Pole or ground signs may be placed back to back or in V-type construction, when both sides bear the same graphic display; then such sign structure shall be considered as one sign.
  2. Spot or floodlights shall be permitted only where such spot or floodlight is non-revolving and said light shines only on the owner's premises or signs and away from any right-of-way.
  3. The use of accent lighting as defined by the Land Development Code is prohibited on signs.
  4. The use of fluorescent colors on signs is prohibited.
  5. If the applicant is not the owner of the property, then a copy of a notarized authorization letter between the property owner or property manager and the applicant is required, specifically authorizing approval of the erection of a **sign** on the subject **parcel**.
  6. Official Address Numbers and/or the range of Official Address Numbers shall be posted within the upper third portion of the **sign face** for commercial signage that utilizes the following **sign** types: **pole sign**, **ground sign**, and **directory sign**. Address numbers on signs shall be a minimum height of 8 inches. Where **signs** are erected on **streets** that do



not match the **building** address, no address numbers shall be posted on the **sign**. Address numbers shall not count as sign message or graphics, unless address numbers exceed 12 inches in height.

7. The permit number shall be displayed or affixed at the base of the **sign structure** and shall have the same life expectancy as the **sign**. Such permit number shall be clearly legible to a person standing 5 feet in front of the base of the **sign** and, in no case, shall the permit number be less than ½ inch in height.

8. **Double-faced signs** shall be measured by one side only if both sides display the same graphics.

9. No signs shall be permitted on a vacant **lot** or **parcel**, unless a building permit or clearing permit has been issued, with the exception of **real estate signs** which may be allowed on **parcels** less than 10 acres.

D. Real estate **signs** shall be permitted in nonresidential districts subject to the following:

1. One **ground sign** with a maximum height of 10 feet or **wall sign** with a maximum **sign area** of 12 square feet per **street frontage** for each **parcel**, or **lot** less than 1 acre in size. No building permit is required.

2. One **ground sign** with a maximum height of 10 feet or **wall sign** with a maximum area of 32 square feet per **street frontage** for each **parcel**, or **lot** of 1-10 acres in size. No **building** permit is required.

3. One **ground sign** with a maximum height of 15 feet or **wall sign** with a maximum **sign area** of 64 square feet per **street frontage** for each **parcel** or **lot** in excess of 10 acres in size. A **building** permit is required.

4. Real estate signs shall be located no closer than 10 feet from any property line. When a property line encompasses a portion of the road, then the **setback** shall be no less than 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable, unless otherwise provided for in this section.

5. **Real estate signs** shall be removed when an applicable temporary use permit has expired, or within 7 days of any of the following conditions: ownership has changed; or, the property is no longer for sale, rent, lease or exchange.

E. *Construction signs.* **Signs** may be erected and located upon a site under construction. Such **signs** shall be securely built, and allowed under the following

1. **Signs** shall be located a minimum of 10 feet from any property line.

2. One **ground sign** with a maximum height of 10 feet or **wall sign** with a maximum **sign area** of 12 square feet is allowed within each **front yard**

for each **parcel** less than one acre in size. No building permit is required.

3. One **ground sign** with a maximum height of 10 feet or **wall sign** with a maximum **sign area** of 32 square feet is allowed within each **front yard** for each **parcel** 1-10 acres in area. No building permit is required.
4. One **pole sign** with a maximum height of 15 feet or wall sign, with a maximum sign area of 64 square feet is allowed within each **front yard** for each **parcel** in excess of 10 acres in size. A building permit is required.
5. In addition to those **signs** identified above, 1 **ground** or **wall sign**, with a maximum area of 4 square feet and a maximum height of 6 feet, may be used as a **construction sign** regardless of **parcel** size. No building permit required.
6. **Construction signs** may be placed on a site when either a building permit is issued or a permit is issued to clear the site. All **constructions signs** shall be removed prior to the issuance of a certificate of occupancy for the **structure**.

F. *On-premise signs.* **On-premises pole signs, ground signs, projecting signs, wall signs, and mansard signs** shall be allowed in all nonresidential zoning districts subject to the restrictions below:

1. Pole or ground signs. Single-occupancy or multiple-occupancy **parcels**, having **frontage** of 150 feet or more on a public **street**, or combined public **street frontage** of 220 linear feet or more for corner **lots**, shall be permitted one **pole** or **ground sign**. Additional **pole** or **ground signs** may be permitted provided that there is a minimum of a 1,000-foot separation between such **signs**, and all **setback** requirements are met. In no case shall the number of **pole** or **ground signs** exceed 2 per **street frontage**.
  - a. Maximum allowable height. All **pole** or **ground signs** within nonresidential zoning districts and as applicable to designated nonresidential portions of PUD zoned properties are limited to a maximum height of 15 feet when located along an **arterial** or **collector road** and 12 feet for all other roads, except as otherwise provided herein. Height shall be measured from the lowest centerline grade of the nearest public or private **right-of-way** or **easement** to the uppermost portion of the **sign structure**.
  - b. Minimum **setback**. All **pole** or **ground signs** within nonresidential zoning districts, and as applicable to designated nonresidential portions of PUD zoned properties, shall be located no closer than 10 feet from any property line.
  - c. Maximum allowable **sign area**: 80 square feet for **pole** or **ground signs** located along an **arterial** or **collector road** and 60 square

feet for all other roads.

