

Captiva sign regulations

From the Lee County Land Development Code, February 2018

CHAPTER 33 ARTICLE IX. – CAPTIVA

Sec. 33-1642. - Prohibited signs.

The following types of signs are prohibited, except as exempted in section 33-1645(b), "Signs not requiring a permit":

- (1) Banner signs as defined in this section, pennants, or other flying paraphernalia.
- (2) Sandwich signs.
- (3) Billboards.
- (4) Animated signs as defined in this section.
- (5) Neon signs or signs of similar effect.
- (6) "Sold" signs.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1643. - Removal of prohibited signs.

Prohibited signs must be removed upon direction of the County code enforcement officer and may not be replaced.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1644. - Temporary signs.

Temporary sign permits for prohibited signs will not be issued.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1645. - Signs not requiring a permit.

(a) Residential identification sign. Identification signs not exceeding 2.0 square feet in area on lots with total frontage of less than 100 feet and 4.0 square feet in area on lots with frontage of 100 feet or more. The height of identification signs may not exceed four feet above grade and may be placed in rights-of-way and subject to the following standards and restrictions:

- (1) Identification signs must comply with sections 14-76 and 34-625 and may be illuminated only in accordance with the following standards:
 - a. The area occupied by the luminaire and its supports will not be included when calculating the square footage of the sign.
 - b. Sign lighting must be designed and located so as not to cause confusion with traffic control devices.
 - c. Full cutoff fixtures with black non-reflective interior surfaces must be used. Uplighting is prohibited. No sign may have internal illumination.
 - d. If exterior lighting is used to illuminate the sign, the lights must be down lights with shields and louvers to pinpoint the light.
 - e. Illumination must be with white light only, using fluorescent lamps or bulbs, except if visible from the beach then they must be amber LED bulbs used in properly shielded fixtures. Mercury vapor and metal halide lighting is prohibited. LED bulbs are recommended. Fluorescent fixtures must be of the enclosed type with a gasketed lens and a wet location label.
 - f. A maximum of one fixture is allowed per sign face.
 - g. The maximum wattage may not exceed 36 watts per sign face.
 - h. Approval for electric hookup to illuminate the sign must be obtained from the Lee County Department of Transportation.

(2) The identification sign must include the street number of the property with numerals four inches high.

(3) The sign support must be of a suitable breakaway or yielding design. Identification signs placed in an unsafe or hazardous location, as determined by the Department of Transportation, must be relocated or removed at the owner's expense.

(4) Identification signs in existence at the time of the adoption of the ordinance from which this article is derived that exceed the square footage or height requirements, but are not deemed to be located in an unsafe or hazardous location, will be considered nonconforming uses for purposes of this paragraph and may remain in place until removed or destroyed.

(b) Bulletin boards for public, charitable, or religious institutions, to be located on the same premises as the institution and not exceeding 32 square feet in area.

(c) Signs denoting the contractor, subcontractor, or design professional on the premises of work under construction and not exceeding four square feet in area; provided, however, those signs may not remain on the premises for more than 30 days after the issuance of the certificate of occupancy.

(d) Occupational signs denoting only the name, street number or occupation of an occupant in a commercial building, a public or institutional building, or a dwelling house (except dwelling houses in C-1, CS-1, and CT districts), and not exceeding four square feet in area.

(e) Memorial signs or tablets, names of buildings and dates of erection when cut into masonry surfaces or when constructed of bronze or other noncombustible materials.

(f) Traffic or other municipal, county, state or federal signs, legal notices, and other such temporary emergency or non-advertising signs.

(g) Temporary real estate signs, which for the purposes of this section include "for sale," "open house," "open for inspection," "by appointment only," "model home," and similar signs, must be located in a front yard and a minimum of two feet from the property line, parallel to the frontage and conforming to the following restrictions:

(1) They must be located only on the property advertised.

(2) In all districts not of residential character signs may not exceed four square feet in area, and may not exceed two square feet in areas zoned as RSC-2, RS-1, TFC-2 and RM-2. The bottom edge of the signs may not be greater than 12 inches above average grade of the sign's location. The signs must be limited to one sign per parcel; if the parcel includes water access, a second temporary real estate sign not exceeding two square feet in area is allowed either on a permanent dock structure or a minimum of ten feet landward of the property boundary adjacent to the water access or away from the landward edge of the mangrove fringe.

