

Escambia County Land Development Code

DISCLAIMER:

This is for general information on the land use regulations within the unincorporated areas of Escambia County. Please note that Escambia County regularly amends its land use regulations and that recent amendments may not yet be shown on this website. Accordingly, when buying, selling, or developing land in Escambia County, please come in to our office & speak with a Front Counter Planner for assistance on the most current regulations affecting your property.

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Article 8 SIGNAGE*

***Editor's note:** Section 1 of Ord. No. 2007-27, adopted May 24, 2007, amended art. 8 in its entirety to read as herein set out. Former art. 8 was comprised of §§ 8.00.00--8.08.00, and derived from Ord. No. 97-5, adopted Jan. 30, 1997; Ord. No. 98-9, adopted Feb. 12, 1998; Ord. No. 98-53, adopted Dec. 3, 1998; and Ord. No. 2002-24, adopted June 6, 2002.

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- 8.00.00. General principles.
 - 8.01.00. Purpose.
 - 8.02.00. Definitions.
 - 8.03.00. Sign permits.
 - 8.04.00. Exempt and prohibited signs.
 - 8.05.00. Temporary signs.
 - 8.06.00. Off-premises signs.
 - 8.07.00. On-premises signs.
 - 8.08.00. Design and performance standards.
 - 8.09.00. Nonconforming signs.
 - 8.10.00. Message substitution.

8.00.00. General principles.

In order to preserve the county as a desirable community in which to live, vacation and do business, a pleasing visually attractive urban, suburban, rural and resort environment is of foremost importance. The regulation of signs within the county is a highly contributive means by which to achieve this desired end. These sign regulations are prepared with the useful intent of enhancing the environment and promoting the continued well-being of the county.

(Ord. No. 2007-27, § 1, 5-24-2007)

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8.01.00. Purpose.

It is the purpose of this division to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements. These sign regulations are intended to:

- A. Enable the identification of places of residence and business.
- B. Allow for the communication of information necessary for the conduct of commerce.
- C. Lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs that compete for the attention of pedestrian and vehicular traffic.
- D. Enhance the attractiveness and economic well-being of the county as a place to live, vacation and conduct business.
- E. Protect the public from the dangers of unsafe signs.
- F. Permit signs that are compatible with their surroundings and aid orientation, and preclude placement of signs in a manner that conceals or obstructs adjacent land uses or signs.
- G. Encourage signs that are appropriate to the zoning district in which they are located and consistent with the category of use to which they pertain.
- H. Curtail the size and number of signs and sign messages to the minimum reasonably necessary to identify a residential or business location and the nature of any such business.
- I. Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.
- J. Preclude signs from conflicting with the principal permitted use of the site or adjoining sites.
- K. Regulate signs in a manner so as to not interfere with, obstruct vision of, or distract motorists, bicyclists or pedestrians.
- L. Require signs to be constructed, installed and maintained in a safe and satisfactory manner.
- M. Preserve and enhance the natural and scenic characteristics of this community.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

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8.02.00. Definitions.

As used in this article, the following words shall be defined as follows:

Abandoned sign :

- (1) Any sign face which advertises a business no longer conducted or product no longer sold. In making the determination that a sign advertises a business no longer being conducted, the enforcement official shall consider the existence or absence of a current occupational license, utility service deposit or account, use of the premises and relocation of the business. An abandoned sign is prohibited and shall be removed by the owner of the premises when there is a lack of maintenance or sign faces are missing, or as otherwise provided for in this article.
- (2) Any sign structure which has not been used for business purposes for over 90 days, and is nonconforming as to existing codes regarding height, setback or maintenance.
- (3) Any previously permitted portable or temporary sign for which the permit has expired.

Awning, canopy or marquee sign: A sign that is mounted or painted on, or attached to, an awning, canopy, or marquee that is otherwise permitted by county ordinance. The sign shall not project above, below or beyond the awning, canopy or marquee.

Banner sign: Any sign with characters, letters, illustrations or ornamentation applied to cloth, paper, flexible plastic or fabric of any kind that is not permanently attached to a solid backing of wood, plastic, metal, masonry, or similar rigid material. Maximum size allowed is 60 square feet.

Billboard: See "Off-premises sign."

Bulletin board/directory sign: A sign which identifies an institution or organization on the premises of which it is located and which contains the name of the institution or organization or the names of individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.

Business: Any activity done for commercial aim regardless of whether the activity is performed by a for profit or not for profit entity.

Changeable copy sign: A sign that is designed so that characters, letters, or illustrations can be manually changed or rearranged without altering the face or surface of the sign.

Construction sign: A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

Directional sign: See "Informational sign."

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Electronic message center: A sign that is a computerized, programmable electronic visual communications device capable of storing and displaying multiple messages in various formats at varying intervals for periods lasting at least five seconds.

Facade sign: See "Wall sign."

Flashing sign: A sign exhibiting sudden or marked changes in lighting intensity lasting in duration for periods of less than five seconds.

Freestanding pole sign: A freestanding sign that is mounted on a free standing pole or other similar support so that the bottom edge of the sign face is 9 1/2 feet or more above grade.

Freestanding sign: Any nonmovable sign not affixed to a building. May be either a ground sign or a pole sign.

Governmental sign: A sign erected and maintained pursuant to and in discharge of any governmental function, or required by law, ordinance or other governmental regulation.

Ground sign: Any freestanding sign, other than a pole sign, placed upon or supported by the ground independent of any other structure; a monument sign.

Historic sign: Any sign officially designated historic by the appropriate federal, state or local historic entity or otherwise considered to be a local landmark by the board of adjustment.

Holiday decorations: Temporary signs and decorations, clearly incidental to, and customarily and commonly associated with, any national, local or religious holiday.

Identification sign: A sign giving the name, and/or address of a building, business development or establishment on the premises where it is located. Also known as name plate sign.

Illuminated sign: A sign lighted by or exposed to artificial lighting either by lights on, or in the sign, or directed towards the sign.

Informational sign: An on-premises sign commonly associated with, but not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas. Also known as a directional sign.