- d. **Pole signs** shall provide a pole cover no less than 50 percent of the width of the **sign**, with architectural design features including colors and or materials common to those used in the design of the **building** to which the **sign** is accessory.
- e. A minimum 100 square foot landscaping area shall be provided around the base of any **ground sign** or **pole sign**.
- f. **Ground signs** for smaller lots. Single occupancy or multiple occupancy **parcels** shall be allowed 1 **ground sign** provided the following minimum requirements, as applicable, are met.:
  - i. For those **lots** or **parcels** with public road **frontage** of no less than 100 feet, but up to 149.9 feet, or a combined public **street frontage** of no less than 150 feet but less than 219.9 feet for corner lots or **parcels**:
    - a) No portion of the **ground sign** may be located closer than 10 feet from any property line.
    - b) A landscaping area of no less than 100 square feet shall be provided around the base of the **ground sign**.
    - c) The **ground sign** design shall include features common to those used in the design of the **building(s)** to which the sign is accessory.
    - d) The **ground sign** may be double-sided but cannot be placed in a V-shape.
    - e) Any illumination of the **sign** shall be non-revolving and shine away from any **right-of-way**. An electrical permit is required and the **sign** shall meet the standards of the National Electric Code, as adopted by Collier County.
    - f) The Official Address Numbers and/or the range of Official Address Numbers for the property shall be displayed in numerals at least 8 inches high on all of the **sign faces** and shall be located so as to not be covered by landscaping or other impediments; Address numbers shall not count as **sign** message or graphics, unless address numbers exceed 12 inches in height.
    - g) No other **freestanding signs** shall be allowed on the same lot or **parcel**.
  - ii. For those **lots** or **parcels** with **frontage** of 121 to 149.9 feet, or a combined public **street frontage** of no less than 150 feet for corner lots or **parcels** but less than 219.9 feet:

- a) The **ground sign** shall be limited to 8 feet in height, as measured from the lowest centerline grade of the nearest public road to the uppermost portion of the **sign structure** regardless of the roadway classification; and
    - b) The maximum allowable sign area is 32 square feet
  - iii. In addition, for those **lots** or **parcels** with **frontage** of 100 to 120.9 feet:
    - a) The ground sign shall be limited to 6 feet in height, as measured from the lowest centerline grade of the nearest public road to the uppermost portion of the **sign structure** regardless of the roadway classification; and
    - b) The maximum allowable **sign area** is 16 square feet.
- 2. **Outparcels.** In addition to the above requirements, **signs** for **outparcels**, regardless of the size of an **outparcel**, shall be limited to the following:
  - a. In addition to any **wall signs** permitted by this Code, **outparcels** may be allowed 1 additional 60 square foot **wall sign** facing the **shopping center** if the additional **sign** is not oriented towards any public **right-of-way**. In no case shall the number of **wall signs** for an **outparcel** exceed 2 **signs**; and,
  - b. A single **ground sign** for **outparcels** having a **frontage** of 150 feet or more, not to exceed 60 square feet. **Ground signs** shall be limited to eight feet in height.
- 3. Directory Signs. Multiple-occupancy **parcels** or multiple **parcels** developed under a **unified development plan**, with a minimum of 8 independent units, and containing 25,000 square feet or more of leasable floor area will be permitted 1 **directory sign**. One directory sign, containing a minimum of 4 panels and a maximum of 8 panels shall be permitted for 1 single entrance on each public **street**.
  - a. The maximum height for directory signs is limited to 20 feet. Height shall be measured from the lowest centerline grade of the nearest public or private **right-of-way** or **easement** to the uppermost portion of the **sign structure**.
  - b. **Directory signs** shall not be closer than 15 feet from the property line, unless otherwise noted below or as provided for in section 9.03.07.
  - c. Maximum allowable **sign area**: 150 square feet for **directory signs**.
  - d. A minimum 100 square foot landscaping area shall be provided around the base of any **directory sign**.

4. Wall, mansard, canopy or awning signs. One **wall, mansard, canopy or awning sign** shall be permitted for each single-occupancy **parcel**, or for each unit in a multiple-occupancy **parcel**. End units within **shopping centers** and multiple-occupancy **parcels**, or single occupancy **parcels** where there is double **frontage** on a public right-of-way, shall be allowed **2 signs**, but such **signs** shall not be placed on one wall. Retail businesses with a floor area of larger than 25,000 square feet and a front wall length of more than 200 linear feet, are allowed **3 wall signs**; however, the combined area of those signs shall not exceed the maximum allowable display area for **signs** by this Code.
- a. The maximum allowable display area for signs shall not be more than 20 percent of the total square footage of the visual **facade** including windows of the building to which the **sign** will be attached and shall not, in any case, exceed 150 square feet for **buildings** or units up to 24,999 square feet, 200 square feet for **buildings** or units between 25,000 and 59,999 square feet and 250 square feet for **buildings** over 60,000 square feet in area.
- b. No **wall sign** shall exceed 80 percent of the width of the unit(s) or the **building** with a minimum of 10 percent clear area on each outer edge of the unit(s) or of the **building**. The clear area; however, may be reduced in width or eliminated if it interferes with the architectural features of the unit(s) or the **building**.
- c. No **wall** or **mansard sign** shall project more than 18 inches from the **building** or roofline or exceed the height of the parapet wall to which it is attached.
- d. Additional **signs** are allowed on **facades** located interior to courtyards and shopping malls and the like provided the **signs** are not visible from any public property (e.g. **street, right-of-way, sidewalk, alley**), interior drive, parking lot or **adjacent** private property.
- e. In addition, any non-illuminated sign located in a window shall not exceed 25 percent of the window area. No building permit required.
- i. Signs located in windows shall not be illuminated in any manner with the following exception:
- a) One **sign** per business establishment that is located in a window may have 2.25 square feet of illuminated signage.

- f. Multi-story **buildings** with 3 or more **stories** are limited to 1 **wall sign** per **street frontage** not to exceed a maximum of 2 **wall signs** per **building**, but such **signs** shall not be placed on the same wall.
- i. **Wall signs** may be located in the uppermost portion of the **building** not to exceed the main roof or parapet. A notarized authorization letter is required at the time of building permit submittal from the property owner or property management company giving authorization as to which tenant **signs** will be allowed.
- ii. On first floor commercial units only, 1 **wall sign** shall be allowed not to exceed 20 percent of the total square footage of the visual **facade** of the unit to which the **sign** will be attached and shall not in any case exceed 64 square feet. This **sign** shall be located solely on the **facade** of the unit which the tenant occupies.
5. Menu boards: One **sign** with a maximum height of 6 feet measured from drive thru lane grade **adjacent** to the **sign** and 64 square feet of area is allowed per drive thru lane, not to exceed 2 **signs** per **parcel**.
6. *Projecting signs.* **Projecting signs** may be substituted for **wall** or **mansard signs** provided that the display area of the **projecting sign** shall not exceed 60 square feet of display area.
- a. **Projecting signs** shall not project more than 4 feet from the **building wall** to which it is attached.
- b. **Projecting signs** shall not extend above the roofline of the **building** to which it is attached.
- c. **Projecting signs** shall not project into the public **right-of-way**.
- d. **Projecting signs** which project over any pedestrian way shall be elevated to a minimum height of 8 feet above such pedestrian way.
7. *Under-canopy/blade signs.* In addition to any other **sign** allowed by this Code, one **under-canopy/blade sign** shall be allowed for each unit in a multiple-occupancy **development**. This **sign** shall not exceed 6 square feet in area and shall be a minimum of 8 feet above finished grade. **Under-canopy/blade signs** do not require a building permit unless the **sign** is equipped with an electrical component.
8. *Flags & Flagpoles.* Nonresidential zoned properties that have been issued a certificate of occupancy are permitted up to 3 **flags** on a single flagpole.

