Design Guidelines Ad Hoc Committee
Regular Meeting

Agenda
August 19, 2024 @ 2:00 PM
City Hall Commission Chambers
401 S. Park Avenue

welcome
Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings and include virtual meeting instructions.

assistance & appeals
Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note
Times are projected and subject to change.

1. **Call to Order**

2. **Consent Agenda**

   a. Approve the minutes of July 15, 2024. 1 minute

3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

4. **Discussion Item (s)**

   a. Discussion regarding architectural design guidelines with differentiated levels of detail from comparable municipalities. 45 minutes

   b. Update on the Urban Design Advisor selection process.

5. **Action Items**

6. **Board Comments**

7. **Adjournment**

Design Guidelines Ad Hoc Committee

agenda item 2.a

item type
Consent Agenda

meeting date
August 19, 2024

prepared by
Mary Bush, Administrative Coordinator III

approved by

subject
Approve the minutes of July 15, 2024.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. Draft Design Guidelines Ad Hoc Committee Regular Meeting Minutes

Design Guidelines Ad Hoc Committee
Regular Meeting Minutes

July 15, 2024 at 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Lucy Boudet, Phil Anderson, Maurizio Maso, Deborah Ziel, Emily Williams, C J Williams, Vashon Sarkisian

Absent
None

1. Call to Order

Chairman Anderson called the meeting to order at 2:01 p.m.

2. Consent Agenda

a. Approve the minutes of June 17, 2024.

Motion made by Charles Williams, seconded by Vashon Sarkisian, to approve the June 17, 2024 meeting minutes.

The motion carried unanimously by a 7-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Discussion Item (s)

a. Discussion regarding architectural design guidelines with differentiated levels of detail from comparable municipalities.

Chairman Anderson reminded the committee of their previous discussion about creating a pattern book for the architectural design guidelines and the process of the committee's work. He also mentioned their discussion about the three areas of the city the facade guidelines would focus on, which include Park Avenue/New England Avenue, Morse Boulevard, and the Orange Avenue Overlay (OAO) district. He noted that there had also been discussion about having a historical component primarily within the Park Avenue and New England Avenue corridors. He then spoke about the appropriate level of architectural regulation based on a form-based code. He noted that the city's current

level is very basic. He then reviewed architectural regulation elements, which included massing, facade composition, windows and doors, elements and detail, and palette and combinations of materials.

Mr. Maso asked if any vision had been established for Winter Park and the three areas being reviewed. Discussion ensued, and Chairman Anderson noted that compatibility has been a major issue for the city, which is a large part of why the guidelines are needed. He added that a vision was developed along New England Avenue but not necessarily defined for the other two areas. Ms. Ziel asked how to deal with existing businesses with regard to compliance and change of use. Mrs. McGillis explained that staff will complete a facade review when an owner of a building submits tenant build outs to make sure that the building keeps the existing overall look, feel, and character. Discussion ensued about staff's comparable communities list that had been provided to the committee and the narratives and language from the guidelines of those communities that are favored by the committee. The committee also briefly discussed diversity and adaptive re-use and using setbacks to enhance the pedestrian experience. The committee suggested focusing first on the Park Avenue, New England Avenue and Morse Boulevard areas and then adapting the guidelines created for those areas to the OAO. It was also suggested that the committee walk down Orange Avenue and take photos of architecture that is desired and not desired to have a better visual reference to use while developing the guidelines. Chairman Anderson noted that block configuration may not necessarily be in the committee's purview.

Mrs. McGillis presented staff's design guidelines analysis. She reviewed the comparable communities list. She noted for each community's guidelines the type of district they are specific to; their applicability; the covered architectural styles, materials, features, colors and building orientation; as well as other community-specific aspects. Discussion ensued about specific architectural business styles, not dictating the architectural style of buildings, including a checklist of elements in the guidelines, and practical elements for certain styles.

Chairman Anderson suggested that the committee discuss which format of architectural style they prefer and continue discussion about the content of the guidelines at the next meeting.

The Board heard public comment from the following resident:

Jeffrey Blydenburgh of 204 Genius Drive, Winter Park, FL 32789 addressed the Board. Mr. Blydenburgh spoke about how the committee could organize their review of the guidelines. He noted that the committee should be focused on placemaking and should be working in a workshop format.

No one else from the public wished to speak. The public hearing was closed.

A brief discussion ensued about design elements, incentives, and switching to a workshop meeting format when the urban design consultant is hired.

5. Action Items

6. Board Comments

7. Adjournment

The meeting adjourned at 3:12 p.m.

ATTEST:

_____

/s/ Mary Bush, Recording Secretary

Design Guidelines Ad Hoc Committee

agenda item 4.a

item type
Discussion Item (s)

meeting date
August 19, 2024

prepared by
Nicholas Lewis, Planner II

approved by
Allison McGillis, Director of Planning and Zoning

subject
Discussion regarding architectural design guidelines with differentiated levels of detail from comparable municipalities.

motion | recommendation

background
This is a continuation of the discussion from the previous meeting in July.

Attached is a spreadsheet showing staff's analysis of eight different architectural design guideline standards implemented by comparable municipalities. As discussed at the June meeting, these examples provide a variety of implementation strategies ranging from encouraging abstract ideas and concepts to detailed instructions and specific implementation requirements.

The analysis spreadsheet highlights some of the more prevalent concepts across all examples including: (1) affected properties/type of guidelines; (2) applicability/enforcement; (3) desired architectural styles; (4) permitted/prohibited materials; (5) desired architectural features; (6) permitted/prohibited colors; (7) building orientation; and (8) an "other" category for any additional information unique to each example.

The municipalities are color coordinated based on staff's initial review of each set of design standards. Green represents the most comparable design guideline standards, suitable to the City, based on the factors indicated in the spreadsheet. Yellow represents the more mid-range design guidelines. These generally provide some assessment of the same factors as the Green municipalities but may provide too little or too much detail in staff's opinion. Orange represents those municipalities that may not be the most suitable but may be useful to the Committee as it begins the drafting process, as they still have some appropriate information and ideas.

alternatives | other considerations

fiscal impact

attachments

1. Design Guidelines Analysis
2. Beaufort County, SC - Architectural Standards (2024)
3. Carmel by the Sea Design Guidelines
4. carmel_plaza_design_guidelines_-_specific_plan
5. Charleston County, SC - Architectural Standards
6. Coral Cables, FL - Design Standards
7. Pensacola, FL - Community Guidelines (2024)
8. Pensacola, FL - Special Review Districts (2024)
9. ArchitecturalRegulations - Seaside
10. St. Pete, FL - Commercial Corridor
11. St. Pete, FL - Historic Properties
12. Winter Garden, FL - East Plant Street
13. Winter Garden, FL - Specific Corridors
14. Winter Garden, FL - West SR 50

City/County Name	Type of Guideline(s)	Applicability	Architectural Styles	Materials	Architectural Features	Colors	Building Orientation	Other
Beaufort County, SC	Specific Zones	Transect Zones, Conventional Zones, PUDs, Community Preservation Districts	lowcountry vernacular, village revival, mainstreet classical	Permitted and prohibited materials listed	Building scale and massing, façade features, roofs	specific color palette listed	In zoning code	very specific architectural designs, with picture details and general massing requirements
Charleston County, SC	Citywide	All developments subject to site plan review	harmonic style within property and adjacent properties	Permitted and prohibited materials listed	Building scale and massing, façade features, roofs	Complimentary colors, and prohibits more than three colors per building	avoid single, large buildings; face building to streets	screening of mechanical equipment and trash
Coral Gables, FL	Citywide and District Specific	Board of Architects review - for all developments	Non-residential Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style; in residential no duplication of elevations and/or exterior architectural design is permitted	Permitted and prohibited materials listed	Building scale and massing, façade features, roofs	Complimentary colors	Determined during Board review	screening of mechanical equipment; Incentives for Mediterranean style design
Pensacola, FL	Citywide and District Specific	New developments and renovations; Architectural Review Board for special districts	should compliment the existing architecture of the area - but not mimic	specific materials listed; should compliment surroundings	Building scale and massing, façade features, roofs	Complimentary colors	based on site conditions	specific road network requirements and curb cut distances; human scale design section
St. Petersburg, FL	Commercial properties and Historic Properties	Citywide - for commercial properties	identifiable architectural style required	building material standards to hold the building's value longer	wall composition requirements and transparency requirements	unified color scheme for projects	relate to the surroundings	limited requirements; very specific for historic properties
Winter Garden, FL	Specific Zones	All developments in the district	specific façade types required	none listed; but required to provide for site plan approvals	none listed; but required to provide for site plan approvals	none listed; but required to provide for site plan approvals	specific setbacks listed, and parking orientations	allowable administrative waivers listed; parking zone section; streetscape requirements
Seaside, FL	Not stated (all structures presumed)	Not stated (all structures presumed)	Not stated, largely dictated by permissible materials, colors, and permissible configurations and techniques for provided architectural features	Permitted materials provided for the indicated architectural features	Permissible configurations and techniques for walls, doors and windows, porches and balconies, roofs, attachments, signage, lighting, and sitework (landscaping, fences, etc.)	All proposed colors must be approved, requires mock-up wall panel.	Not stated	Municipality is a PUD following New Urbanist principals. Therefore presumption that the architectural guidelines relate to all structures, although not stated.
Carmel, CA	Commercial properties	New developments and renovations; submittals in compliance receive administrative review, submittals determined not in compliance undergo review by Design Review Board or Planning Commission	Not required to have a specific style, but should be built with respect for traditional proportions and historical construction techniques. Must be cohesive with neighbors. Use of natural materials is encouraged.	Permitted and prohibited materials listed	Reviews façade proportions and scale, setbacks and protrusions, doors, windows, walls, roofs, overhangs, umbrellas, stairs/ramps /railings, landscaping, audio, lighting, signage, awnings, colors, and materials	Any hue with a saturation of 15% or less. Accent colors permissible, not to exceed 15% of storefront area	Must be pedestrian-oriented. Specific façade setbacks to promote pedestrian-friendly orientation	Each new tenant recieves a tenant design package and copy of Tenant Storefront Design Guidelines

Division 5.3: - Architectural Standards and Guidelines

5.3.10 - Purpose

The purpose of this Division is as follows:

A. To provide standards and guidelines that achieve and promote a consistently high level of design for the County's most intense and most visible development; and

B. To encourage new and renovated buildings to reflect the distinct characteristics of Beaufort County Places.

5.3.20 - Applicability

A. **Within Transect Zones.** The standards and guidelines in Section 5.3.30 (General Architectural Standards) and Section 5.3.40 (Architectural Styles) are applicable to all proposed development within:

1. The T4HC, T4HCO, T4VC and T4NC Zones.
2. The T2 and T3 Zones with the exception of agricultural and single-family residential uses.
3. A Traditional Community Plan, in locations where new development is intended to create walkable places of character, and for which a Transect-based Regulating Plan will be established.

B. **Within Conventional Zones, Existing PUDs, and Community Preservation Districts.** Within Conventional Zones, Existing PUDs, and Community Preservation Districts, all development located within 500 feet of the right-of-way of an arterial or major collector, with the exception of single-family residential, shall meet the standards in Section 5.3.30 (General Architectural Standards and Guidelines) and utilize Section 5.3.40 (Architectural Styles) as a "best practices manual" to achieve the standards in Section 5.3.30 (General Architectural Standards).

C. **Within All Zones.** The use of any shipping container or the like, travel trailer, or recreational vehicle (RV) as a primary or accessory structure shall be prohibited in all zoning districts.

D. **Standards and Guidelines.** This Division includes both standards and guidelines.

Statements predicated by the words "shall" or "must" are to be interpreted as standards. Statements predicated by the words "should" or "may" are to be interpreted as guidelines.

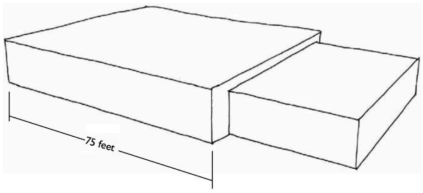
(Ord. No. 2015/32, § 1, 11-9-15 ; Ord. No. 2017/23, 8-28-17 ; Ord. No. 2020/33, 9-28-20 ; Ord. No. 2022/48 , Exh. A, 12-12-22)

5.3.30 - General Architectural Standards and Guidelines

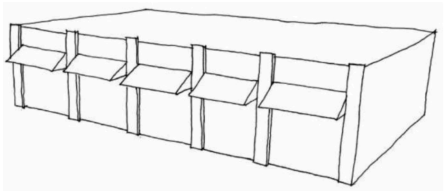
The purpose of the following general architectural standards and guidelines are to create a quality-built environment that reflects the County's unique Lowcountry character. This is achieved by adhering to good architectural design principles and incorporating traditional architectural features, while blending harmoniously with the natural surroundings.

Table 5.3.30: General Architectural Standards and Guidelines
A. Building Scale and Massing
Compatibility with Surrounding Buildings: Building design shall take into account the immediate off-site surrounding structures, and provide mass, height and building elevations, so as to create substantially compatible scale with adjacent structures.
Building Massing: Buildings shall incorporate variations in wall heights, façade articulations and varied roof planes and pitches. Wall planes shall be divided into modules that express traditional dimensions such that a primary facade plane shall not exceed 75 feet in length. If a wall plane exceeds this dimension, then an offset shall be provided to divide it into subordinate elements each less than 75 feet in length.
B. Façade Features
Building façades shall be designed to provide visual interest through detail and ornamentation that is viewed at both the immediate pedestrian level as well as from a distance.
Wall Planes: Wall planes shall be divided into smaller components by the arrangement of windows and other facade articulation features, such as columns, pilasters, canopies, and awnings.
Entrances: The main entrance to a building shall be clearly identifiable and shall be oriented to face a street, internal drive aisle, plaza or pedestrian way. Entrances shall incorporate design features such as canopies, porticos, arcades, raised cornice parapets or peaked roof forms over the doorways, arches, and display windows.

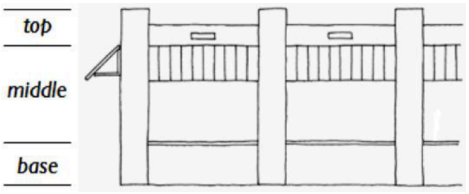
Vertical Articulation: Buildings shall incorporate such elements as wainscoting, water tables, canopies, rooflines and parapets to provide vertical articulation. For multi-story buildings, the building elevations shall clearly reflect a bottom (first) floor and its representative interior height, a middle ground consisting of all floors above the first floor and a visually pronounced building top that consists of a defined cornice at the top of the parapet roof section or at the transition of the sloped roof section.



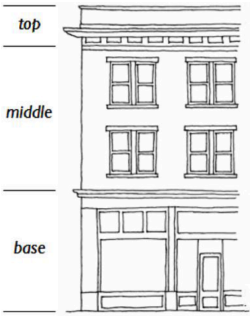
Building Massing: Wall planes shall not exceed 75 feet in length



Wall Planes: Example of using pilasters and canopies to articulate a wall plane.



Vertical Articulation: Example of vertical articulation on a single-story building



Vertical Articulation: Example of vertical articulation on a multi-story building

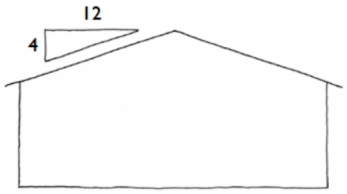
Table 5.3.30: General Architectural Standards and Guidelines (continued)
C. Roofs

Pitched Roofs: Pitched roofs are encouraged for all buildings with a footprint of 15,000 square feet or less. Where pitched roofs are utilized, the minimum pitch shall be 4:12 and overhanging eaves shall be incorporated into the design of the building.
Flat Roofs with Parapets: Flat roofs are appropriate for larger buildings and for building types such as shopfronts which traditionally have flat roofs. Flat roofs and sloped roofs with a pitch less than 4:12 shall be concealed with a parapet that extends around all sides of a building that are visible from any public street, internal public drive, abutting adjacent commercial office buildings, retails stores or residential areas. The parapet must be designed and scaled as an integral part of the building façade.
Concealing Rooftop Equipment: Where HVAC equipment, satellite dish structures, and other equipment are located on a roof, the roof structure shall be designed to be tall enough to completely conceal the equipment.
Roof Articulation: Varied roof pitches and planes shall be used to break up the massing
D. Exterior Materials and Colors
Permitted Materials: Permitted materials include wood clapboard, wood board and batten, wood shingle siding, brick, stucco, tabby, faced concrete block and artificial siding material which resembles painted wood clapboard. Prohibited Materials: Prohibited materials include plywood; cinder block; unfinished poured concrete; unfaced concrete block; plastic or vinyl not closely resembling painted wood clapboard; and highly reflective glass or materials as the predominant material or visible texture. No metal buildings are permitted without an approved exterior façade material.
Balance of Materials: If multiple materials are provided along a building facade, the heaver materials shall be located to the bottom of lighter materials. For example, brick should be provided below wood siding.

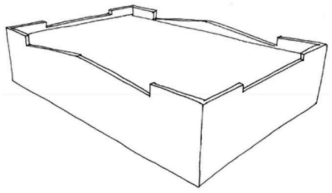
Colors: Predominant color design shall be compatible with Lowcountry or coastal vernacular palette which includes traditional historic colors, earth tones (greens, tans, light browns and terracotta), grays, pale primary and secondary colors (with less than 50 percent color value), white and cream tones, and oxblood red. Accent color design (i.e., black, dark blue, grays, and other dark primary colors) may be used on a limited basis as part of an architectural motif. Bright, primary colors are not permitted.

E. Accessory Uses

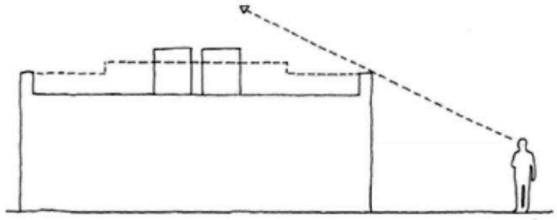
Accessory Uses: The design of accessory buildings and structures, if permitted within the applicable zoning district, shall reflect and coordinate with the general style of architecture inherent in the primary structure for the proposed development. Covered porches, canopies, awnings, trellises, gazebos, street/pedestrian furniture and open wood fences are encouraged.



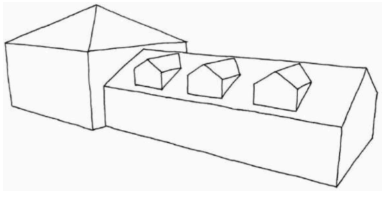
Pitched Roofs: Where pitched roofs are utilized, the minimum pitch shall be 4:12



Flat Roofs with Parapets: Flat roofs and sloped roofs with a pitch less than 4:12 shall be concealed with a parapet that extends around all sides of a building



Concealing Rooftop Equipment: The roof structure or parapet shall conceal rooftop equipment from view



Roof Articulation: Varied roof pitches and planes shall be used to break up the massing of larger buildings

5.3.40 - Architectural Styles

These styles reflect and summarize the range of traditional architectural expression that occurs within Beaufort County places. Historically, architecture in more rural places has generally been less formal, and characterized by vernacular treatments, including simple, low-slung massing, wood detailing, and a muted color palette. Architecture in more urban places has generally been more formal, characterized by more classical treatments, including vertically proportioned massing, detailing in masonry and stucco, and a broader range of colors.

A. **Overview of Architectural Styles:** There are three broad categories of architectural styles in this section: Lowcountry Vernacular, Village Revival, and Mainstreet Classical. These architectural styles can be applied with a degree of flexibility as illustrated in Table 5.3.40.A, below. Architectural styles represent only a small portion of architectural vocabulary appropriate for development within the County. Additional architectural styles and/or individual building precedents beyond the scope of this Division may also be acceptable through a modulation permit, see Section 7.2.30 (Modulation Permit).

Table 5.3.40.A: Beaufort County Architectural Styles

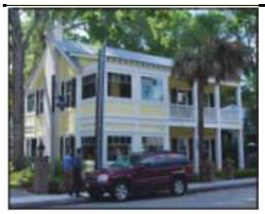
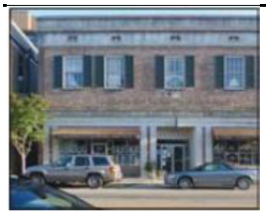
Style	Rural Crossroads	Hamlets and Villages	Towns and Cities
 Lowcountry Vernacular (5.3.40.B)			
 Village Revival (5.3.40.C)			
 Main Street Classical (5.3.40.D)			

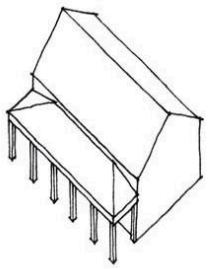
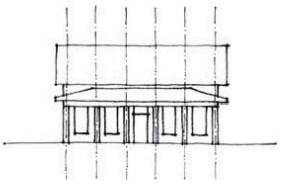
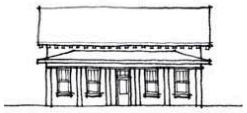
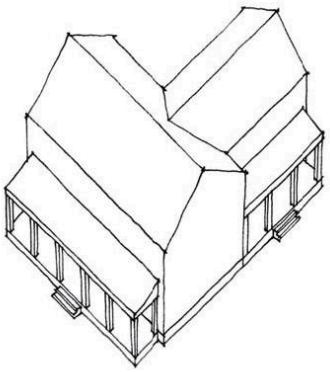
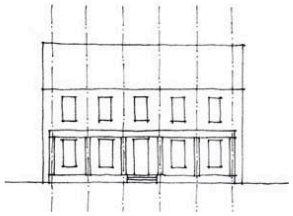
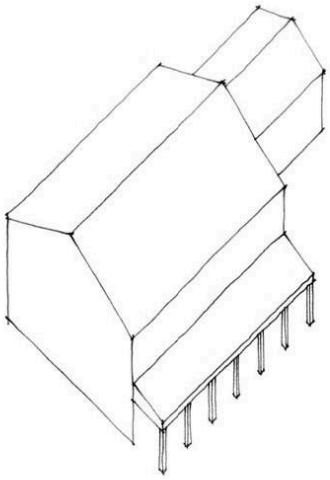
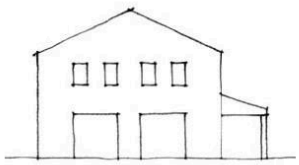
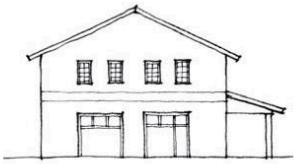
Table 5.3.40.B: Lowcountry Vernacular	
A. Architectural Style and Design Approach	
Description	
In rural and predominantly rural areas, commercial and multi-family buildings should reflect vernacular rural forms. These include simple residential prototypes, and agricultural prototypes, such as packing sheds, barns, and warehouses. Essential characteristics include:	
1.	Simple, 1 to 1.5 story rectangular massing, with straight, gabled roof forms
2.	Raised foundations
3.	Simple eaves, often with exposed rafter tails
4.	Simply detailed, broad, often wraparound porches
5.	Predominantly wooden architectural vocabulary
6.	Muted color palette, predominantly white or off- white
7.	South facing porches, large windows, and high ceilings
Commercial Buildings	
Commercial buildings are typically residential in character with simple modifications to accommodate commercial activities.	
Multi-Family Buildings	
Multi-family buildings appear as two or more units that are configured to resemble a large single-family house.	
Mixed-Use or Larger Commercial Buildings	

Mixed-use or larger commercial structures find precedent in the vernacular packing sheds, barns, and warehouses of the Lowcountry.
Residential Buildings
Residential structures find precedent in the vernacular small cottages and narrow two story houses of the Lowcountry.

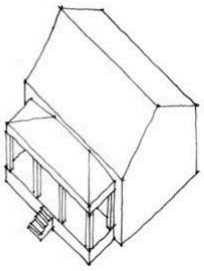
Shophouse prototype

Multi-family prototype

Mixed-use prototype: packing shed

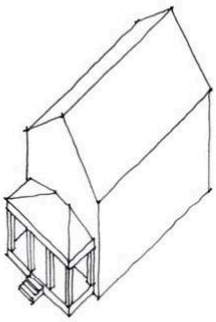
Basic Massing	Openings and Composition	Illustrative Elevation
		
Shophouse building	*5-bay composition*	*Conceptual elevation*
		
Multi-family prototype	*5-bay composition*	*Conceptual elevation*
		
Mixed-use prototype: packing shed	*4-bay composition with gallery*	*Conceptual elevation*

Basic Massing **Illustrative Elevation**



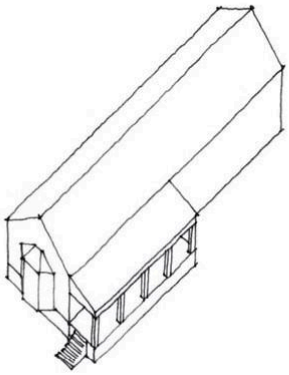
1-Story Small Scaled Structure

Conceptual elevation



2-Story Medium Scaled Structure

Conceptual elevation

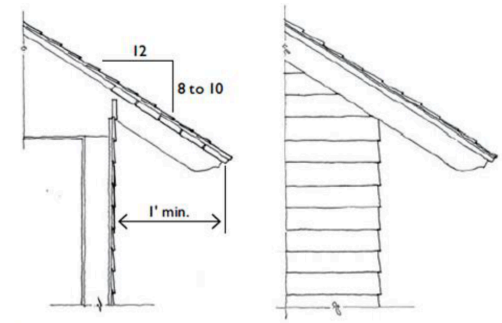


Manufactured Structure

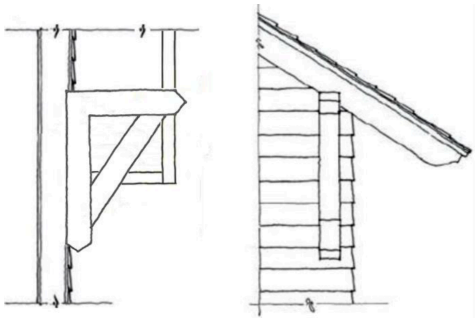
Conceptual elevation

Table 5.3.40.B: Lowcountry Vernacular
B. Massing
General Massing
Buildings are typically simple combinations of one or more rectangular forms.
Roofs

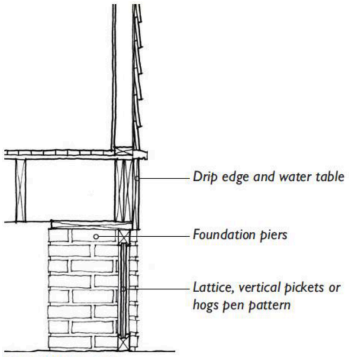
Roofs are typically simple, gable-end or hipped forms. Simple commercial and multi-family buildings typically have relatively steep slopes, ranging from 8:12 to 10:12. Larger commercial buildings may have slopes from 4:12 to 8:12.
Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2:12
Porch roofs may have a lower pitch with a minimum slope of 3:12.
Mansard roofs are not allowed.
Roof-Wall Connections
Eaves typically employ exposed rafter tails, with a minimal fascia depth.
Roof overhangs shall have a minimum 1' overhang at eave and rake.
Primary Walls
Primary walls should be clad in siding (wood or cementitious). Siding may be horizontal lap, shiplap, or vertical board and batten.
Siding may be mitered at building corners or clad with a minimum 4" trim board. Trim board is typically 6". Exposed wood may be painted, stained, weathered, or left natural.
Base
Primary walls should rest on a drip edge and water table made from wood or cementitious boards over foundation piers.
Foundation piers shall be no less than 12" square. If the foundation is taller than 4' above grade, than the foundation piers shall be no less than 16" square.
Crawlspace openings and the undercroft of foundations, decks, and porches should be framed in with a 2" minimum recessed lattice, vertical pickets and/or hogs pen pattern (wood or similar).