Moving or animated sign: Any sign or part of a sign which changes physical position by any movement or rotation.

Multi-faced sign: A sign composed of sections which rotate to display a series of advertisements, each advertisement being displayed for at least five seconds continuously without movement and the movement of the sections between displays being not more than two seconds.

Multitenant center: Any shopping center, office center, or business center in which two or more occupancies abut each other or share common parking facilities or driveways or are otherwise related on a zone lot.

Mural: A painting or similar work of art on the facade of a building.

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Name plate sign: See "Identification sign."

Noncommercial: Any activity not done for a commercial aim.

Nonconforming sign: A sign which is lawfully erected but which does not comply with the land use, setback, size, spacing, and lighting provisions of this article or a sign which was lawfully erected but which now fails to comply with this article due to changed conditions.

Off-premises sign or billboard: A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

On-premises sign: A sign that identifies only goods, services, facilities, events or attractions available on the premises where the sign is located.

Political sign: A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

Portable sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; including such signs even though the wheels may be removed and the remaining chassis or support structure converted to A-frames or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising unless part of an outdoor restaurant; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of business, the sign area is less than two square feet per side and there is no reasonable alternative storage space.

Projecting sign: A sign that is wholly or partly dependent upon a building for support and which projects more than 24 inches from such building.

Real estate sign: A sign pertaining to the sale or lease of the premises, or a portion of the premises, in which the sign is located.

Roof sign: A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof of the deck line of a building with a mansard roof.

Signs: Any object, device, display or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. Corporate flags are a sign and are allowed as part of the allowed square footage for a zone lot. National or state flags, window displays, graffiti, athletic scoreboard, or the official announcements or sign of government are excluded.

Sign area: The surface area of a sign shall be computed as including the entire area within the smallest rectangle, triangle, circle or other regular geometric form, or aggregates thereof, encompassing all of the display area of the sign and including all of the elements of the matter displayed. Base, apron, supports and other structural members not bearing advertising matter shall not be included in computation of surface area. Border or trim shall be included

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in computation of surface area. One side only of a double-sided sign shall be used in computing sign area where they are placed back to back on a single sign structure and are at no point more than three feet apart.

Sign face: The area or display surface used for the message.

Sign triangle: See visual clearance section of landscaping provisions.

Substantially damaged: A structure that is a total loss or damaged to such an extent that the cost of restoring the structure to its before damaged condition would be 50 percent or more of the market value at the time of damage or destruction.

Wall sign: A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 24 inches from such building or structure. Also, a sign mounted on the fascia or sloped roof surface which does not extend above the elevation of the ridge or roof line nor project more than 48 inches from the roof or fascia surface.

Window sign: A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.

Vicinity of the interstate: Vicinity of the interstate is a corridor 125 feet either side of any right-of-way of the interstate highway system.

Zone lot: A parcel of land in single ownership, or parcel of contiguous properties, existing as a unified or coordinated project, that is of sufficient size to meet minimum zoning requirements for area, coverage, and uses, and that can provide such yards and other open spaces as required by the land development code.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

GRAPHIC LINK:SIGN TYPES

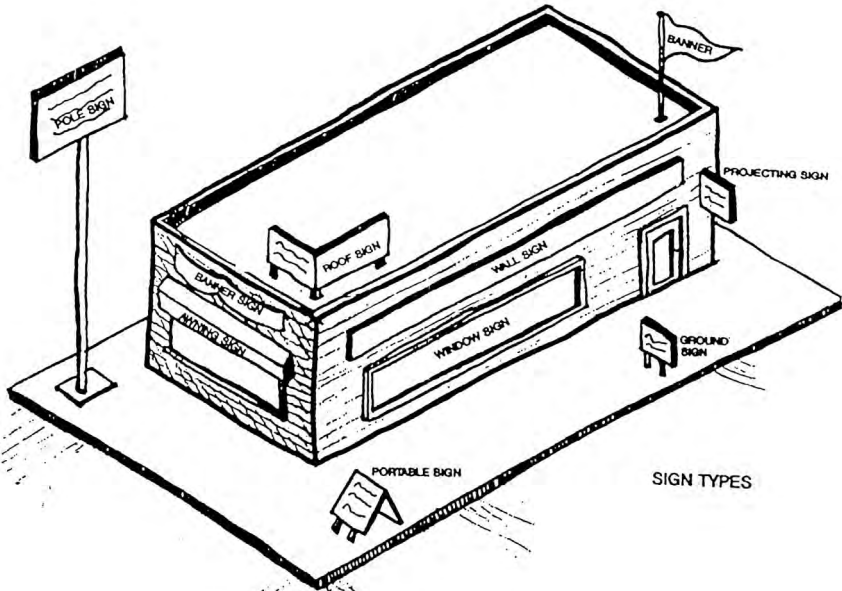
8.03.00. Sign permits.

8.03.01. *Permit required.* Except as provided for in section 8.03.01 of this article, it shall be unlawful for any person to erect, construct, alter or relocate within the unincorporated area of Escambia County, Florida, any sign without having first obtained a land use certificate and/or a building permit issued by department of growth management (department).

8.03.02. *Application for permit.* Each application for a permit, with the required fees, shall be filed with the department on a form furnished for that purpose. Application for such permit, describing the work to be done, shall be made in writing to the department by the person, firm, or corporation installing the work, and the permit when issued shall be to such applicant. Only authorized employees or officers of a company or corporation that is qualified as a sign erection contractor can sign for permits by that holder. The holder of the sign erection contractor's certificate shall provide a letter of authorization for such employees or officers. The application shall indicate the location, sign dimensions, and contain such other information as may be required by the department.

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SIGN TYPES

State law requires construction to be done by licensed contractors; however, the owner of the particular property in question may sign an owner builder disclosure statement. This allows the owner of the property to act as his/her own contractor (see F.S. ch. 489). Upon receipt of a completed application, the department shall approve or deny the application within 15 days. An applicant who does not receive either a permit or denial within 20 days of submission of a completed application may file an administrative appeal as set forth in section 2.04.00 of this Code. An applicant who is denied a permit may seek prompt judicial determination of such denial.

