



**TOWN OF SURFSIDE
BUILDING DEPARTMENT**
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AWNINGS AND CANOPIES

SEC.90-49.2

PERMIT REQUIREMENTS

- BUILDING PERMIT APPLICATION
- TWO SETS OF SITE PLANS / SURVEYS
- 2 SETS OF PLANS (ONE SET DIGITAL & ONE HARD COPY)
- COMPLETE SET OF SEALED PLANS FOR THE AWNING AND THE SITE PLAN SHOWING DIMENSIONED LOCATION OF THE INSTALLATION IS REQUIRED
- THE AWNING SHALL BE DESIGNED SITE SPECIFIC WITH PRODUCT ENGINEERING COMPLIANT TO FBC 2023
- FINE RESISTANT FABRIC LABEL / CERTIFICATION

Note: New commercial property must go to Miami Dade Fire Department

Sec. 90-49.2. - Awnings and canopies.

The following Design Criteria are applicable to all multi-dwelling and non-residential properties. All new and replacement awnings and canopies shall meet these requirements.

a. *Location/placement.*

1. Awnings and canopies shall have consistent height and depth subject to the size of the wall opening which, the awning or canopy is affixed.
2. Awnings and canopies shall remain consistent with architectural details and proportions harmonious with the overall building design and historic context.
3. Awnings and canopies shall be consistent on multiple storefronts within a larger building.
4. After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy.
5. Awnings shall be attached to the building facades and shall not be supported by vertical elements within the right-of-way.
6. Awnings shall have a pedestrian scale and be placed so as to provide weather protection.
7. Awnings shall be an enhancement to the building facade and shall be proportional with and complimentary to nearby buildings and awnings.
8. Awnings shall be mounted in locations that respect the design of the building and do not obscure ornamental features over storefronts (i.e. rooflines, arches, materials, banding).
9. Awnings shall project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk.

b. *Appearance.*

1. Awnings shall be fabric or metal. Plastic and vinyl awnings are prohibited, except for First Grade vinyl awnings, subject to design review approval by the planning and zoning board.
2. Awnings shall be solid colors rather than patterned.
3. If an awning valance is proposed, it shall be straight rather than curved, except for special architectural elements to be compatible with historic building styles.
4. Awning colors shall enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme. Colors shall not call more attention to the awning than the building.
5. Lighting associated with awnings and canopies shall be prohibited, except lighting approved by the planning and zoning board which is attached underneath the awning and intended to provide pedestrian lighting.

6. Signage, graphics and lettering shall be prohibited on canopies and awnings.

c. *Construction and maintenance.*

1. Awnings shall be mold and UV-resistant.
2. The awning frame structure shall be finished to match the metal storefront system color or the awning fabric color. The structure shall also be compatible with the window system of the building in terms of placement and materials.
3. Awnings shall have between a 30 and 50 degree angle, taking into consideration the height of the storefront and wind load requirements.
4. Awnings shall not be torn, frayed, ripped, faded, or stained, soiled or dirty. When not specifically addressed by this ordinance, provisions of the town's property maintenance code shall apply.
5. Maintenance, repair, replacement, and/or removal. All awnings and canopies shall be maintained and kept in good order and repair. Awnings and canopies which are found, upon inspection, to be in disrepair shall be subject to removal and/or replacement in accordance with the commercial standards established in section 14-52 of the Code of Ordinances.

d. *Enforcement.*

1. Code enforcement and/or the building department shall be responsible for the enforcement of these provisions. Any person or entity violating these provisions shall be subject to fines as set forth in the schedule of fines adopted by resolution and punishable as provided in section 1-8 and all other applicable sections of the Code of the Town of Surfside.

(Ord. No. 1572, § 2, 4-12-11; Ord. No. 1584, § 2, 1-17-12; Ord. No. 1620, § 2, 6-10-14; [Ord. No. 18-1689](#), § 2, 9-12-18)