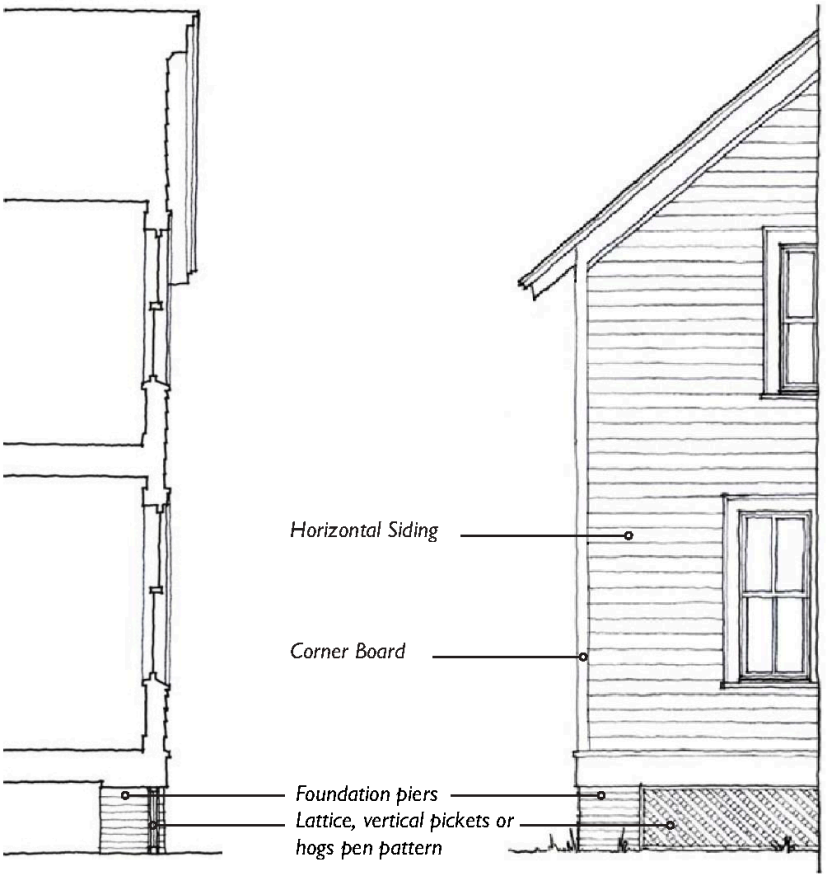
Typical Eave Detail



Typical Bracketed Eave Detail



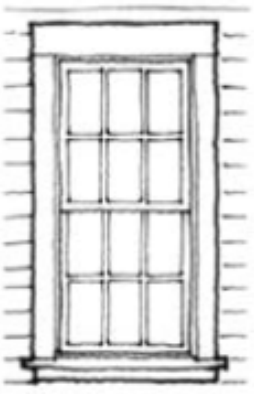
Typical Building Sill



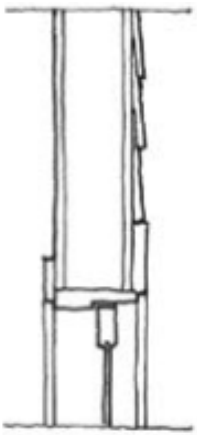
Typical partial elevation

Table 5.3.40.B: Lowcountry Vernacular
C. Openings
Façade Composition
Building elevations are typically divided into simple facade compositions of equal bays. Three, five, and seven-bay compositions are predominant.
Windows
Windows are typically double hung with first story windows taller than upper story windows.
Window openings shall have vertical proportions, or may be square.
Windows shall be framed with a minimum 3.5" wood or fiber cement trim.

All windows must have a sill. The sill should not be integrated into a "picture frame" surround. Windows are typically vertically proportioned and multi-paned with exterior true or simulated muntins.
Window panes may be in a 1-over-1, 2-over-2, or 6-over-6 divided light pattern.
When windows are ganged together, a 3" minimum mullion shall be between each individual window.
Shutters, when used, are encouraged to be sized equal to half the width of the window; have shutter dogs and hinges; and be the height of the window.
Doors
Doors shall have a trim surround with a 3.5" minimum wood or fiber cement trim.
Panels and windows should be simple and rectilinear.
Transom windows are allowed.

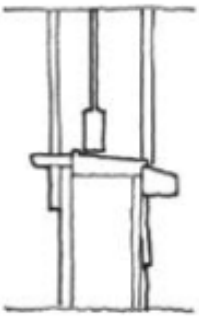


Typical upper floor window



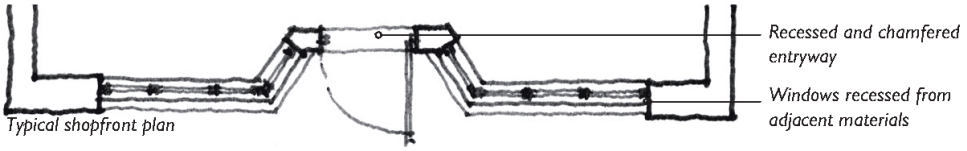
Typical window head

Typical door



Typical window sill

Typical shopfront elevation



Typical shopfront plan

C. Openings (continued)
Shop Fronts
All regulations regarding windows and doors described in this Section apply to windows and doors that are a part of a shop front assembly.
Shop fronts are typically composed of doors and windows that are residential in character.
Shop front infill assemblies shall be made of painted or varnished wood, aluminum-clad wood, or painted metal.
Porches, galleries, and awnings may be incorporated into shop front designs.

See Section 5.2.110 (Shop Front) for more standards.

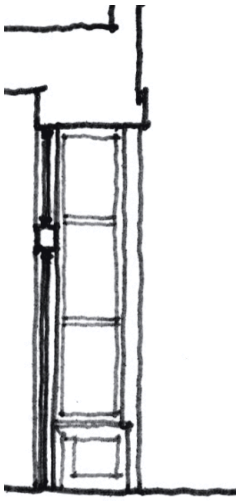
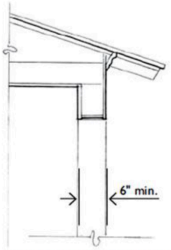
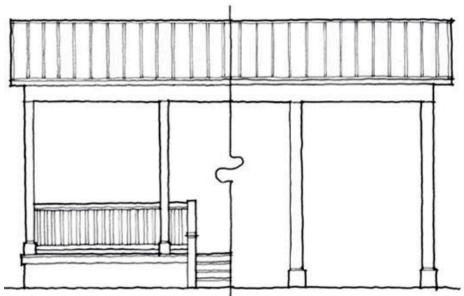


Table 5.3.40.B: Lowcountry Vernacular	
D. Attached Elements	
Porches	
Porches typically extend across the entire length of the facade or are utilized to frame a primary entrance, and may be 1 or 2 stories in height.	
Bay spacing on porches should typically be vertically proportioned.	
Porches may be found in settings as the primary entrance into buildings that have a predominantly residential form. In other instances, Galleries may be used.	
Columns:	
Width	4" min.
Shape	Square
Porches shall be made predominantly of wood.	
The undercroft of decks and porches should be enclosed with lattice, vertical pickets or horizontal 1 x 4's.	

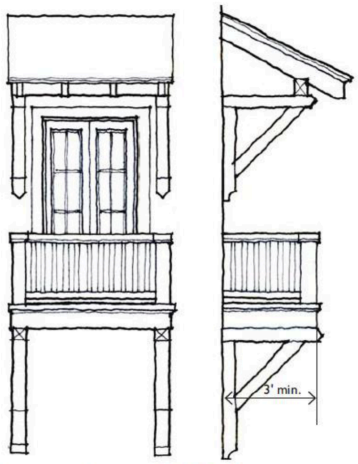
Railing spindles and pickets on porches shall not exceed 4" on center, or as required by the Building Code, whichever is less.	
See Sections 5.2.50 (Porch: Projecting) and 5.2.60 (Porch: Engaged) for more standards.	
Galleries	
Galleries are typically found on buildings with a commercial form.	
Bay spacing on galleries should be vertically proportioned.	
Columns:	
Width 6" min.	
Shape	Square
See Section 5.2.130 (Gallery) for more standards.	
Balconies	
Balconies shall be made of wood or metal, and may be open or covered.	
Spindles and balusters on balconies shall not exceed 6" on center, or as required by the Building Code, whichever is less.	
Second floor balconies shall have a minimum height clearance of 10' from grade. Supporting brackets shall have 8' minimum clearance from grade.	
Upper floor balconies should be a minimum of 3' deep.	
Accessibility	
ADA ramps shall be incorporated into the architecture of the building.	



Typical porch or gallery detail



Typical one-story porch *Typical one-story gallery*



Elevation and section of a typical balcony

Table 5.3.40.B: Lowcountry Vernacular

E. Materials and Colors	
Cladding	Predominantly siding in wood, composition board, or fiber-cement board with horizontal shiplap, beaded lap, or beveled profile, or vertical board and batten. Vinyl siding is strongly discouraged. T-111 siding is not allowed. Corrugated metal is allowed at the discretion of the Director through a modulation permit.
Foundations	Brick, painted, poured in place concrete, stucco, or tabby.

Roofing	Narrow standing seam metal, painted or unpainted 5-V or 8-V panel, rolled asphalt, or fiberglass shingles. Corrugated metal is allowed at the discretion of the Director through a modulation permit.
Windows	Wood, aluminum-clad wood, vinyl, fiberglass, or extruded PVC. Glass should be clear and non-reflective.
Doors	Principal doors in wood, aluminum-clad wood, vinyl-clad wood, factory-painted aluminum, or fiberglass. French doors and sliders in wood, aluminum-clad wood, or fiberglass.
Trim	Wood, composition board, fiber-cement board, and molded millwork for built-up sections. For soffits and porch ceilings, GWB, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials and the use of vinyl panel systems are strongly discouraged.
Gutters	Half round or ogee-profile metal. PVC is strongly discouraged.
Downspouts	Round or rectangular metal. PVC is strongly discouraged.
Columns	Wood, fiberglass, or composite.
Railings	Square balusters, turned spindles in wood or wrought iron. PVC trim is discouraged.
Chimneys	Common brick, stucco, or tabby.
Signage	Painted wood or metal.
Colors	
Cladding	Siding may be white, off-white, cream, grey-green, grey-blue, grey, or yellow.
Roofing	Standing seam metal roofs may be natural, black, light green, or light red finish. Roof shingles are typically dark grey or black.

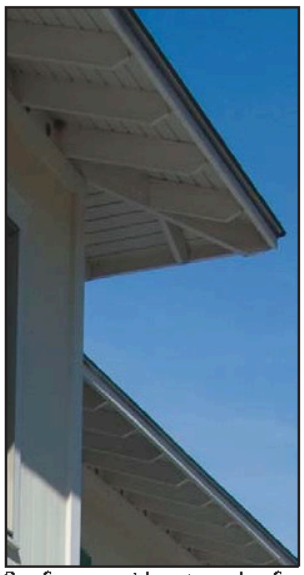
Windows	Sashes and frames in white or off-white; shutters in black, dark grey, dark green or natural wood.
Trim	White or off-white.
Gutters/ Downspouts	White, off-white, painted dark green or dark red.
Columns	White or off-white.
Railings	White or off-white.
Additional colors conditional upon approval.	

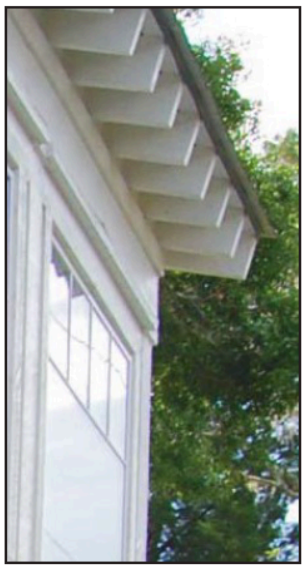
Steep-sloped roof and porch on a residential-form building

Wood siding and simple gable form on a commercial building

Two-story porch with vertically-proportioned bays

Gallery and shop front windows with residential character





Roof eaves with exposed rafter tails

Wood siding and gables for informal commercial buildings

Table 5.3.40.C: Village Revival
A. Architectural Style and Design Approach
Description

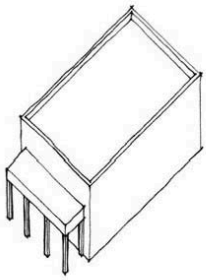
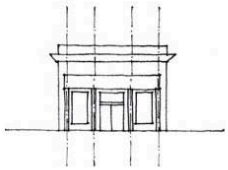
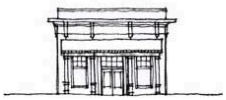
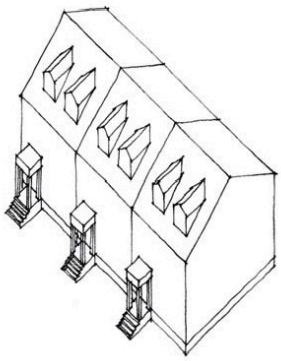
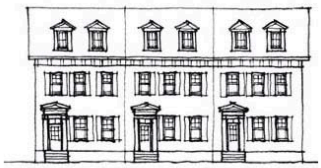
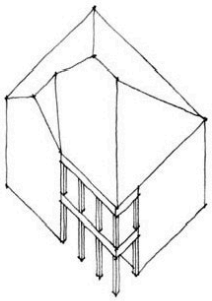
In hamlets and established areas of community outside urban centers, commercial and multi-family buildings should reflect a combination of vernacular and more formal architecture. These include more formal residential prototypes utilized for commercial purposes, and commercial and mixed-use prototypes constructed of more permanent and durable materials. Essential characteristics include:	
1.	Simple, 2 to 2.5 story massing, with predominantly gabled or hipped roof forms, and some parapeted roofs.
2.	Raised or at-grade foundations.
3.	Both enclosed eaves with simplified classical detailing and exposed rafter ends are appropriate.
4.	Multi-storied, wrap-around porches with simplified classical detailing.
5.	Mixed architectural vocabulary, utilizing wood, stucco, and masonry.
6.	Muted colors and materials, predominantly white or off-white, with masonry tones and occasional brighter accent colors.
Commercial Buildings	
Commercial buildings are typically commercial in character, appearing as detached, single-use structures with parapetted or gabled, pedimented roof forms, and formal storefronts.	
Multi-Family Buildings	
Multi-family buildings may appear as two or more units that are configured to resemble a large single-family house, or as attached rowhouses.	
Mixed-Use or Larger Commercial Buildings	
Mixed-use or larger commercial structures are modest in scale, and appear as both detached commercial buildings and attached, multi-story, vertical mixed-use structures.	

Residential Buildings
Residential structures find precedent in the vernacular one and one half story cottages, narrow two story houses with side porches, and estates of the Lowcountry.

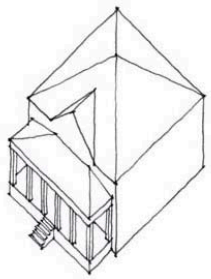
Simple Commercial Prototype

Multi-Family Prototype: Attached Rowhouses

Mixed-Use Prototype: Live/Work Shophouse

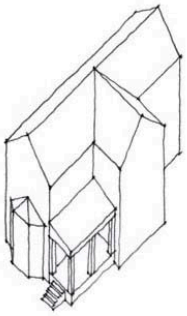
Basic Massing	Openings and Composition	Illustrative Elevation
		
Commercial prototype	*Commercial prototype*	*Commercial prototype*
		
Multi-family prototype - attached rowhouses	*Multi-family prototype - attached rowhouses*	*Multi-family prototype - attached rowhouses*
		
Mixed-use prototype - live/work shophouse	*Mixed-use prototype - live/work shophouse*	*Mixed-use prototype - live/work shophouse*

Basic Massing **Illustrative Elevation**



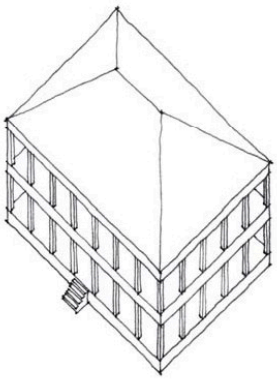
1-Story Small Scaled Structure

Conceptual elevation

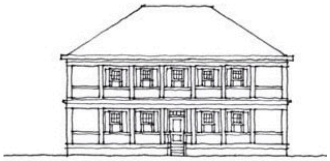


2-Story Medium Scaled Structure

Conceptual elevation



2-Story Large Scaled Structure

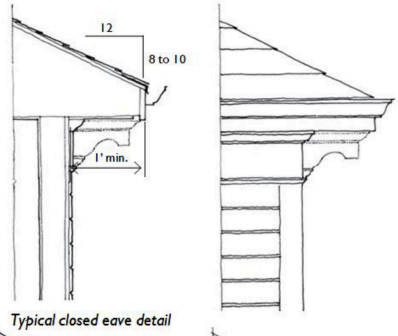


Conceptual elevation

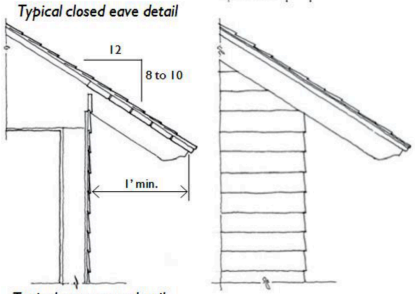
Table 5.3.40.C: Village Revival
B. Massing
General Massing
Buildings are typically simple combinations of one or more rectangular forms.
Roofs

Roofs are typically gabled or hipped.
Half stories are typically articulated utilizing gable ends and dormers.
Simple commercial and multi-family buildings typically have relatively steep slopes, ranging from 8:12 to 10:12. Larger commercial buildings may have slopes from 4:12 to 8:12 or have flat roofs. Porch roofs may have a lower pitch with a minimum slope of 3:12.
Flat roofs shall provide a parapet to conceal flat roof areas and rooftop mechanical equipment.
Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2:12. Mansard roofs are not allowed.
Skylights shall be flat (non-bubble) only unless concealed behind a parapet.
Roof-Wall Connections
Eaves typically utilize an enclosed cornice and entablature with simplified classical detailing.
Roof overhangs shall have a minimum 1' overhang at eave and rake.
Primary Walls
Primary walls may be clad in horizontal lap, ship-lap, or vertical board and batten siding (wood or cementitious), stucco, or brick.
Exposed wood shall be unpainted, painted, or stained. Brick mortar joints shall be struck.
Stucco shall be smooth and sand finish only.
Two or more wall materials may be combined on one facade only with the lighter material above the other, more substantial material (e.g. wood above stucco or masonry, or stucco above masonry).
Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.

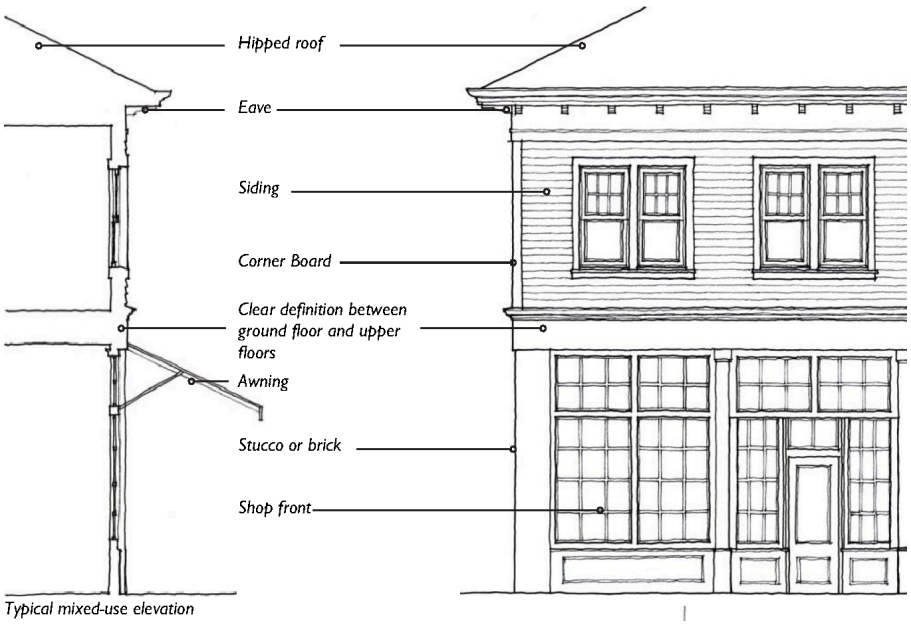
Cantilevers shall be supported by visible brackets scaled as if they were supporting the weight of the mass above.



Typical closed eave detail



Typical open eave detail



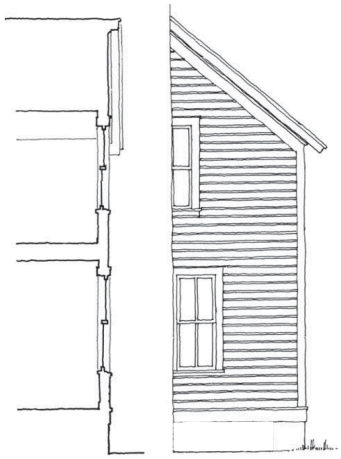
Typical mixed-use elevation

B. Massing (continued)

Base

Primary walls, when set on a raised crawlspace foundation, should rest on a sill and fascia (wood or cemenitious) over foundation piers.

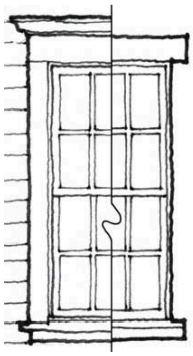
Foundation piers shall be no less than 12" square. If the foundation is taller than 4' above grade, than the foundation piers shall be no less than 16" square.
Crawlspace openings and the undercraft of foundations, decks, and porches should be framed in lattice or vertical pickets (wood or similar).



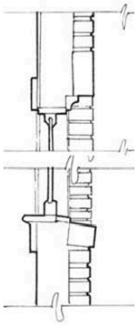
Typical residential elevation

Table 5.3.40.C: Village Revival (continued)
C. Openings
Façade Composition
Simple and regular rhythm of openings.
Windows
Windows may be double hung, single hung, or casement. On side and/or rear elevations of mid-block (non-corner) buildings, windows may be horizontal sliders. First story windows are taller than upper story windows.
When utilized with wood cladding materials, windows shall be framed with a minimum 3.5" wood or fiber cement trim.
When utilized with stucco or masonry cladding materials, windows shall be framed with a minimum 2.5" brick mould.

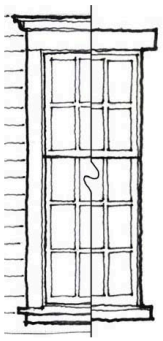
All windows must have a sill. The sill should not be integrated into a "picture frame" surround.
Windows are typically vertically- or square- proportioned and multi-paned with exterior true or simulated muntins.
Window panes may be in a 1-over-1, 2-over-2, 6-over-6, or 6-over-9 divided light pattern.
When windows are ganged together, a 3" minimum mullion shall be between each individual window.
Shutters, when used, are encouraged to be sized equal to half the width of the window; have shutter dogs and hinges; and be the height of the window.
Doors
When utilized with wood cladding materials, doors shall have a trim surround with a 3.5" minimum wood or fiber cement trim.
When utilized with stucco or masonry cladding materials, doors shall be framed with a minimum 2.5" brick mould.
Panels and windows should be simple and rectilinear.
Transom windows are allowed.



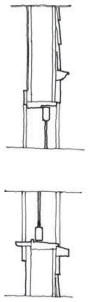
Typical upper floor window



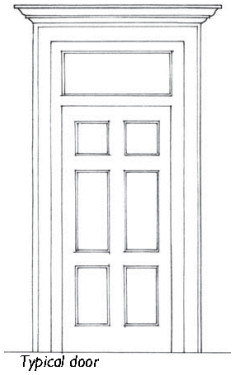
Typical brick window header/sill



Typical ground floor window



Typical siding window header/sill

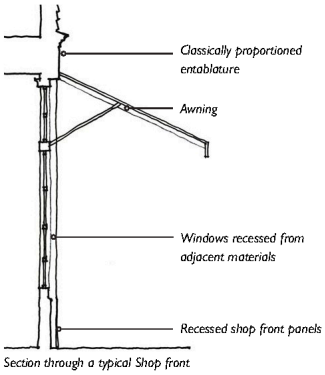


Typical door

Elevation of a typical Shop front

C. Openings (continued)
Shop Fronts
All regulations regarding windows and doors described in this Section apply to windows and doors that are a part of a shop front assembly.

Shop front infill assemblies shall be made of painted or varnished wood, aluminum-clad wood, or painted metal.
In multi-story buildings, there shall be a horizontal band, articulated fascia, and/or entablature to separate the ground level shop front from the upper floors. This band may be incorporated into the shop front design.
Porches, galleries, and awnings may be incorporated into shop front designs.
Lighting shall be mounted on the store front wall, preferably centered on the piers between windows/ doors or centered above the windows/doors of the shop front. In instances where projected shed roofs are used over entries the lighting may be mounted in the shed underside.
Shop front edges should integrate heavier piers or pilasters to visually carry the weight of the building above.
See Section 5.2.110 (Shop Front) for more standards.
See Division 5.6 (Sign Standards) for more standards.



Section through a typical Shop front

Table 5.3.40.C: Village Revival
D. Attached Elements
Porches
Porches typically extend across the entire length of the facade or are utilized to frame a primary entrance.

Buildings with a predominant residential form, typical of a rural setting, may have porches as the primary entrance. In other instances, galleries may be used.	
Columns:	
• Porches may utilize single-story columns or a "giant order" that spans 2 stories.	
• Columns shall utilize architecturally correct capitals and bases.	
Width	6" min.
Shape	Square or Round
Porches shall be made predominantly of wood.	
The undercroft of decks and porches shall be enclosed with lattice, vertical pickets, or other appropriate materials.	
Railing spindles and pickets on porches shall not exceed 4" on center, or as required by the Building Code, whichever is less. Standard pipe rails are prohibited. See Sections 5.2.50 (Porch: Projecting) and 5.2.60 (Porch: Engaged) for more standards.	
Galleries	
Galleries are typically found on buildings with a commercial form.	
Bay spacing on galleries should be vertically proportioned.	
Columns:	
Width	6" min.
Shape	Square or Round
See Section 5.2.130 (Gallery) for more standards.	
Balconies	

Balconies shall be made of wood or metal, and may be open or covered.
Spindles and balusters on balconies shall not exceed 6" on center, or as required by the Building Code, whichever is less.
Second floor balconies shall have a minimum height clearance of 10' from grade.
Upper floor balconies should be a minimum of 3' deep. Cantilevered balconies shall be supported by visible brackets scaled as if they were supporting the weight of the mass above.
Accessibility
ADA ramps shall be incorporated into the architecture of the building.

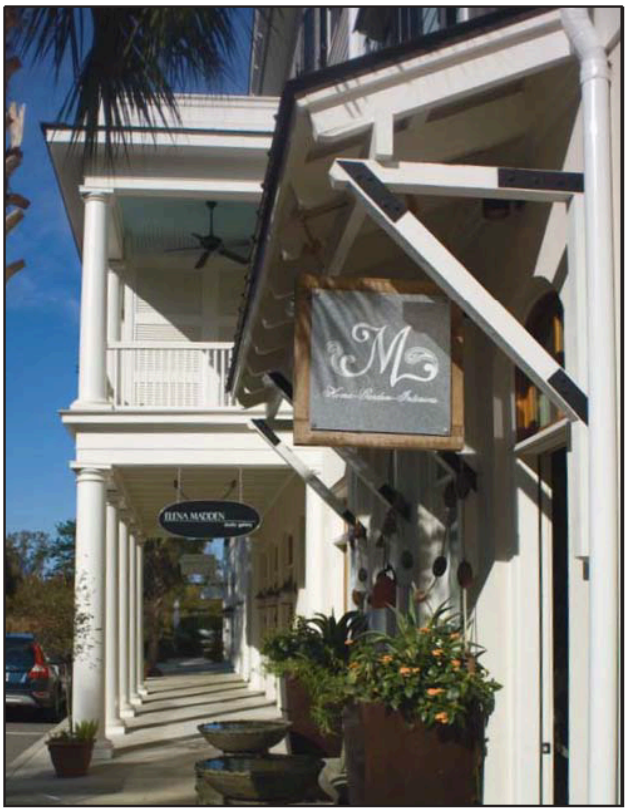
Table 5.3.40.C: Village Revival (continued)
E. Materials and Colors

Materials	
Cladding	Siding in wood, composition board, or fiber-cement board with horizontal shiplap, beaded lap, or beveled profile. Vertical board and batten siding. Vinyl and/or T-111 siding are not allowed.
	Stucco, smooth and sand finish.
	Brick, with struck mortar joints.
Foundations	Brick, painted, poured in place concrete, stucco, or tabby.
Roofing	Narrow standing seam metal, painted5-V or 8-V panel, rolled asphalt, fiberglass shingles, or wood shingles.
Windows	Wood, aluminum-clad wood, vinyl, fiberglass, or extruded PVC. Glass should be clear and non-reflective.
Doors	Principal doors in wood, aluminum-clad wood, vinyl-clad wood, factory-painted aluminum, or fiberglass. French doors and sliders in wood, aluminum-clad wood, or fiberglass.
Trim	Wood, composition board, fiber-cement board, and molded millwork for built-up sections. For soffits and porch ceilings, GWB, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials and the use of vinyl panel systems are strongly discouraged.
Gutters	Half round or ogee-profile metal. PVC is strongly discouraged.
Downspouts	Round or rectangular metal. PVC is strongly discouraged.
Columns	Wood, fiberglass, or composite.
Railings	Square balusters, turned spindles in wood or wrought iron.
Chimneys	Common brick, stucco, or tabby.