8.03.03. *Review criteria for multitenant centers.* For all new construction of multitenant centers, a master sign plan must be submitted as part of the development review process. This plan must include in it the building elevations of the proposed project, the square footage of signs (both freestanding and wall signs). The location and size of each sign allotted to the individual occupants must be determined. Once the criteria have been established for a multitenant center or complex, the criteria shall apply to the entire center, as well as each individual occupant, and shall remain as long as the center exists, regardless of change of ownership or management. The criteria may only be changed if:

- A. All signs in the center are changed to conform to the new approved criteria; and
- B. Written consent to the plans and criteria are provided by the owner of the building, structure or land to which or on which the sign structure is to be erected, relocated, maintained or altered.

8.03.04. *Permit fees.* A permit fee shall be charged and collected in accordance with a schedule of development permit fees established by resolution of the board of county commissioners. A permit shall not be valid until the prescribed fees have been paid. An amendment to a permit will not be approved until the additional fees, if any, have been paid.

8.03.05. *Failure to obtain permit.* If any person commences work on an installation before obtaining the necessary permit from the department, the permit fee established by resolution of the board of county commissioners shall be tripled.

8.03.06. *Lapse of sign permit.* A continuing sign permit shall lapse automatically if the business license for the premises lapses, or is revoked or is not renewed. A sign permit shall also lapse if the business activity on the premises is discontinued for a period of 180 calendar days or more and is not renewed within 30 days of notice from the county to the last permittee, sent to the premises, that the sign permit will lapse if such activity is not renewed.

8.03.07. *Changes.* In those cases where the corporate entity which originally applied for land use approval transfers the application to another corporate entity, notification of that change must be provided to the department prior to issuance of the permit. This notification must take the form of a certified letter to the director advising of the transfer of the application. Alternatively, the corporate entity may submit a new application for land use. The permit when issued shall be for such installation as is described in the application and no deviation shall be made from the installation so described without the written approval of the director. Permits, when issued and work commenced, may not be canceled or another permit issued for the same work except by mutual consent of the permit holder and owner and/or builder or by court order.

8.03.08. *Revocation.* The permit, when issued, shall become invalid if no work is started within 180 calendar days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 calendar

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days after the time work has commenced. An extension of time, for a period not to exceed 90 days, may be allowed for the permit provided the extension is requested in writing and justifiable cause is demonstrated.

8.03.09. *Construction specifications.* All signs shall comply with the appropriate detailed provisions of the Southern Standard Building Code relating to design, structural members and connections. Signs shall also comply with the provisions of the applicable electrical and building codes and the additional construction standards hereinafter set forth in this section. These sign regulations are intended to complement the requirements of the building and electrical codes adopted by the county. Wherever there is inconsistency between these regulations and the building and electrical code, the more stringent requirement shall apply.

8.03.10. *Identification of signs.*

A. *Identification plate:* Each sign hereafter erected or remodeled shall bear, in a permanent position thereon, a clearly legible identification plate stating the name and address of the owner of the sign, and the person, firm or corporation responsible for its construction, erection and the date of erection. Electrical signs shall be marked with input amperages at the full load. Every electric sign of any type shall be listed and installed in conformance with that listing.

B. *Permit sticker:* Each sign shall have a sticker placed on one of the faces of the sign that identifies the permit number that was originally issued by the department; these will be color coded to indicate any nonconformance at the time of erection of the sign.

8.03.11. *Limit to the number of freestanding signs.* For all zone lots with multiple uses or multiple users, there shall be a limit to the number of freestanding signs of one for each street on which the zone lot has frontage and shall provide for shared or common usage, except for as provided in sections 8.04.02 and 8.06.03 of this article.

8.03.12. *Permitting of billboards.* On new roadways which meet the criteria of section 8.05.03, permits for billboards will not be issued until the commencement of general traffic flow on the roadway or until the road has been appropriately classified through the Comprehensive Plan amendment process, whichever occurs first. Permits will generally be issued on a first-come, first-served basis. In those instances where two applicants simultaneously apply for a location or locations which, due to their proximity, would allow only one of the billboards to be constructed, the applicant whose state permit was issued first will be granted the permit for construction.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

8.04.00. Exempt and prohibited signs.

8.04.01. *Exempt signs.* The following signs are exempt from the permitting requirements of section 8.02.00 of this article. However, exempt signs shall be safely constructed, situated and maintained in such manner as to not create a hazard or nuisance to the public.

A. "No Trespassing" or "No Dumping" signs of three square feet or less.

B. Identification signs of three square feet or less.

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- C. Private informational signs or public signs for traffic control, street designation or direction to public facilities. Directory signs at door or in courtyard of multitenant building.
- D. Governmental flags and decorative flags or wind socks on a residence. Corporate flags are a sign and are allowed as part of the allowed square footage for a zone lot.
- E. Holiday or special event decorations, incidental to a business and/or residence and customarily associated with a holiday or a special event.
- F. Credit card window signs of three square feet or less, one for each business.
- G. Menu boards or price lists for drive-through facilities of no more than 40 square feet each. Such signs shall be located adjacent to and oriented toward the drive-through area.
- H. Graphics and trademarks on vending machines, gas pumps and other machinery customarily used for sales outside of a building.
- I. Signs required or authorized by federal, state, or county law, including official highway beautification signs.
- J. House address numbers and family name signs of two square feet or less in residential districts.
- K. Garage/yard sales/open house signs four square feet or less, not more than three feet above ground level. Sign must be removed after sales or open house concludes.
- L. Window signs.
- M. Special event banner sign for businesses.
- N. Flutters, pennants, and other signs referred to as wind signs, consisting of material or objects and fastened in such a manner as to move upon being subjected to pressure by the wind. When these items have deteriorated or lost at least 20 percent of their original volume, they must be removed or replaced.
- O. Political signs subject to the restrictions of section 8.05.04.