(3) Temporary real estate signs must be sturdily constructed, neat in appearance, ground signs only, with prongs not exceeding one-half inch in diameter and designed to be inserted and, removed without tools.

(4) Temporary real estate signs must be removed no more than five days after the property is no longer for sale.

(h) Signs that do not exceed 12 inches when measured vertically or horizontally, upon business premises, which are informational or directory in nature, and neither contain the name of the business nor advertise products or services.

(i) Temporary banners, sandwich signs and other temporary ground signs promoting a specific event, to be located in the vicinity of the event promoted and not exceeding 32 square feet in area for banners and ten square feet for sandwich signs and ground signs. Signs cannot be erected more than seven days prior to the event, and must be removed no later than the day following the event.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1646. - Nonconforming signs.

With the exception of nonconforming identification signs as provided in section 33-1645, every lawfully existing sign of every type located on Captiva Island that does not comply with this article will be deemed nonconforming upon the effective date of the ordinance from which this article is derived.

(Ord. No. 12-19 , § 2, 9-11-12)

Sec. 33-1647. - Maintenance of nonconforming signs.

(a) A nonconforming sign may be maintained in its condition as of the time it becomes nonconforming, but may not be structurally or mechanically extended or altered except to make it conform more closely to the provisions of this article.

(b) Nonconforming sign may be re-erected according to the standards articulated in section 33-1645.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1648. - Permanent signs in commercial areas.

Ground-mounted or wall mounted signs located in the C-1, CS-1, CT or RM-2 zoning categories must comply with sections 14-76 and 34-625.

(a) Ground-mounted identification signs are subject to the following limitations:

(1) No signs may be erected closer than 30 feet to the boundary line dividing the zoning district of the property on which the sign is erected from a zoning district in which they are prohibited.

(2) Sign area is limited to 32 square feet.

(3) Signs cannot exceed a maximum of ten feet in height or ten feet in width.

(4) The sign must display the street number/s of the property on the face of the sign. Each numeral must measure four to six inches in height. The copy area of the street number will not be counted toward the allowable sign copy area.

(b) Wall-mounted signs: Wall signs are limited to ten percent of a tenant's wall area, with a maximum size of 32 square feet.

(c) Illuminated, ground-mounted, and wall signs: Environmental Sciences (ES) staff must review the lighting proposed to ensure compliance with sea turtle regulations in section 14-76 and the outdoor lighting standards in section 34-625 prior to the issuance of the sign permit. The sign must be inspected after dark by ES staff, with all exterior lighting turned on, to determine compliance with an approved lighting plan and this division prior to final inspection.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1649. - Number of signs.

Business establishments located upon Captiva Island may not erect more than one permanent ground-mounted commercial advertising sign per driveway and point of access by water. Temporary "for sale" or "for rent" signs will not count against this limit.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1650. - Reserved.

CHAPTER 30
ARTICLE V. - CAPTIVA ISLAND
DIVISION 1. - GENERALLY

Secs. 30-221—30-226. - Reserved.

Editor's note— Ord. No. 12-19, § 1, adopted Sept. 11, 2012, repealed §§ 30-221—30-226, which pertained to signs on Captiva Island and derived from Ord. No. 71-2, §§ I, IV, V and VIII, adopted Feb. 24, 1971.

Sec. 30-227. - Construction standards.

In addition to the provisions of this article, all signs erected on lands included on Captiva Island shall be erected so as to conform with the applicable provisions of the Southern Standard Building Code.

(Ord. No. 71-2, § I, 2-24-71)

Sec. 30-228. - Consent of property owner required; posting signs on trees or utility poles.

(a) It shall be unlawful for any person to post any bills, handbills, notices or advertisements or to brand, write, mark or paint any sign, letters or characters upon a building, wall, fence or other property of another person on lands located upon Captiva Island without first obtaining the consent of the owner of such property or his duly authorized agent.