Signage	Painted wood or metal.
Colors	
Cladding	Natural wood, white, off-white, cream, grey-green, grey-blue, grey, light red, terracotta, or yellow.
Roofing	Standing seam metal roofs may be natural, black, light green, or light red finish. Roof shingles are typically dark grey or black.
Windows	Sashes and frames in white or off-white; Shutters in black, dark grey, or dark green.
Trim	White or off-white.
Gutters/ Downspouts	White, off-white, painted dark green or dark red.
Columns	White or off-white.
Railings	White or off-white.
Additional colors conditional upon approval.	

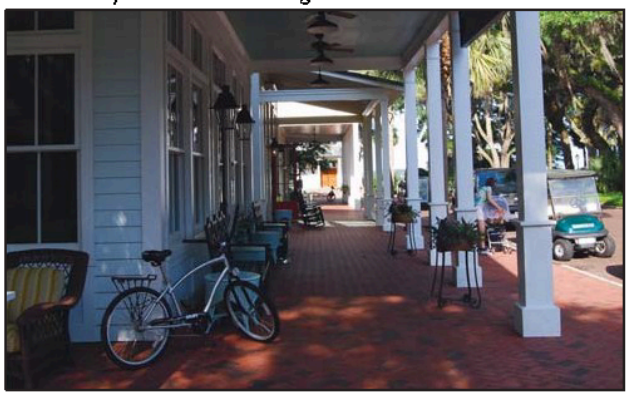
Two-story gallery with simplified classical detailing

Balconies with wood brackets



Wood awnings and blade signage on commercial frontage

2.5-story mixed-use building with residential character



Gallery and double-hung windows on commercial building

Shopfront with formal window frames and bracketed cornice

Table 5.3.40.D: Main Street Classical
A. Architectural Style and Design Approach

Description	
Within urban centers, commercial and multi-family buildings should reflect a more formal and diverse architectural expression. Prototypes include true mixed-use buildings for commercial and residential uses that are constructed of permanent and durable materials. Essential characteristics include:	
1.	Simple, up to 4 stories, vertically proportioned massing, with predominantly flat roofs finished in parapets or pediments.
2.	At-grade foundations, with classically detailed base in masonry or stucco.
3.	Enclosed eaves with formal classical detailing, Commercial Prototype often incorporating dentils and/or brackets.
4.	Multi-storied galleries.
5.	Architectural vocabulary predominantly in masonry and stucco.
6.	A broad range of colors and natural materials.
Commercial Buildings	
Commercial buildings are typically mixed-use in character, appearing as attached, multi-story structures with parapetted or pedimented roof forms and formal storefronts.	
Multi-Family Buildings	
Multi-family buildings typically appear as attached buildings that define the street wall, articulated with portals and upper-story balconies.	
Mixed-Use or Larger Commercial Buildings	
Mixed-use buildings typically appear as attached, multi-story structures that define the street wall, with articulated ground floor storefronts and awnings or multi-storied galleries that extend over the sidewalk.	

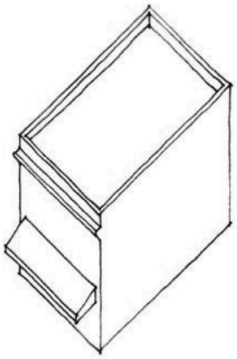
Residential Buildings
Residential structures find precedent in the two story homes, tall two and one half to three story narrow homes of the Lowcountry.

Commercial Prototype

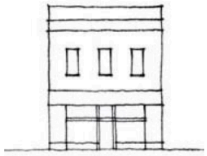
Multi-family Prototype

Mixed-use Prototype

Basic Massing **Openings and Composition** **Illustrative Elevation**

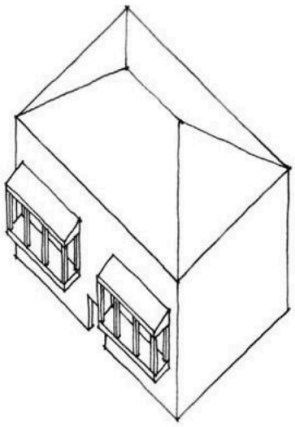


Commercial prototype

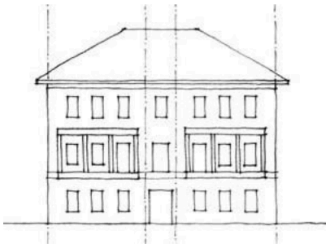


Commercial prototype

Commercial prototype

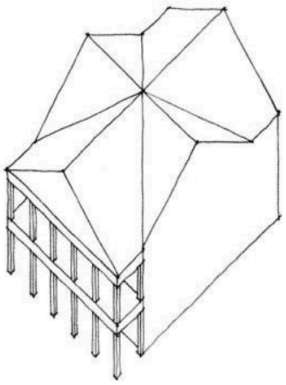


Multi-family prototype



Multi-family prototype

Multi-family prototype



Mixed-use prototype

Mixed-use prototype

Mixed-use prototype

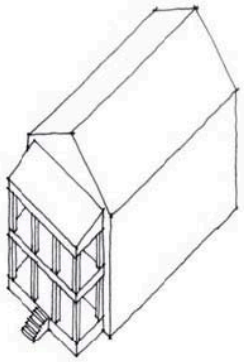
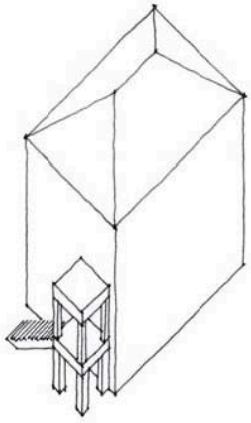
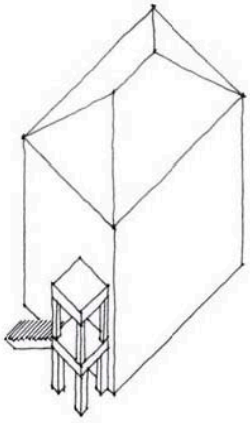
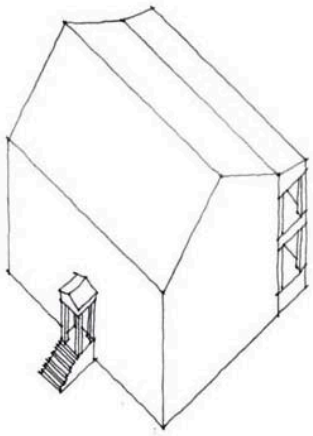
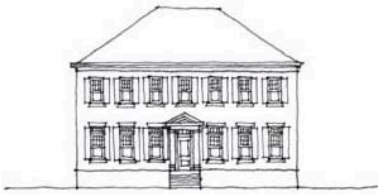
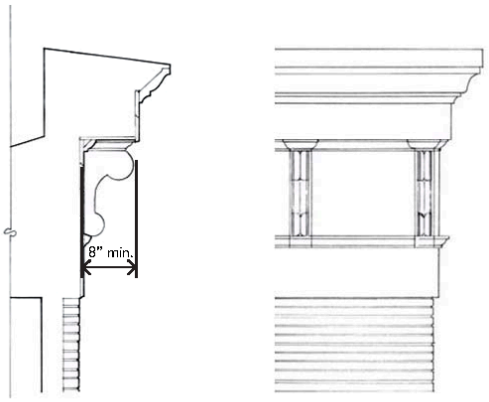
Basic Massing	Illustrative Elevation
	
2-Story Medium Scaled Structure	*Conceptual Elevation*
	
2.5-Story Medium Scaled Structure	*Conceptual elevation*
	
2-Story Large Scaled Structure	*Conceptual elevation*

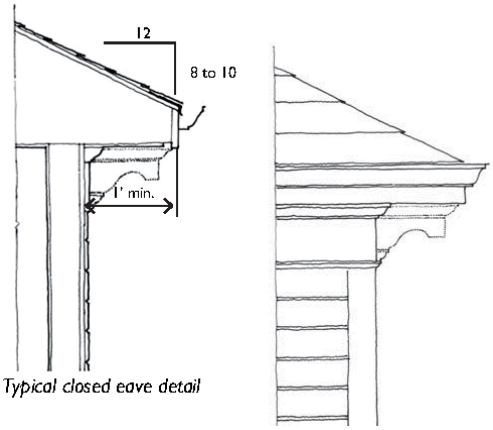
Table 5.3.40.D: Main Street Classical
B. Massing
General Massing
Buildings are typically simple combinations of one or more rectangular forms.

Roofs
Roofs are typically flat, with some gabled or hipped.
Larger commercial buildings may have slopes from 4:12 to 8:12 or have flat roofs.
Flat roofs shall provide a parapet to conceal flat roof areas and mechanical equipment.
Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2:12.
Mansard roofs are not allowed.
Skylights shall be flat (non-bubble) only unless concealed behind a parapet.
Roof-Wall Connections
Eaves typically utilize an enclosed cornice and entablature with formal classical detailing, often incorporating dentils and/or brackets.
Roof overhangs shall have a minimum 8" overhang at eave and rake.
Primary Walls
Primary walls may be clad in stucco, or brick. Wood siding may be utilized sparingly.
Exposed wood shall be painted or stained.
Brick mortar joints shall be struck.
Stucco shall be smooth and sand finish only.
The vertical delineation of wall materials should be used sparingly. Two or more wall materials may be combined on one façade only with the lighter material above the other, more substantial material (e.g. wood above stucco or masonry, or stucco above masonry).

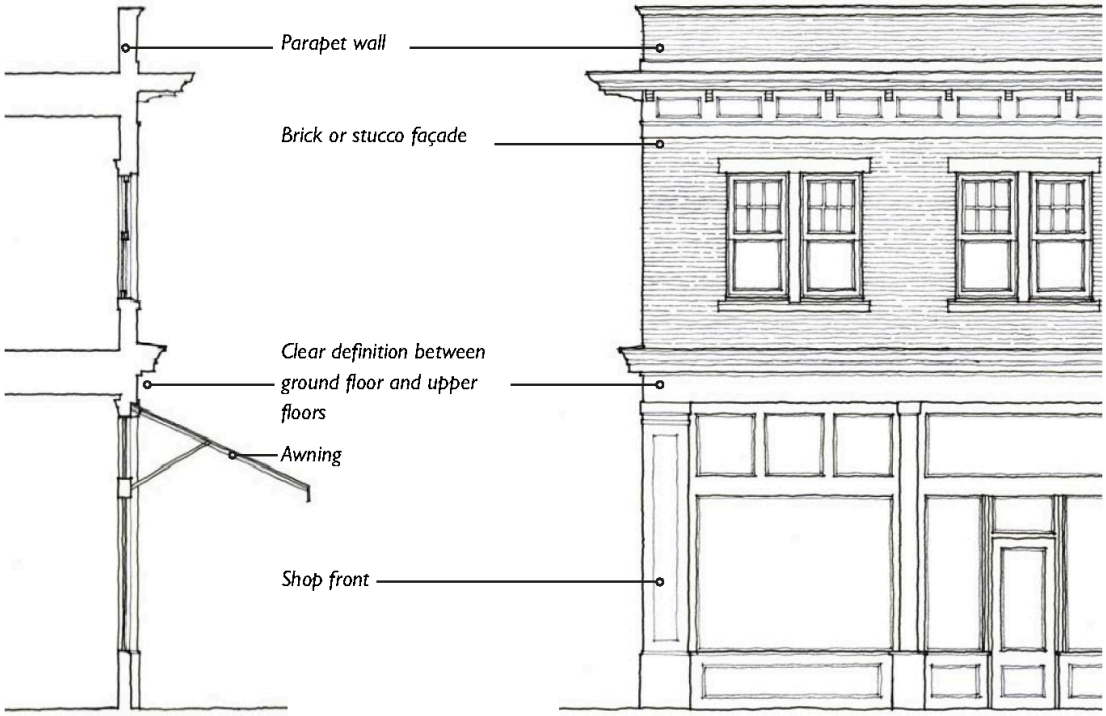
Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.
Cantilevers shall be supported by visible brackets scaled as if they were supporting the weight of the mass above.
Base
Bases shall be articulated.



Typical parapet detail



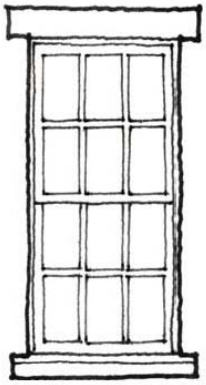
Typical closed eave detail



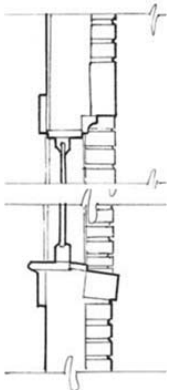
Typical brick elevation

Table 5.3.40.D: Main Street Classical
C. Openings
Façade Composition
Simple and regular rhythm of openings.
Windows
Windows may be double hung, single hung, or hinged casement. On side and/or rear elevations of mid-block (non-corner) buildings, horizontal slider windows may be utilized.
When utilized with wood cladding materials, windows shall be framed with a minimum 3.5" wood or fiber cement trim.
When utilized with stucco or masonry cladding materials, windows shall be framed with a minimum 2.5" brick mould.
All windows must have a sill. The sill should not be integrated into a "picture frame" surround.

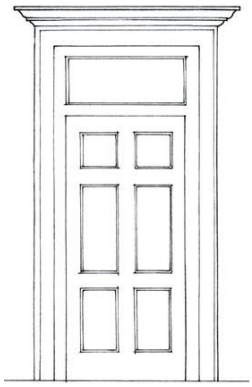
When utilized with masonry cladding materials, window headers shall be articulated with appropriate materials such as brick arch, jack arch, cast stone or cut stone.
Windows are typically vertically- or square-proportioned and multi-paned with exterior true or simulated muntins.
Window panes may be in a 1-over-1, 2-over-2, 6-over-6, or 6-over-9 divided light pattern.
When windows are ganged together, a 3" minimum mullion shall be between each individual window.
Shutters, when used, are encouraged to be sized equal to half the width of the window; have shutter dogs and hinges; and be the height of the window.
Doors
When utilized with wood cladding materials, doors shall have a trim surround with a 3.5" minimum wood or fiber cement trim.
When utilized with stucco or masonry cladding materials, doors shall be framed with a minimum 2.5" brick mould.
Panels and windows should be simple and rectilinear.
Transom windows are encouraged.



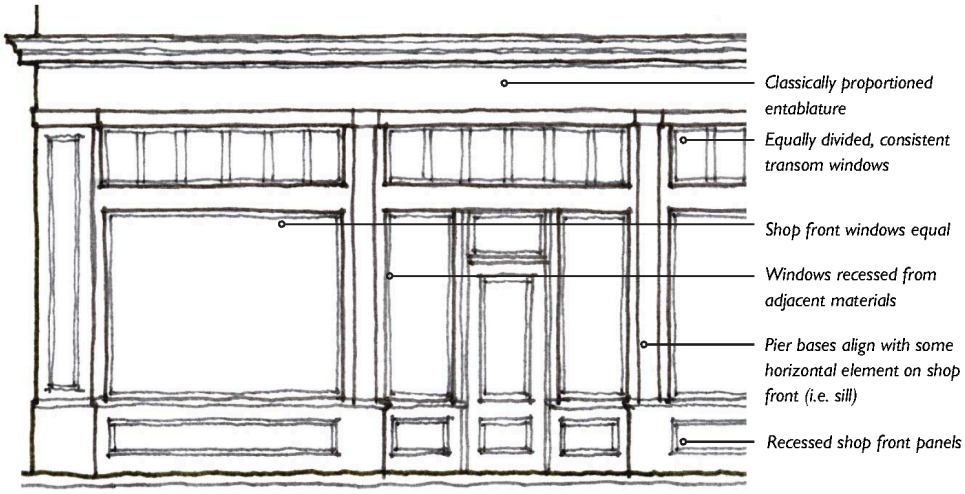
Typical upper floor window



Typical brick window header/sill

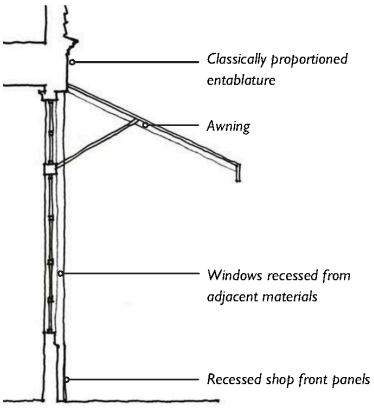


Typical door



C. Openings (continued)
Shop Fronts
All regulations regarding windows and doors described in this Section apply to windows and doors that are a part of a shop front assembly.
Shop front infill assemblies shall be made of painted or varnished wood, aluminum-clad wood, or painted metal.
In multi-story buildings, there shall be a horizontal band, articulated fascia, and/or entablature to separate the ground level shop front from the upper floors. This band may be incorporated into the shop front design.
Porches, galleries, and awnings may be incorporated into shop front designs.

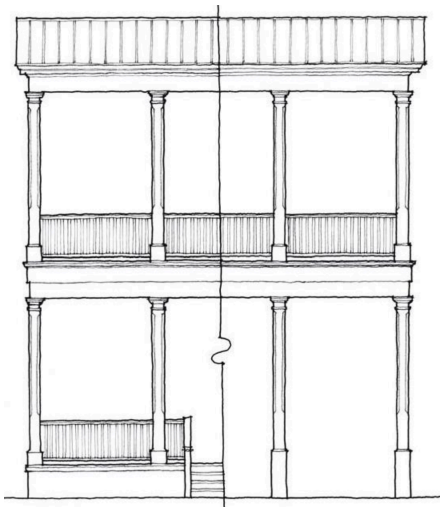
Lighting shall be mounted on the storefront wall, preferably centered on the piers between windows/ doors or centered above the windows/doors of the shop front. In instances where projected shed roofs are used over entries the lighting may be mounted in the shed underside.
Shop front edges should integrate heavier piers or pilasters to visually carry the weight of the building above.
See Section 5.2.110 (Shop Front) for more standards.
See Division 5.6 (Sign Standards) for more standards.



Section through a typical shop front

Table 5.3.40.D: Main Street Classical
D. Attached Elements
Galleries
Galleries are typically found on buildings with a commercial form.
Bay spacing on galleries should be vertically proportioned.
Galleries should be articulated with an architecturally correct cornice and entablature, and may have a parapetted or pedimented cap.
Columns:
• Porches may utilize single-story columns or a "giant order" that spans 2 stories.

• Columns shall utilize architecturally correct capitals and bases.	
Width 8"	min.
Shape	Round
See Section 5.2.130 (Gallery) for more standards.	
Balconies	
Balconies shall be made of wood or metal, and may be open or covered.	
Spindles and balusters on balconies shall not exceed 6" on center, or as required by the Building Code, whichever is less.	
Second floor balconies shall have a minimum height clearance of 10' from grade.	
Upper floor balconies should be a minimum of 3' deep.	
Cantilevered balconies shall be supported by visible brackets scaled as if they were supporting the weight of the mass above.	
Accessibility	
ADA ramps shall be incorporated into the architecture of the building.	



Typical front and side elevation of a balcony

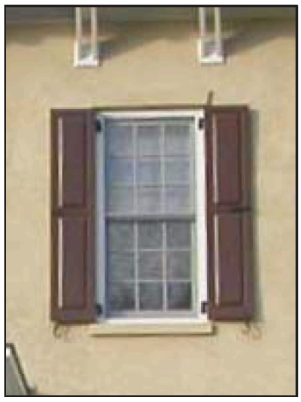
Table 5.3.40.D: Main Street Classical	
E. Materials and Colors	
Materials	
Cladding	Brick, with struck mortar joints.
	Stucco, smooth and sand finish.
	Siding in wood, composition board, or fiber-cement board with horizontal shiplap, beaded lap, or beveled profile. Vinyl and/or T-111 siding are not allowed.
Foundations	Stone, cast stone, painted, poured in place concrete, stucco, or tabby.
Roofing	Narrow standing seam metal, painted 5-V or 8-V panel, rolled asphalt, or fiberglass shingles.
Windows	Wood, aluminum-clad wood, or metal. Glass should be clear and non-reflective.
Doors	Principal doors in factory-painted aluminum, fiberglass, or aluminum clad wood. French doors and sliders in wood, aluminum-clad wood, or fiberglass.
Trim	Wood, composition board, fiber-cement board, and molded millwork for built-up sections. For soffits and porch ceilings, GWB, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials and the use of vinyl panel systems are strongly discouraged.

Gutters	Half round or ogee-profile metal. PVC is not allowed.
Downspouts	Round or rectangular metal. PVC is not allowed.
Columns	Wood, fiberglass, or composite.
Railings	Square balusters, turned spindles in wood or wrought iron.
Colors	
Cladding	Natural wood, white, off-white, cream, grey-green, grey-blue, grey, light red, terracotta, or yellow.
Roofing	Standing seam metal roofs may be natural, black, light green, or light red finish. Roof shingles are typically dark grey or black.
Windows	Sashes and frames in white or off-white; shutters in black, dark grey, or dark green.
Trim	White or off-white.
Gutters/ Downspouts	White, off-white, painted dark green.
Columns	White or off-white.
Railings	White or off-white.
Additional colors conditional upon approval.	

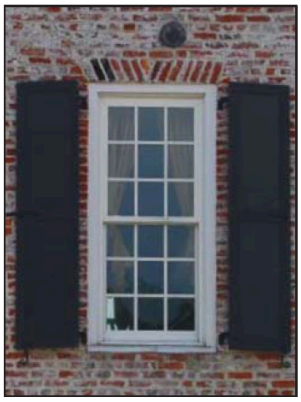
Stucco building with brick piers

Shopfront with classical dentils and divided lights

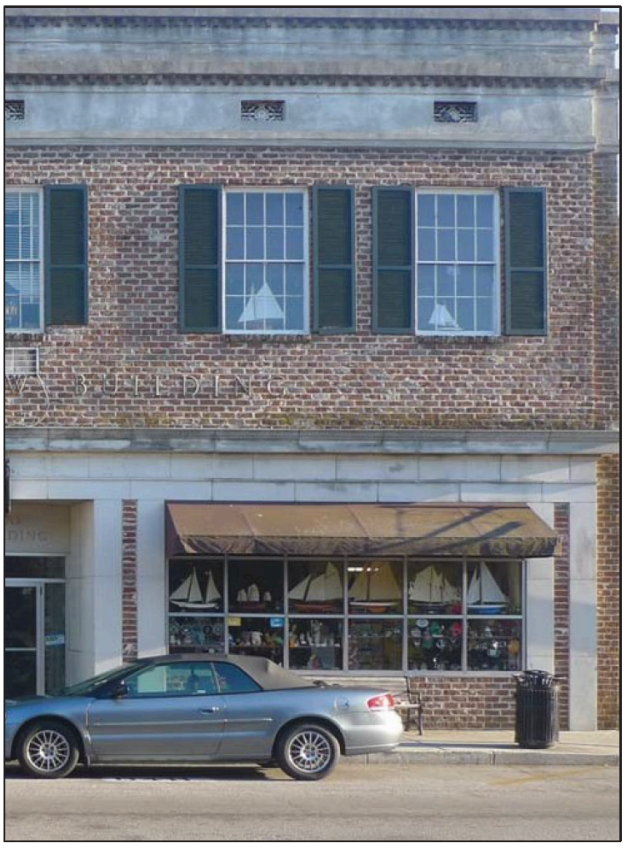
Ganged windows



Vertical window with muntins



Window with brick lintel



Two-story brick façade with stone detailing

Commercial Design Guidelines

Draft: January 2000

DRAFT

COMMERCIAL DISTRICT DESIGN GUIDELINES

I. Purpose

These guidelines establish a series of design statements intended to conserve the historical village character and pedestrian orientation of Carmel's central commercial district. The emphasis of this document is architectural, with special attention to building facades. Please note that these are guidelines and should be taken as descriptive, not prescriptive; they are likely to be most useful as a guide during the preliminary planning process. Strict compliance with every guideline is not necessary for approval of a project, but deviations should be related to good design principles and site conditions. More definitive design specifications are set forth in the Zoning Code, Title 17, Chapter 12.

Carmel's atmosphere of tradition stems from its Italianate and commercial styles, which are typical of turn of the century small-town America, along with expressions of pre-World War II revivals in Spanish Colonial and Tudor architecture. Carmel's multiple variations upon these themes can be as gratifying as their archetypes.

There is great diversity from street to street within the commercial district. For example, designs observable along the five blocks of Ocean Avenue from Junipero to Monte Verde are older, more firmly established, and frequently conditioned by a 25-foot lot frontage not usually found on side streets. Facade proportions, scale, and ornamentation on these side streets are likely to differ accordingly. In sum, Carmel is an ongoing celebration of enlightened architectural eclecticism. For additional discussion of Carmel's architectural diversity, please see Chapter 17.12.010 of the Zoning Code.

II. The General Plan Basis for the Guidelines

Goal 1-1: Continue to maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts.

Objective-15: Preserve the scale and character of the community, especially in the commercial districts, through the administration of land use and design standards.

Policy 1-46: Ensure, through the administration of land use and design regulations, that the special and unique character of Ocean Avenue and the adjoining commercial area is protected.

Policy I-50: Continue to control the scale and mass of both one and two story buildings through design review. Guidelines should retain design flexibility, should not be so restrictive that all buildings look alike, and should recognize that in certain areas, the absence of setbacks is positive and contributes to the character of Carmel.

Objective-16: Maintain pedestrian-oriented and attractive commercial and multifamily districts that are well integrated into the residential character of the community.

Policy 1-51: Through design review require architectural and site design within the commercial and multifamily districts to be compatible with the traditional village character.

Policy I-60: Establish development standards for the R-4 district that will enhance the visual quality of this area and improve the transition between the commercial and the R-1 districts. Include requirements for adequate open space, setbacks, the planting of trees, and the provision of infrastructure improvements.

III. The Guidelines

A. Conservation of Design.

1. Modifications to buildings should respect the history and traditions of the architecture of the commercial districts. Basic elements of design integrity and consistency throughout each building should be preserved or restored.

2. New buildings should not imitate styles of the past but strive to achieve compatibility with the old. Renovation and remodeling projects should take into account the possibility that a structure might meet criteria as a historical resource by state or federal agencies.

3. Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and windows should be used as guides to establish the context for new or remodeled buildings.

4. Adding a new design element in order to create a separate business identity is inappropriate if it breaks the basic lines, materials and concept of a building or imposes a hodgepodge of design elements.

5. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.

6. Long blank walls should be avoided and building facades should be broken up visually to reflect the rhythm of typical storefronts, i.e. alterations, entrances or offsets every twenty to thirty feet.

This,...

not this.

7. Roof forms should be complete and not present false fronts.

8. Partial mansard roofs (typical of franchise architecture) and pitched roofs that do not reach a true peak or hip should be avoided.

This,…

not this.

B. Facade Proportions. Each building should be treated as a consistent whole. Modifications to storefronts that are part of a larger building or court should preserve or restore the common elements that serve to integrate building design.

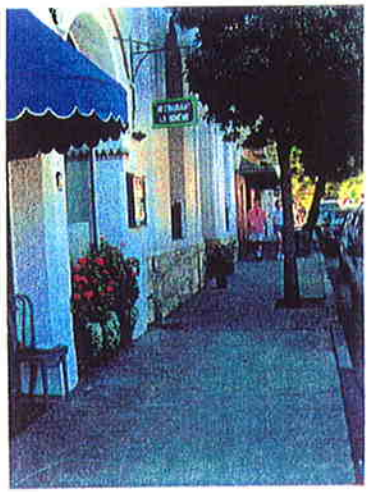
1. Modifications to buildings should not create the visual clutter that can arise from too many or uncomplimentary design elements.

2. Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms should be integrated throughout the building, even if more than one enterprise occupies it.

3. If one storefront is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.

4. Buildings and storefronts in the core commercial area should establish a "pedestrian wall" close to the front property line (generally within 0" to 24").