- a. On all nonresidential zoned properties, a flagpole shall not exceed 50 feet in height from the finished grade, nor extend more than 20 feet from any **building** to which it is attached.
  - b. Non-residential **developments** at least 10 acres in size having multiple entrances, may have up to 3 flagpoles at each entrance that provides ingress/egress off an **arterial** or **collector** road, provided that there is a minimum 300-foot separation between entrances.
    - i. Four additional flagpoles may be permitted within a non-residential **development** provided that the flagpoles are not visible to motorists along any **frontage** roadways.
  - c. All nonresidential flagpoles shall have the flagpole foundation or flagpole attachment design/construction plan signed and sealed by a design professional as provided for in the Florida Building Code. The design/construction plan shall indicate the maximum flag area that the flagpole is capable of supporting.
  - d. All flagpoles shall have a minimum 5-foot **setback** from all property lines.
  - e. All flagpoles that are permitted must display their permit number at the base of the flagpole in numerals a minimum of 1/2 inch in height.
9. *Temporary signs.* A temporary use permit is required to erect a **temporary sign** as set forth in section 10.02.06 G., unless otherwise provided herein. **Applicants** for **temporary sign** permits shall pay the fee established for a **temporary sign** permit. **Temporary signs** shall be allowed subject to the restrictions imposed by this section and other relevant parts of this Code. Temporary use permits for special events **signs** are located in section 5.04.05.
- a. Temporary signs. An occupant of a **parcel**, multi-tenant **parcel** or mixed use building, may display 1 on-site temporary commercial **sign** or 2 such **signs** for properties containing more than 1 **street frontage**, not to exceed 32 square feet in area or 8 feet in height. See subsection 5.04.05 A for time limits on the display of **temporary signs**.
    - i. Such **signs** shall be located a minimum of 10 feet from any property line.

- b. Temporary sign covers made of vinyl or canvas may be authorized for an existing ground or pole sign, under the following conditions:
    - i. A blank sign cover made from all-white material, shall be allowed for 90 days, after which time the cover shall be removed, regardless of whether or not the sign face has been replaced. A permit is not required.
    - ii. A sign cover made from all-white material, displaying graphics limited to 32 square feet, shall be permitted for 14 days. A temporary use permit (TUP) is required. A maximum of 2 temporary use permits may be issued within 12 consecutive months. If the graphics are removed from the cover, it may remain for the balance of the 90 days.
      - a) Submittal requirements for a TUP include an application deemed sufficient by County staff, a dimensioned drawing of the graphic, which may appear on both sides of the cover, and the permit fee as indicated in the CDES fee schedule.
10. On-premises directional signs may be permitted within nonresidential zoning districts intended to facilitate the movement of pedestrians and vehicles within the site upon which such signs are posted. **On-premises directional signs** shall not exceed 6 square feet in area and 4 feet in height. **On-premises directional signs** shall be limited to 2 at each vehicle access point and a maximum of 4 internal to the development. Internal signs are not intended to be readily visible from the road.
  - a. Directional signs located internal to the subdivision or development shall maintain a minimum setback of 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable.
  - b. Directional signs may be combined into a single sign not to exceed 6 feet in height and 64 square feet in area. Such signs shall require a building permit.
11. On-premise signs within agricultural districts.
  - a. In the rural agricultural area designated on the future land use map of the growth management plan. On-premises signs shall be permitted within agriculturally zoned or used property, for agri-commercial uses defined within the Collier County zoning ordinance only, and subject to the following restrictions:
    - i. One pole or ground sign, located at the entrance or gate of each street frontage. The maximum allowable sign



area for each pole or ground sign shall not exceed 100 square feet with a maximum height of 20 feet, and shall be located a minimum of 15 feet from any property line, public or private **right-of-way** or **easement**.

- b. **On-premises signs** within agricultural zoning districts in the urban area shall comply with the requirements of section 5.06.04 of the Land Development Code.
- c. **Wall, mansard canopy or awning signs** within agricultural districts. **Wall, mansard, canopy or awning signs** shall be permitted within agriculturally zoned or used property, for agricultural uses defined within the Collier County Land Development Code, and subject to the following restrictions:
  - i. One **wall or mansard, canopy or awning sign** shall be permitted for each **principal use structure** on the **parcel**. **Corner parcels** or **double-frontage parcels** shall be allowed 1 **sign per street frontage**, but such **signs** shall not be combined for the purpose of placing the combined area on one wall. The maximum allowable display area for any sign shall not be more than 20 percent of the total square footage of the wall to which it is affixed, and shall not in any case exceed 250 square feet in area per sign.
- 12. **Illuminated signs.** All **illuminated signs** shall have electrical components, connections, and installations that conform to the National Electrical Code, and all other applicable federal, state, and local codes and regulations. Further, lighted **signs** shall be shielded in such a manner as to produce no glare, hazard or nuisance to motorists or occupants of **adjacent** properties; nor be reflective or fluorescent; and shall have a steady non-fluctuating or non-undulating light source.
- 13. **Mobile billboard.** It shall be unlawful for any person to display any **mobile billboard**.
- 14. See section 5.05.05 of this Code for signage regulations for automobile service stations.

