



**LAND DEVELOPMENT CODE AMENDMENT**

**PETITION**

PL2021000XXXX

**ORIGIN**

Staff

**SUMMARY OF AMENDMENT**

This Land Development Code (LDC) amendment eliminates the sign provisions from the Corridor Management Overlay District (CMO), where applicable along Golden Gate Parkway, from U.S. 41 to Santa Barbara Boulevard.

**HEARING DATES**

BCC           TBD  
 CCPC         TBD  
 DSAC         TBD  
 DSAC-LDR   TBD

**LDC SECTION TO BE AMENDED**

4.02.24 Corridor Management Overlay District (CMO)—Special Regulations for Properties Abutting Golden Gate Parkway West of Santa Barbara Boulevard and Goodlette-Frank Road South of Pine Ridge Road

**ADVISORY BOARD RECOMMENDATIONS**

**DSAC-LDR**  
TBD

**DSAC**  
TBD

**CCPC**  
TBD

**BACKGROUND**

The Growth Management Plan (GMP) of 1989 required the development of corridor management plans, which required the County’s collaboration with the City of Naples. The corridor management plans were to consider appropriate urban design and landscaping measures, including signage, to promote positive development along the major arterial entrances to the urban areas of Collier County. On February 8, 1989, the Board of County Commissioners (Board) held a joint public workshop with the City of Naples, and among the topics discussed, it was suggested that the County bring the signage codes on Goodlette Road into closer compatibility with the City’s codes, and that “low-key ground signage” should be encouraged on Golden Gate Parkway. On December 19, 1989, the Board adopted the Corridor Management Overlay (CMO), pursuant to Ord. 89-100 (see Exhibit A), which served to implement Policy 4.2 of the then Future Land Use Element of the GMP (see Exhibit B). The CMO standards were applicable, in part, to properties along Golden Gate Parkway, between U.S. 41 to Santa Barbara Boulevard, prior to when Golden Gate Parkway was widened to six travel lanes. The CMO has been amended several times (see Exhibits C and D), and it was the adoption of Ord. 2004-41 (see Exhibit E) that divided the CMO regulations into two separate sections of the LDC—sections 2.03.07 and 4.02.24. This LDC amendment proposes to amend LDC section 4.02.24 by eliminating the restrictions placed on signage along Golden Gate Parkway.

Policy 4.5 of the current GMP is relevant to the CMO (see Exhibit F). LDC section 4.02.24 references “property identification signs” and “post-mounted signs”; however, the current LDC does not define them. The original zoning ordinance for the Coastal Area Planning District (Ord. 1976-30) did not contain those definitions either. In 1989, the Board adopted a sign code, pursuant to Ord. 1989-60, which defined *identification sign* as follows:

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.

The County has since adopted several noteworthy amendments to the sign code, including but not limited to following: Ord. 1991-102 (see Exhibit G); Ord. 1992-73 (see Exhibit H); Ord. 1994-58 (see Exhibit I); Ord. 1996-21 (see Exhibit J); Ord. 2000-08 (see Exhibit K); and 2004-41 (see Exhibit L). The adoption of Ord. 2004-72 created a definition for “project identification sign” (see Exhibit M) and Ord. 2006-07 created a definition for “residential identification sign” (see Exhibit N). However, the adoption of Ord. 2009-43 further changed the



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labeling of these signs (see Exhibit O) by removing the term “identification.” from the relative provisions.

Many of the conventionally-zoned properties along Golden Gate Parkway are either zoned Rural Agricultural District (A) or Estate District (E), with the exception of the properties located on the east side of the intersection of Golden Gate Parkway and Goodlette-Frank Road that are zoned General Commercial District (C-4). Only a limited number of non-residential uses are permitted in the A or E zoning districts—the majority require conditional use approval. Properties granted conditional uses within agricultural zoning districts in the urban area and residential estates districts with a street frontage of 150 feet or more are permitted a ground sign with a maximum height of eight feet and a maximum area of 44 square feet, pursuant to LDC section 5.06.02 B.8. These dimensions are similar to the restrictions of the CMO, making the CMO standards nearly duplicative and unnecessary. Golden Gate Parkway contains six travel lanes with a speed limit of 45 m.p.h., making the current four-foot tall height restriction impractical.

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**FISCAL & OPERATIONAL IMPACTS**

No fiscal or operational impacts are anticipated to the County and stakeholders.