5. The pedestrian wall should not be without relief; it should be punctuated by occasional offsets produced by entries, window projections, small planters, and entrances to courtyards and intra-block walkways.



6. Generally, motels, residential and office buildings in the RC and R-4 districts should maintain a greater front setback to create an attractive landscape area and to complement the design and open space needs of such uses. This also establishes a design transition from the downtown core to the residential (R-1) district.

7. Buildings occupied by special land uses also should be setback from the pedestrian wall. Examples include churches, civic buildings and some institutional uses.

8. The relationship between building wall space and openings (windows and doors) should be balanced. Wall space between openings should maintain a sense of visual substance or solidity. This reflects older building limitations common to unreinforced masonry or wood frame construction and avoids excessive transparency.

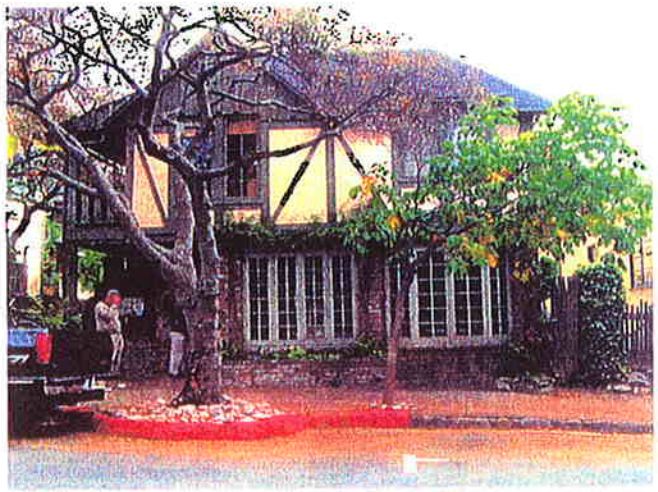
9. Purely decorative balustrades and balconies are discouraged.

C. Window Patterns. Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman), arched windows (Spanish, Colonial Revival), or banded windows (Craftsman) are typical.

1. Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided.

2. Such window treatments as mitered corners, etched glass, and glass block are to be avoided.

3. Transom windows above doors or extending the width of the facade should be preserved or restored as exemplary of traditional storefront design.



D. Size, Shape, and Nature of Doors and Entries. Entrances to stores are typically recessed from the facade by creating a small alcove. This establishes a more definitive sense of entry and affords an alternative view of merchandise in display windows.

1. Conserve or create recessed entries. Should two business entries be close to one another in the same building, a single recess may be designed to accommodate both.

2. Business spaces located on a corner may substitute an angled or beveled entry instead of a recess to create variety and visual interest.

3. The floor of a recess should be differentiated from the adjoining sidewalk through contrasting stone, brick, or tile paving that does not extend beyond the property line.

4. Entrances to stores should not be excessively wide, and single doors are strongly encouraged in preference to double doors.

5. Simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate.

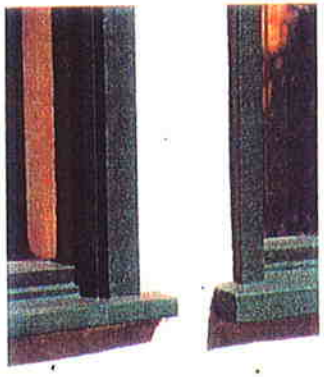
Dutch doors are a Carmel tradition.

E. Materials, Textures, and Colors. Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone, as well as landscaping, are encouraged.

1. Paint should be applied as a solid color, without texture or mottling. Antiqued and faux finishes are inappropriate.

2. Muted paint colors, which blend with the natural surroundings, are appropriate. Bright and primary colors should be avoided. Contrasting colors should be saturated and earthen.

This…



or this,

not this

F. Courtyards and Intra-Block Walkways. Courtyards and intra-block walkways are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect, and often intriguing connecting routes between two or more streets defining a block.

1. A courtyard should maintain continuity of architecture, colors and materials.

2. The area of a courtyard should be compatible with the size of the building site.

G. Landscaping. Carmel is noted as "the village in a forest," and the forest should not end at the boundaries of the commercial district. Improvements to property that incorporate trees and other living plant materials attractively arranged and maintained are desirable.

1. Significant trees (as determined by the City Forester) need to be preserved, and site design should provide for additional trees. Healthy street trees are encouraged, as is the location of trees within the interior of blocks and away from street frontage in order to enhance the distribution of trees and to create a more effective canopy.

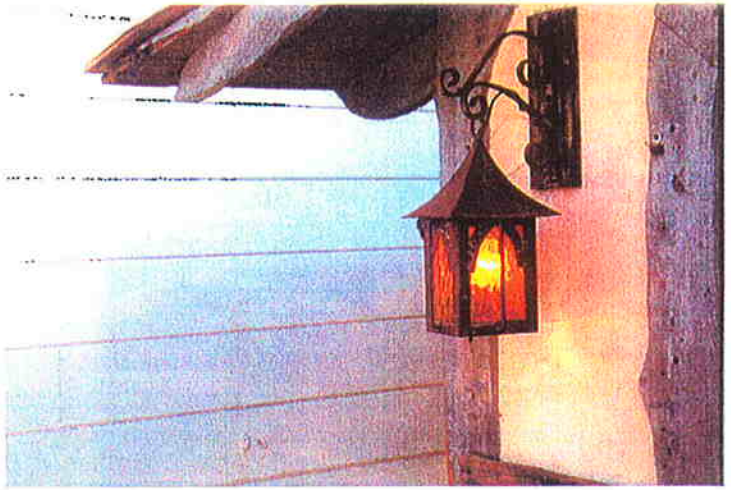
2. Permanently installed planter boxes are encouraged.

3. Street furniture—benches, trash containers, drinking fountains, etc.—can be a welcoming feature in the commercial area, but should be carefully selected for compatibility with the surrounding architecture and commercial activity. Benches should be carefully sited to avoid congestion and litter problems.

4. Flower boxes under display windows, hanging baskets of floral displays in intra-block walkways, and formal flowerbeds in courtyards are frequent and encouraged.

H. Lighting. Lighting should be the minimum required for public safety.

1. Harsh, unscreened, flashing, blinking and garish lights and entry lights on motion sensors are inappropriate, as are wall washing, landscape lighting and tree lighting.



2. Lighting fixtures should be discrete.....or compatible in design with the building and site.

J. Other.

Such external design elements as rooftop equipment, telecommunications antennae, roofing materials, display cases, parking design, public improvements, and flags are given detailed treatment in the Zoning Code, which should be consulted.

CARMEL PLAZA

CARMEL PLAZA

STOREFRONT DESIGN GUIDELINES

ADOPTED BY CITY COUNCIL

AUGUST 7, 2001 - RESOLUTION NO. 2001-110

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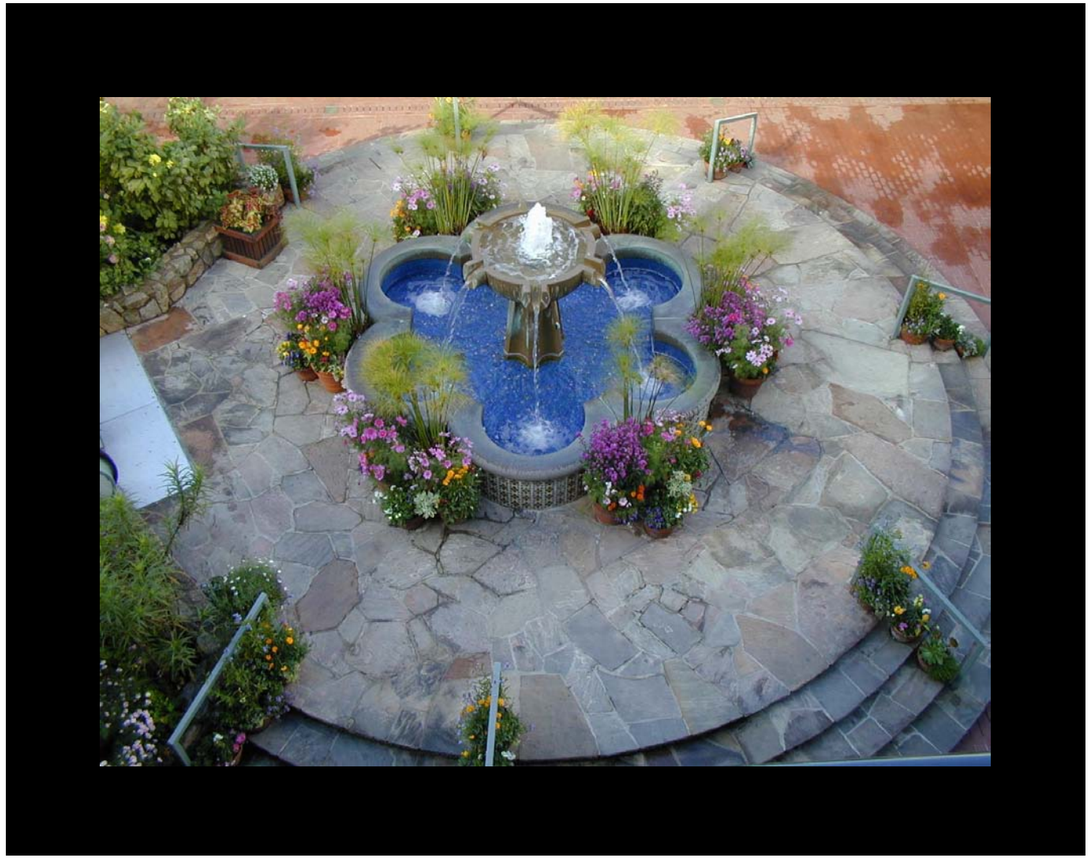
TENANT STOREFRONT DESIGN GUIDELINES



Published by The Macerich Company
Santa Monica, CA
Prepared by Field Paoli Architects
San Francisco, CA

1.0 INTRODUCTION

Carmel Plaza is a three-level, open-air specialty center situated at the easternmost major intersection in the commercial district of the City of Carmel-by-the Sea. The shopping district of Carmel has a distinctive design character and tenant mix. Its small-scaled buildings are a mixture of Tudor, Spanish Colonial Revival and turn-of-the-century "American Commercial" architecture. The Carmel commercial district is known for its art galleries, specialty stores and restaurants. It has the character of a village nestled within the natural landscape. Mature trees, planters, informal plazas and lush landscaping define the edges of the pedestrian experience. The buildings and storefronts are constructed of warm, natural materials. There is an informality to the site planning, with numerous nooks and crannies and many courtyards and passageways along the main streets.

Carmel Plaza invites tenants to be a part of the unique fabric of Carmel-by-the-Sea. Storefronts facing the city streets are required to fit in with the historic character of Carmel's commercial district. Original designs that conform to the spirit of the Carmel experience are highly encouraged. The shops within the interior courtyard are allowed more leeway in design, yet are required to be designed with elements that are compatible with Carmel's unique architectural heritage.

These guidelines are intended to encourage imaginative design and individuality of a tenant's storefront provided that a harmonious feeling is maintained within Carmel Plaza, and the larger context of Carmel. The city has consciously chosen architectural eclecticism and encourages originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character.

"AMERICAN COMMERCIAL" ARCHITECTURE

Storefront forms and landscaping materials should be natural and appropriate to Carmel. Each store's character will play a role in developing Carmel Plaza as a special setting responsive to Carmel's unique lifestyle. Visitors will enjoy a sense of discovery of exceptional places to eat, shop and spend time.

Carmel Plaza is an outdoor environment and tenants are encouraged to take a fresh and innovative approach to fitting their store into the special character of the outdoor experience. Carmel Plaza is within the Commercial District of the City of Carmel-by-the-Sea, and the "Commercial District Design Guidelines" are included for reference as a means to further the tenant's understanding of the spirit of Carmel Plaza.

The General Storefront Criteria applies to all storefronts at Carmel Plaza. The balance of the guidelines are divided into two sections. The first, the Exterior Street Facade section, addresses specific requirements for storefronts along street frontages. These storefronts are required to fit within the "Elegant Natural Tradition" theme. The Interior Courtyard Facade Section, the second section, addresses specific requirements for storefronts within the interior of Carmel Plaza. These storefronts are required to conform to the "Traditional Downtown" theme.

Conformance to the Tenant Storefront Design Guidelines is part of the tenant's lease agreement. The tenant is required to follow it subject to the lease terms and landlord approval.

The tenant is required to retain professional design firms for their storefront design as well as for the design of the mechanical, electrical and plumbing systems. The tenant is required to use licensed contractors for all storefront and interior work, including painting and signage.

TUDOR

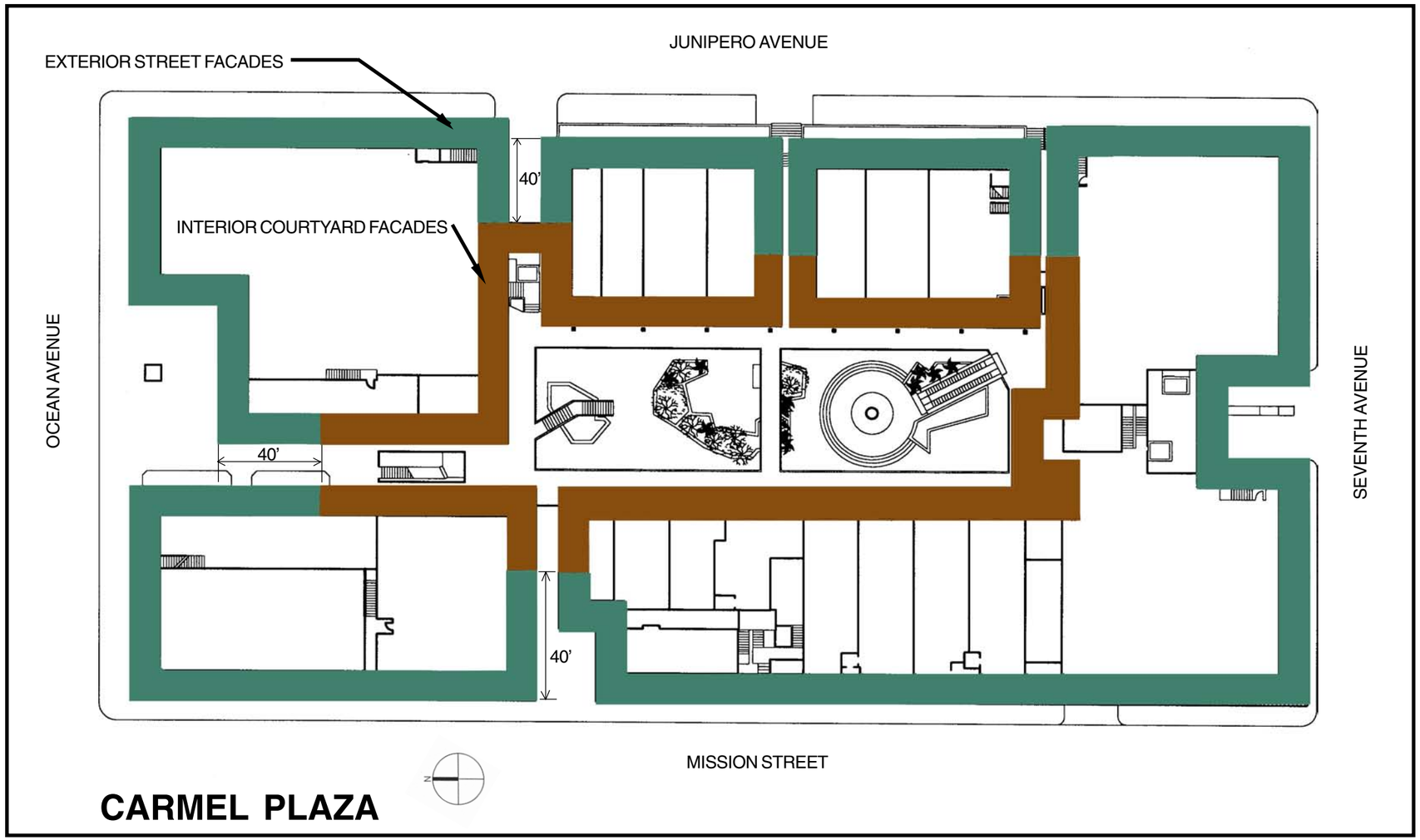
SPANISH COLONIAL REVIVAL

2.0 Site Plan

The guidelines for the Exterior Street Facades apply to all facades that front on Ocean Avenue, Mission Street, Seventh Avenue and Junipero Avenue. They extend a minimum of 40 feet down any pedestrian passage into the project's interior. The Interior Courtyard Facades apply to any storefront that faces the interior courtyard.

CARMEL PLAZA (Exterior)

CARMEL PLAZA (Interior)



KEY:

Exterior Facades

Interior Facades

3.0 GENERAL STOREFRONT CRITERIA

These Criteria are applicable to all storefronts (exterior and interior) at Carmel Plaza. Storefronts should not imitate historical styles, but should be designed to be compatible with styles of the past. Historical proportions should be respected and the storefronts should have a human scale. The materials should be natural. A high level of detailing is required.

A hodgepodge of design elements should be avoided. Storefronts should present a unified theme on their exterior and the theme should be continued into the store's interior. Each of the design elements: doors, windows, walls, roofs, colors, materials, awnings, signage and lighting should be considered as part of the whole and consistent with the overall design of the storefront. Standard Aluminum storefront systems are not allowed. True divided lite wood windows are encouraged. Where aluminum window systems are utilized, the window system shall be detailed in a manner consistent with traditional wood windows. Storefront signs must follow these guidelines and be unique to Carmel. In many cases a tenant's standard storefront sign might not be appropriate for Carmel Plaza. In keeping with the distinctive atmosphere of Carmel and Carmel Plaza, food service tenants will be required to have a name and menu that is unique, helping to foster the one-of-a-kind atmosphere of Carmel Plaza. The storefronts should reflect the quality of the merchandise within, yet fit within the context of Carmel and Carmel Plaza.

SMALL-SCALE BUILDINGS

3.1 Facade Proportions and Scale

As a point of reference, the scale of the Commercial District of Carmel-by-the-Sea is one of its defining characteristics. Only a few of the buildings are over two stories in height, and many are one level. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or façade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

The following specific guidelines must be followed to ensure that the storefronts at Carmel Plaza are compatible with the façade proportions and scale of the existing surroundings.

Proportions and Scale of Openings:
All openings must be vertically proportioned with a minimum ratio of 1.4/1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4/1 (vertical to horizontal).

The maximum height of ground level openings is eight feet (8'-0"). If a transom panel is included in the upper portion of the opening, this maximum height can be increased to nine feet (9'-0").

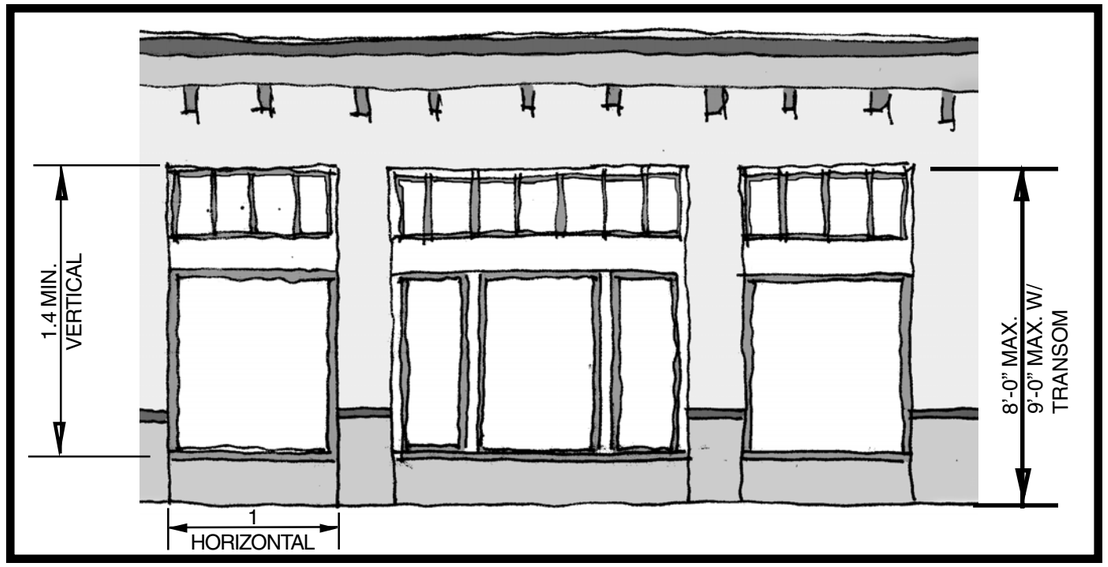


FIGURE 3.1 PROPORTION AND SCALE OF OPENINGS

VERTICAL PROPORTIONS

3.2 Setbacks and Protrusions

Storefronts are required to have changes in plane from the lease line. The line of the storefront should not be built continuously along the lease line. The changes in plane should follow an informal composition. At a minimum, each storefront is required to have a recess for entry doors. The entry door recess is required to be paved in a different material than the exterior paving. Bay windows or protruding display windows are encouraged. Rigidly symmetrical storefronts are not allowed. The following specific guidelines must be followed to ensure that the storefronts are compatible with the setbacks and protrusions that are characteristic of the Commercial District of Carmel.

A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the lease line.

Bay windows may project a maximum of two feet (2'-0") from the lease line, where they do not extend into the public right-of-way. Bay windows must maintain a minimum of two feet six inches (2'-6") clear from the underside of the projection to the ground plane. The total maximum width of bay windows is 40% of the storefront width.

CHANGES IN PLANE

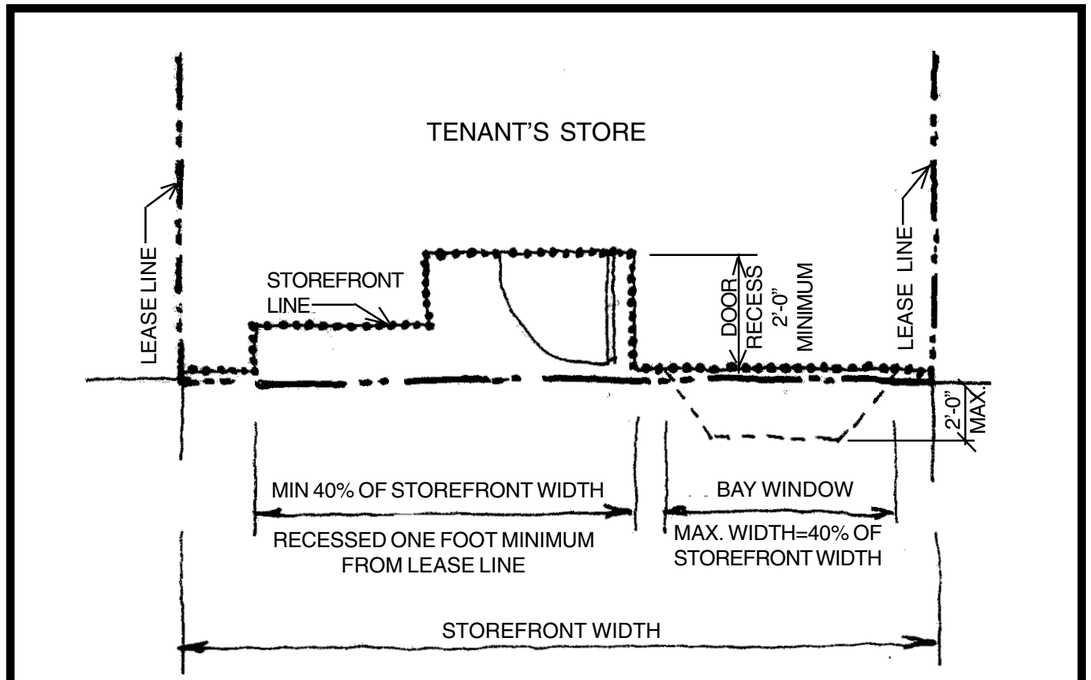


FIGURE 3.2 SETBACKS AND PROTRUSIONS

Required:

Changes in plane
Informal composition
Minimum two-foot recess at entry doors
40% of storefront recessed a minimum of one foot

If Bay Windows (optional):
2'-6" clear from ground

Not Permitted:

Symmetrical composition

Bay window projections beyond two feet
Bay windows more than 40% of storefront width

DUTCH DOORS

3.3 Doors

Single-leaf swinging doors are required unless exiting requirements necessitate the use of swinging double doors. Doors are required to be recessed a minimum of two feet (2'-0") from the lease line. The maximum height of doors is seven feet (7'-0"). Wood doors, wood and glass doors, steel and glass doors or steel doors are acceptable. Dutch doors are a Carmel tradition and are encouraged. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. See Figure 3.4 for acceptable aluminum door sections. All-glass doors, automatic doors and standard aluminum storefront doors are prohibited. Security gates, grills, and sliding doors are not permitted. See the Materials section for allowed and prohibited materials.

3.4 Windows

Wood, steel, and in some cases aluminum window frames are acceptable. Multi-lite, integral wood windows are encouraged. Aluminum window frames are acceptable only if they have relief and articulation in the frame section (See Figure 3.4). Large expanses of unbroken glazing are not permitted. The maximum square footage that is allowed per individual glazing panel is thirty square feet. Horizontal expanses of glass are not allowed. Each individual glazing panel must have vertical proportions with a minimum ratio of 1.4/1 (vertical to horizontal). Transom lights above the show windows and above doors are encouraged. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is strongly recommended. Frameless glazing, mitered corners, etched glass, beveled glass, glass block and standard aluminum storefront systems are prohibited. See Materials section for allowed and prohibited materials.

SMALL GLAZING PANELS

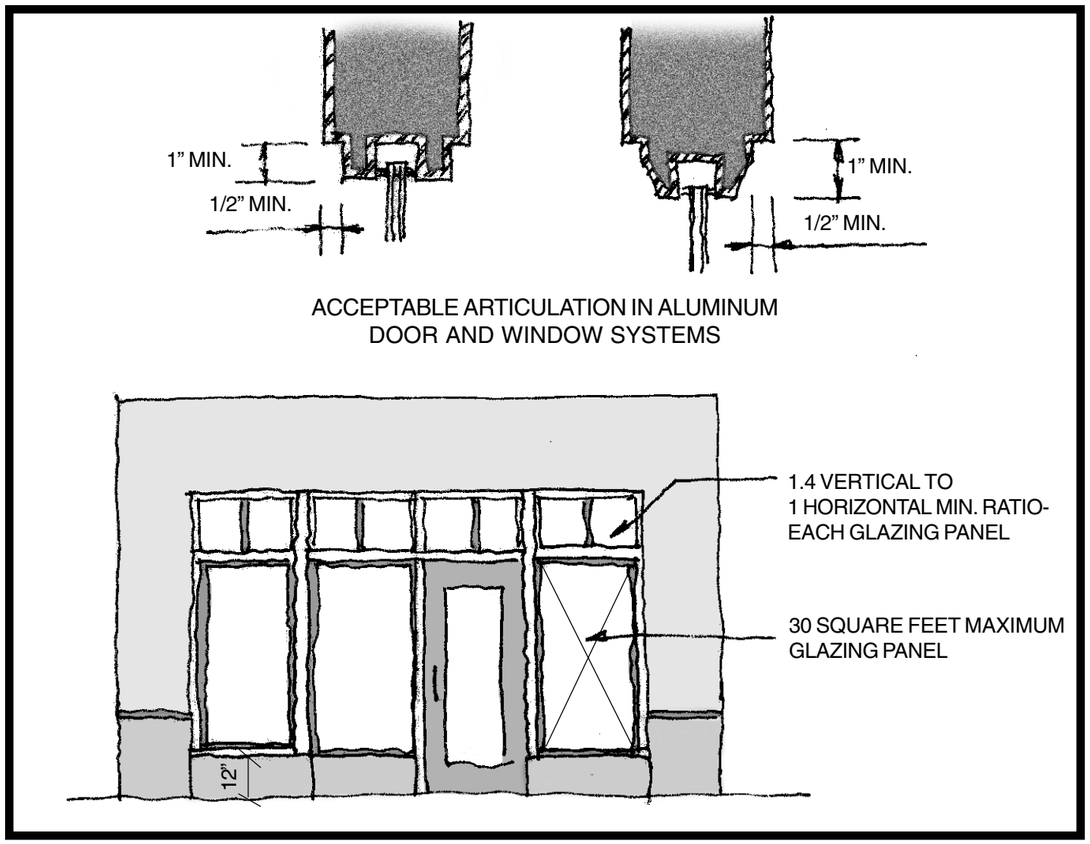


FIGURE 3.4 WINDOWS

Required:

Vertical proportions (1.4/1 min.)