8.04.02. *Prohibited signs.* It shall be unlawful to erect or maintain any sign described as follows:

- A. Traffic or pedestrian hazards. Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, coloring or method of illumination. No sign shall obstruct vehicular vision between three feet and 9 1/2 feet measured vertically from the street level at the base of the sign. Any sign which obstructs the vision between pedestrians and vehicles using the public right-of-way including, but not restricted to, those not meeting visibility standards in this Code. Specifically prohibited are signs using:
 1. Animated or moving sign structures, flashing signs, or stroboscopic lights, except electronic message centers that meet the provisions of section 8.08.00.
 2. Bare bulbs, defined as clear or fully transparent enclosure of the bulb filament; and

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3. Words and traffic control so as to interfere with, mislead, or confuse traffic, such as "stop," "look," "caution," "danger" or "slow."

B. Privately placed signs in public rights-of-way not specifically permitted by this article.

C. Abandoned signs.

D. Portable signs except when authorized as a temporary sign.

E. Signs made of combustible materials that are attached to or in close proximity to fire escapes or fire fighting equipment.

F. Handbills, posters and commercial or non-commercial notices that are attached in any way upon telephone poles, utility poles, fences (except as allowed in section 8.06.02), bridges, sidewalks, trees or other natural objects.

G. Projecting signs that project into the public right-of-way or the site triangle of motorists or do not maintain a minimum clear height of 9 1/2 feet above ground.

H. Signs that are in violation of the building code or electrical code.

I. Blank temporary signs.

J. Any other signs that are not specifically permitted or exempted by this article.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

8.05.00. Temporary signs.

The following signs shall be allowed temporarily and permit requirements are as specified below. A land use certificate shall be required, where applicable, and this may be accomplished by facsimile, with proper prearrangement for fee collection. Any temporary sign must be at all times maintained off the right-of-way. A temporary sign may not be an electric sign.

8.05.01. *Portable signs.* Portable signs, with a maximum size of 45 square feet are allowed with permits. The number of such portable signs shall be limited to one for each business, one at a time and are allowed for the following on-premises uses:

A. *Interim sign:* A new business or a business in a new location whose allowable freestanding sign has not yet been erected may utilize a conforming portable sign for a period of not more than three years or until installation of the allowable freestanding sign, whichever shall occur first.

B. *Grand opening sign:* A new business including those with permanent signage may utilize a portable sign one time for a maximum of 30 consecutive days in conjunction with a grand opening.

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C. *Promotional sign*: A business may utilize one portable sign 30 days during a calendar year for promotional uses.

8.05.02. *Banners*. A maximum of two banner signs are allowed per business at any time, without permit. The maximum size allowed is 60 square feet.

8.05.03. *Real estate and construction signs*. Real estate and construction signs are allowed without permit under the following conditions:

A. One nonilluminated sign of each type shall be allowed on each street frontage of the subject property only. Except when the subject property has a linear frontage of 300 feet or more, then two signs shall be allowed on that frontage and where the property contains at least 1,000 feet of frontage on a roadway then three signs shall be permitted on that roadway.

B. The following dimensional standards shall be met:

Maximum sign height:

Residential districts . . . 6 feet

All other districts . . . 15 feet

Maximum sign area:

TABLE INSET:

	Real Estate	Construction
Residential districts	6 sq. ft.	6 sq. ft.
Other districts	32 sq. ft.	50 sq. ft.
Perdido Key	32 sq. ft.	32 sq. ft.

C. Construction signs shall not be erected more than 60 calendar days prior to the beginning of construction and shall be removed immediately if construction has not begun after 60 calendar days or if construction is halted thereafter for a period of more than 30 calendar days.

D. Real estate signs shall be removed within 30 calendar days following the sale or rental of subject property.

8.05.04. *Political signs*. Temporary political campaign signs are allowed without permit in all zoning districts subject to the following restrictions:

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A. The following dimensional standards shall be:

Residential districts, maximum size per sign . . . 12 sq. ft.

All other districts, signage per zone lot . . . 32 sq. ft.

B. Each candidate for political office shall remove, or be responsible for the removal of all of his/her political campaign advertisements within 30 calendar days after:

1. Withdrawal of candidacy;
2. Having been eliminated as a candidate; or
3. Being elected to office.

However, a candidate is not expected to remove those political campaign advertisements that are in the form of a billboard erected by an outdoor advertising business.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

8.06.00. Off-premises signs.

8.06.01. *Bench signs and bus shelters.* Bench signs or bus shelters are allowed, provided the shelters have approvals from the Escambia County Transit Authority and the division of traffic safety and meet the following conditions:

- A. They are only placed at bus stops along the route of the Escambia County Transit System.
- B. A maximum of one bench sign or shelter may be placed at each stop.
- C. All benches must be placed inside the road right-of-way but cannot create hazardous sight lines near curb cuts or block sidewalks. All benches and shelters must conform to traffic safety division placement requirements.
- D. All nonconforming bench signs or shelters shall be removed within 90 calendar days after the effective date of this article.

8.06.02. *Baseball fields and similar recreational facilities.* Off-premises signs placed on fences around play fields or areas concerned with youth and school activities are allowed without permit. All other signs placed in such a manner as to front the adjacent roadways are prohibited unless they are permitted as off-premises signs and meet all requirements specified in this article. Existing signs shall be subject to the provisions of section 8.10.00.

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8.06.03. *Billboards.*

A. *Cap and replace restrictions.*

1. *Maximum number of permitted billboards.* The maximum number of permitted billboard structures allowed within Escambia County shall be limited to those existing, or having received county site inspection approval as of December 12, 2001, and those additional billboards necessary for implementation of section 8.06.03.A.3.
2. *New billboards.* A building permit for the construction of a new billboard structure may only be issued after the removal of one existing billboard structure. Confirmation of removal of an existing billboard shall be on file in the building inspections department prior to issuance of a building permit to construct a new billboard structure. Such confirmation may be in the form of a photograph submitted by the applicant or a site inspection by county staff.