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**GMP CONSISTENCY**

To be provided by Comprehensive Planning Staff after first review.

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**EXHIBITS:** A) CMO in Ord. 1989-100; B) Policy in 1989 GMP; C) CMO in Ord. 1991-102; D) CMO in Ord. 2002-31; E) CMO in Ord. 2004-41; F) Policy in Current GMP; G) Provisions in Ord. 1991-102; H) Provisions in Ord. 1992-73; I) Provisions in 1994-58; J) Provisions in 1996-21; K) Provisions in 2000-08; L) Provisions in 2004-41; M) Definitions in Ord. 2004-72; N) Definitions in Ord. 2006-07; and O) Provisions in Ord. 2009-43.

# DRAFT

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Amend the LDC as follows:

1  
2 **4.02.24 - Corridor Management Overlay District (CMO)—Special Regulations for**  
3 **Properties Abutting Golden Gate Parkway West of Santa Barbara Boulevard and**  
4 **Goodlette-Frank Road South of Pine Ridge Road**  
5

6 A. Required setbacks.

- 7  
8 1. Goodlette-Frank Road. Fifty feet.  
9  
10 2. Fifty feet for the first floor of all commercial development, 100 feet for the first floor  
11 of all other development except for properties zoned estates district (E), which shall  
12 be set back 75 feet.  
13  
14 3. As building height increases, the front yard setback shall be increased by 25 feet  
15 for each additional floor or buildings shall be stepped back to provide a vertical  
16 slope setback of 2 to 1. Single-family residence development shall be exempt from  
17 this provision.  
18

19 B. Two-way ingress and egress shall be a minimum of 330 feet from the nearest street  
20 intersection (measured from intersecting right-of-way lines). One-way ingress and egress  
21 shall be a minimum of 150 feet from the nearest intersection. If a property abuts a side  
22 street except that if the property is 5 acres or less in size, access shall be limited to the  
23 side street.  
24

25 ~~C. Golden Gate Parkway. Property identification signs shall not be higher than 4 feet above~~  
26 ~~the ground or exceed 60 square feet per side in size. Post-mounted signs shall not be~~  
27 ~~allowed. Signs shall be set back a minimum of 15 feet from the road right-of-way.~~  
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29 # # # # # # # # # # # # #

## EXHIBIT A – CMO in Ord. 1989-100

### 2.14 - Corridor Management Overlay District - Special Regulations For Properties Abutting Golden Gate Parkway West of Santa Barbara Boulevard and Goodlette-Frank Road South of Pine Ridge Road:

- a. Intent and Purpose: The purpose of this overlay district is to supplement existing zoning regulations for properties bordering Golden Gate Parkway west of Santa Barbara Boulevard and Goodlette-Frank Road south of Pine Ridge Road. The overlay district will implement the urban design concepts developed in the Corridor Management Study for Goodlette-Frank Road and Golden Gate Parkway. These regulations recognize that two separate jurisdictions govern land uses in these corridors and are designed to develop greater consistency in design standards between Collier County and the City of Naples.
- b. Applicability: These regulations apply to all properties adjacent to the rights-of-way of Goodlette Frank Road from US 41 to Pine Ridge Road and Golden Gate Parkway from US 41 to Santa Barbara Boulevard as measured perpendicular from the abutting right-of-way for a distance of 110 feet. Except as provided in this regulation, all other use, dimensional and development requirements shall be subject to the underlying zoning categories.
- c. Building Setbacks:
1. Goodlette-Frank Road: Fifty (50) feet.
  2. Golden Gate Parkway: Fifty (50) feet for the first floor of all commercial development, one hundred (100) feet for

## EXHIBIT A – CMO in Ord. 1989-100

the first floor of all other development except for properties zoned E. Estates which shall be setback seventy-five (75) feet.

2. As building height increases, the front yard setback shall be increased by twenty-five (25) feet for each additional floor or buildings shall be stepped back to provide a vertical slope setback of 2:1. Single family residential development shall be exempt from this provision.

d. Signs:

1. Goodlette-Frank Road: As permitted in Ordinance 89-60.
2. Golden Gate Parkway: Property identification signs shall not be higher than four (4) feet above the ground or exceed sixty (60) square feet per side in size. Post mounted signs shall not be allowed. Signs shall be set back a minimum of fifteen (15) feet from the road right-of-way.