Not Permitted:

Glazing panels over thirty square feet
Horizontal expanses of glazing
Frameless glazing
Mitered corners
Etched glass
Beveled glass
Glass block
Anodized aluminum
Standard aluminum storefront systems

VERTICAL PROPORTIONS

SMALL SCALE

3.5 Storefront Walls

Storefront walls set the tone for the storefront and the public perception of the store. Walls should provide visual interest to pedestrians. Long blank walls should be avoided. Facades must provide variation in twenty to thirty-foot intervals to reflect the rhythm of historical building patterns of traditional storefronts. Variations in storefront walls, such as changes in plane, or in material, texture and color are required for walls over twenty feet (20'-0") long.

At each end of the storefront, the storefront walls must cleanly abut the adjacent storefront or neutral pier (where they occur). At each end of the storefront, the walls are required to meet the ground to provide a frame for the storefront opening. The minimum horizontal dimension of these end walls is one foot six inches (1'-6"). To reflect historical construction traditions, no single opening in the wall plane greater than twelve feet (12'-0") can occur. Each opening in the wall plane must be flanked by a portion of wall with a minimum horizontal dimension of one foot six inches (1'-6").

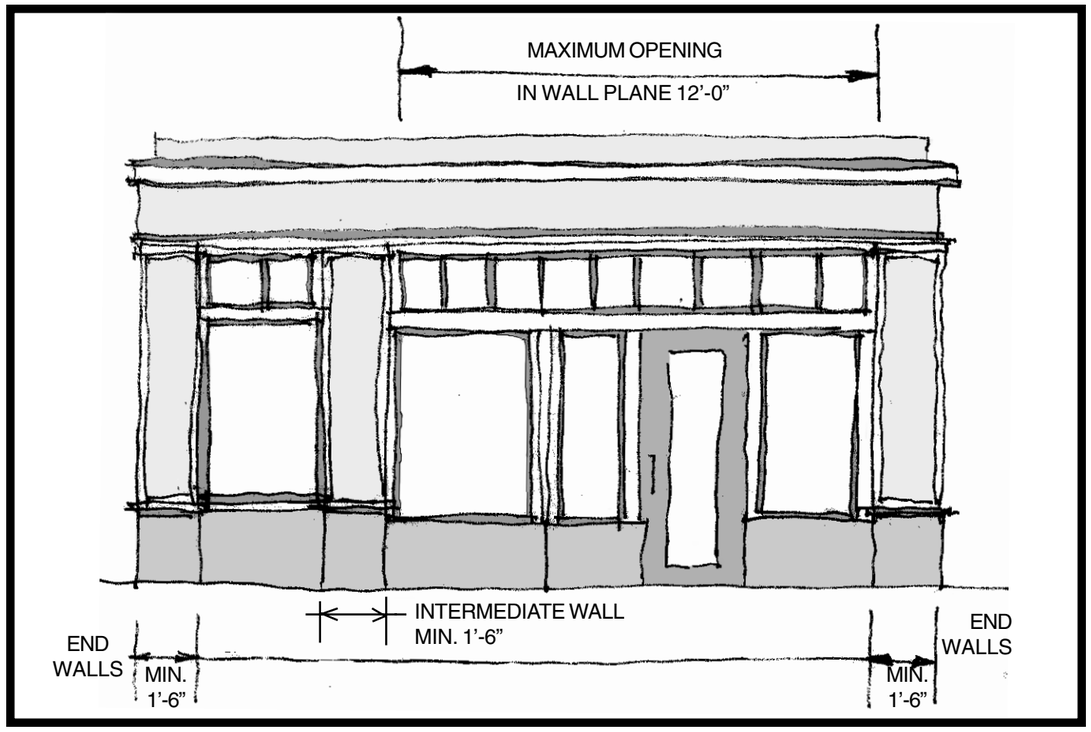


FIGURE 3.5 STOREFRONT WALLS

MATERIAL VARIATION

SUBSTANTIAL WALLS

COMPLETE ROOF FORMS

3.6 Roofs

Roof forms on storefronts must be complete. Mansard and partial roofs are not allowed. In general, pitched roof forms are not appropriate on the storefronts of Carmel Plaza, however, roofs are permitted at projecting bay windows. If roof forms are a part of the storefront design, they must come to a complete peak and should be expressed in the interior of the space. See the Materials section for allowed and prohibited roof materials.

COMPLETE ROOF FORMS

3.7 Overhangs

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. Eaves should be kept low (7-1/2 feet to 9 feet) in keeping with the small scale of Carmel. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends. False, purely decorative balconies and balustrades are not allowed.

3.8 Umbrellas

Umbrellas can add to the pedestrian scale and experience of the streetscape. Umbrellas are only allowed in the tenant's exterior leased premises and can not overhang into the public right-of-way. Umbrellas should be small in scale (maximum six feet in diameter) and no more that nine feet high (9'-0") at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved for awnings (see Section 4.2).

UMBRELLA

ARTICULATED EAVE

3.9 Stairs/Ramps/Railings

Stairs, slopes and railings must conform to California Title 24 and the Americans with Disabilities Act for accessibility. Stairs are required to use decorative, natural materials, such as brick treads and risers, or decorative tile risers. Ramps are similarly required to use natural materials such as brick pavers or stones.

Railings must be considered an integral part of the storefront design. Wrought iron or decorative wood railings are required. Standard, code-minimum steel railings are not acceptable.

DECORATIVE STAIR

3.10 Landscaping (at grade, in planters)

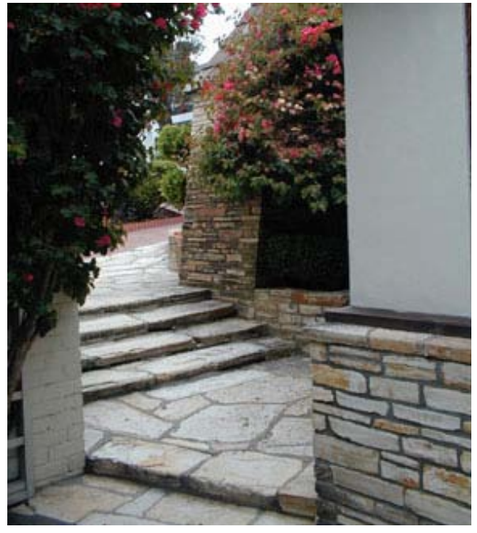
Carmel is seen as "a village in a forest," and landscaping plays a major role in the atmosphere of Carmel Plaza and the commercial district. Landscaping should generally be informal and naturalistic. Tenants may utilize built-in planters within their storefront design with the approval of Carmel Plaza Management. Built-in planters are required to be provided with a concealed irrigation system.

DECORATIVE STAIRS AND RAILINGS

In-ground planters are appropriate at storefront recesses or flanking a store entry. Planter boxes can be utilized under storefront display windows. Planter boxes should be detailed as an integral part of the storefront and constructed from natural materials that are compatible with the overall storefront design. Planter boxes may be constructed of any material that is acceptable for walls. See the Materials section of these design guidelines for acceptable materials.

Hanging planters can add pedestrian detail and color to a storefront and may be utilized with the approval of Carmel Plaza Management. Hanging planters must be integrated with the overall storefront design and are required to maintain seven feet (7'-0") clear between grade and any planter or plant material. Plant material can not protrude more than 12 inches (12") from the planter in any direction. All irrigation lines to planted areas must be concealed.

NATURAL PAVING



3.11 Audio/Music/Speakers

Music can help to define the ambience, and set the tone for the merchandise of a tenant, however, it is necessary that all audio (speakers or sound) is confined within the tenant's leased premises so that pedestrians can enjoy the natural ambience of Carmel Plaza.

Exterior speakers are prohibited.

SHIELDED LIGHT FIXTURE

TRADITIONAL LIGHT FIXTURES

3.12 Exterior Lighting

True to the concept of a "village in a forest," the exterior lighting is required to be subtle. In general, the exterior lighting at Carmel Plaza is already in place and has been designed to be the minimum required for public safety. However, light fixtures can contribute to the human scale of the storefront and add detail to the facades. Light fixtures should be incorporated into the overall design of the facade and contribute to the natural village character of Carmel Plaza.

All light fixtures must be screened. No exposed light sources are allowed. Neon lighting, spotlights, flood lights, wall washers, landscape lighting and tree lighting are not allowed. See the Signage section of these design guidelines for lighting allowed for signage. See the Materials section for allowed and prohibited lighting materials.

3.13 Signage

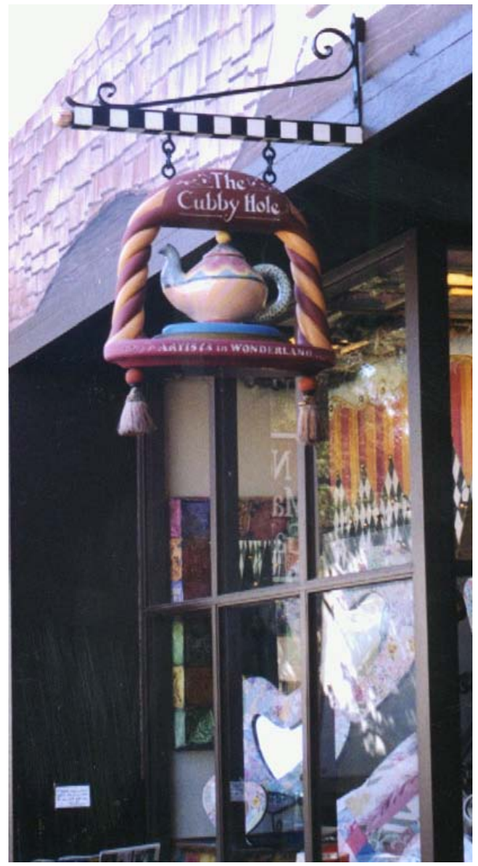
Signage is an integral part of the storefront design. Tenants must comply with both these guidelines and the City of Carmel's Sign Ordinance (Chapter 17.36). Where conflicts occur or any uncertainty exists between these guidelines and the Sign Ordinance, the most restrictive provisions shall apply.

Signs should be compatible with the design of the storefront and are meant primarily as identification, not as advertisement or an attention-grabbing device. Signs are typically made of wood and oriented to the pedestrian, not the automobile.

Signs should be informative of the business name, use and location. The business name should be the primary focal point of the sign and any logos or graphics should be visually subordinated relative to the business name. They should be simple in design; any creative graphic depictions should be related to the business use and shall be in scale with the sign text. Signs are required to be made of permanent and natural materials. See the Materials section for sign materials that are acceptable and unacceptable.

There are three types of signs governed by these guidelines: 1) exterior business signs (including wall signs and hanging signs), 2) interior business signs and 3) restaurant menu signs.

CARVED, PAINTED WOOD SIGN



3.13.1 Exterior Business Signs

One (1) exterior business sign (wall sign or hanging sign) is allowed per tenant store. The following standards must be followed for exterior business signs.

1. The maximum area of a wall-mounted sign is six (6) square feet.

2. The maximum area of a hanging sign is three (3) square feet.

3. Calculation of sign area:

   All faces of multi-faced sign will be included in the calculation of area except for a double-faced hanging sign in which case only one (1) face will be included.

   For irregularly shaped signs, the calculated area is based on the smallest rectangle that wholly contains the sign.

   Brackets or other attachments incorporating design elements that are descriptive or informative of the business use will be included as a part of the sign area.

4. Signs must be located as close as possible to the business entrance and below the eave or parapet line of the building. Hanging signs must not project more than thirty inches (30”) from the face of the storefront. Hanging signs are required to have a minimum thickness of one and one-half inches (1-1/2”) and a maximum thickness of six inches (6”). Hanging signs are to have a minimum of seven feet (7’-0”) and maximum of eight feet (8’-0”) of vertical clearance from the sidewalk for pedestrian travel.

5. The design should be informative of the business name and use. Signs should be simple in graphic design; compatible with the design, color, size, and scale of the business storefront, adjoining structures and surroundings. Any graphic or pictorial representations must be in scale with the text on the sign.

6. See Section 3.13.4 for Sign Lighting.

EXTERIOR BUSINESS SIGNS

3.13.2 Interior Business Signs

Interior business signs are those signs that are visible from exterior areas. The following standards must be followed for interior business signs.

1. Signs affixed to a window:

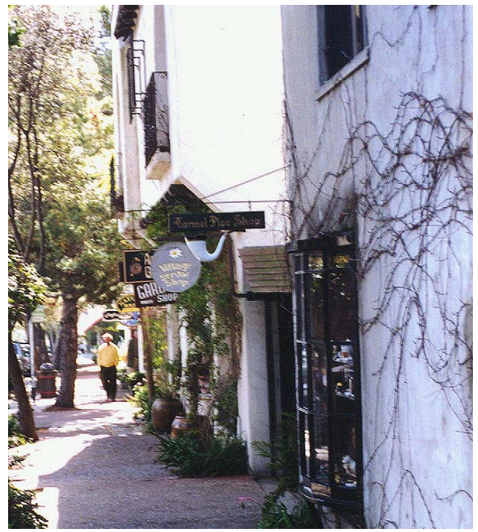
   Maximum number of signs affixed to windows is six (6) with a maximum aggregate area of 100 square inches. The maximum letter size is one inch (1”). Sign content is limited to “hours of operation,” “will return,” “alarm,” “no food or drink,” and/or “credit card.”

2. Signs 0 feet to 5 feet back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is one inch (1“). The maximum size of a single sign is one (1) square foot, with a maximum aggregate area counting all signs of two (2) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of the area of each sign.

3. Signs 5 feet or more back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is three inches (3”) with a maximum aggregate area counting all signs of six (6) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of area of each sign. Signs can not be lighted.



EXTERIOR BUSINESS SIGNS

3.13.3 Restaurant Menu Signs

Restaurant Menu Signs are allowed in two forms: contained within menu boxes (for restaurants) and/or take-away menus (for all food uses). A menu box is a permanently mounted architectural element on, or immediately adjacent to the business for displaying menus, awards or daily food specials. A take-away menu holder is a small, temporary or permanent container holding take-away menus for free distribution to the public. The following standards must be followed for Restaurant Menu Signs.

1. Menu Box:

   Maximum number of Menu Boxes is one (1), with a maximum size of four (4) square feet. The Menu Box may not be affixed to a door or window and must be located at the entry. The contents can include a menu identical to that being used in the restaurant, special menus or awards. The design must be compatible in scale, colors and materials to the storefront. Menu Boxes may be internally illuminated. Each Menu Box is allowed a total maximum of fifteen (15) watts of interior lighting and can be lockable.

MENU BOX

MENU BOX

2. Take-Away Menu Holder:

   Maximum number of Take-Away Menu Holders is one (1),with a maximum size of one (1) square foot. The Take-Away Menu Holder may not be affixed to glass in a door or window and must be located at the entry. The contents are limited to take-away menus only. The Take-Away Menu Holder must be constructed of wood (painted or stained) or basketry. Lighting is not allowed on Take-Away Menu Holders.

3.13.4 Sign Lighting

Businesses open to the public during the hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. The lights shall be turned off when the business is closed each evening. One (1) incandescent (25 watts) or halogen (20 watts) light is allowed per three (3) square feet of sign area or for each side of a double-faced hanging sign.

Each light source shall be a small, bullet-type fixture painted to match surroundings, mounted to a nearby building element or incorporated into a support bracket but not designed or mounted to become part of the sign. The lighting shall be architecturally compatible with the building or mounted to be recessed or shielded or otherwise not readily visible to pedestrians. It shall also be aimed directly toward the sign but not toward the eye level of pedestrians or vehicles.

BULLET-TYPE SIGN LIGHT FIXTURE

INTEGRATED SIGN LIGHTING

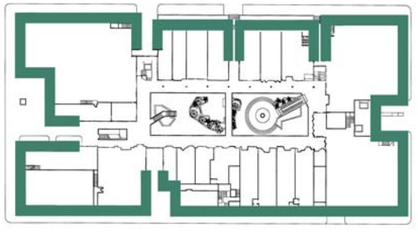
BULLET-TYPE SIGN LIGHT FIXTURE

4.0 EXTERIOR STREET FACADES

The exterior storefronts are part of the urban fabric of Carmel's commercial district. They must be designed to fit within the unique character of the city. Carmel is known as a "village in a forest" and can be described as following the "Elegant Natural Tradition" of Carmel. Storefronts in the Elegant Natural Tradition do not call undue attention to themselves, but fit into the context of the city. They respect the small-scale buildings in Carmel and are constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should be built with respect for traditional proportions and historical construction techniques. The vast majority of Carmel's buildings were built with load bearing masonry or frame walls. Because of the construction type, there are large areas of exterior walls. Walls adequate to carry the buildings' loads to the ground flanked the storefront openings. Pilasters were of significant width for the same reasons. Storefronts should respect the proportions that grew out of these structural necessities.

The tenant is encouraged to provide entries and display windows along the exterior street facades provided the buildings of Carmel Plaza retain their sence of continuity. New entries and display windows should be consistent with the prevalent architectural style of the adjacent buildings. Tenants are encouraged to provide pedestrian-scaled interest through the use of variations in color and surfaces of doors, windows and entry elements. Windows are required to have a twelve inch (12") minimum base below each sill in a material, texture or color that contrasts with the wall material above the base.

The materials of the exterior street facades must reflect the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone is encouraged. In any event, the materials must be durable and timeless. These design guidelines seek to specifically address the characteristics of the "Elegant Natural Tradition" that will ensure that exterior street facades reinforce the unique atmosphere of Carmel and Carmel Plaza.



4.1 Awnings

Awnings must fit within the overall character of the storefront. The awnings must be detailed so that their shape, proportions and supporting members complement the storefront. Awnings are not allowed on north-facing facades. Awnings must be designed to be compatible in form and detail to any adjacent awnings. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted.

Awnings must relate to storefront openings. A minimum four-inch (4") valance is required for awnings. The maximum length to height ratio for awnings is 2/1. Fabric is the only acceptable awning material. No insignia, graphics or text is permitted on awning fabric. Awning supports may be steel (painted to match the awning, or to match a storefront accent color) or wrought iron. See the Colors section of these guidelines for acceptable awning colors.

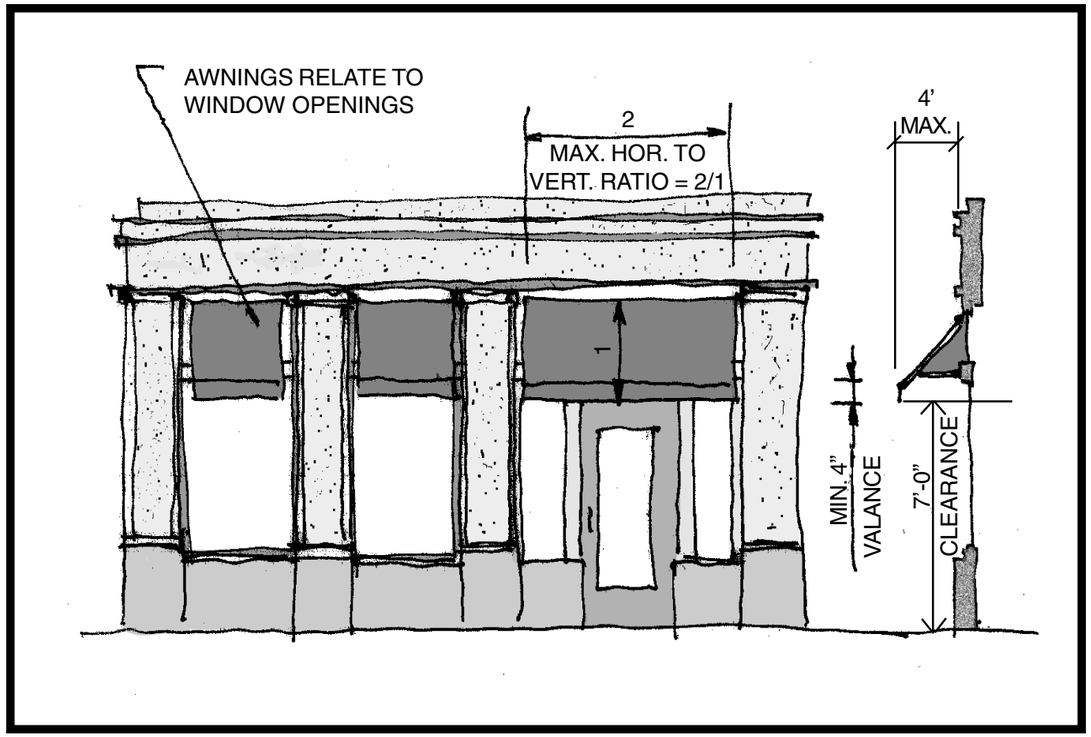


FIGURE 4.1 AWNINGS

AWNINGS RELATE TO OPENINGS

LONG, HORIZONTAL
AWNINGS NOT ALLOWED

AWNINGS FIT IN OPENING WITH VALANCE

4.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts. Colors must respect the established traditions of the commercial neighborhood and blend harmoniously with the patterns of the street.

Base colors that are muted and blend with the natural surroundings are required. The tenant may choose a base color with any hue with saturation of 15% or less. See the color wheel for acceptable base colors.

Accent colors can be more saturated. Accent colors are limited to 15% of the storefront area, not including awnings. Brightness of accent colors must be 50% or less (0%=black, 100%=white). See the color wheel at right for acceptable accent colors. Awning colors can be any acceptable color.

Colors that vary from the standard palettes may require separate city planning commission approval.

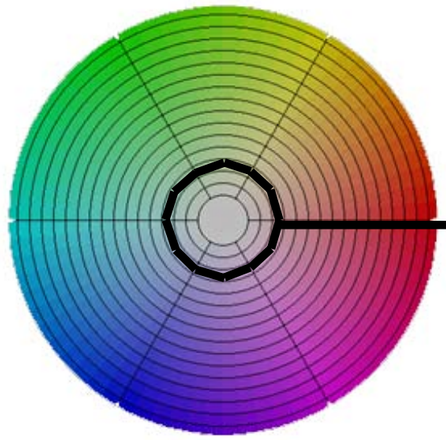
Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the exterior street facades.

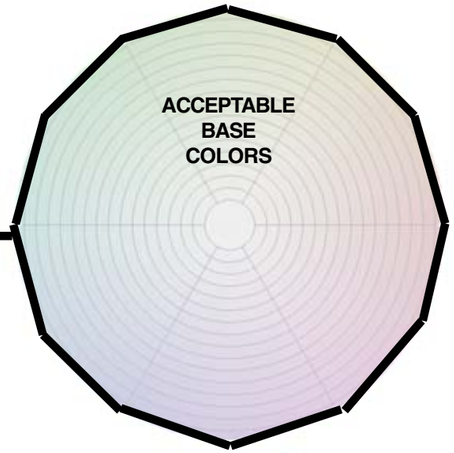
Base Colors:
Numbers 2088 through 2175 with a suffix of 70.

Accent Colors:
Historic Colors (Prefix of HC) with a base of 4B.

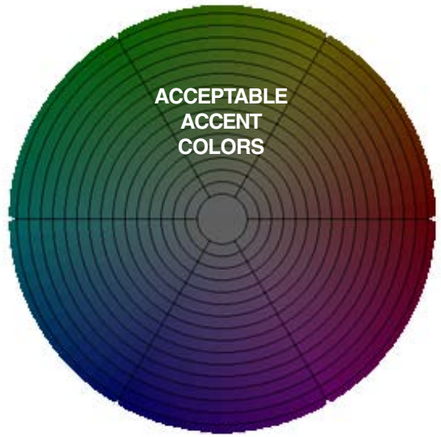
Standard Color Wheel



Base Colors
(Any Hue: Saturation 15% or Less)



Accent Colors
(50% brightness maximum)



NATURAL COLORS

MUTED ACCENT COLORS

4.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance and a sense of warmth. Materials must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed. Polished materials, including polished stone and polished metal are not permitted.

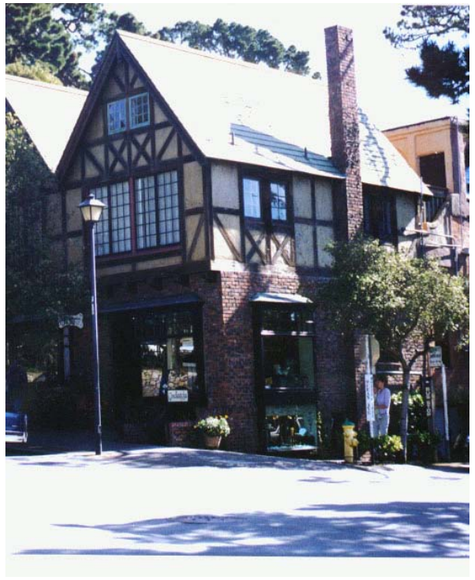
Any materials to which a color is applied must follow acceptable colors per Section 4.2. The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc.)	Polished stone
Unglazed terra cotta pavers	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Glass block
Stained wood	Concrete
Exposed aggregate concrete	Asphalt
Decorative glazed tile at stair risers	Terrazzo
	Untreated wood

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Painted brick	Polished stone
Natural un-gauged stone (slate, flagstone, etc)	Exterior insulated finish system (EIFS)
Cement plaster (smooth steel trowel finish)	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Polished metal
Stained wood (shingles, board & batten, ship-lap, etc.)	Concrete block
Painted wood (shingles, board & batten, ship-lap, etc.)	Glass block
Wrought iron	Sheet wood products (T-111, etc.)
Decorative glazed accent tiles	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing (butt-glazing)
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Etched glass
	Beveled glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	



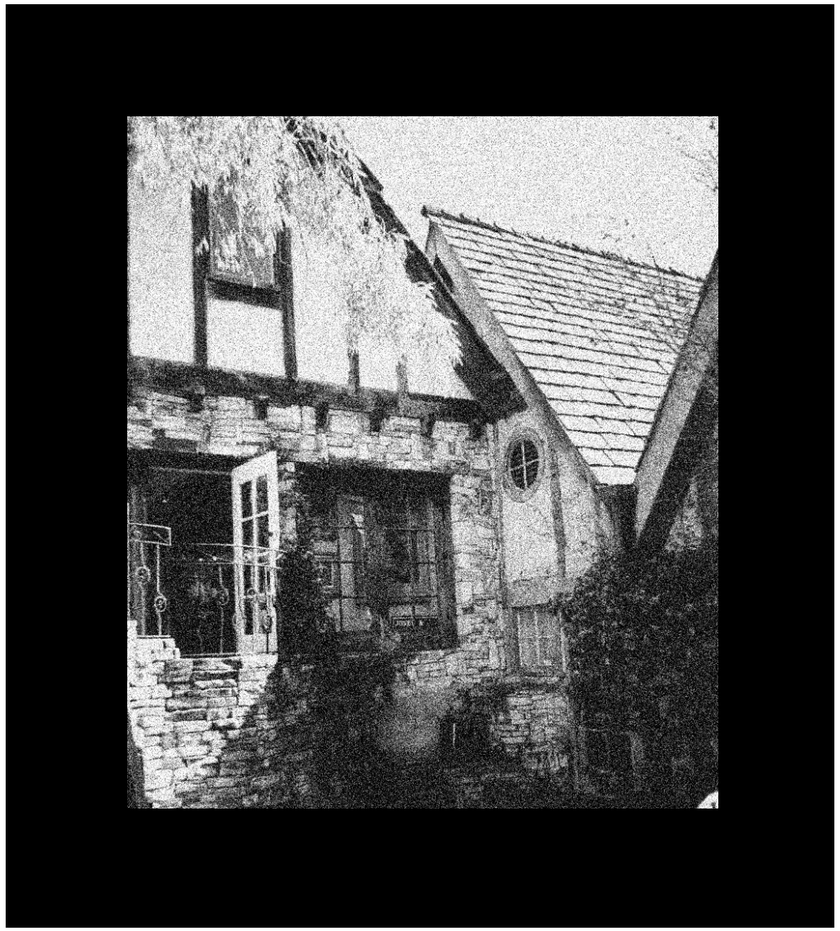
Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Asphalt shingles
Clay tiles	Cement tiles
Natural metal (copper, zinc, etc.)	Manufactured imitation materials
Slate	Painted or coated metals
Gutters must be copper or painted metal	

Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron, copper etc.)	Polished metal
Painted metal	

Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	Aluminum
Aged metal	

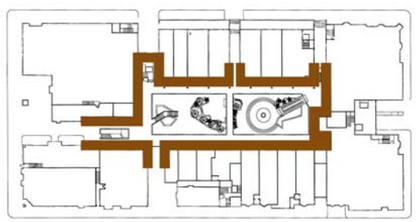
Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Polished metal
Natural finished metal	Plastic
Natural finished wood (door pulls, etc.)	Imitation materials
	Painted metal



The interior storefronts set the character for Carmel Plaza's courtyard. Courtyards are a tradition in Carmel's commercial district and contribute to the informal nature of the shopping experience. The storefronts in the courtyard of Carmel Plaza should be compatible with the "Elegant Natural Tradition" of the exterior facades, but designers are encouraged to be innovative in their approach to the facades in the courtyard. The "Downtown Tradition " is based upon each storefront having its own unique identity while maintaining compatibility with adjacent storefronts. The result is a richness of design and expression that is found in small downtown streets. Like the exterior street facades, the interior courtyard facades should respect the small scale of buildings in Carmel and are to be constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should respect the small scale of Carmel Plaza.