Upon confirmation of the removal of a billboard structure, a certificate shall be issued by the building inspections department to the owner of a removed billboard structure for each billboard structure removed. The owner of the certificate may choose to hold the certificate, redeem it for a building permit to construct a new billboard structure, or convey the certificate to a third party.

3. *Replacement of billboards on scenic highways.* Notwithstanding the maximum number of permitted billboards, the removal of an existing billboard on a designated scenic highway will entitle the owner of the removed billboard structure to purchase building permits for construction of two new billboard structures.

B. *Billboard inventory.*

1. *Inventory.* The building inspections department will maintain an inventory of billboards within the county.
2. *Annual audit.* The building inspections department will conduct an annual audit of permits issued for billboards to determine the current number of billboards within the county. The results of the annual audit will be presented to the board of county commissioners in the Comprehensive Plan annual report.

C. *Dimensions and location.* Freestanding off-premises signs are permitted in R-6, C-1, C-2, ID-1 and ID-2 districts in accordance with the following area and height maximums. Freestanding off-premises signs are prohibited in all other zoning districts.

Area maximum:

Interstate highway frontage . . . 378 sq. ft.

Arterials and four-lane roads . . . 378 sq. ft.

Other streets . . . 100 sq. ft.

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Height maximum*:

Interstate highway frontage** . . . 50 ft.

Arterials and four-lane roads . . . 35 ft.

Other streets . . . 20 ft.

* Measured from the crown of the road adjacent to the location of the sign.

** Measured from elevation of closest interstate through traffic lane.

D. *Spacing.*

1. *Placement:* No sign shall be located within 100 feet of any residentially zoned (other than R-6) property as measured along the right-of-way. Setback is 15 feet.

2. *Arterial and four-lane road frontage:* For off-premises signs other than those adjacent to and facing interstate highways, 1,000 feet from any other off-premises nonaccessory signs on the same side of the road right-of-way measured from the closest parts of any two signs. V-type or back-to-back outdoor advertising signs on the same structure with an angle between them of not more than 90 degrees shall be considered one sign.

3. *Interstate highway frontage:* Off-premises advertising signs adjacent to or facing interstate highways, 2,000 feet from any other off-premises signs on the same side of the highway right-of-way, measured from the closest parts of any two signs. No structure may be located adjacent to or within 500 feet of an interchange, intersection at grade, or safety rest area, said 500 feet to be measured along the Interstate from the beginning or ending of pavement widening at the exit from or entrance to the main-traveled way.

4. *Scenic highways:* No billboard shall be located within 500 feet or within the line of sight, whichever is less, of the nearest edge of a scenic highway, other roadways classified as scenic in the Escambia County Comprehensive Plan, on Perdido Key, or that can be seen from scenic highways within unincorporated Escambia County, specifically including Scenic Highway and Perdido Key Drive, and any scenic highway as designated by the State of Florida.

E. *Noncomplying billboards.* Any billboard in existence or fully permitted but not yet constructed as of the date of that notice of intent to enact this ordinance is first published, or billboards which had applied for, but not completed, the state and county permitting process prior to December 12, 2001, shall be deemed to be a conforming structure. However, applications for permits received after such date must comply with the requirements of section 2 of this ordinance or the permit will be denied.

8.06.04. *Off-premises signs on Perdido Key.* Off-premises signs shall be allowed on Perdido Key only through a county-based informational and lease/sale based signage program. The county shall design, construct, maintain and lease or sell space for informational signs on Perdido Key Drive for the sole purpose of providing directional information to the developments that do not have frontage on Perdido Key Drive.

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A. *Size.* The rental/sale space for individual businesses or developments shall not exceed three square feet per sign. However, lease/sale agreements for more than one sign location are permitted.

B. *Information allowed.* Information allowed on signs shall be limited to identifying the name and location of a business/development through items such as logos, the specific name of the entity and numerical distance to the location, including directional arrows. These signs shall not permit leading advertisements.

C. *Location.* The locations are limited to one sign at each county road intersecting Perdido Key Drive.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

8.07.00. On-premises signs.

8.07.01. *Single-family zones.* The following permanent on-premises signs shall be allowed, with permits, in residential zones, including R-1, R-1PK, R-2, R-2PK, R-3, R-R and AG. One sign per zone lot, such a sign may be a ground or wall sign.

A. *Nonresidential uses.* Includes houses of worship, educational institution, library, community center and civic organization and other permitted nonresidential uses. (Note: Home occupations are accessory to the principal activity and signage is specifically not allowed, see section 6.03.01.B.1 [sic] of this article.)

Permitted signs are:

One sign:

Area maximum, freestanding . . . 32 sq. ft. OR

Area maximum, wall . . . 10% of the wall surface facing the roadway not to exceed 200 sq. ft.

Height maximum . . . 6 ft. from grade

Setback minimum . . . 10 ft.

B. *Identification signs:* Two identification signs per residential subdivision or development entrance.

Area maximum . . . 32 sq. ft.

Height maximum . . . 6 ft. from grade

Setback minimum . . . 10 ft.

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8.07.02. *Multifamily zones.* The following permanent on-premises signs shall be allowed, with permits in residential zones, including R-3PK, R-4, R-5, and SDD:

A. *Nonresidential uses:* Includes house of worship, educational institution, library, community center and civic organization, plus R-4 office uses and other permitted nonresidential uses.

Permitted signs are:

One sign:

Area maximum, freestanding . . . 32 sq. ft. OR

Area maximum, wall . . . 10% of the wall surface facing the roadway not to exceed 200 sq ft.

Height maximum . . . 15 ft. from grade

Setback minimum . . . 10 ft.

B. *Residential complexes:* Two identification signs per residential subdivision or development entrance.

Area maximum . . . 32 sq. ft.

Height maximum . . . 6 ft. from grade

Setback minimum . . . 10 ft.

C. *Office center:* A building complex with two or more establishments is authorized to have a maximum combined sign area of not more than 200 square feet. If the center has more than one street frontage, then an additional 32 square foot identification sign is allowed for other frontages.