G. **Off-premises directional signs.** **Off-premises directional signs** are permitted if the following requirements are met:

- 1. **Off-premises directional signs** shall be permitted only in nonresidential zoning districts, agricultural districts and designated nonresidential components of PUDs.
- 2. No more than 2 one-sided or 1 double-sided **off-premise directional signs** shall be permitted for a **building, structure**, or use which is not visible from the roadway serving such **building, structure**, or use.

provided:

- a. Each **sign** shall not be more than 12 square feet in area.
  - b. The **sign** shall not be more than 8 feet in height above the lowest center grade of the **roadway** adjacent to the **sign** location.
  - c. The **sign** shall not be located closer than 10 feet to any property line.
  - d. The **applicant** shall submit with the permit application, a notarized written letter of permission from the property owner where the **off-premises directional sign** is to be located.
  - e. The **sign** shall be located no more than 1,000 feet from the **building, structure, or use for which the sign** is displayed.
3. **Off-premises directional signs** shall be located a minimum of 50 feet from a residential zoning district.
  4. **Off-premises directional signs** shall be located a minimum of 100 feet from another **off-premises directional sign**.

#### **5.06.05 Exemptions from These Regulations**

The following **signs** and actions are exempt from the permit requirements of this Code, and shall be permitted in all districts subject to the limitations set forth below:

- A. **Signs** authorized to be displayed by law or by governmental order, rule or regulation.
  1. Prohibitory **signs** (e.g., no dumping, no trespassing) 3 square feet in size or less may be allowed without a permit.
  2. **Reasonable repairs and maintenance.**

#### **5.06.06 Prohibited Signs**

- A. *Prohibited.* Any sign not specifically permitted by this sign code shall be prohibited.
  1. Unpermitted **snipe signs**.
  2. Permanent **signs** located within County **rights-of-way** without a **right-of-way** permit.
  3. **Portable signs**.
  4. **Roof signs**.
  5. Any description or representation, in whatever form, of nudity, sexual conduct, or sexual excitement, when it:
    - a. is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable sexual

material for minors; and

b. taken as a whole, lacks serious literary, artistic, political or scientific value.

6. **Animated/activated signs.**

7. Clear or uncovered neon **signs.**

8. Any **sign** not in conformance with the requirements in sections 5.06.00 through 5.06.05 and 5.06.09.

#### **5.06.07 Enforcement**

A. General. No **sign** shall be erected, placed, altered or moved unless in conformity with this Code. All **signs** located within Collier County shall comply with the following requirements:

1. The issuance of a **sign** permit pursuant to the requirements of this Code shall not permit the construction or maintenance of a **sign** or **structure** in violation of an existing county, state or federal law or regulation.

2. All **signs** for which a permit is required shall be subject to inspections by the County Manager or designee. The County Manager or designee is hereby authorized to enter upon any property or premises to ascertain whether the provisions of this Code are being adhered to. Such entrance shall be made during business hours, unless an emergency exists. The County Manager or designee may order the removal of any **sign** that is not in compliance with the provisions of this Code, is improperly maintained, or which would constitute a hazard to the public health, safety, and welfare.

3. The County Manager or designee shall be charged with interpretation and enforcement of this Code.

B. Enforcement procedures. Whenever, by the provisions of this Code, the performance of an act is required or the performance of an act is prohibited, a failure to comply with such provisions shall constitute a violation of this Code.

1. The owner, tenant, and/or occupant of any land or **structure**, or part thereof, and an architect, builder, contractor agent, or other person who knowingly participates in, assists, directs, creates or maintains any situation that is contrary to the requirements of this Code may be held responsible for the violation and be subject to the penalties and remedies provided herein.

2. Where any **sign** or part thereof violates this Code, the County Manager or his designee may institute any appropriate action or proceedings to prevent, restrain, correct, or abate a violation of this Code, as provided by law, including prosecution before the Collier County Code Enforcement Board against the owner, agent, lessee, or other persons maintaining the sign, or owner, or lessee of the land where the sign is located.

3. If a **sign** is in such condition as to be in danger of falling, or is a menace to the safety of persons or property, or found to be an immediate and serious danger to the public because of its unsafe condition, the provisions of section 2301.6 of the Standard Building Code, as adopted by Collier County shall govern.
4. Code enforcement shall immediately remove all **signs** in violation of this sign code that are located in or upon public **rights-of-way** or public property.
5. Penalties. If any person, firm or corporation, whether public or private, or other entity fails or refuses to obey or comply with or violates any of the provisions of this Code, such person, firm, corporation, or other entity, upon conviction of such offense, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed \$1,000.00 or by imprisonment not to exceed 60 days in the county jail, or both, in the discretion of the court. Each violation or noncompliance shall be considered a separate and distinct offense. Further, each day of continued violation or noncompliance shall be considered as a separate offense.
  - a. Nothing herein contained shall prevent or restrict the county from taking such other lawful action in any court of competent jurisdiction as is necessary to prevent or remedy any violation or noncompliance. Such other lawful actions shall include, but shall not be limited to, an equitable action for injunctive relief or an action at law for damages.
  - b. Further, nothing in this section shall be construed to prohibit the county from prosecuting any violation of this Code by means of a code enforcement board established pursuant to the subsidiary of F.S. Chapter 162.

#### **5.06.08 Sign Variances**

- A. Applicability. A variance may be authorized by the Board of Zoning Appeals for any required dimensional standard for a **sign**, including the following: height, area, and location; maximum number of, and minimum **setback for signs**.
- B. Variances for signs. The Board of Zoning Appeals may authorize a variance from the terms of the sign code, based upon the evidence given in public hearing; the findings of the Planning Commission; and the submittal of a completed variance application.
  1. Variance criteria. A variance from the terms of this sign code shall not be granted by the Board of Zoning Appeals unless and until a written application for a variance is submitted demonstrating:
    - a. That special conditions and circumstances exist which are peculiar to the land, **structure** or **building** involved and which are not applicable to other lands, **structures** or

**buildings** in the same district.

- b. That literal interpretation of the provisions of the sign code would deprive the **applicant** of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the **applicant**.
- c. That the special conditions and circumstances which are peculiar to the land, **structure or building** do not result from the **actions** of the applicant.
- d. That granting the variance requested will not confer on the **applicant** any special privilege that is denied by this sign code to other lands, **structures or buildings** in the same zoning district.
- e. That the variance granted is the minimum relief that will make possible the reasonable use of the land, **building or structure**.
- f. That the granting of the variance will be consistent with the general intent and purpose of the Collier County Sign Code and the Growth Management Plan, and will not be injurious to **adjacent** properties or otherwise detrimental to the public welfare.