The acceptable colors and materials of the interior courtyard facades in the "Downtown Tradition" are less restrictive than those of the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone in an innovative way is encouraged. The colors are encouraged to be vibrant and lively. In any event, the materials must be durable and elegant. These design guidelines seek to outline the characteristics of the "Downtown Tradition" that will ensure that interior courtyard facades create a lively and festive environment for the courtyard of Carmel Plaza.



5.1 Awnings

In general, awnings are not appropriate on the interior courtyard facades of Carmel Plaza. Awnings are not allowed when the storefront is behind an arcade or under an overhang.

Where awnings are allowed, they must fit with the overall character of the storefront and must be designed to be compatible in form and detail to any adjacent awnings. Awnings are not appropriate on north-facing facades. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted. No insignia, graphics or text are allowed on awning fabric. Where permitted, awnings must comply with the requirements of Section 4.1.

AWNINGS

THE COURTYARD AT CARMEL PLAZA

5.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts.

Base colors that are muted and blend with the natural surroundings are preferred. The tenant may choose a base color with any hue with a saturation of 20% or less. See the color wheel for acceptable saturation.

Accent colors are encouraged for the interior courtyard facades to help create a lively atmosphere. Accent colors can be more saturated. Accent colors are limited to 20% of the storefront area. Brightness of accent colors must be 60% or less (0%=black, 100%=white). Accent colors for the interior courtyard facades are not limited in hue. See the color wheel at right for acceptable accent colors.

Colors that vary from the standard palettes may require separate city planning commission approval.

Paint must be applied as a solid color. Mottling, antiquating and faux finishes are not allowed.

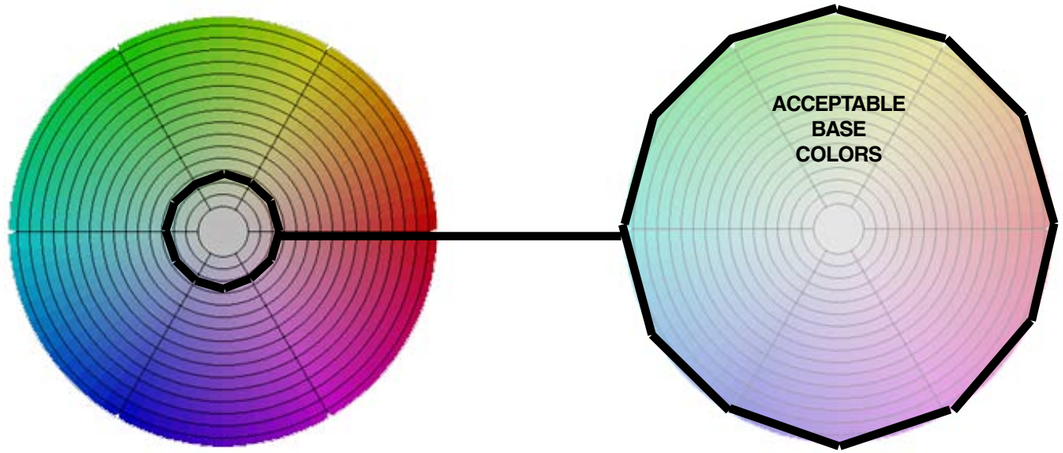
The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the interior courtyard facades.

Base Colors:
Color numbers 2088 through 2175 with a suffix of 60 or 70.

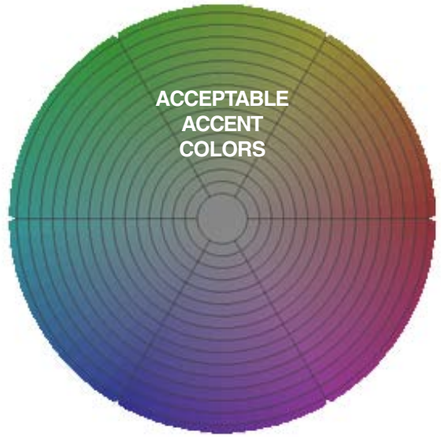
Accent Colors:
Color numbers 2088 through 2175 and Historic Colors (Prefix of HC) with a base of 3B or 4B.

Standard Color Wheel

Base Colors
(Any Hue: Saturation 20% or Less)



Accent Colors
(60% brightness maximum, all hues)



NATURAL COLORS

INTERIOR COURTYARD FACADES

5.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance, and a sense of warmth. They must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed.

The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

NATURAL MATERIALS

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufacured used brick
Natural un-gauged stone (slate, flagstone, etc)	Terrazzo
Polished stone (with wet coefficient of friction >0.6)	Glazed ceramic mosaic tile
Unglazed terra cotta pavers	Glass block
Unglazed ceramic mosaic tile	Concrete
Stained wood	Untreated wood
Exposed aggregate concrete	
Decorative glazed tile at stair risers	
Modular Stone	

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	
Painted brick	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc)	Exterior Insulated Finish System (EIFS)
Polished stone (as accents)	Glazed ceramic mosaic tile
Cement plaster (smooth steel trowel finish)	Polished metal
Unglazed ceramic mosaic tile	Concrete block
Stained wood (shingles, board & batten, ship-lap, etc.)	Glass block
Painted wood (Shingles, board & batten, ship-lap, etc.)	Sheet wood products (T-111, etc.)
Wrought iron	
Decorative glazed tile accents	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Beveled glass
	Etched glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	

DECORATIVE TILE RISERS

Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Cement tiles
Clay tiles	Manufactured imitation materials
Natural metal (copper, zinc, etc.)	Painted or coated metals
Slate	
Asphalt Shingles	

Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal (on body of sign)
Painted metal	
Polished metal (for lettering only)	

Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	
Aged metal	

Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Plastic
Natural finished metal	Imitation materials
Polished metal	Painted metal
Natural finished wood (door pulls, etc.)	

COURTYARD FACADES AT CARMEL PLAZA

6.0 Submittal Requirements

A tenant design package will be issued by the landlord to new tenants entering the shopping center and to those tenants upgrading their premises. This package will include the Tenant Storefront Design Guidelines.

These documents are to be used by the tenant's architect in establishing aesthetic and technical parameters for the design of a proposed store.

The tenant is obligated to submit drawings and specifications to the Landlord, the Carmel Plaza tenant coordinator, and the Carmel Planning Department for review. Prior to Planning Department submittal, the documents must have received approval from the Landlord and the Carmel Plaza Tenant Coordinator. A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.

Submittals to the Landlord are in two sequential phases: the Preliminary Submittal and the Final Submittal. A Conceptual Submittal is optional (see 6.1). The required deliverables for each phase of submittals is specified below.

All plans shall be submitted to:

- Tenant Coordinator and Carmel Plaza General Manager
- The Macerich Company

The landlord's design consultant is available for informal conversations with the tenant or his architect at any point in the design or submittal process, to assist them in streamlining their design approach and to gain compliance with the requirements of the Tenant Storefront Design Guidelines.

6.1 Conceptual Submittal (Optional)

Prior to any submittal, the tenant and /or tenant's architect may informally present to the landlord or the design review architect the design concepts and ideas proposed for any new work. This can take the form of a meeting or rough sketches and notes submitted by mail or fax. Although not required, it is highly recommended that the tenant present a conceptual submittal.

6.2 Preliminary Submittal

The tenant will, within twenty (20) days after receipt of the tenant package, be required to submit preliminary design drawings. The preliminary submittal is to include only those architectural documents which are designated below; additional submittal material will not be considered. Construction documents will not be accepted for the preliminary submittal.

NOTE: The preliminary design phase is mandatory. Complete final plans will not be reviewed until the basic storefront concept, including signage and basic layout of the space, is approved.

The requirements of the preliminary submittal follow:

1. A color rendered storefront elevation or perspective including signage and graphics. This drawing must include the storefronts immediately adjacent to the tenant's storefront.

2. 1/4" scale floor plan indicating the configuration of all storefront elements, basic fixture layout, stock areas, and toilet rooms. Overall dimensions should be included and structural grids delineated.

3. 1/2" scale storefront elevations (including the signage concept and clearly identified materials for the storefront).

4. Storefront sections to fully illustrate the concept and details for connections to the Plaza's elements.

5. A reflected ceiling plan.

6. Material and color samples for all storefront elements mounted on a board no larger than 11" x 17". Actual material samples are required. Samples that are not actual materials will be rejected.

7. One set of sepias and two (2) sets of prints shall be submitted for all preliminary drawings.

The preliminary design review process considers the three-dimensional form of the storefront, the materials, image, colors and signage integration to determine whether or not the criteria has been met. The Compliance Checklist (see 7.0) will be used to identify conformance and/or deviation from these design guidelines. One of two responses will generate from this process:

1. Approval as noted, with conditions to be addressed in the final submittal, or

2. Revise and re-submit, when the Tenant's basic design is unacceptable and needs to be revised. A re-submittal will then be required. Final submittals will not be reviewed until the preliminary re-submittal has been approved.

Photographs of tenant's existing stores that are similar in design intent are encouraged to be included in the preliminary submittal.

6.3 Final Submittal

When the tenant obtains preliminary design approval, he is able to proceed with the submittal of final construction documents for review. Like the preliminary review, the final submittal is either accepted or returned with conditions to be addressed.

Final approved plans must not have corrections or comments. Final plans must be re-submitted until approval is reached. Three (3) sets of bluelines and one (1) set of sepias will be required for all drawings in the final submittal. The final submittal blueline sets must be wet-stamped and signed by the appropriate design professionals prior to submittal to the landlord for final approval. The final submittal must contain the following:

1. Architectural Drawings
2. Electrical Drawings
3. Mechanical Drawings
4. Sign Fabrication Shop Drawings

Upon final plan approval, the tenant will be released to submit plans to the City of Carmel.

Architectural Drawings

1. Key plans showing the location of premises with the center
2. Floor plan at ¼" scale
3. Longitudinal section at ¼" scale
4. Interior elevations at ¼" scale
5. Reflected ceiling plan at ¼" scale
6. Storefront elevations at ½" scale
7. Storefront sections at ½" scale
8. Signage design and location, shown on the storefront plan, section, and elevation drawings.
9. Door, finish, and color schedules
10. Construction specifications

Electrical Drawings

1. Circuitry Plans
2. Panelboard schedules
3. Riser diagrams
4. Electrical load tabulations
5. Specifications
6. Any required energy calculations
7. Fixture catalog cuts for any exposed storefront lighting

Mechanical Drawings

1. HVAC equipment and distribution diagram
2. Mechanical/electrical data tabulations sheet
3. Plumbing plans
4. HVAC specifications/requirement sheet
5. Any required energy calculations

Sign Fabrication Shop Drawings

Shop drawings by the sign fabricator are to be submitted for approval along with the final submittal. All submissions are to include three (3) sets of original sign shop drawings.

Faxed submittals will not be permitted.

Shop drawings must be fully dimensioned (indicating sign panels, individual letter and overall sign lengths and heights) and include the following information:

1. Material designation and color sample
2. Lighting specifications
3. Actual letter style and type
4. Detail drawings of all ornamental hardware and metal
5. A drawing indicating the precise sign location on the storefront and the location of all concealed hardware and equipment including transformers and access panels.

7.1 STOREFRONT COMPLIANCE CHECKLIST: The following checklist summarizes the requirements of these guidelines and has been developed to assist the tenant in gaining storefront design approval.

GENERAL STOREFRONT CRITERIA

	In Compliance	Not In Compliance
1) Façade Proportions and Scale		
a) Vertically Proportioned Openings	q	q
b) Eight foot (8'-0") Maximum Opening Height (9' w/ Transom)	q	q
2) Setbacks and Protrusions		
a) Changes in Plane	q	q
b) Informal Composition	q	q
c) Two Foot (2'-0") Recess at Entry	q	q
d) 40% of Storefront Recessed a Minimum of One Foot (1'-0")	q	q
e) Bay Windows 2'-6" Clear From Grade	q	q
3) Doors		
a) Single Leaf (Unless Double Doors Required for Exiting)	q	q
b) Maximum Door Height Seven Feet (7'-0")	q	q
c) Wood, Wood and Glass, Steel or Steel and Glass doors	q	q
d) If Aluminum and Glass, then Articulated	q	q
4) Windows		
a) Wood, Steel or Articulated Aluminum Sash	q	q
b) Maximum Glazing Panel of Thirty (30) Square Feet	q	q
c) Vertical Proportions (1.4/1 Min.)	q	q
5) Walls		
a) Maximum Opening Width of Twelve Feet (12'-0")	q	q
b) End Walls One Foot Six Inches (1'-6") Minimum	q	q
c) Variation in Plane, Texture or Materials for Walls Over Twenty Feet (20'-0") in Length	q	q
6) Roofs		
a) Complete Roof Forms	q	q
7) Overhangs		
a) Low Eaves-Nine Feet (9'-0") Maximum	q	q
b) Articulated Underside of Eaves	q	q

	In Compliance	Not In Compliance
8) Umbrellas		
a) Maximum Six Feet (6'-0") in Diameter	q	q
b) Wood or Wrought Iron Structure	q	q
c) Flame Retardant Fabric Without Text or Graphics	q	q
d) Maximum Nine Feet (9'-0") High at Peak	q	q
e) Within Tenant's Lease Premises	q	q
9) Stairs/Ramps/Railings		
a) Natural Materials on Stairs/Ramps	q	q
b) Wood or Wrought Iron Railings	q	q
10) Landscaping		
a) Informal Composition	q	q
b) Concealed Irrigation System	q	q
11) Audio/Music/Speakers		
a) Confined Within Leased Premises	q	q
12) Lighting		
a) Screened Fixtures	q	q
13) Signage		
a) Exterior Business Signs	q	q
b) Interior Business Signs	q	q
c) Restaurant Menu Signs	q	q
d) Sign Lighting	q	q
14) Awnings		
a) Relate to Window Openings	q	q
b) Maximum Length to Height Ratio of 2/1	q	q
c) Four Inch (4") Minimum Valance	q	q
d) Painted Steel or Wrought Iron Supports	q	q

	In Compliance	Not In Compliance
EXTERIOR STREET FACADES The Elegant Natural Tradition		
1) Colors		
a) Acceptable Color Palette (Section 4)	q	q
2) Materials		
a) Complies with Section 4.3	q	q
INTERIOR COURTYARD FACADES The Downtown Tradition		
1) Awnings		
a) Awnings Not Allowed Under Arcade, Overhang or on South-facing Façade	q	q
2) Colors		
a) Acceptable Color Palette (Section 5)	q	q
3) Materials		
a) Complies with Section 5.3	q	q
STOREFRONT (Summary)	q	q

ARTICLE 9.6 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

§9.6.1 Purpose

The purpose of these standards is to promote attractive, well-designed development that is built to human scale; to promote and protect the appearance, character and economic value of new development; to encourage creativity in new development (as opposed to homogeneity or "look-alike" projects); and to foster attractive streetscapes and pedestrian environments, while accommodating safe vehicular movement and access.

Effective on: 11/20/2001, as amended

§9.6.2 Applicability

These standards shall apply to all developments that are subject to Site Plan Review.

(See Article 3.7)

Effective on: 11/20/2001, as amended

§9.6.3 Architectural Design Guidelines

The intent of the Architectural Design Guidelines is to assure respect for the character, integrity, and quality of the built and natural environments of the county; it is not intended to stifle innovative architecture. The following criteria shall be used in evaluating applications:

A. **General Design**

1. Single, large building masses shall be avoided. Structures with walls of more than 1,500 square feet should incorporate fascias, canopies, arcades, building setbacks of three feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less.
2. All elevations of a structure shall be in harmony, one with another, in terms of scale, proportion, detail, material, color, and high design quality.
3. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design.
4. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that buildings must look alike to achieve a harmony of style. Harmony of style can be created through property considerations of scale, proportion, detail, materials, color, site planning, and landscaping.
5. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are strongly discouraged.
6. Long, monotonous facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.
7. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another and with adjacent and surrounding structures where such structures are substantially in compliance with these requirements.
8. Structures which are of symbolic design for reasons of advertising shall not be permitted. A symbol or symbols attached to a building shall not be allowed unless it is secondary in appearance to the structure and landscape, and is an aesthetic asset to the building and surrounding area.
9. The location and dimension of wall signs shall be indicated upon the architectural elevations of proposed structures and shall maintain compatibility with the architectural features of the structure.

B. **Building Materials**

1. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.

2. Unpainted or bare metal panels, regardless of depth or thickness, shall be prohibited as an exterior building material.
3. Corrugated or sheet metal, except stainless steel, copper, or galvanized metal shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
4. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
5. Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the building.
6. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations of the same structure. Nothing in this Section shall preclude the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure.
7. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a structure.

C. **Building Color**

1. Color shades shall be used to unify the development.
2. Color combinations of paints shall be complementary. In no case shall garish colors be permitted. In general, no more than three different colors per building shall be allowed.

D. **Multiple-Building Developments**

Each individual building within a development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of complementary building materials in terms of color, shades, and textures. Monotony of identically designed multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, shadow lines and contrasting shapes may also be used to provide visual interest.

E. **Building Orientation**

1. To the maximum extent feasible, primary facades and entries should face the adjacent street. Except in industrial districts, a main entrance shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.
2. Where it is reasonably practical, proposed structures shall not impede scenic rural views from the main road, from existing structures, or from natural settings.
3. Structures shall be oriented so that loading areas are in no manner visible from Residential districts, from existing rights-of-way or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural scheme of the project and/or are appropriately landscaped.
4. All corner developments shall have buildings located close to the corner with majority of parking to the side and rear.
5. All buildings shall be sited so that a direct relationship with the primary street is established. The architecture, landscaping and building siting must work in concert to create a unified appearance.
6. Gas Stations.

   Buildings shall be sited so that gasoline pump dispensers are located to the side of the building or located behind the buildings so that the building is between the pumps and the primary street frontage. If located on a corner lot, the building would have to be situated in the corner of the lot at the intersection.

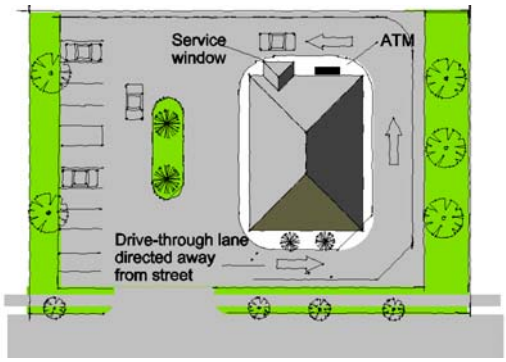
F. **Mechanical Equipment and Trash Receptacle Screening**

Locations of all mechanical equipment and dumpsters shall be shown on all site plans. All mechanical equipment and trash receptacles shall be shielded and screened from public view, Mechanical equipment shall be shielded with walls, fencing or landscaping that screens the equipment entirely. Dumpsters

shall be screened with a minimum 6-foot opaque fence or wall on all four sides and located toward the side or rear of the principle structure.

G. All order boxes, menu stands, pickup windows, service/teller windows, and required vehicle stacking associated with drive thru services shall be located to the side or rear of buildings. For the purpose of this Section, the side or rear shall mean the

area behind a projected line running parallel from the front (street facing) side(s) of the structure to the side property lines. This concept is depicted in the graphic below:



H. **Fencing**

1. Any proposed fencing that will be constructed within a Right-of-Way Buffer shall not exceed four (4) feet in height. Chain-link, wire, and barbed wire fencing are prohibited within Right-of-Way Buffers. An architectural detail and fence location plan shall be submitted to the Planning Director for review and approval for all such fencing.
2. When ten (10) or more parking spaces are located between the right-of-way and front façade of a building, an architectural wall of at least thirty (30) inches shall be required within the Right-of-Way Buffer to further screen the parking.

Effective on: 11/20/2001, as amended

§9.6.4 Landscaping Design Guidelines

The purpose and intent of Landscaping Design Guidelines is to reduce the visibility of paved areas from adjacent properties and streets, moderate climatic effects, minimize noise and glare, and enhance public safety by defining spaces to influence traffic movement. Landscaping will reduce the amount of stormwater runoff and provide transition between neighboring properties. The following criteria shall be used in evaluating applications:

A. **General Design**

1. Landscaping shall be required between buildings and sidewalks, and parking lots and driveways. The scale of the proposed landscaping shall be in proportion to the building.
2. Landscaping does not only include trees and plantings but also paving, benches, fountains, exterior lighting fixtures, fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but [also] for their aesthetic value and must compliment [complement] the whole.
3. All utility lines in the suburban areas such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters should be shown on the site plan. The necessity for utility connections, meter boxes, and the like, should be recognized and integrated with the architectural elements of the site plan. All properties shall comply with the County's Right-of-Way Management Ordinance where applicable.
4. Ease of pedestrian access between proposed developments and adjacent developments shall be a required consideration in the development of a proposed project's site and circulation plans.

B. **Parking/Drives**

1. Parking areas and driveways shall be paved with material which is appropriate to the comprehensive design scheme of the project and to the intensity of use to which parking areas and driveways will be subject.
2. Buildings shall be sited so that the majority of parking is located to the side and rear of the building. The placement of the major portion of a proposed development's parking area to the rear of a main structure's corridor facade, or within a courtyard surrounded on three sides by a proposed structure, is strongly encouraged. The rationale for this guideline is to promote good proportional spatial definition for the corridors to be accomplished through a reduction in the distance required for a building's setback.
3. Drive-through access shall be integrally designed with the building and not dominate the design. Only single lane drive-throughs are allowed. Multi-lane drive-throughs are only allowed for banks (or similar financial institutions), post offices or utilities.

C. **Site Lighting**

Site lighting shall be from a concealed light source fixture and shall not interfere with the vision of vehicular traffic. A lighting plan with photo-metrics shall be stamped and signed by a registered professional engineer and comply with the following criteria:

1. Maximum average foot-candles shall not exceed 5 foot candles as depicted on photometric plans with a maximum not to exceed 12 foot candles close to light sources. Maximum foot candles under gasoline canopies and outdoor sales lots shall not exceed 30 foot candles.
2. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed one-half foot candle above the

   background measured at the lot line of any adjoining residential or agricultural parcel and public right-of-way.
3. Lighting shall enhance the overall aesthetics of the site.
4. Security lighting shall be provided, particularly at pedestrian walkways.
5. Lighting shall be integrated with architectural design of the buildings.
6. Light sources (light bulbs) shall not be visible. They shall be shielded to reflect down onto the ground and not out onto the streets or neighboring property.

Effective on: 11/20/2001, as amended

6. Include a single-family dwelling having at least twelve (12) of the features identified in Section 5-502(A).

Section 5-503. Incentives for existing development.

The following setback provisions may be utilized by qualified cottage properties in order to modify, alter or add to an existing Coral Gables Cottage, provided that the resulting changes made to the dwelling do not diminish its character or its status as a Coral Gables Cottage.

A. Setbacks:

1. Notwithstanding the setback provisions in the underlying zoning district, new additions and alterations may utilize the same setbacks and extend as close to the property line as the main walls of the existing Coral Gable Cottage with the limitation that the addition/alteration may not be closer than two (2) feet, six (6) inches to the property line, and, when combined with all other existing structures may not result in the following:

   a. Side yard of less than two-hundred-and-fifty (250) sq. ft.

   b. Front yard of less than seven-hundred-and fifty (750) sq. ft.

   c. Rear yard of less than one-hundred-and-fifty (150) sq. ft.

2. Where existing setbacks meet current standards, a reduction in the setback requirement of up to twenty five (25%) percent shall be permitted, with the same limitation outlined in subsection 1 above.

B. Ground area coverage: Coral Gables Cottages shall be permitted to occupy up to forty-eight (48%) percent of the building site. Auxiliary buildings or structures, whether free standing or attached to the primary building, including swimming pools, may occupy additional site area provided, however, that the total ground area coverage for all structures shall not exceed fifty-eight (58%) percent of the site.

C. Enclosed garages may be converted to living space or storage space subject to the following requirements:

1. That a carport or porte-cochere is provided for the storage of an automobile.

2. That the converted garage may not be used as a rental unit.

D. The landscape open-space requirement of forty (40%) percent for single-family dwellings may be reduced by ten (10%) percent.

Division 6. Design Review Standards

Section 5-601. Purpose and applicability.

A. The purpose of these design review standards is to:

1. Provide standards and criteria for review of applications for development approval within the City;

2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community;

3. Promote orderly and harmonious development of the City;

4. Enhance the desirability of residences or investment in the City;

5. Encourage the attainment of the most desirable use of land and improvements;

6. Enhance the desirability of living conditions upon the immediate site or in adjacent areas;

7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other;

8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and

9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.

B. The standards in this Division shall be applicable to applications for development approval within all zoning districts, except as otherwise provided herein.

Section 5-602. Design review standards.

A. The Board of Architects shall determine if an application satisfies the following design review standards:

1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.

2. Whether the planning and siting of the various function and structures on-site provides the following:

   a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.

   b. Provides a desirable environment for occupants, visitors and the general community.

3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected.

4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.

5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses abut or adjoin one another.

6. Whether the proposed lighting provides for the safe movement of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.

7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.

8. Whether waste disposal facilities adversely affect adjacent properties.

9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.

10. Whether the proposed application is in conformity with provisions of this Division.

B. In applying the standards set forth in Section 5-602(A) above, the Board of Architects shall review each of the following items of an application:

1. Aesthetics.

2. Architectural compatibility with neighboring properties and uses.

3. Architecture.

4. Building and building components including, but not limited to:

a. Accessory structures including garages, sheds, utility facilities and waste receptacles;

b. Arcades, loggias, porte coheres, passages and similar covered areas;

c. Building appendages including but not limited to the following: balconies, penthouses, loading docks, awnings, louvers, or any visible devices for deflecting, filtering or shielding the structure or interior from the elements, flues, chimneys, exhaust fans, air-conditioning equipment, elevator equipment, fans, cooling towers, antennae or similar structures placed upon the roof or the exterior of the building;

d. Building entrances/exits for pedestrians and vehicles;

e. Building height;

f. Building materials, texture, fenestration and surfaces;

g. Building openings;

h. Building scale and mass;

i. Building façade step-backs;

j. Building rooflines;

k. Design;

l. Lighting;

m. Parking and paved surfaces;

n. Signage;

o. Stairs, ramps, escalators, moving sidewalks, elevators or downspouts on the exterior buildings; and

p. Window coverage, casings/depth and proportion.

5. Colors.

C. If the Board finds that an application is not consistent with the above standards, the Board of Architects may require changes of an application and its specifications to promote and maintain the purpose of these standards.

Section 5-603. Architectural style.

A. Except as provided for in Section 5-603(I) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth hereinabove and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept.

1. Awnings and canopies.
2. Colors.
3. Decorative lighting (height, location and style).
4. Doors.
5. Height of building.
6. Impact on adjacent properties of continuous two (2) story walls that are in excess of forty (40%) percent of the site depth.
7. Location of exposed piping, conduits and rainwater leaders.
8. Location of structure on site.
9. Planters.
10. Roofs including materials, color, slope and overhang.
11. Shutters.
12. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.
13. Texture of surface.
14. Trim.
15. Walls, height, location, materials, and design.
16. Window boxes.