- e. Access: Two way ingress and egress shall be a minimum of 330 feet from the nearest street intersection (measured from intersecting right-of-way lines). One way ingress and egress shall be a minimum of 150 feet from the nearest intersection. If a property abuts a side street, access shall also be provided from that side street except that if the property is five (5) acres or less in size, access shall be limited to the side street.

f. Landscaping and Buffering:

1. Goodlette-Frank Road:
  - (a) The minimum landscaping area shall be ten (10) feet in width measured from the right-of-way line.
  - (b) Tree plantings shall consist of canopy trees with a minimum canopy spread of five (5) feet and height of ten (10) feet at the time of planting. Trees must be placed every thirty (30) feet in landscaped areas.
  - (c) Palm trees may not be substituted for canopy trees.
  - (d) Landscape designs shall incorporate the use of xeriscape plant materials species as listed in the Xeriscape Plant Guide published by the South Florida Water Management District.

## EXHIBIT A – CMO in Ord. 1989-100

### 2. Golden Gate Parkway:

- (a) The minimum landscaping area shall be twenty five (25) feet in width as measured from the right-of-way line except for single family homes in the E-Estates District. Provisional uses approved in the Estates District shall be subject to the minimum landscaping requirements.
- (b) Tree plantings shall replicate indigenous native species or be compatible with the existing vegetation and have a minimum of a twenty (20) foot canopy at maturity.
- (c) Two (2) slash pines may be substituted for one (1) canopy tree provided each tree is a minimum of eight (8) feet in height with a four (4) foot spread at time of planting.
- (d) A minimum of eighty-five percent (85%) of the existing native vegetation within the landscape area must be retained.

3. In certain instances, Planned Unit Developments may fulfill the intent of the Ordinance through the implementation of an urban design concept as an alternative to the landscape and buffer requirements. The Community Development Administrator or his designee shall recommend an exception to this section be granted if the project meets the intent by creating a continuous, coordinated visual image through distinctive design features such as golf courses, water features, parks, or other visually attractive buffers or open space.

4. Screening and Walls: Vegetative screens are required within the minimum setback areas with a minimum height of two feet and a maximum height of four feet. Perimeter walls are permitted provided they are at least 75% screened by plant materials or buffered by berming. Entranceway walls are permitted without screening for a distance of fifty (50) feet from such entrances.

## EXHIBIT B – Policy in 1989 GMP

### POLICY 4.2:

Corridor Management Plans shall be developed by Collier County in conjunction with the City of Naples and incorporated into this Growth Management Plan by August 1991. The Plans shall identify appropriate urban design objectives and recommend Land Development Regulations and Capital Improvements to accomplish those objectives. Plans shall be completed for the following road corridors: Goodlette Road and Golden Gate Parkway from U.S. 41 to Santa Barbara Boulevard. A major purpose of the corridor plans shall be elimination or reduction of uses inconsistent with the community's character.

## EXHIBIT C – CMO in Ord. 1991-102

### SEC. 2.2.21 CORRIDOR MANAGEMENT OVERLAY DISTRICT (CMO): SPECIAL REGULATIONS FOR PROPERTIES ABUTTING GOLDEN GATE PARKWAY WEST OF SANTA BARBARA BOULEVARD AND GOODLETTE - FRANK ROAD SOUTH OF PINE RIDGE ROAD.

2.2.21.1 Purpose and Intent. The purpose of this overlay district is to supplement existing zoning regulations for properties bordering Golden Gate Parkway west of Santa Barbara Boulevard and Goodlette-Frank Road south of Pine Ridge Road. The overlay district will implement the urban design concepts developed in the Corridor Management Study for Goodlette-Frank Road and Golden Gate Parkway. These regulations recognize that two (2) separate jurisdictions govern land uses in these corridors and are designed to develop greater consistency in design standards between Collier County and the City of Naples.

2.2.21.2 Applicability. These regulations apply to all properties adjacent to the rights-of-way of Goodlette-Frank Road from US 41 to Pine Ridge Road and Golden Gate Parkway from US 41 to Santa Barbara Boulevard as measured perpendicular from the abutting right-of-way for a distance of three-hundred and thirty feet (330'). Except as provided in this regulation, all other use, dimensional and development requirements shall be as required in the underlying zoning categories.