2. No **nonconforming** use of neighboring lands, **structures or buildings** in the same zoning district and no permitted use of lands, **structures** and **buildings** in other districts shall be considered grounds for the issuance of a **sign** variance.

C. The Board of Zoning Appeals shall adopt regulations for the review of applications for variances under this section, including regulations for variance applications and notice and hearing procedures. The Board of Zoning Appeals shall make a decision on an application for a **sign** variance within 60 days after the Planning Commission has rendered a recommendation to the Board.

#### **5.06.09 Nonconforming Signs**

- A. A **nonconforming sign** shall not be enlarged or altered in a way that increases its degree of **nonconformity**. If any **sign** or portion thereof is to be altered, then the **sign/sign structure** is to be brought into compliance with all current provisions of the LDC
- B. A nonconforming sign shall not be structurally altered to prolong the life of the sign. **Reasonable repair and maintenance of nonconforming signs**, is permitted.

- C. Should a **nonconforming sign** be damaged or destroyed by any means to an extent of more than 50 percent of its replacement value, it shall not be reconstructed except in conformance with the sign code.
- D. Subject to the provisions of Section 70.20, Florida Statutes, a **nonconforming sign**, that has not displayed an on-premises message for a period of 90 consecutive calendar days shall be presumed to be abandoned by its owner. This presumption can be overcome by clear and convincing evidence of non-abandonment.
- E. Nothing contained in this sign code shall be construed to relieve any person of the obligation to remove a **sign** which was required to be removed under prior law or ordinance.

#### **5.06.10 Removal of Prohibited or Abandoned Signs.**

- A. Prohibited **signs** on public property or in the **right-of-way** shall be removed immediately, and may be removed by the County without notice.
- B. The owner, agent or person in charge of the premises shall remove all **nonconforming abandoned signs** and **sign structures** within 30 days after receipt of written notification. If the **sign** is not removed in a timely manner, then the violation shall be referred to the Code Enforcement Board.
- C. A conforming **sign** or **sign structure** shall be considered a conforming abandoned **sign** or **sign structure** 90 days after a business ceases operation at that location. The owner, agent or person in charge of the premises shall replace the **sign face** with a blank panel on all conforming abandoned **signs** and **sign structures** within 30 days after receipt of written notification by County Manager or designee. If the **sign face** is not replaced with a blank panel in a timely manner, the violation shall be referred to the Code Enforcement Board.
  - 1. All conforming abandoned **signs** and **sign structures** shall remain with the blank panels for no more than 3 years after a business ceases operation at that location. The owner, agent or person in charge of the premises shall remove all **signs** and **sign structures** within 30 days after receipt of written notification by County Manager or designee. If the **sign** or **sign structure** are not timely removed, the violation shall be referred to the Code Enforcement Board.
- D. When all **buildings** on a site are being demolished, all **signs** and **sign structures** must be removed from the site at the same time. The owner, agent or person in charge of the premises shall be required to include all **signs** being removed on the demolition permit. However, if the site is under consideration for a site plan and has a conforming **sign** and **sign structure**, the County Manager

or designee may allow the owner, agent or person in charge of the premises to maintain the **sign** and/or the **sign structure** while under site plan consideration for a maximum of 1 year.

- E. The owner, agent or person in charge of a vacant property (no **buildings**) that has a **sign** or **sign structure** shall be required to remove all **signs** and **sign structures** within 30 days after notice by the County Manager or designee. If the **signs** and **sign structures** are not removed in a timely manner, the violation shall be referred to the Code Enforcement Board.

#### **5.06.11 Permit Application and Review Process**

A. Building Permit applications for signs.

- a. *General.* Any person who wishes to construct, install, rebuild, reconstruct, relocate, **alter**, or change the message of any sign shall apply for and receive a building permit in accordance with the Florida Building Code as adopted by Collier County prior to the commencement of any work. A building permit will be issued by the County Manager or designee, provided that all permit requirements of the Code and all other applicable provisions of the Collier County ordinances and regulations have been met.
- b. *Permit fees.* A building permit fee shall be collected pursuant to the fee schedule set forth by resolution.
- c. *Form.* Every application for a building permit shall be in writing upon forms to be furnished by the County Manager or his designee.
- d. *Application contents.* In order to obtain a permit to erect, place construct, install, rebuild, reconstruct, relocate, **alter** or change the **sign** graphics/message of any **sign** under the provision of this Code, an applicant shall submit a complete application provided by the building official which shall set forth in writing a complete description of the proposed **sign** including:
  - i. The name, address and telephone number of the: (a) owner and lessee of the **sign** and (b) sign contractor or erector of the **sign**.
  - ii. The legal description and the street address of the property upon which the **sign** is to be erected.
  - iii. The dimensions of the **sign** including height.
  - iv. The graphics/message to be placed on the sign face.
  - v. Other information required in the permit application forms provided by the County Manager or designee; including two copies of the site plan, dimensioned elevation drawings of the proposed **sign** and identification of the type, height, area and location of all existing **pole signs**, **ground signs** and **directory signs** on the subject **parcel**.