17. Windows (Fenestration).

B. The architectural style for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood. The Board of Architects shall review a new building or structure or a substantial addition to an existing building or structure that is to be constructed in context within an area that includes both sides of the street, on the block where it is located and surrounding properties. The Board of Architects shall require that photographs of both sides of the street, on the block where a new building or structure or a substantial addition to an existing building or structure is to be constructed and surrounding properties, is submitted for their review.

C. The architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area. Architectural context allows for differences in height, scale, massing, and separation between building and style, when such differences contribute to the overall harmony and character of the area. The Board of Architects shall not take into consideration existing buildings and structures that are out of context with the area when considering whether a new building or structure or a substantial addition to an existing building or structure is in context with both sides of the street on the block where it is located and surrounding properties. The Board of Architects shall review the building or structure in the context of that area in which the site is located when a new building or structure or a substantial addition to an existing building or structure is located on a building site that is on the border of two areas that have different character or context.

D. Additions and alterations to buildings, which have been designated by the provisions within the Zoning Ordinance as an Historic Landmark, shall conform to the Secretary of the Interiors Standards.

E. Duplication of elevations and/or exterior architectural design. No duplication of elevations and/or exterior architectural design or any similar designs as to massing, scale, and architectural features shall be permitted in any residential area. It is the intent of this section that the design of single-family residences be a unique and original design and that the design or similarly designed single-family residences not be repeated within the residential neighborhoods of the City. This section does not prohibit repetitive styles of architecture in the residential neighborhoods of the City, just a repetitiveness of design. Architects submitting plans for consideration by the Board of Architects shall, as part of said plan, and as a prerequisite to approval thereof, sign a certificate reading as follows:

> *"To the best of my knowledge and belief, the within plans and specifications do not duplicate the elevations and/or exterior architectural design or are similar in design as to the massing, scale, and architectural features of any buildings in the residential area of the City of Coral Gables, previously submitted by me or by my office. Furthermore, that to the best of my knowledge and belief these plans and specifications are a unique and original design and not a duplication of elevations and/or exterior architectural design or similar design as to the massing, scale, and architectural features of any building constructed, or for which a permit has been issued, in the City of Coral Gables; I further certify that I am fully familiar with the ordinance and regulations under which this certificate is required. (Seal)"*

F. Architects who have been found by the Code Enforcement Board to have violated the provisions of this section shall be reported to the State of Florida Department of Business and Professional Regulation for disciplinary action, in addition to the other penalties provided by this Code.

G. The provisions of this subsection shall not apply, however, in the following cases:

1. In the units of a single-housing project, which shall be deemed and which hereby is defined as not more than three (3) multiple family units constructed on a lot or on contiguous lots so as to be an architectural entity; and

2. To the interior design or floor plan of any structure.

H. Specific standards. The owner shall require that his plans be designed in such a manner as to enhance the overall architectural character of the city, neighborhood and street. All new buildings, alterations, additions or changes to the facade in any nature shall conform to the following regulations:

1. Marked stucco to simulate shutters, flanking window openings and indiscriminate use of stucco scoring or cut lines, unless they perform a function in the design, shall not be permitted.

2. Where particular treatment such as scoring, slump brick or other architectural motifs is employed, these shall return on the abutting elevation.

3. Excessive use of slump or other brick shall not be permitted.

4. Where wood or metal columns are used, the same shall be well proportioned.

5. Shutters shall be architecturally designed to enhance the structure and all tracts and housings shall be concealed from view to the maximum extent practicable when not in use.

   a. Plans for all new construction shall incorporate or make provisions for hurricane shutters.

   b. Storm panels with removable horizontal tracks shall be permitted on all structures without Board of Architects review and approval.

   c. The Board of Architects may approve a hurricane shutter type or system for multi-unit buildings (residential and commercial) as a whole, thereby allowing individual owners or tenants to install pre-approved hurricane shutters without additional Board of Architects review and approval.

   d. No shutter shall be placed on a structure so that it will alter or conceal architectural features or details of a structure.

   e. Shutters shall not be installed in such a way as to prevent the intended or normal operation of any window or door.

   f. In every area of a structure required by the Florida Building Code to have egress, there shall be at least one (1) manually operable (non-electric) method of egress when completely enclosed by hurricane shutters.

6. Rooftop equipment such as that used in air conditioning and any other type of mechanical or service equipment shall be screened from view, as required by Article 5, Division 18.

7. Air-cooled condensing and/or compressors equipment, water-cooling towers and any other type of mechanical equipment or apparatus installed on the premises shall be screened from view from the street, waterway, bay or golf course by a wall or landscaping.

8. Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or other brick, crab orchard or other stone and architecturally formed and detailed concrete, all masonry surfaces shall be stuccoed.

9. If metal garage doors are used, they shall be painted in accordance with the palette of colors approved by the Board of Architects and on file with the Building and Zoning Department.

10. No exposed air-conditioning ductwork or exposed solar tanks shall be permitted.

11. The approval, materials, slope, construction, location and design of awnings and canopies shall be as set forth under Article 5, Division 3.

I. Architectural type, specific locations. The type of architecture for specific locations in the City shall be as follows:

1. In the Industrial Section, MacFarlane Homestead, and Golden Gate Subdivision, any architectural style shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

2. Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands, or as specifically provided for therein.

3. In Commercial and Industrial Districts, such types of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

Section 5-604. Coral Gables Mediterranean Style Design Standards.

A. Purpose and applicability.

1. Purpose.

a. Provide bonuses and incentives to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements.

b. Provide for a two level bonus program that provides amenities and features typically provided in Mediterranean Style buildings.

c. Provide additional bonuses for “Coral Gables Mediterranean Architecture” design to continue to support George Merrick’s vision consistent with the established historic building fabric of the City.

d. Enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.

e. Promote an assortment of street level public realm and pedestrian amenities in exchange for increases in building height, residential density, and floor area ratio granted via a discretionary review process.

f. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.

g. Promote and require architectural and design elements focused to a pedestrian scale.

h. Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; public open spaces; and, places of public assembly and social activity for social, cultural and religious activities.

i. Provide a strong emphasis on aesthetics and architectural design with these regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:

i. Utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.

ii. Integration of street level plazas, courtyards, opens space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

2. Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.

3. Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses and/or incentives as provided for in this Section may be awarded as supplemental (additional) intensity/density or the reduction of existing limitations as assigned in "Appendix A - Site Specific Zoning Regulations." These supplemental (additional) bonuses and/or incentives shall be evaluated pursuant to the applicable development standards included in Tables 1, 2, and 3 of Section 5-604.

4. In the MFSA District, all development shall comply with the provisions for residential uses which are set out in Table 1, and five (5) of ten (10) of the standards in Table 2; however, the bonus intensity and heights shall not apply.

5. Coral Gables Mediterranean Architectural Design. Applications for new construction and additions restorations and/or renovations of existing buildings, as Coral Gables Mediterranean Architecture may secure bonuses as provided herein.

6. Review and authority.

   a. The Board of Architects shall be the responsible City review Board on this Article. The Board of Architects may grant approval of all the provisions of this Article unless noted otherwise within these provisions. The Board of Architects shall review all applications for compliance of the provisions of this Article and if the Board of Architects deems an application does not satisfy the provisions the Board shall not award the bonuses. The Board of Architects in its review may complete either of the following:

      i. Approve the application;
      ii. Approve the application with modifications;
      iii. Defer the application and request the applicant redesign the application and resubmit the application to satisfy the provisions of this Article; or
      iv. Deny the application.

   b. Staff review. The City Architect shall review and provide a recommendation to the Board of Architects advising of compliance of all provisions contained within this Article.

   c. New construction applications. The Board of Architects shall not grant any development bonus for new construction unless the application satisfies the provisions in Table 1, Required Standards. The Board of Architects may grant the development bonuses provided in this Section provided that the Board of Architects in its discretion determines that the application complies with all the standards for the development bonus or bonuses.

   d. Additions, restorations and/or renovations of existing buildings. The Board of Architects may grant a development bonus for the Coral Gables Mediterranean Style Design as an addition, restoration and/or renovation of an existing building provided that the Board of Architects in its discretion determines that the application satisfies the standards. The City Architect shall provide a recommendation to the Board of Architects whether to grant bonuses for the entire building or only the proposed area of the addition, restoration and/or renovation. The Board of Architects shall have final determination as to the amount of bonus granted. No building

permit for an addition, restoration and/or renovations of an existing building shall be granted by the Building and Zoning Department unless the Board of Architects in its discretion determines that the building(s) will continue to satisfy all previously approved conditions of approval granting that bonus and the provisions of this Article.

7. Special location site plan review. Properties in the MF2, C, CL and I Districts which are adjacent to or across public rights-of-way or waterways from an SFR District or MF1 District shall comply with the following requirements to secure bonuses:

   a. Height limitations. Limited to a maximum height of three-and-one-half (3½) floors/forty-five (45) feet.

   b. Review process. The review process shall be as follows:

      i. Submit an application and secure Board of Architects preliminary review and approval.
      ii. Submit an application with the Planning Department for special locational site plan review.
      iii. Secure special locational site plan review and recommendation for approval from the Planning and Zoning Board and approval from the City Commission.
      iv. Secure Board of Architects final review and approval for architecture prior to issuance of a building permit.

   c. Review criterion. Applications considered pursuant to these regulations must demonstrate that they have satisfied all of the below listed criterion. The Planning Department shall evaluate the application with reference to each of the below criteria and provide a recommendation to the Planning and Zoning Board and City Commission. The Planning Department, Planning and Zoning Board and City Commission shall make specific findings of fact that all of the below listed criterion are satisfied. The criterion is as follows:

      i. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
      ii. The physical design of the site plan and the manner in which said design does or does not make adequate provision for public services, parking, provide adequate control over vehicular traffic, provide for and protect designated public open space areas, and further the amenities of light and air, recreation and visual enjoyment.
      iii. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.
      iv. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Plan (CP).
      v. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit.
      vi. Those actions, designs, construction or other solutions of the site plan if not literally in accord with these special regulations, satisfy public purposes and provide a public benefit to at least an equivalent degree.

   d. Approval. Approval if granted by the City Commission shall be in Resolution form.

8. Additional Requirements.

   a. Designated historic landmarks. Pursuant to Article 3, Division 11, all plans affecting designated historic landmarks must receive a Certificate of Appropriateness from the Historic Preservation Board prior to submittal to the Board of Architects. Bonuses shall not be awarded for development on property that is historically designated where a Certificate of Appropriateness has been denied.

b. Supplemental approval provisions. Applicants, property owners, successors or assigns may be required to provide agreements, covenants, contracts, deed restrictions or sureties as a part of the approval granted which may include the following:

i. Undertaking of all conditions in accordance with the approved application.
ii. Bind all development successors or assigns in title to any conditions and commitments made of these provisions and approved application.
iii. Provide for the financial responsibility to continuing the operation and maintenance of the public open space areas, public realm, pedestrian amenities, functions and facilities that are provided, at the expense of the designated property owner and/or property owners association, etc., as applicable.

B. Development bonus standards.

1. Required standards. Applications shall be required to satisfy all of the requirements in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, nonresidential and MXD district designations.

Table 1. Required standards

Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Requirements*
1.	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
2.		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
3.	✓	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.

Table 1. Required standards					
Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Requirements*
5.	✓	✓	✓	Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
7.	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
9.	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
10.	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
11.	✓	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
12.		✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
13.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
14.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

C. Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code. The allowable floors and height are as follows:

CP Map Designations	Additional floors/feet available for all types of architectural design
Residential Uses	
Low Density	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Medium Density	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High Density	+ 1 floor/13.5 feet = 14 floors /163.5 feet
Commercial Uses	
Low-rise Intensity	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Mid-rise Intensity	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High-rise Intensity	+ 1 floor/13.5 feet = 14 floors /163.5 feet
Industrial Uses	+ 1 floor/13.5 feet = 7 floors / 85.5 feet
Mixed Use	The height is dependent upon underlying CP Map designation

1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.

2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the following qualifications of Table 2:

   a. Residential uses (MF2 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications in Table 2.

   b. Nonresidential uses (C, CL and I Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

   c. MXD Districts shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

Table 2. Architectural and Public Realm Standards

Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Qualifications*
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.

Table 2. Architectural and Public Realm Standards					
Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Qualifications*
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building stepbacks.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
10.	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.
11.		✓	✓	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of ten (10) feet in width.

Table 2. Architectural and Public Realm Standards					
Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Qualifications*
					b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

D. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

CP Map Designations	*Allowable maximum feet*	*Maximum total feet available pursuant to Section 5-604*	*Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style*
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Commercial Use			
Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Mid-Rise Intensity	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High-Rise Intensity	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet
Mixed use		The height is dependent upon underlying CP Map designation.	

E. The Board of Architects shall review all applications for compliance of the provisions of Section 5-605 and if the Board of Architects deems an application does not satisfy the provisions it shall not award the Coral Gables Mediterranean Architectural Design bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the Coral Gables Mediterranean Architectural Design provisions in Section 5-605.

F. Total available bonus provisions within level 1 and 2. Bonuses are available in two levels as provided in above Section C and D. The level 1 and 2 bonuses available shall only be granted if an application satisfies Table 1, Required Standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in the above Sections C and D and Section 5-605 shall be satisfied.

G. Required standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in this Section shall be satisfied.

H. Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

Table 3. Other development options

Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Options*
1.		✓	✓	Building setback reductions.	Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards: a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet. c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way. d Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.
2.		✓	✓	Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.	Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations: a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or

Table 3. Other development options					
Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Options*
					less may be approved for less than the maximum ten (10) feet. b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following: • Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet. • Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval. • Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass. • Vertical encroachment. Structure shall be limited to the following: • Forty-five (45) feet on sixty (60) foot rights-of-way. • Eighteen (18) feet on rights-of-way less than thirty (30) feet. • The encroachment shall be structurally supported entirely from the adjoining private property. c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner. d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within

Table 3. Other development options					
Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Options*
					the facility. The total number and location of the signage shall be determined at the time of application review. e. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets; etc. subject to all the provisions for which the development was approved as may be amended. • Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. • In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions. f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.
3.		✓	✓	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45. Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.
4.	✓			Multi-family residential density bonus for Mediterranean Architectural Design buildings.	A twenty-five (25%) percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Division.

Section 5-605. Coral Gables Mediterranean Architecture Design.

A. Coral Gables Mediterranean Architecture Design. All applications for development approval shall be required to satisfy all of the following:

1. Include design elements and architectural styles of the following buildings:

a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.

b. The Colonnade Building, 169 Miracle Mile.

c. Douglas Entrance, 800 Douglas Road.

d. Coral Gables Elementary School, 105 Minorca Avenue.

e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).

f. San Sebastian Apartments, 333 University Drive.

g. Coral Gables City Hall, 405 Biltmore Way.

h. Biltmore Hotel, 1200 Anastasia Avenue.

Section 5-606. Exterior walls - material and color.

All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick provided, however, that in the Commercial and Industrial Districts porcelain enamel panels, metal panels, pebble-faced block, pebble-faced panels, pre-cast panels and architectural concrete may also be used for exterior walls of buildings designed and used for commercial purposes with the express condition that such materials are approved by the Board of Architects, the Building Official and Structural Engineer. All exterior masonry surfaces shall be stuccoed and painted except those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced panels, pre-cast panels, and architectural concrete. Sunscreens on commercial buildings may be constructed of masonry, metal, glass or plastic where such materials are located in a metal or masonry frame providing that such sunscreens shall be subject to approval by the Board of Architects for architectural design. All exterior coloring shall be approved by the Board of Architects, if different from the Board of Architects approved palette of colors.

Section 5-607. Exterior walls - facing materials.

A. Wood facings. Wood facings shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road, subject to the following:

1. That the exterior walls are constructed of masonry.

2. That the walls are furred to provide natural air space and moisture control.

3. That the wood utilized for such wood facings shall be those conducive to salt-sea atmosphere and shall be limited and restricted to the following species:

a. Solid select heart cypress.

b. Solid heart mahogany.

c. Solid heart teak.

d. Solid heart cedar.

e. Clear vertical grain heart redwood.

f. Other types/species of wood may be permitted subject to the review and approval by the City Architect and the entire Board of Architects.

4. That where wood facings over masonry walls are approved, the exterior face of all masonry shall be completely and thoroughly covered with one application of black asphaltum waterproofing.

5. That all blocking and furring strips shall be pressure treated.

6. That all wood facings shall be secured to furring and/or blocking with stain resistant nails.

7. That the wood facing material shall have a minimum thickness of three-fourth (¾) inches and shall not be wider than twelve (12) inches.

8. That stains applied to the wood shall be specifically for exterior use and shall be limited to colors approved by the Board of Architects.

B. Stonehenge. Stonehenge may be used as a facing material for commercial buildings.

C. Dryvit system. The dryvit system may be used as a facing material on exterior walls of commercial buildings, subject to the following conditions and restrictions:

1. That the dryvit system may be used as a facing material on the exterior masonry walls of nonresidential buildings, provided, that such buildings have a minimum of one-hour fire resistive construction.

2. That the dryvit system shall be used only above the first floor.

3. That the color of the exterior surface shall comply with the palette of colors approved by the Board of Architects.

4. That the building shall have a twenty (20) foot distance separation from all structures and lot lines, as required by the Miami-Dade County Products Control Division.

5. That the method of attaching the dryvit system to the masonry wall shall be subject to approval by the Building Department.

D. New products. New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects. Presentation of new products for consideration shall be made by a product representative and shall include ample documentation of the material(s), methods of installation and photographic documentation of existing use. Criteria for granting approval of new materials/products shall be evaluated based upon all of the following:

1. Aesthetic considerations.

2. Good structural principles.

3. Compliance with applicable standards of the Florida Building Code.

The City Architect and the entire Board of Architects may revoke the use of the new product upon good cause that the product does not satisfy the above criteria.

Section 5-608. Railings on exterior balconies.

The use of redwood, cedar or cypress wood on single-family and duplex-residence buildings fastened to a continuous metal support shall be permitted as the top handrail only of railings on exterior balconies. Except as provided above, the use of wood for railings or any part of railings on exterior balconies is hereby prohibited.

Section 5-609. Dormer windows.

The use of wood framed dormer windows shall be permitted on single-family, townhouse and duplex-residence buildings subject to the approval of the Board of Architects and the Structural Engineer.

Section 5-610. Wind break panels.

Wind break panels consisting of soft pliable vinyl material installed in extruded vertical sliding frames may be attached to screened enclosure panels and screened porch panels, provided that the supporting members of the screened enclosure, screened porch and wind break panels are designed to meet and comply with the wind load and structural requirements of the Florida Building Code and provided further, that when the wind break panels are in an open position the area of the panels shall not exceed twenty-five (25%) percent of the area of the screened walls of which they are a part.

The color of the vinyl material shall be in accordance with a palette approved by the Board of Architects.

Section 5-611. Prefabricated fireplace chimneys.

Prefabricated fireplace chimneys constructed of steel angle frame and a stucco finish may be installed on duplexes and single-family residences only when the fireplace addition is proposed on an existing structure and is located on an interior wall. Fireplace chimney additions on exterior walls (outside of existing building footprint) may not be prefabricated. All prefabricated fireplace chimneys shall be subject to Board of Architects review and approval, and must be designed to meet or exceed Florida Building Code requirements, and be approved by the City Structural Engineer.

Division 7. Distance Requirements

Section 5-701. Purpose and applicability.

It is the purpose of this Division to provide for appropriate distances between particular uses in order to mitigate any adverse impacts between particular uses.

Section 5-702. Sale of alcoholic beverages and liquors.

A. No alcoholic beverage sales (package) shall be permitted upon premises closer than five hundred (500) feet from any religious institution or school without approval by the Board of Adjustment.

B. In reviewing an application for alcoholic beverage sales (package), the Board of Adjustment shall consider, but not be limited to the following criteria:

   1. Location of building on the building site.

   2. Location of entrances and exits to the licensed establishment.

   3. Proposed hours of operation.

Sec. 12-3-121. - Design standards and guidelines.

(a) *Purpose.* The requirements set forth in this section are intended to coordinate land development in accordance with orderly physical patterns; to implement goals, objectives and policies of the comprehensive plan; to provide for adequate access to building sites for ingress and egress; to improve the physical appearance of the city; and to preserve the environmental character of the city.

(b) *Applicability.* This section shall be applicable to all new construction, additions to existing structures or additional structures on a developed site. For the purposes of this section, the term "shall" indicates a regulatory requirement or standard, and the term "should" indicates a suggested guideline that is not considered a regulatory requirement.

(c) *Design standards.* Except where specific approval is granted by the city engineer and planning services department due to unique and peculiar circumstances or needs resulting from the size, configuration or location of a site requiring a modification of the standards as set forth below, the minimum standards shall be as follows:

(1) *Streets and rights-of-way.* Whenever public or private streets, rights-of-way, pedestrian ways, bikeways or driveway approaches are to be constructed as part of any development after the effective date of this chapter, they shall be designed in accordance with the requirements of this subsection. Whenever existing public or private streets, rights-of-way, pedestrian ways, bikeways or driveway approaches abutting a development do not meet the requirements of this subsection, the city engineer may require that they be improved to conform to these requirements.

a. *Driveway approaches and curb cuts.*

1. *Width (residential except multifamily).* In properties developed for residential use (except multifamily), curb cuts and driveway approach shall conform to the following requirements:

	Minimum Driveway	Maximum Driveway
Driveway	12 feet	24 feet
Joint-use driveway	20 feet	24 feet

2. *Width (residential multifamily).* Properties developed for residential multifamily use shall have curb cuts for driveways not less than 24 feet wide and not more than 40

feet wide.

3. *Width (nonresidential).* Properties developed for commercial use shall have curb cuts for driveways not less than 12 feet nor more than 40 feet wide.
4. *Distance from drainage inlet.* No curb cut shall be made within three feet of a drainage inlet.
5. *Spacing.* Where more than one curb cut is to be located on any single property, the minimum distance between such curb cuts on local streets shall be 42 feet, and on all arterial and collector streets shall be in accordance with the requirements set forth in subsection (c)(2) of this section.
6. *Number and location on midblock properties.* Except where specific approval is granted as provided above, there shall be no more than two curb cuts for the use of any single property fronting any single local street, and no more than one curb cut for the use of any single property fronting on any single arterial or collector.
7. *Number and location on corner properties.* Where property is located on a corner lot fronting more than one street, not more than one curb cut for the benefit of such property shall be made on each street except where specific approval is granted as provided above. Corner safety islands shall be provided at all corners and no curb cuts or driveway shall be constructed or maintained on the radius of any curved curbing nor closer to the point of curvature than 15 feet on a local street and not within 30 feet on the point of curvature of an intersecting arterial or collector street.
8. *Sidewalk section.* All driveway approaches constructed in areas of the city with existing or required sidewalks shall contain a sidewalk section of the width and grade and minimum construction standards established by the city engineer for sidewalks in such areas.
9. *Pavers.* Any new pavers to be set in the City right-of-way shall be underlain with six (6) inches of concrete.
10. *Removal.* All existing driveways or aprons not being reused shall be removed from the site.
11. *Joint use driveways.* No curb cut for a driveway approach shall be made within one foot of the extended side property line of the property to be serviced by the driveway unless a joint-use driveway for the two adjoining properties shall be located on the common property line by written agreement running with the land, recorded in the public records of the county and signed by all the owners of the adjoining property using the common driveway. The execution of the said agreement must be notarized.

The city engineer shall be authorized to require the establishment of joint-use driveways in connection with the reduction of the driveway spacing requirements of subsection (c)(1)a.5 of this section and of subsection (c)(2) of this section.

12. *Authority to alter curb cuts.* Where the use, convenience and necessity of the public require, the city engineer shall have the authority to order the owners or agents in charge of property adjacent to which curb cuts are maintained, to alter the curb cut in such manner as he or she shall find reasonably necessary under the circumstances. The notice required by this section shall require compliance by permittee within 30 days of such notice; be in writing; and be served upon permittee as required by law.
13. *Right-of-way construction.* Nothing shall be constructed in the city's right-of-way without first obtaining either a right-of-way permit or a License-to-Use permit (LTU). Any work done in the city's right-of-way must meet the specifications of the city engineer and the city's standard details. It is the responsibility of the individual to ensure that they have the most recent city standard detail.
14. *Duty to repair and replace.* Any existing curb or sidewalk, along the frontage of a parcel, which was damaged before or during construction shall be the responsibility of the property owner to repair or replace during construction.

b. *Vehicular access for multifamily, office, commercial or industrial developments.* Direct or indirect vehicular access to local residential streets shall not be permitted, other than from corner lots, for the uses described above when adequate access is available from either collector or arterial streets.

c. *Dedication of streets and rights-of-way.* No site plan shall be approved unless it is accompanied by a dedication of all streets and rights-of-way that are required to be dedicated under this section. The exception to this is private streets, which shall be provided for by the developer in accordance with the requirements of section 12-3-61. Any land lying within a proposed development that is necessary to widen or extend local streets, arterials or collectors as required to meet city standards shall be dedicated.

d. *Street improvements.* All streets and public ways shall be paved and curbed in accordance with standards established by the city engineer and the following requirements:

1. *Additional improvements for existing thoroughfares.* Where any existing arterial or collector lying within or abutting a proposed development requires construction of additional lanes or other improvements to meet the standards of the city engineer, the amount of construction required (or money escrowed) for such improvements shall be commensurate with the impact of the proposed development.
2.

Missing arterial or collector links. Where there are missing segments in the arterial or collector system or new arterials or collectors are to be constructed that are designated in the comprehensive plan, such segments lying within or abutting the proposed development shall be improved (or money escrowed in an appropriate manner) by the developer along with other required improvements. Where such construction creates an undue hardship in a particular case, appeals are available in accordance with chapter 12-12.

3. *Traffic control devices.* Intersection improvements and traffic control devices such as acceleration, deceleration, and turning lanes, signalization devices, and other traffic control devices required by the development shall be installed at the developer's expense in accordance with the State of Florida Manual for Uniform Traffic Control Devices.
4. *Improvements required to nearest acceptable paved public street.* Each development shall abut, or have as its primary access, a street improved to the minimum requirements of the city engineer. Wherever the abutting street does not meet these requirements, the developer shall construct the street where it abuts the development and to the nearest structurally acceptable paved public street as determined by the city engineer.
5. *Street cut and patch.* The cut and patch of city streets shall comply with the city standard cut and patch detail. Should there be multiple adjacent patches, the entire road (width and length) shall be milled and overlaid in accordance with the city standard cut and patch detail. The contractor shall provide density testing results from a certified geotechnical laboratory for each cut and patch inspection prior to final approval.

e. *Sidewalks.* For any new nonresidential, commercial, and industrial developments, all street frontages are required to have five feet (minimum) wide sidewalks with handicap ramps in the right-of-way adjacent to the proposed project. Proposed sidewalks shall be designed and constructed in accordance with the Florida Accessibility Code, City Standards, and any other state laws applicable to sidewalk design and construction. In addition, the physical location of the proposed sidewalks shall be depicted on the site plans submitted to the city.

(2) *Driveway and curb cut design along arterial and collector streets.* Recognizing that the traffic movement function of arterial and collector streets can be compromised by the provision of unlimited access to individual properties. Whenever any building site will require vehicular access from an arterial or collector street as designated on the city's adopted Future Traffic Circulation Map, the development shall be designed in accordance with the requirements of this subsection.

a. *Driveways and curb cuts.* In addition to any applicable driveway approach and curb cut

requirements of subsection (c)(1) of this section, the following standards shall apply:

1. *Curb cut spacing*. The minimum distance between curb cuts on any one block face, whether or not such curb cuts are located on the same property, shall be based upon the posted speed of the thoroughfare, in accordance with the following schedule:

Posted Speed	Minimum Spacing
30 mph	125 ft.
35 mph	150 ft.
40 mph	175 ft.
45 mph	200 ft.
50+ mph	250 ft.

2. *Spacing reductions and joint-use driveways.* Where the existing configuration of properties and curb cuts in the vicinity of the building site precludes spacing of a curb cut access in accordance with the schedule above, the city engineer shall be authorized to reduce the spacing requirement if he or she finds that all of the following conditions have been met: wherever feasible, the city engineer shall require the establishment of a joint-use driveway serving two abutting building sites, with cross-access easements provided; the property owner shall agree to close and eliminate any pre-existing curb cuts on the building site after the construction of both sides of the joint-use driveway; and where feasible, the building site shall incorporate unified access and circulation in accordance with the requirements of subsection (c)(2)a.3 of this section.
3. *Unified access and circulation.* The planning services director, in coordination with the city engineer, shall be authorized to designate cross-access corridors on properties adjacent to arterial or collector streets. Such designation may be made in connection with the approval of any site plan within the affected area, or as part of an overall planning program. The planning services director, in coordination with the city engineer, shall be authorized to modify the requirements of this subsection where he

or she finds that abutting properties have been so developed that it is clearly impractical to create a unified access and circulation system within part or all of the affected area.