2.2.21.3 Building Setbacks.

2.2.21.3.1 Goodlette Frank Road. Fifty feet (50').

2.2.21.3.2 Golden Gate Parkway. Fifty feet (50') for the first floor of all commercial development, one hundred feet (100') for the first floor of all other development except for properties zoned Estates District (E), which shall be setback seventy-five feet (75').

2.2.21.3.3 As building height increases, the front yard setback shall be increased by twenty-five feet (25') for each additional floor or buildings shall be stepped back to provide a vertical slope setback of two to one (2:1). Single family residence development shall be exempt from this provision.

2.2.21.4 Access. Two (2) way ingress and egress shall be a minimum of three-hundred thirty feet (330') from the nearest street intersection (measured from intersecting right-of-way lines). One way ingress and egress shall be a minimum of one-hundred and fifty feet (150') from the nearest



## EXHIBIT C – CMO in Ord. 1991-102

intersection. If a property abuts a side street except that if the property is five (5) acres or less in size, access shall be limited to the side street.

### 2.2.21.5 Landscaping.

#### 2.2.21.5.1 Goodlette-Frank Road.

1. The minimum landscaping area shall be ten feet (10') in width measured from the right-of-way line.
2. Tree plantings shall consist of canopy trees with a minimum canopy spread of five feet (5') and height of ten feet (10') at the time of planting. Trees must be placed every thirty feet (30') in landscaped areas.
3. Palm trees may not be substituted for canopy trees.
4. Landscape designs shall incorporate the use of xeriscape plant materials species as listed in the Xeriscape Plant Guide published by the South Florida Water Management District.

#### 2.2.21.5.2 Golden Gate Parkway.

1. The minimum landscaping area shall be twenty-five feet (25') in width as measured from the right-of-way line except for single family homes in the Estates District (E). Provisional uses approved in the Estates District (E) shall be subject to the minimum landscaping requirements.
2. Tree plantings shall replicate indigenous native species or be compatible with the existing vegetation and have a minimum of a twenty foot (20') canopy at maturity.
3. Two (2) slash pines may be substituted for one (1) canopy tree provided each tree is a minimum of eight feet (8') in height with a four foot (4') spread at time of planting.
4. A minimum of eighty-five percent (85%) of the existing native vegetation within the landscape area must be retained.

2.2.21.5.3 PUD's. In certain instances, Planned Unit Developments (PUD's) may fulfill the intent of this section through the implementation of an urban design concept as an alternative to the landscape and buffer requirements. The Development Services Director shall recommend an exception to this section be granted if the development meets the intent by creating a continuous, coordinated visual image through distinctive design features such as golf courses, water features, parks, or other visually attractive buffers or open space.

2.2.21.5.4 Screening and Walls. Vegetative screens are required within the minimum setback areas with a minimum height of two feet (2') and a maximum height of four feet (4'). Perimeter walls are permitted provided they are at least seventy-five percent (75%) screened by plant materials or

## EXHIBIT C – CMO in Ord. 1991-102

buffered by berming. Entranceway walls are permitted without screening for a distance of fifty feet (50') from such entrances.

2.2.21.6 Signs. As permitted in Div. 2.5.

2.2.21.6.1 Goodlette-Frank Road. As permitted in Div. 2.5.

2.2.21.6.2 Golden Gate Parkway. Property identification signs shall not be higher than four feet (4') above the ground or exceed sixty (60) square feet per side in size. Post mounted signs shall not be allowed. Signs shall be set back a minimum of fifteen feet (15') from the road right-of-way.

## EXHIBIT D – CMO Change in Ord. 2002-31

**Sec. 2.2.21. Corridor management overlay district (CMO); special regulations for properties abutting Golden Gate Parkway west of Santa Barbara Boulevard and Goodlette-Frank Road south of Pine Ridge Road.**

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2.2.21.5. *Landscaping.*

2.2.21.5.1. *Goodlette-Frank Road.*

- ~~1.~~ ~~The minimum landscaping area shall be ten feet in width measured from the right-of-way line.~~
- ~~2.~~ 1. Tree plantings shall consist of canopy trees with a minimum canopy spread of five feet and height of ten feet at the time of planting. Trees ~~must~~ shall be placed every 30 feet in landscaped areas.
- ~~3.~~ 2. Palm trees may not be substituted for canopy trees.