- vi. Two drawings, certified by a Florida registered engineer or a Florida registered architect, of the plans and specifications and method of construction and attachment to the **building** or the ground for all **pole signs** and all **projecting signs**; and any **ground sign** over 32 square feet or over 8 feet in height..
- vii. **Wall signs**, or any separate part thereof, which is to be affixed to a wall shall be fastened flush with the surface with fasteners which shall have the capacity to carry the full load of the **sign** or separate part thereof under wind load conditions of the approved Collier County Building Code Ordinance [Code § 22-106 et seq.], Flood Ordinance [Code ch. 62. art. II], and the Coastal Building Zone Ordinance [Code ch. 22, art. VIII]. Any such **sign** or separate part thereof which is not mounted flush with the surface and which weighs more than 20 pounds shall have a Florida registered engineer design the mounting or fastening system and depict the system on signed and sealed drawings which shall accompany the permit application.
- viii. If the **sign** or sign graphics/message is to be illuminated or electronically operated, the technical means by which this is to be accomplished.
- ix. The permit number shall be displayed or affixed at the base of the **sign structure** and shall have the same life expectancy as the **sign**. Such permit number shall be clearly legible to a person standing five feet in front of the base of the sign and in no case shall the permit number be less than one-half inch in height.
- e. *Expiration of permit.* Building permits shall expire and become null and void if the work authorized by such permit is not commenced and inspected within six months from the date of issuance of the permit.

B. Permit Application Review and Time Limits

Upon receipt of a completed permit application and upon payment of the appropriate permit fee by the **applicant**, the County Manager or designee shall promptly conduct a review of the application and the proposed **sign**. The County Manager or designee shall grant or deny the permit application within 60 days from the date the completed application was determined to be sufficient.

C. Issuance or Denial of Permit

1. The County Manager or designee shall issue the permit if it is determined that the application meets the requirements contained in this sign ordinance and it is determined that the proposed sign will not violate any building, electrical or other code adopted by Collier County.
2. The County Manager or designee shall deny the permit if it is determined that one or more reasons for denial exists, including noncompliance with



this Sign Code and any building, electrical or other adopted code of Collier County. The County Manager or designee shall make a written report of the denial and the reasons therefore. A copy of the report shall be sent by mail or other method to the designated return address of the applicant.

D. Appeal to Board of Zoning Appeals or Building Board of Adjustments and Appeals.

1. Within 30 days of the date of the written denial, the applicant denial sent by certified mail return receipt requested by the County Manager or designee, the **applicant**, may appeal the permit denial to the building board of adjustments.
2. A request for appeal shall be filed in writing. Such request shall state the basis for the appeal and shall include any pertinent information, exhibits and other backup information in support of the appeal. A fee for the application and processing of an appeal shall be established at a rate set by the Board of County Commissioners from time to time and shall be charged to and paid by the **applicant**. The building board of adjustments and appeals, shall hold an advertised public hearing on the appeal and shall consider the denial of the County Manager or his designee or chief building official, whichever is applicable,
3. Time limitations on appeals. The Board of Zoning Adjustment and the Building Board of Adjustments and Appeals shall make their decision on an appeal within 60 days after a request for an appeal has been filed in writing. Any appeal that has not been acted upon by the **applicant** within 6 months of the applicant filing the appeal will be determined to be withdrawn and cancelled unless extended by the BCC. Further review and action on the appeal will require a new application subject to the then current code.

\* \* \* \* \*

**9.03.03 Types of Nonconformities**

\* \* \* \* \*

~~D. Nonconforming signs. Existing signs not expressly prohibited by this Code and not conforming to its provisions shall be regarded as nonconforming signs.~~

- ~~1. The following signs, and sign structures shall be removed or made to conform to this Code within 90 days from the effective date thereof.~~
  - ~~a. Signs made of paper, cloth or other nondurable materials.~~
  - ~~b. All temporary signs.~~
  - ~~c. Those signs described in sections 5.06.02 G., 5.06.02 M., 5.06.02~~

N., 5.06.02 Q. and 5.06.02 R.

- d. ~~All **nonconforming** on-premises signs, and sign structures having an original cost or value of \$100.00 or more, and originally built prior to January 1st, 1991, which do not conform to the requirements of the 1991 Code and all illuminated and/or animated signs, neon or otherwise, installed inside commercial establishments and intended to be seen from the outside may be maintained until February 1st, 2003, at which date all such signs must be made to comply with the requirements of this Code or removed, except as provided below:~~
2. ~~**Nonconforming** off-premises signs. All **nonconforming** off-premises signs, and sign structures having an original cost or value of \$100.00 or more may be maintained for the longer of the following periods:~~
- a. ~~Two years from the date upon which the sign became **nonconforming** under this ordinance.~~
- b. ~~A period of three to seven years from the effective date of this ordinance, according to the amortization table below:~~

<del>Sign Cost/Value</del>	<del>Permitted Years from Effective Date of this Amendment</del>
<del>\$100.00 to \$1,000.00</del>	<del>3</del>
<del>\$1,001.00 to \$3,000.00</del>	<del>4</del>
<del>\$3,001.00 to \$10,000.00</del>	<del>5</del>
<del>More than \$10,000.00</del>	<del>7</del>

- e. ~~Any owner of an off-premises sign who requests an amortization period longer than two years shall, within one year from the date of enactment of these regulations, register the sign with the code enforcement director, or his designee. The following information shall be provided at the time of registration; the cost or value, whichever is greater, of the sign; the date of erection; or the cost or value and date of the most recent renovation; a photograph of the sign or signs and their supporting structure, not less than five inches by seven inches in size; and a written agreement to remove the sign at or before the expiration of the amortization period applicable to the sign. The off-premise sign owner's signature shall be witnessed before a notary public on all requests for extended amortizations. A registration fee of \$50.00 shall be paid at the time of registration.~~

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3. ~~Continuation of nonconforming signs. Subject to the limitations imposed by section 9.03.03 D. above, a **nonconforming sign may be continued and shall be maintained in good condition for the duration of amortization period as required by this Code, but shall not be:**~~
  - a. ~~Structurally or mechanically extended or altered to further the nonconformity, except in cases where it has been determined that there exists imminent danger to the public safety.~~
  - b. ~~Repaired or rebuilt when destroyed or damaged to the extent of 50 percent or more of its replacement value, except in conformity with this Code.~~
  - c. ~~A **nonconforming** permanent on-premises or off-premises sign shall not be replaced by another **nonconforming** sign. All **nonconforming** signs shall be brought into full compliance as part of any future change requiring a building permit. A permit for routine maintenance or non-structural repairs shall be exempt from the requirements of this subsection provided the cost of such repairs does not exceed 50 percent of the replacement cost of the sign. Substitution or interchange of letters, on **nonconforming** signs shall be permitted through the period of nonconformity established by this Code.~~
  - d. ~~Continued in use when any land use to which the sign pertains has ceased for a period of 90 consecutive days, or has otherwise changed.~~
5. **Nonconforming** status shall not be afforded to any sign erected without the required permit issued by the county, state, or any federal agency either before or after the enactment of this Code, or to any pre-existing signs which have been illegally installed, constructed, placed or maintained.