8.07.03. *Commercial and industrial zones.* The following permanent on-premises signs shall be permitted in commercial and industrial zones including C-1, C-1PK (see section 8.08.03.B), C-2, ID-P, ID-1, ID-2, and R-6 commercial establishments only:

A. *New commercial buildings.* Total allowable square footage of signage per zone lot: 1.5 square feet of signage (wall and freestanding) per lineal foot of addressed street frontage. Minimum allowable sign area per zone lot is 100 square feet (*see note on corner lot signage). A master sign plan must be submitted to the development review committee as part of the overall approval process.

B. *Existing commercial buildings.* Total allowable square footage of freestanding signs and wall signs are calculated separately. Freestanding signs: The maximum square footage of freestanding sign signs per zone lot

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is 1.0 square feet of signage per lineal foot of the addressed street frontage. Minimum allowable sign area per zone lot is 100 square feet.

1. Freestanding or projecting sign: Height shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation. One additional changeable copy sign or electronic message center, with no more than 32 square feet, is allowed as part of the allowable sign area, provided it shares the support structure of the one pole sign allowed for the zone lot and the primary sign that shares the structure has no movable lettering.

GRAPHIC LINK: Freestanding Sign With Moveable Letter Sign 32 Square Feet Maximum

2. Maximum sign area of an individual freestanding sign is not to exceed:

TABLE INSET:

		>8 Developed acres
Vicinity of the interstate	250 sq. ft.	375 sq. ft.
Arterial	200 sq. ft.	300 sq. ft.
Collector	150 sq. ft.	225 sq. ft.
Other	100 sq. ft.	150 sq. ft.

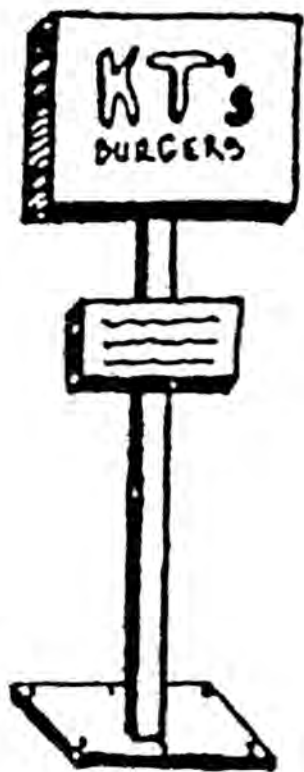
3. Freestanding sign height maximum:

TABLE INSET:

Vicinity of the interstate	50 ft.
Arterial	35 ft.
Collector	25 ft.
Other	20 ft.

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32 SQ. FT.
MAX.

FREESTANDING SIGN
WITH
MOVABLE LETTER SIGN

4. Number of signs permitted:

a. Two acres and smaller--One freestanding sign only per street frontage.

b. One additional freestanding sign will be allowed for each full acre in parcel size above two acres. All signs on a single parcel must have a minimum spacing between signs of 200 feet measured continuously along the rights-of-way through common point or points, from the closest parts of any two signs. The maximum total number of freestanding signs per zone lot is four.

C. *Signs on a corner lot.* If the zone lot in question is a corner lot, the applicant may increase the size of the freestanding sign by one-third or by two-thirds if the applicant chooses to have only one freestanding sign and the location of the zone lot is on the corner of the following intersections:

1. Collector/collector--Allowed to increase the freestanding sign by one-third of the secondary street frontage.

2. Arterial/collector--Allowed to increase the freestanding sign by one-third of the secondary street frontage.

3. Arterial/arterial intersections--Allowed to increase the freestanding sign by two-thirds of the secondary street frontage (see example below).

GRAPHIC LINK: Arterial/Arterial Intersections

8.07.04. *Corner lot signage.*

A. Footage allowed:

Collector/collector frontage or arterial/collector frontage:

$$150' + 1/3(75') = 175' \quad 175' \times 1.5 = 262.5'$$

Arterial/arterial frontage:

$$150' + 2/3(75) = 200' \quad 200' \times 1.5 = 350'$$

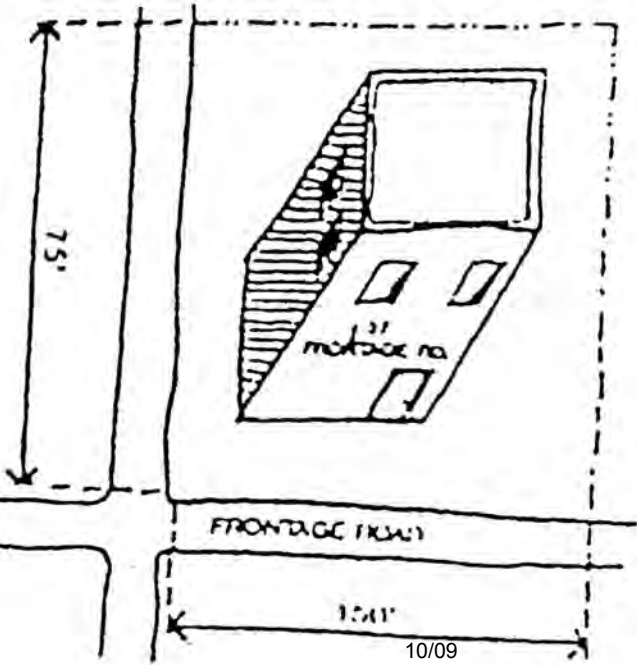
B. Perdido Key is allowed 50 percent of the sign allowance by the formula in this Code for commercially zoned properties, with a maximum size freestanding sign of 100 square feet allowed and all freestanding signs on a zone lot must have a minimum spacing between signs of 300 feet measured continuously along the rights-of-way through a common point or points, from the closest parts of any two signs.

C. Two banner signs are allowed per business. The maximum size allowed is 60 square feet and the banners are exempt from permitting.

D. Setbacks: All freestanding signs shall be set back from the street right-of-way ten feet or more, measured from the forward-most edge of the sign. For those signs placed on a corner, the side setback will be determined by measuring 35 feet along the intersection of the two public rights-of-way.