(b) It shall be unlawful for any person to post bills, notices or advertisements or to brand, write, mark or paint any sign, letters or characters upon or on any tree or telephone, telegraph or power pole located on Captiva Island.

(c) The provisions of this section to the contrary notwithstanding, nothing contained in this section shall be construed to prohibit the distribution of literature in the locations described in this section by an agency of the government of the United States, the state or the county, or by any quasi-public body as defined in this article, or to prohibit the erection of signs which comply with this article.

(Ord. No. 71-2, § III, 2-24-71)

Secs. 30-229—30-280. - Reserved.

DIVISION 2. - GENERAL RESTRICTIONS ^[2]

Footnotes:

(2) -- Editor's note— Ord. No. 12-19, § 1, adopted Sept. 11, 2012, repealed Div. 2 and renumbered Div. 3 as Div. 2 as set out herein. The former Div. 2, §§ 30-251—30-254, pertained to nonconforming signs and derived from Ord. No. 71-2, § IV, adopted Feb. 24, 1971.

Sec. 30-281. - Permitted signs.

Lighted signs, roof signs, ground signs, marquee signs, projecting signs and wall signs shall be permitted when erected on lands of Captiva Island zoned under the IL category, the C-1, C-1A and C-2 categories or the RM-2 category, subject to the following restrictions:

(1) No such signs shall be erected any closer than 30 feet to the boundary line dividing such district from a district in which they are prohibited.

(2) Roof signs, wall signs, marquee signs, projecting signs and ground signs shall each be limited to a maximum size of 100 square feet. In addition, no such sign shall be erected with any dimension of height, width or depth exceeding ten feet.

(3) No part of any roof sign shall extend more than 35 feet above ground level.

(4) Wall signs, ground signs, marquee signs and projecting signs may be lighted by methods not prohibited by this article; provided, however, any lighted sign located within 100 feet of any residential zoning district shall be shielded in such a manner that no direct rays of light are cast into any residential premises.

(5) The total height of ground signs from ground level to the top of the sign shall not exceed 35 feet.

(Ord. No. 71-2, § I, 2-24-71)

Sec. 30-282. - Number of signs.

No business establishment located upon Captiva Island shall erect more than one commercial advertising sign.

(Ord. No. 71-2, § I, 2-24-71)

Sec. 30-283. - Commercial signs prohibited in certain districts.

No commercial advertising signs whatsoever, whether on- or off-premises, shall be permitted in any RS-1, RS-2 or TFC-2 district; except that, where a platted subdivision in which lots are actively being sold by the developers or owners of the subdivision contains no land zoned other than RS-1, RS-2 or TFC-2, the owners or subdividers may select one lot of the subdivision upon which to erect one roof sign, wall sign or ground sign to advertise for the sale of the subdivision lots in conformity with the regulation of such signs set forth in this division.

(Ord. No. 71-2, § I, 2-24-71)

Sec. 30-284. - Off-premises signs.

By adopting this article, the Board of County Commissioners intends to encourage the practice of using directional signs or programs by public or quasi-public bodies in lieu of private commercial advertising signs or private directional signs to direct customers from main roads on Captiva Island to commercial establishments located off of or not visible from main roads.

Therefore, no off-premises commercial advertising signs or directional signs of any type shall be erected on Captiva Island other than by public or quasi-public bodies. Further, no signs shall be erected at the site of information offices or sales offices located on main roads which advertise the sale of goods or services at another location away from the site of the information offices or sales offices.

(Ord. No. 71-2, § I, 2-24-71; Ord. No. 74-5, § 1, 1-30-74)

[DIVISION 3. - RESERVED]

Secs. 30-285—30-310. - Reserved.

DIVISION 4. - RESERVED^[3]

Footnotes:

(3) -- Editor's note— Ord. No. 12-19, § 1, adopted Sept. 11, 2012, repealed Div. 4, §§ 30-311—30-313, which pertained to multiple-unit dwellings and tourist accommodations and derived from Ord. No. 71-2, § II, adopted Feb. 24, 1971.

Secs. 30-311—30-399. - Reserved.