D. Nonconforming **signs**. See LDC section 5.06.09 for Nonconforming Sign Requirements.

\* \* \* \* \*

#### 9.04.02 Variances Authorized

\* \* \* \* \*

- A. ~~Variances for signs. The board of zoning appeals based upon the evidence given in public hearing; and the findings of the planning commission should determine to the maximum extent possible if the granting of the variance will diminish or otherwise have a detrimental effect on the public interest, safety or welfare. A variance from the terms of this zoning code may be granted based on the requirements of this section 9.04.00 or where it can be demonstrated that a sign~~

~~has significant historic or community significance, and pursuant to the criteria and procedures set forth in this section 9.04.00. In granting any variance, the board of zoning appeals may prescribe the following:~~

- ~~1. Appropriate conditions and safeguards in conformity with this Code or other applicable county ordinances. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Code.~~
- ~~2. A reasonable time limit within which the action for which the variance required shall be begun or completed or both.~~

- A. *Variances for signs.* The variance procedure for signs is provided in section 5.06.00, the Collier County Sign Code.

\* \* \* \* \*

### 10.02.03 Submittal Requirements for Site Development Plans

\* \* \*\* \* \* \* \*

#### A. Generally

1. Purpose. The intent of this section is to ensure compliance with the appropriate land development regulations prior to the issuance of a building permit. This section is further intended to ensure that the proposed development complies with fundamental planning and design principles such as: consistency with the county's growth management plan; the layout, arrangement of buildings, architectural design and open spaces; the configuration of the traffic circulation system, including **driveways**, traffic calming devices, parking areas and emergency access; the availability and capacity of drainage and utility facilities; and, overall **compatibility** with adjacent development within the jurisdiction of Collier County and consideration of natural resources and proposed impacts thereon.
2. Applicability. All development, except as otherwise provided herein, is subject to the provisions of this section. The provisions of this section shall not apply to the following land use activities and represents the sole exceptions therefrom:
  - a. Single-family detached and two-family housing structure(s) on a **lot(s)** of record except as otherwise provided at section 4.02.02 (**cluster development**).
  - b. Townhouses developed on fee simple lots under individual ownership, provided that a fee simple townhouse plat is approved in accordance with the provisions of section 10.02.04.B.4.

- c. Underground construction; utilities, communications and similar underground construction type activities.
- d. Accessory and ancillary facilities for a golf course such as restrooms, irrigation systems, pump-houses where a preliminary work authorization has been entered into with the county except where a site alteration permit is required by this Code.
- e. Construction trailers and storage of equipment and materials following issuance of a building permit for the use to which said activities are a function of, except as otherwise provided by section 5.04.03 E. Model homes and sales centers, except as otherwise provided by section 5.04.04.
- f. Project entryway signs, walls, gates and guardhouses.
- g. Signage proposed for the project in conformity with section 5.06.00, the Collier County Sign Code, for the site development or site improvement plan.
- g h. **Neighborhood parks**, subject to the approval of a conceptual site plan, depicting, on a 24" by 36" sheet, all site clearing; improvements, including fences and walls, playground equipment, walkways, picnic areas, and play areas; and minimum Code landscaping (irrigation will not be required). For the purposes of review fees only, this plan shall be treated as a conceptual site development plan, and the applicable review fee shall apply.
- i. Minimum landscape buffering. Under certain circumstances with **neighborhood parks**, there may be underlying health, safety and welfare concerns that necessitate deviation from the buffering required in section 4.06.02. The County Manager or his designee will determine, on a case-by-case basis, whether such deviation is necessary. This determination will be made upon a request for determination from the applicant, which must include all reasons that would justify the deviation. The County Manager or his designee will use factors including, but not limited to, the following when making a determination for deviation:
  - a i. The geographic location of the neighborhood park
  - b ii. The effects that a lack of buffering will have on neighboring uses; and
  - e iii. The need to ensure that the public safety is maintained by providing law enforcement and other policing entities clear view of the activities occurring on the park premises.

While the above land use activities shall be exempt from the provisions of section 10.02.03, these land

use activities are subject to all other provisions of the Land development Code such as but not limited to landscaping (with the exception of g., as listed above), tree removal, development standards and the submission requirements attendant to obtaining temporary use and building permits.

\* \* \* \* \*

#### 10.02.06 Submittal Requirements for Permits

\* \* \* \* \*

#### B. Building or Land Alteration Permits

\* \* \* \* \*

2. Building permit submittal requirements for signs is provided in section 5.06.11 of the Collier County Sign Code.

#### ~~2. Building Permit applications for signs.~~

- a. ~~General.~~ Any person wishing to erect, place, rebuild, reconstruct, relocate, ~~alter~~, or change the sign copy (see section 5.06.04 for exceptions) of any sign shall apply for and receive a building permit in accordance with Resolution No. 91-642, prior to the commencement of any work. A building permit will be issued by the community development services administrator, or his designee, provided that all permit requirements of the Code and all other applicable provisions of Collier County's ordinances and regulations have been met.
- b. ~~Permit fees.~~ A building permit fee shall be collected pursuant to the fee schedule set forth by resolution.
- c. ~~Form.~~ Every application for a building permit shall be in writing upon forms to be furnished by the County Manager or his designee, or his designee.
- d. ~~Application contents.~~ In order to obtain a permit to erect, place, rebuild, reconstruct, relocate, ~~alter~~ or change the sign copy of any sign under the provision of this Code, an applicant shall submit to the building official a building permit application which shall set forth in writing a complete description of the proposed sign including:
  - i. ~~The name, address and telephone number of the: (a) owner and lessee of the sign and (b) sign contractor or erector of the sign.~~