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GRAPHIC LINK: Sight Triangle

E. A sign may be located within the required setback area, up to one foot of the property line, if the owner executes an agreement (in a form acceptable to the county attorney) that provides for the following:

1. Indemnification of the county from all claims arising in connection with the sign;
2. Agreement that all existing signs on the zone lot have been brought into agreement with this article; and
3. Forfeiture of rights to compensation for removal necessitated by government action.

OR

4. The owner must apply to the board of adjustments for a variance to the required setback and submit a plan that demonstrates that the proposed location for the sign will not obstruct vehicular vision.

5. If the applicant requests to place a freestanding sign less than the required ten feet (i.e., <10' from the property line), in addition to the hold harmless agreement or the approval of a variance, for every one foot increment from the setback to the property line, the maximum sign height allowed is reduced by two feet. No sign shall obstruct vehicular vision between three feet and 9 1/2 feet measured vertically from the street level at the base of the sign.

GRAPHIC LINK: No Signage Area

8.07.05. *Wall signs.* The maximum square footage for a wall sign shall not exceed ten percent of the wall surface facing the addressed street. For those businesses with more than one store front, the maximum square footage for a wall sign shall not exceed 15 percent of the wall surface facing the addressed street. Any one sign shall not exceed 200 square feet. The wall surface shall be measured by determining the total vertical wall surface and the horizontal wall surface and can include the roof surface when the roof slope is steeper than 45 degrees. Signs painted on the wall surface shall require a land use certificate but shall not require a building permit.

A. *New commercial businesses.* The square footage of wall signs are deducted from the total allowable square footage permitted for the zone lot (see section 8.08.03).

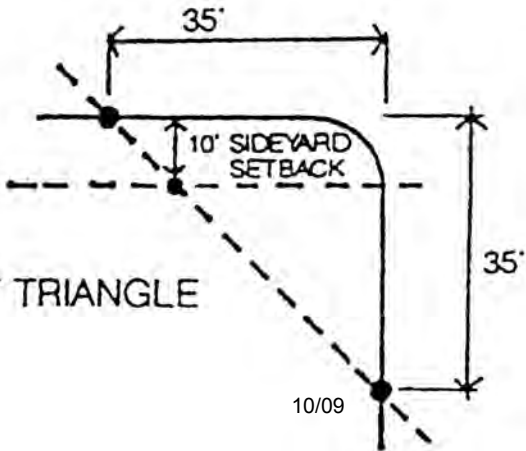
B. *Existing commercial businesses.* The square footage of wall signs is calculated by using the elevation of each individual store front. The square footage is calculated separately from freestanding signs.

Note: The square footage authorized under this provision may be allocated to one or more wall signs mounted on the vertical wall surface or the sloped roof surface.

Typical Building with Roof Slope
Steeper Than 45 Degrees

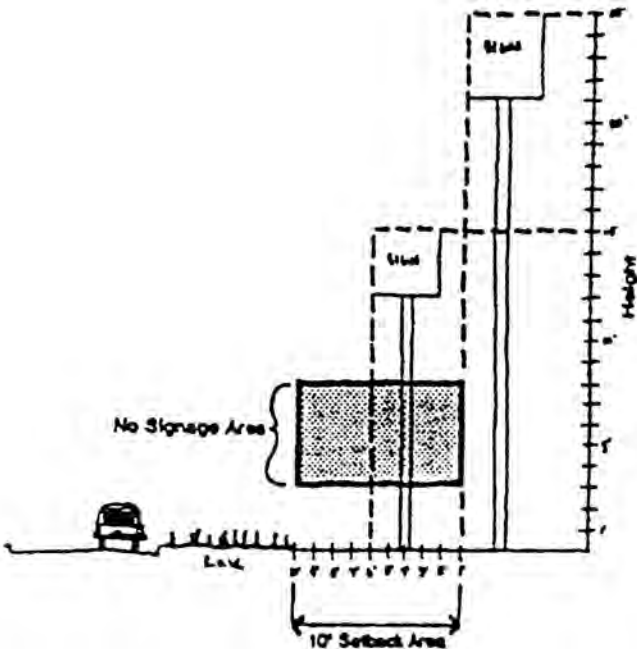
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SIGHT TRIANGLE

10/09



No Signage Area

Car

10' Setback Area

Height

GRAPHIC LINK: Typical Building with Roof Slope Steeper Than 45 Degrees

Typical Building with Roof Slope
Less Than 45 Degrees

GRAPHIC LINK: Typical Building with Roof Slope Less Than 45 Degrees

- C. *Awning, canopy and marquee signs:* Such signs may be substituted for all or part of the allowed wall sign, and measured by the copy in the sign area.
- D. *Architectural accents, murals, roof signs and historic signs:* Such signs shall be permitted only as a conditional use.

8.07.06. Conditional use.

- A. *Industrial:* Signs for industrial uses and in industrial zones only, in excess of the above, can be approved as a conditional use, with the approval of the BOA.
- B. *Scenic roadways:* Because of the unique character and related historic and tourist significance, all signage along these roadways should reflect the unique scenic qualities of their environment.
- C. *Architectural accents:* Must conform to the scale and architecture of the building plus the urban design character of the immediate area.
- D. *Murals:* Sign must be professionally painted and conform to the urban design character of the immediate area.
- E. *Roof sign:* Sign must conform to the scale and architecture of the building plus the urban design character of the immediate area.
- F. *Historic Sign:* Sign must be officially designated historic by the appropriate federal, state, or local historic entity or otherwise constitute a local landmark as determined by the board of adjustment (BOA).