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- ~~4.~~ 3. Landscape designs shall incorporate the use of xeriscape plant materials species as listed in the Xeriscape Plant Guide published by the South Florida Water Management District.

# EXHIBIT E – CMO in Ord. 2004-41

## 2.03.07. Overlay Zoning Districts

### A. Corridor Management Overlay “CMO”

1. The purpose of the “CMO” district is to supplement existing zoning regulations for properties bordering Golden Gate Parkway west of Santa Barbara Boulevard and Goodlette-Frank Road south of Pine Ridge Road. The CMO district will implement the urban design concepts developed in the corridor management study for Goodlette-Frank Road and Golden Gate Parkway. These regulations recognize that two (2) separate jurisdictions govern land uses in these corridors and are designed to develop greater consistency in design standards between Collier County and the City of Naples.
2. These regulations apply to all properties **ADJACENT** to the rights-of-way of Goodlette-Frank Road from U.S. 41 to Pine Ridge Road and Golden Gate Parkway from U.S. 41 to Santa Barbara Boulevard as measured perpendicular from the **ABUTTING RIGHT-OF-WAY** for a distance of 330 feet. Except as provided in this regulation, all other use, dimensional, and **DEVELOPMENT** requirements shall be as required in the underlying zoning categories.

## 4.02.24 Corridor Management Overlay District (CMO) - Special Regulations for Properties Abutting Golden Gate Parkway West of Santa Barbara Boulevard and Goodlette-Frank Road South of Pine Ridge Road.

### A. Required **SETBACKS**

1. Goodlette-Frank Road. Fifty (50) feet.
  2. Fifty (50) feet for the first floor of all commercial **DEVELOPMENT**, 100 feet for the first floor of all other **DEVELOPMENT** except for properties zoned estates district (E), which shall be set back seventy-five (75) feet.
  3. As **BUILDING HEIGHT** increases, the **FRONT YARD SETBACK** shall be increased by twenty-five (25) feet for each additional floor or **BUILDINGS** shall be stepped back to provide a vertical slope **SETBACK** of two (2) to one (1). Single-family residence **DEVELOPMENT** shall be exempt from this provision.
- B. Two-way ingress and egress shall be a minimum of 330 feet from the nearest **STREET** intersection (measured from intersecting **RIGHT-OF-WAY** lines). One-way ingress and egress shall be a minimum of 150 feet from the nearest intersection. If a property **ABUTS** a side **STREET** except that if the property is five (5) acres or less in size, **ACCESS** shall be limited to the side **STREET**.
- C. *Golden Gate Parkway*. Property identification **SIGNS** shall not be higher than four (4) feet above the ground or exceed sixty (60) square feet per side in size. Post-mounted **SIGNS** shall not be allowed. **SIGNS** shall be set back a minimum of fifteen (15) feet from the road **RIGHT-OF-WAY**.

## EXHIBIT F – Policy in Current GMP

(XV)(XLIV) **Policy 4.5:**

Corridor Management Plans have been developed by Collier County in conjunction with the City of Naples. These Plans identify appropriate urban design objectives and recommend Land Development Regulations and Capital Improvements to accomplish those objectives. Plans have been completed for Goodlette-Frank Road south of Pine Ridge Road, and for Golden Gate Parkway from US 41 to Santa Barbara Boulevard. The Corridor Management (zoning) Overlay has been adopted into the Land Development Code; it imposes additional development standards and limitations upon properties located along these two road segments. Future Corridor Management Plans may be prepared jointly with the City of Naples as directed by the Board of County Commissioners. The objectives for each Corridor Management Plan will be established prior to the development of the Plan. Corridors that may be considered jointly with the City of Naples include:

- a. Pine Ridge Road from US 41 to Goodlette-Frank Road;
- b. Davis Boulevard from US 41 to Airport-Pulling Road;
- c. US 41 from Creech Road to Pine Ridge Road; and
- d. US 41 from Davis Boulevard to Airport-Pulling Road.

The Board of County Commissioners will determine the boundaries of the corridors selected and the time frame for completion.