- ii. ~~The legal description and the street address of the property upon which the sign is to be erected.~~
- iii. ~~The dimensions of the sign including height.~~
- iv. ~~The copy to be placed on the face of the sign.~~
- v. ~~Other information required in the permit application forms provided by the County Manager or his designee, or his designee; including 2 copies of the site plan, elevation drawings of the proposed sign and identification of the type, height, area and location of all existing pole signs, ground signs and directory signs on the subject parcel.~~
- vi. ~~Two blueprints or ink drawings, certified by a Florida registered engineer or a Florida registered architect, of the plans and specifications and method of construction and attachment to the building or the ground for all pole signs and all projecting signs; and any ground sign over 32 square feet.~~
- vii. ~~Wall signs, or any separate part thereof, which is to be affixed to a wall shall be fastened flush with the surface with fasteners which shall have the capacity to carry the full load of the sign or separate part thereof under wind load conditions of the approved Collier County Building Code Ordinance [Code § 22-106 et seq.], Flood Ordinance [Code ch. 62, art. II], and the Coastal Building Zone Ordinance [Code ch. 22, art. VIII]. Any such sign or separate part thereof which is not mounted flush with the surface and which weighs more than 20 pounds shall have a Florida registered engineer design the mounting or fastening system and depict the system on signed and sealed drawings which shall accompany the permit application.~~
- viii. ~~If the sign or sign copy is to be illuminated or electronically operated, the technical means by which this is to be accomplished.~~
- ix. ~~The permit number shall be displayed or affixed at the bottom of the sign face and shall have the same life expectancy as the sign. Such permit number shall be clearly legible to a person standing 5 feet in front of the base of the sign and in no case shall the permit number be less than 1/2 inch in size.~~
- e. ~~*Expiration of permit.* Building permits shall expire and become null and void if the work authorized by such permit is not commenced and inspected within 6 months from the date of issuance of the permit.~~
- f. ~~*Adherence to the Unified Sign Plan:* Requests for building permits~~

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~~for permanent on-premise signs shall adhere to the Unified **Sign** Plan, which shall be kept on file in the community development and environmental services division. Requests to permit a new sign, or to relocate, replace or structurally **alter** an existing sign shall be accompanied by a Unified **Sign** Plan for the building or project the sign is accessory to. Existing permitted signs may remain in place; however, all future requests for permits, whether for a new sign, or relocation, alteration, or replacement of an existing sign, shall adhere to the Unified **Sign** Plan for the property.~~

\* \* \* \* \*

G. *Temporary Use Permit Requirements and Issuance.* See section 5.04.05 of the LDC.

~~1. Purpose and intent. Based upon the nature of some uses, their impact on adjacent uses, their **compatibility** with surrounding properties, and the length of time a use is intended to function, there is an identified need to allow certain temporary uses within a development site, and to provide for other types of temporary uses such as special events, sales and promotions. It is the intent of this section to classify temporary uses and to provide for their permitting.~~

~~2. General. The County Manager or his designee, may grant a temporary use permit for requests that demonstrate compliance with the intent of this section and Chapter 5 of the Code. Approvals for such requests shall be based upon, but not limited to, the applicant's description of the temporary use, the intended duration of the use, hours of operation and the impacts of the proposed temporary use on adjacent properties. All applications for a temporary use permit shall include a conceptual site plan or a site development plan (SDP) as provided for within this section. The appropriate required plan and temporary use permit application shall be submitted and approved prior to or simultaneously with the submission of a building permit application, if required.~~

**[Renumber remaining subsections]**

\* \* \* \* \*

**SECTION FOUR: CONFLICT AND SEVERABILITY**

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding Section not affect the validity of the remaining portion.



**SECTION FIVE: INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE**

The provisions of this Ordinance shall become and be made a part of the Land Development Code of Collier County, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

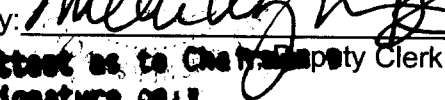
**SECTION SIX: EFFECTIVE DATE**

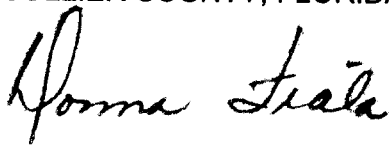
This Ordinance shall become effective upon filing with the Florida Department of State, Tallahassee, Florida.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 28<sup>th</sup> day of July, 2009.

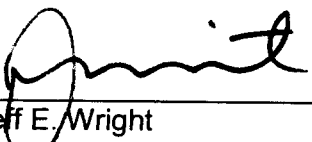
ATTEST:  
DWIGHT E. BROCK, CLERK

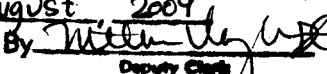
BOARD OF COUNTY COMMISSIONERS  
OF COLLIER COUNTY, FLORIDA

By:   
Attest as to the Deputy Clerk  
signature on: "

By:   
DONNA FIALA, CHAIR

Approved as to form and  
legal sufficiency:

  
Jeff E. Wright  
Assistant County Attorney

This ordinance filed with the  
Secretary of State's Office the  
3<sup>rd</sup> day of August, 2009  
and acknowledgement of that  
filing received this 10<sup>th</sup> day  
of August, 2009  
By:   
Deputy Clerk

STATE OF FLORIDA)

COUNTY OF COLLIER)

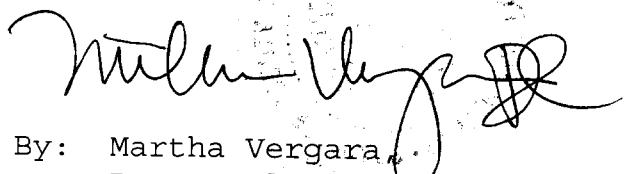
I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

**ORDINANCE 2009-43**

Which was adopted by the Board of County Commissioners on the 28th day of July, 2009, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 31st day of July, 2009.

DWIGHT E. BROCK  
Clerk of Courts and Clerk  
Ex-officio to Board of  
County Commissioners

  
By: Martha Vergara  
Deputy Clerk