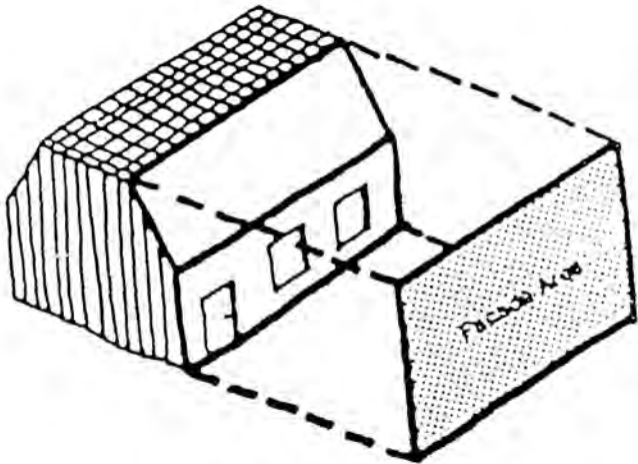
(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

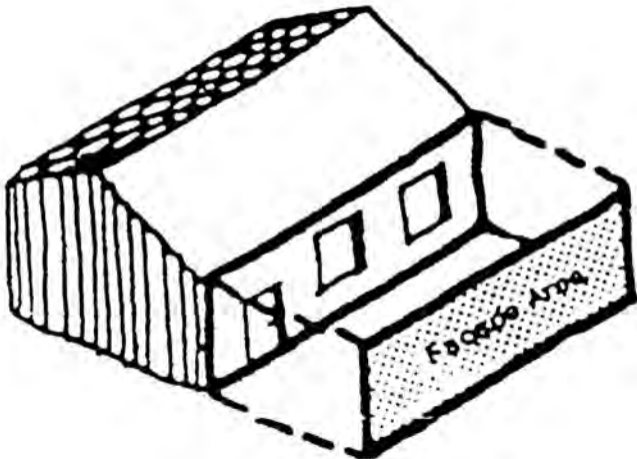
8.08.00. Design and performance standards.

- A. *Illuminations:* In the case of external lighting such as floodlights, thin line and goose neck reflectors, these are permitted, provided that the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed onto any portion of any right-of-way. Internally lit signs are permitted. All signs shall comply with the provisions of the applicable electrical and building codes and must be listed and installed in conformance with that listing.
- B. *Traffic safety:* No sign may:

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1. Project into the line of vision of any traffic control signal from any point in a moving traffic line within 660 feet of the signal.
2. Attempt or appear to regulate, warn, or direct the movement of traffic or interfere with, indicate, or resemble any official traffic sign.

C. *Electronic messages and displays:* Electronic message centers are subject to the following requirements:

1. *Operational limitations.* Such displays shall be limited to static displays, messages that appear or disappear from the display through dissolve, fade[,] travel or scroll modes, or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially.
2. *Minimum display time.* Each message on the sign must be displayed for a minimum of five consecutive seconds.
3. *[Dimmer control required.]* No electronic message center shall be erected without a dimmer control device for regulating brightness and illumination of the display.
4. *[Percent/period sign to be dimmed.]* Display shall be dimmed to 30 percent of maximum illumination brightness from dusk until dawn.

8.08.01. *Maintenance.*

A. *Standards:* Every sign, including those specifically exempt by this Code in respect to permits and permit fees, shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant material. Double-faced signs shall be fully enclosed. The vegetation around, in front of, behind, and underneath the base of signs for a distance of ten feet shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign.

B. *Necessary maintenance and repairs:* These repairs may be made to nonconforming sign to maintain their structural integrity, provided that repair or replacement of structural elements or electrical wiring does not exceed 35 percent of the appraised or fair market replacement value of such sign in any 12-month period, provided that any normal maintenance or repair of the sign or sign structure or copy in any way does not expand the nonconformance whereby the sign shall lose its nonconforming legal status.

8.08.02. *Development site plan requirements.* All existing and proposed sign locations for development projects must be shown on the site plan when reviewed by the development review committee. Locational criteria will be reviewed to determine if setback and conformance requirements have been addressed.

8.08.03. *Enforcement and penalties.* This article may be enforced in any manner, allowed, authorized or provided by law or article including F.S. § 125.69, F.S. ch. 162, Code of Ordinances of Escambia County chapter 30, and as otherwise provided herein. Violations of this article shall be subject to the penalties provided by applicable law or ordinance.

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(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

8.09.00. Nonconforming signs.

8.09.01. *Replacement.* When any sign is substantially damaged, destroyed or removed, it must be replaced or rebuilt in accordance with this article.

8.09.02. *Alteration.* An existing nonconforming sign shall not be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign or in any way expand the nonconformance.

8.09.03. *Discontinuance of use.* The advertising display area of an existing nonconforming sign shall be brought into conformance or removed and not be reestablished after the activity, business or usage to which it relates has been discontinued for 90 calendar days. Once notified, the period of time to remove or bring the sign into conformance is 30 calendar days.

8.09.04. *Time of compliance.* Nonconforming signs and signs without permits except as otherwise provided herein; the owner of any zone lot or other premises on which exists a sign that does not conform with the requirements of this article or for which there is no current and valid sign permit shall be obligated to remove such sign or to bring it into conformity with the requirements of this article.

8.09.05. *Nonconforming existing signs, permits and terms.* A sign which was in existence on the date of adoption of this article and which was constructed in accordance with the articles and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, or design is not in conformance with the requirement of this article, shall be issued a nonconforming sign permit (sticker). A change in the information on the face of the sign is allowed. However, any nonconforming sign shall either be eliminated or made to conform to the requirements of this section when any proposed change, repair, or maintenance would constitute an expense of more than 35 percent of the lesser of the original value or replacement value of the sign.

8.09.06. *Lapse of nonconforming sign permit.* A nonconforming sign permit shall lapse and become void under the same circumstances as those under which any sign permit may lapse and become void.

8.09.07. *Sign removal required.* A sign that was constructed, painted, installed, or maintained in conformance with a permit under this article, but for which the permit has lapsed or not been renewed, shall forthwith be removed without notice or action from the county.

8.09.08. *Amortization.* Any nonconforming sign existing on the date of adoption of this sign code may continue to exist for periods specified below by type.

A. On-premises signs . . . 10 years

B. Portable signs . . . 5 years

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

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8.10.00. Message substitution.

Subject to the landowner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message; provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

(Ord. No. 2007-27, § 1, 5-24-2007; Ord. No. 2007-63, § 1, 10-4-2007)

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