## Exhibit G – Excerpt of Sign Provisions in Ord. 1991-102

- 2.5.8.3.4**      **Residential Directional or Identification Signs.** Directional or identification signs no greater than (4) square feet in size, and located internal to the subdivision or developments may be allowed subject to the approval of the Community Development Administrator, or his designee. Such signs shall only be used to identify the location, or direction of approved uses such as models or model centers, sales (6') feet in height, and twenty four (24) square feet in area. Such signs shall require a building permit.
- 2.5.8.3.5**      **Commercial and Industrial Directional or Identification Signs.** Directional or identification signs no greater than six (6) square feet in size, and located internal to the subdivision or development, may be allowed subject to the approval of the Community Development Services Administrator, 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 (6') in height, and sixty (60) square feet in area. Such signs shall require a building permit.

## Exhibit H – Excerpt of Sign Provisions in Ord. 1992-73

2.5.8.3.5 Commercial and Industrial Directional or Identification Signs. Directional or identification signs no greater than six (6) square feet in size, and located internal to the subdivision, may be allowed subject to the approval of the Community Development Services Administrator, or his designee. Such signs 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 (6) feet in height, and sixty (60) square feet in area. Such signs shall require a building permit. For signage to be located along the Golden Gate Parkway, see Division 2.2, Sections 2.2.21.1 and 2.2.21.6.2 and the Golden Gate Master Plan.

2.5.8.3.6 Residential Directional or Identification Signs. Directional or identification signs no greater than four (4) square feet in size, and located internal to the subdivision or developments may be allowed subject to the approval of the Community Development Services Administrator, 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, sales six (6') feet in height, and twenty four (24) square feet in area. Such signs shall require a building permit. For signage to be located along the Golden Gate Parkway, see Division 2.2, Sections 2.2.21.1 and 2.2.21.6.2.

## Exhibit I – Excerpt of Sign Provisions in Ord. 1994-58

2.5.8.3.5

Commercial, Business Park and Industrial Directional or Identification Signs. Directional or identification signs no greater than six (6) square feet in size, and located internal to the subdivision or development, may be allowed subject to the approval of the Community Development Services Administrator, 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 (6') in height, and sixty (60) square feet in area. Such signs shall require a building permit. For signage to be located along the Golden Gate Parkway, see Division 2.2, Sections 2.2.21.1 and 2.2.21.6.2 and the Golden Gate Master Plan.



## Exhibit J – Excerpt of Sign Provisions in Ord. 1996-21

2.5.5.1.5. 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 Planning Services Director, 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 division 2.2, section 2.2.21.1 and 2.2.21.6.2.

2.5.5.2.3.10.4. Commercial, business park and industrial directional or identification signs. Directional or identification signs no greater than six square feet in size, and located internal to the subdivision or development, may be allowed subject to the approval of the Community Development and Environmental Services Administrator, 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 division 2.2, sections 2.2.21.1 and 2.2.21.6.2 and the Golden Gate Master Plan.

## Exhibit K – Excerpt of Sign Provisions in Ord. 2000-08

- 2.5.5.2.5.10. *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 10 ~~15~~ feet, may be allowed subject to the approval of the community development and environmental services administrator, 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 maybe combined into a single sign not to exceed six feet in height and 64 square feet in area. Such signs shall require a

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building permit. For signage to be located along the Golden Gate Parkway, see division 2.2, sections 2.2.21.1 and 2.2.21.6.2 and the Golden Gate Master Plan. ~~Logos on all directional signs shall not exceed 20 percent of the sign area.~~ Logos shall not occupy more than 20 percent of the directional sign area when the said sign is more than six square feet in area. Directional signs are also subject to the restrictions of section 2.5.6.2. of this code.

## Exhibit L – Excerpt of Sign Provisions in Ord. 2004-41

5. *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.

10. *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, or his designee. Such **SIGN** shall

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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 2.04.03, 2.03.05 and 2.03.07 and the Golden Gate Master Plan. Logos shall not occupy more than 20 percent of the directional **SIGN** area when the said **SIGN** is more than six square feet in area. Directional **SIGNS** are also subject to restrictions of section 5.06.02 of this Code.

## Exhibit M – Excerpt of Change in Definitions in Ord. 2004-72

*Project Identification Sign:* A directional sign which provides identification or recognition of a development only, individual tenants or outparcels are not permitted to use this type of signage.

## Exhibit N – Excerpt of Change in Definitions in Ord. 2006-07

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

## Exhibit O – Excerpt of Sign Provisions in Ord. 2009-43

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.
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.