(3) *Public facilities.* All developments shall be provided with sufficient utility easements including potable water, sanitary sewer, electric power and light, telephone, natural gas, cable television, and any other franchised utilities, including access for maintenance. Sufficient easements shall be provided for stormwater management facilities, including access for maintenance. All public and private street networks and parking lots shall be designed to allow easy access for solid waste disposal and emergency service vehicles. In addition to new development, any remodeling, enlargement, reconstruction or redesign of any existing building site for specific uses and within the gateway redevelopment district and the resource protection overlay districts shall require submittal of a drainage plan to ensure that stormwater management requirements are met pursuant to chapter 12-8.

(4) *Private recreation and open space facilities for multifamily residential developments.* Multifamily residential developments, with the exception of those located within the boundaries of the city's dense business area, are required to reserve five percent of the total lot area for recreation and open space facilities. This land area requirement shall be provided in addition to the 20 percent landscaping area requirement established in section 12-6-4. In the event a buffer yard is required between the multifamily development and an adjacent single-family land use or zoning district, the buffer yard land area requirements may be credited toward the recreation/open space land area requirement.

(5) *Solid waste disposal facilities for multifamily residential, nonresidential, office, commercial or industrial developments.*

a. Dumpsters, centralized garbage storage areas, compactors and similar solid waste disposal facilities associated with the land uses described above shall not be allowed any closer than ten feet to either the property line or zoning district boundary line of a single-family or duplex residential development or zoning district.

b. Solid waste disposal facilities shall not be located within public street rights-of-way of arterial or collector streets in any zoning district, and they shall not be located within local street rights-of-way in mixed residential/office, residential/commercial or redevelopment zoning districts without the mayor's approval.

c. Solid waste facilities must be screened from adjoining property and from public view.

(6) *Mechanical equipment.* Mechanical equipment for multifamily residential, nonresidential, office, commercial or industrial developments shall not be allowed any closer than ten feet to either the property line or zoning district boundary line of a single-family or duplex residential development or zoning district; and shall be screened from adjoining property and from public view. Roof-mounted electrical, mechanical, air conditioning and communications

equipment shall be completely screened from adjacent properties and public view from the public right-of-way. The equipment screening shall be such that the equipment is not visible within a 200-foot radius. The radius shall be measured from the exterior side of the screen to a point ten feet above finished grade.

(7) *Parking.*

a. The city discourages construction of more than the minimum number of parking spaces required by this title, in order that more natural vegetation may be preserved and in order to control stormwater runoff in a more natural manner. Parking in excess of more than ten spaces or ten percent (whichever is greater) above the parking total dictated by chapter 12-4 will require an administrative waiver as described in this subsection (c).

b. The use of permeable paving materials is encouraged for use in parking lots, especially for "overflow" parking or parking spaces in excess of the requirements of this title.

Site design should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

c. The following are some examples of techniques used to minimize the impacts of driveways and parking lots:

1. Locate surface parking at the rear or side of the zoning lot.
2. Break large parking lots into multiple smaller ones.
3. Minimize the number and width of driveways and curb cuts.
4. Share driveways with abutting zoning lots.
5. Locate parking in less visible areas of the site.
6. Locate driveways so they are visually less dominant.
7. Provide special pavers or other surface treatments to enhance and separate pedestrian areas from vehicle maneuvering and parking areas.
8. Parking located along a commercial street front where pedestrian traffic is desirable lessens the attractiveness of the area to pedestrians and compromises the safety of pedestrians along the street. On-site surface parking on a commercial street front should be minimized and where possible should be located behind a building.

(8) *Building facade finish.* Metal curtain walls shall be limited to a maximum of 30 percent per elevation of a building in the R-2 and R-NC districts, 40 percent per elevation in the remaining commercial districts (with the exception of historic and special aesthetic districts which have their own guidelines for review), and 75 percent per elevation of a building in industrial districts. The remaining percentage of each facade elevation shall have a finish treatment. Planning board may grant requests to exceed this maximum standard on a case-by-case basis with consideration being given to developments that incorporate design guidelines suggested in this section and exhibit superior site design.

(9) *Nonresidential site lighting.* Nonresidential and multiple-family developments shall be designed to provide safe and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site (including outparcels). Lighting shall be designed so as to enhance the visual impact of the project and/or should be designed to blend into the surrounding landscape. Lighting design and installation shall ensure that lighting accomplishes on-site lighting needs without intrusion on adjacent properties and shall meet the following design requirements:

a. *Fixture (luminaire).* When feasible, the light source shall be completely concealed within an opaque housing and shall not be visible from any street right-of-way or adjacent properties.

b. *Light source (lamp).* Only florescent, LED, metal halide, or color corrected high-pressure sodium may be used. The same light source type must be used for the same or similar types of lighting on any one site throughout any development.

c. *Mounting.* Fixtures shall be mounted in such a manner that the maximum candela from each fixture is contained on-site and does not cross any property line of the site.

d. *Limit lighting to periods of activity.* The use of controls such as, but not limited to, photocells, occupancy sensors or timers to activate lighting during times when it will be needed may be required by the planning services department to conserve energy, provide safety, and promote compatibility between different land uses.

e. *Illumination levels.*

1. All site lighting levels shall be designed per the most recent IESNA (Illumination Engineering Society of North America) recommended standards and guidelines.
2. Minimum and maximum levels are measured on the pavement within the lighted area. Average level is the overall, generalized ambient light level, and is measured as a not-to-exceed value calculated using only the area of the site intended to receive illumination.
3. Lighting for automated teller machines shall be required to meet the standards of F.S. § 655.962.

f. *Excessive illumination.*

1. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section.
2. All outdoor lighting shall be designed and located such that the maximum illumination measured in footcandles at the property line does not exceed 0.2 on adjacent residential sites, and 0.5 on adjacent commercial sites and public rights-of-way. These values may be adjusted based on unique and/or unusual needs of specific projects.
3.

Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

4. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Reflectors and/or refractors within fixtures or fixtures with a top shield shall be utilized to assist in eliminating "sky glow."

(d) *Design guidelines.* Most development in the city is located on infill or redevelopment sites; therefore, projects should take their surroundings into account. These recommended design guidelines are intended as suggested methods to improve the character and fit of new development and to encourage respect for how architecture, landscape features, and public improvements help establish context, and steadily improve the quality of the city's residential and commercial neighborhoods. These guidelines are intended for designers and developers to look closely at the area surrounding their specific project and create developments that enhance and complement the built and natural environment. The design guidelines are flexible in their application and may be applied to specific projects during review by city staff and any applicable review boards. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design. Use of the following design guidelines is a means for addressing aesthetic and environmental concerns in the development process:

(1) Site planning.

a. The construction of roads across isolated wetlands shall be limited, and any roads that are built should be constructed on pilings or with adequate culverts to allow the passage of flood waters.

b. Runoff shall not be discharged directly into open waters. Vegetated buffers, swales, vegetated watercourses, wetlands, underground drains, catch basins, ponds, porous pavements and similar systems for the detention, retention, treatment and percolation of runoff should be used as appropriate to increase time of concentration, decrease velocity, increase infiltration, allow suspended solids to settle and remove pollutants.

c. Natural watercourses shall not be filled, dredged, cleared, deepened, widened, straightened, stabilized or otherwise altered.

d. The use of drainage facilities and vegetated buffer zones as open space, recreation and conservation areas is encouraged.

(2) Building design and architectural elements. The placement of buildings should respond to specific site conditions and opportunities such as irregular-shaped lots, location on prominent intersections, views, or other natural features. On-site surface parking should be visually minimized and where possible should be located behind a building. Site characteristics to consider in building design include, but are not limited to, the following:

a. Site buildings to avoid or lessen the impact of development on environmentally sensitive and critical areas such as wetlands, stream corridors, fragile vegetation and wildlife areas, etc.

b. The design and placement of a structure and its massing on the site should enhance solar exposure for the project and consider the shadow impacts on adjacent buildings and public areas.

c. The placement of buildings and other development features should enable the preservation of significant or important trees or other vegetation.

d. Where a new structure shares a site with an existing structure, or a major addition to an existing structure is proposed, the design of the new should be designed to be compatible with the original structure. This is particularly important if the original structure has historical or architectural merit to the community.

e. The placement and massing of a building should preserve desirable public views that would otherwise be blocked by the new development.

f. The placement and orientation of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the public right-of-way. For example, a multi-story mixed-use building proposed for a downtown corner zoning lot should reinforce the existing streetscape by utilizing the ground level for pedestrian oriented retail and restaurants and maintaining a consistent building edge abutting the sidewalk.

g. Building entrances should be clearly visible from the street. Using entries that are visible from the street makes a project more approachable and creates a sense of association with neighboring structures.

h. New development should be sited and designed to encourage human activity on the street. To accomplish this end, entrances, porches, balconies, decks, seating and other elements can be designed to promote use of the street front and provide places for human interaction. For example, for commercial developments such elements can include shop front windows, outdoor seating/dining, rooftop decks, balconies, and canopies that protect pedestrians from the elements.

i. Development projects that are adjacent to a less-intensive zoning district with differing development standards, may create substantial adverse impacts that result from inappropriate height, bulk and scale relative to their neighbors. Careful siting and design treatments can help mitigate some height, bulk and scale impacts; in other cases, actual reduction in the height, bulk and scale of a project are advisable to adequately mitigate adverse effects. In some instances, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk and scale differences. Some techniques for achieving compatibility are:

1. Use of architectural style, details (such as rooflines or fenestration), exterior colors or materials that derive from the less intensive zone district.
2. Creative use of landscaping or other screening.
3. Location of features on-site to facilitate transition, such as locating required open space on the zone district edge so the building is located farther from the lesser intensity zone district.
4. In a mixed-use project, siting the more compatible uses near the zone district edge.

j. The exterior architectural elements of buildings and structures (i.e., components which define the appearance of a building, such as roofs, windows, porches, modulations, entries, materials, balconies and details). New buildings developed in an established neighborhood with an identifiable character may be viewed as undesirable intrusions unless they respond positively to the architectural characteristic of existing buildings. Therefore, guidelines for architectural elements encourage new development in established neighborhoods to complement neighboring buildings and consider how design gives a neighborhood its identity. This does not mean that new buildings must excessively mimic older existing buildings. Rather, the guidelines suggest that new buildings use some traditional building concepts or elements. New buildings can successfully relate to older buildings while still looking contemporary, not stifling the designer's creativity and responding to changing societal needs and design opportunities.

k. Architectural context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

1. Architectural features. Taking note of the architectural characteristics of surrounding buildings can help new buildings be compatible with their neighbors when a consistent pattern is already established by similar building articulation; building scale and proportions; architectural styles; roof forms, building details and fenestration patterns; or materials. Even when there is no consistent architectural pattern, building design and massing can be used to complement and enhance certain physical conditions of existing surrounding development.
2. In cases where an existing context is either not well defined, or may be undesirable, a well-designed new project has the opportunity to establish a pattern or identity that future redevelopment can build on.

(3) Human scale. The design of new buildings should incorporate architectural features, elements and details that achieve a desirable human scale through the use of human-proportioned architectural features and site design elements clearly oriented to human activity. Building elements that may be used to achieve human scale are as follows:

a. Pedestrian-oriented storefront windows and doors directly facing the street or publicly accessible open space such as courtyards, gardens, patios, or other unified landscaped areas.

b. Window patterns, building articulation and other exterior treatments that help identify individual units in a multifamily building or mixed-use building.

c. Stepping back upper stories (generally above the third or fourth floor).

d. Porches or covered entries that offer pedestrian weather protection such as canopies, awnings, arcades, or other similar elements wide enough to protect at least one person.

(4) Structured parking garages.

a. The presence and appearance of structured parking garages and their entrances should be minimized so they do not dominate the street frontage. Ramps should be visually screened from streets and adjacent residential zoning districts and oriented towards the interior of the lot within a project where possible. Ramps profiles should be hidden on the exterior elevations. Roof top parking should be visually screened with articulated parapet walls or other architectural treatment. Exterior lighting should utilize fixtures provided with cut off shielding in order to eliminate glare and spillage onto adjacent properties and roadways. The openings of the garage should be designed in a manner that obscures parked vehicles. Decorative architectural elements on the ground floor level should be designed to accommodate the pedestrian scale. Parking levels above the ground floor should maintain the same vertical and horizontal articulation or rhythm and incremental appearance established on the ground floor.

b. Due to the requirements of a particular land use or structural needs, parking garages or the garage portion of the building may request an increase from the building frontage requirements (to a maximum of 100 percent for all floors) or a waiver from the setback requirements for portions of the structure subject to the following: The garage or garage portion of the building elevation provides unified design elements with the main building through the use of similar materials and color, vertical and horizontal elements, and architectural style.

c. Architectural features should be incorporated into the facade to mitigate the building's mass and bulk and along portions of the building adjacent to street rights-of-way.

(5) Rooftop mechanical equipment. All rooftop mechanical equipment should be screened from public view from both above and below by integrating it into building and roof design.

(6) Blank walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, due to the requirements of a particular land use or structural needs, they shall not exceed a length of 50 feet, or 20 percent of the length

of the building facing the street, whichever is less, and should receive design treatment to increase pedestrian comfort and interest.

(7) Utilities and service areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front wherever possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located near pedestrian routes.

(8) All telephones, vending machines, or any facilities dispensing merchandise, or a service on private property, should be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building. All exterior forms, attached or not to buildings should be in conformity to and secondary to the building. They should be an asset to the aesthetics of the site and to the neighborhood.

(Code 1986, § 12-2-82; Ord. No. 11-94, § 3, 4-14-1994; Ord. No. 45-96, § 6, 9-12-1996; Ord. No. 13-06, § 15, 4-27-2006; Ord. No. 16-10, § 211, 9-9-2010; Ord. No. 25-10, § 1, 10-14-2010; Ord. No. 06-18, § 1, 4-12-2018; Ord. No. 29-21 , § 1,12-16-2021)

Sec. 12-3-27. - Palafox historic business district.

(a) *Purpose.* The Palafox historic business district is established to preserve the existing development pattern and distinctive architectural character of the historic downtown commercial district. The regulations are intended to preserve, through the restoration of existing buildings and construction of compatible new buildings, the scale of the existing structures and the diversity of original architectural styles, and to encourage a compact, convenient arrangement of buildings.

(b) *Character of the district.* The Palafox historic business district is characterized by sites and facilities of historical value to the city. These buildings and historic sites and their period architecture (i.e., Sullivanesque, Classical Revival, Renaissance Revival, and Commercial Masonry) blend with an overall pattern of harmony, make the district unique and represent the diversity of business activity and commercial architecture over a long period of Pensacola history. The district is an established business area, tourist attraction, containing historic sites, and a variety of specialty retail shops, restaurants, private and governmental offices, and entertainment centers.

(c) *Historic theme area.* That portion of Palafox Place between Garden Street and Main Street is hereby designated a historical theme area, with a theme based on materials, signs, canopies, facades or other features as they existed in 1925 or earlier.

(d) *Boundaries of the district.* The boundaries of the Palafox historic business district shall be the same as the Pensacola downtown improvement district, plus the west 14.25 feet of lot 214 and all of lots 215 and 216, old city tract.

(e) *Procedure for review and submission of development plan.*

(1) *Submission of plans.* Every application for a building permit to erect, construct, renovate and/or alter an exterior of a building, or sign, located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" shall mean drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building or sign (both before and after the proposed work is done in the cases of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. Such plans shall be promptly forwarded by the building official to the architectural review board.

(2) *General conditions, procedures and standards.* Prior to submitting a formal application for approval of a proposed exterior alteration, the owners shall confer with the staff of the architectural review board, who will seek the advice of the downtown improvement board staff, the Historic Pensacola Preservation Board staff and appropriate city staff if necessary to review:

a.

The relationship between the proposed exterior alteration or proposed exterior to buildings in the immediate surroundings and to the district in which it is located or to be located.

b. At the time of the predevelopment conference, the applicant shall provide a sketch plan indicating the location of the proposed exterior alteration and its relationship to surrounding properties. The advisory meeting should provide insight to both the developer, the city, the downtown improvement board, and the Historic Pensacola Preservation Board staff regarding potential development problems that might otherwise result in costly plan revisions or unnecessary delay in development.

(3) *Review and approval by the architectural review board.* All such plans shall be subject to review and approval by the architectural review board as established in section 12-12-3 and in accordance with the provisions of section 12-3-10(1)d.1 through 3, applicable to the historic zoning districts. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs, emergency repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall require review by the director of the downtown improvement board and the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to an abbreviated review by the board designee, director of the downtown improvement board, Historic Pensacola Preservation Board staff and secretary to the architectural review board then the matter will be referred to the full board for a decision.

(f) *Architectural review of proposed exterior development.*

(1) *General considerations.* The board shall consider plans for existing buildings based on their classification as significant, supportive, compatible or nonconforming as defined and documented in files located at the office of the downtown improvement board. In reviewing the plans, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof, materials, textures and colors; plot plan or site layout, including features such as walls, walks, terraces, plantings, accessory buildings, signs, lights, awnings, canopies, and other appurtenances; and conformity to plans and themes promulgated, approved and/or amended from time to time by the city council; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and is not restricted to those exteriors visible from a public street or place. The board shall not consider interior design or plan. The board shall not exercise any control over land use, which is governed by particular provisions of this title, or over construction, which is governed by chapter 14-2.

(2)

Decision guidelines. Every decision of the board, in their review of plans for buildings or signs located or to be located in the district, shall be in the form of a written order stating the findings of the board, its decision and the reasons therefor, and shall be filed with and posted with the building permit on site. Before approving the plans for any proposed building, or signs located or to be located in the district, the board shall find:

a. In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building or if due to a new use for the building the impairment is minor considering visual compatibility standards such as height, proportion, shape, and scale.

b. In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value or character of buildings on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new building, that such building will not be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, and scale.

d. In the case of the proposed razing or demolition of an existing building, that the regulations established in section 12-3-10(1)i through k shall apply.

e. In the case of a proposed addition to an existing building or the base of a proposed new building, or building relocation, that such addition, new building or relocation will not adversely affect downtown redevelopment plans or programs or the comprehensive plan of the city.

(3) *Recommendation for changes.* The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.

(4) *Board review standards.* The architectural review board shall use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings as the general governing standards for existing structures. New construction shall maintain scale and quality of design. All new construction shall be reviewed in terms of massing, rhythm, materials and details, building elements and site. Generally, all structures should be compatible in these categories to surrounding structures. In addition the following standards shall apply:

a. *Signs.* In the case of any proposed new or altered sign, that the sign will not impair the architectural or historical value of any building to which it is attached, nor any adjacent building, and that such sign is consistent with the theme and spirit of the block where it is to be located, and that such sign is consistent with the following provisions:

1. Within the Palafox historic business district, signs protruding into or overhanging the public right-of-way are permitted subject to prior approval by the board, and are subject to removal on 30 days' notice if the city actually requires the space for any public purpose. Such signs must be of a character and size consistent with maintenance of the theme and character of the district. Existing overhanging signs are hereby approved and will not require further board approval unless altered.
2. Businesses located within the Palafox historic business district may place one portable (two-sided A-frame) sign on the sidewalk adjacent to the business location subject to the following conditions:
    i. The maximum size of the sign shall not exceed two feet wide by three feet high;
    ii. The sidewalk width shall be a minimum of eight feet;
    iii. A one time fee of $40.00 shall be paid to the city for a license to use the sidewalk for placement of a sign;
    iv. A license to use agreement, with proof of insurance, shall be required to use an identified area of the sidewalk for locating a sign;
    v. The sign shall be removed from the sidewalk at the close of business hours daily;
    vi. Signs shall require approval by the downtown improvement board and architectural review board.
3. Rooftop signs are prohibited, provided the business for which the sign is erected remains continuously in business, existing signs violating this provision may continue in use. Upon application to and approval by the board, such existing signs may be permitted to remain in place for a longer period if the board finds that the sign is consistent with the theme and character of the district.
4. Whirling and flashing signs attached to a building are prohibited, unless such signs replicate an original sign used at that location in the historical theme area. Balloon-type, portable or nonaccessory signs are prohibited.
5. Internally illuminated signs shall be prohibited.

b. *Building fronts, rears, and sides abutting streets and public areas.* All structural and decorative elements of building fronts, rears, and sides abutting streets or public improvement areas shall be repaired or replaced to match as closely as possible the original materials and construction of that building.

c. *Windows.*

1. Window openings in upper floors of the front of the building shall not be covered from the outside.
2. Window panes shall not be painted.

3. The number of window panes and use of shutters should reflect the style and period of the structure.
4. Windows not in front of buildings shall be kept properly repaired or, with fire department approval, may be closed, in which case sills, lintels and frame must be retained and the new enclosure recessed from the exterior face of the wall.

d. *Show windows and storefronts.*

1. A show window shall include the building face, porches, and entrance area leading to the door, sidelights, transoms, display platforms, and devices including lighting and signage designated to be viewed from the public right-of-way.
2. Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible with the original scale and character of the structure and the surrounding structures.
3. Show windows shall not be painted for advertising purposes but may be painted for authorized identification of the place of business as authorized by the architectural review board.
4. Show windows with aluminum trim, mullions, or muntins shall be placed or painted consistent with and compatible to the overall facade design as authorized by the board.
5. Solid or permanently closed or covered storefronts shall not be permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors, or other building surfaces.

e. *Exterior walls.*

1. All exterior front or side walls that have not been wholly or partially resurfaced or built over shall be repaired or replaced in a manner approved by the board. Existing painted masonry walls shall have loose material removed and painted a single color except for trim that may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining.
2. Historic painted advertising on walls should be preserved at the discretion of the board.
3. Rear and side walls, where visible from any of the streets or alleys, shall be finished so as to harmonize with the front of the building.

f. *Roofs.*

1. Chimneys, elevator penthouses or other auxiliary structures on the roofs shall be repaired or replaced to match as closely as possible the original.
2.

Any mechanical equipment placed on a roof shall be so located as to be hidden from view or to be as inconspicuous from view as possible. Equipment shall be screened with suitable elements of a permanent nature or finished in such a manner as to be compatible with the character of the building or to minimize its visibility.

g. *Walls and fences.* The size, design and placement of these features within the Palafox historic business district shall be consistent with the architectural character within the immediate area of their location.

h. *Landscaping and screening.* Landscaping and screening requirements in the Palafox historic business district shall be based on applicable requirements of chapter 12-6. All service areas (i.e. trash collection containers, compactors, loading docks) shall be fully screened from street and adjacent buildings by one of the following techniques: fence or wall, six feet high; vegetation six feet high (within three years); a combination of the above.

(5) *Review.* Any person aggrieved by a decision of the board may, within 15 days thereafter, apply to the city council for review of the board's decision. He or she shall file with the city clerk a written notice requesting the council to review said decision.

(g) *District rehabilitation, repair and maintenance guidelines.* The following rehabilitation, repair and maintenance standards shall be applied to all existing structures and land parcels respectively, whether occupied or vacant within the Palafox Historic Theme Area. These standards shall be considered as guidelines by the board when reviewing development plans in other areas of the Pensacola historic business district. In cases where an owner owns property comprising a total city block, the board shall consider the burden on the owner and may approve an incremental adherence to the standards or guidelines.

(1) *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired and replaced to match as closely as possible the original.

(2) *Windows.*

a. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with new glass.

b. Window openings in upper floors of the front of the building shall not be filled or boarded-up. Window panes shall not be painted.

(3) *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

(4) *Exterior walls.*

a. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.

b. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary.

c. Rear and side walls shall be repaired and finished as necessary to cover evenly all miscellaneous patched and filled areas to present an even and uniform surface.

(5) *Roofs.* Roofs shall be cleaned and kept free of trash, debris or any other element that is not a permanent part of the building.

(6) *Auxiliary structures.* Structures, at the rear of buildings, attached or unattached to the principal structure, that are structurally deficient shall be properly repaired or demolished as authorized by the architectural review board.

(7) *Front, rear, and side yards, parking areas and vacant parcels.* When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district in which the space is located; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage in accordance with applicable provisions of the Code.

(8) *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be properly maintained.

(h) *Survey, classification and technical assistance.*

(1) *Survey and classification.* A survey of the district to determine in which areas historical themes are appropriate, and to classify buildings, by architectural design, and materials as historically significant, supportive, neutral, and nonconforming shall be available at the offices of the downtown improvement board and the community redevelopment agency of the city.

(2) *Technical assistance.* Within the limits of staff capability and availability of funds, the board may provide sketches or renderings to property owners and/or merchants, showing suitable designs and themes for facade improvement.

(Code 1986, § 12-2-21; Ord. No. 28-94, § 2, 9-18-1994; Ord. No. 45-96, § 4, 9-12-1996; Ord. No. 8-99, § 2, 2-11-1999; Ord. No. 16-10, § 205, 9-9-2010; Ord. No. 31-17, § 1, 12-14-2017)

Sec. 12-3-28. - Governmental center district.

(a) *Purpose of district.* The purpose for the establishment of this district is to provide the redevelopment of a centralized area for government related land use; and to encourage a coordinated architectural character within the district.

(b) *Procedure for review of plans.*

(1) *Submission of plans.* Every application for a building permit to erect, construct, renovate and/or alter an exterior of a building, or sign, located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" shall mean drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building or sign (both before and after the proposed work is done

in the cases of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies, screening and other appurtenances. Such plans shall be promptly forwarded by the building official to the architectural review board.

(2) *Review and approval by the architectural review board.* All such plans shall be subject to review and approval by the architectural review board as established in section 12-12-3 and in accordance with the provisions of section 12-3-10(1)d.1 through 3, applicable to the historic zoning districts. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs, emergency repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall require review by the director of the downtown improvement board and the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to an abbreviated review by the board designee, director of the downtown improvement board, Historic Pensacola Preservation Board staff and secretary to the architectural review board then the matter will be referred to the full board for a decision.

(3) *Notification and building permit.* Upon receiving the order of the board, the board's secretary shall thereupon notify the applicant of the board's decision. If the board approves the plans, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign. If the board disapproves the plans, the building official shall not issue such permit. In a case where the board disapproves the plans, the secretary of the board shall furnish the applicant with a copy of the board's written order, and may at the discretion of the board include recommendations for changes necessary to be made before the board will reconsider the plans.

(4) *Failure to review plans.* If no action upon plans submitted to the board has been taken at the expiration of 31 days from the date of submission of the application for a building permit and required plans to the board, such plans shall be deemed to have been approved, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign.

(c) *Decisions.* Every decision of the board, in their review of plans for building or signs located or to be located in the district, shall be in the form of a written order stating the finding of the board, its decision and the reasons therefor. The board may at its discretion make recommendations for changes necessary to be made before the plans will be reconsidered. If recommendations for

changes are made by the board, they may be general in scope and compliance with them shall only qualify the plans for reconsideration by the board but compliance with recommendations shall not bind or stop the board from disapproving the plans under reconsideration.

(1) Proposed plans shall be approved unless the board finds that the proposed erection, construction, renovation and/or alteration is not compatible with the built environment of the governmental center district.

(2) The board shall not consider interior design or plan. The board shall not exercise any control over land use, such as is governed by the city's zoning ordinance, chapters 12-3 and 12-4, or over construction, such as is governed by the city's building codes.

(3) Plans for proposed new or altered signs shall be approved unless the board finds that the sign is inconsistent with the theme and character of the district, or that such sign does not comply with the requirements of the Code or with any of the following provisions:

a. The board may adopt and promulgate rules and regulations controlling the number and size of signs, their heights and materials, relating such rules to the number of square feet served, frontage, and type of business. Such rules and regulations shall be subject to review and approval by the city council.

b. Within the governmental center district, roof signs, flashing and/or rotating signs, and signs protruding into or overhanging the public right-of-way are hereby prohibited except as set forth herein.

c. Signs existing prior to February 22, 1979, may remain until the business for which the sign was erected ceases to do business at that location or until the property on which such sign is located is acquired for a public purpose, which ever shall first occur.

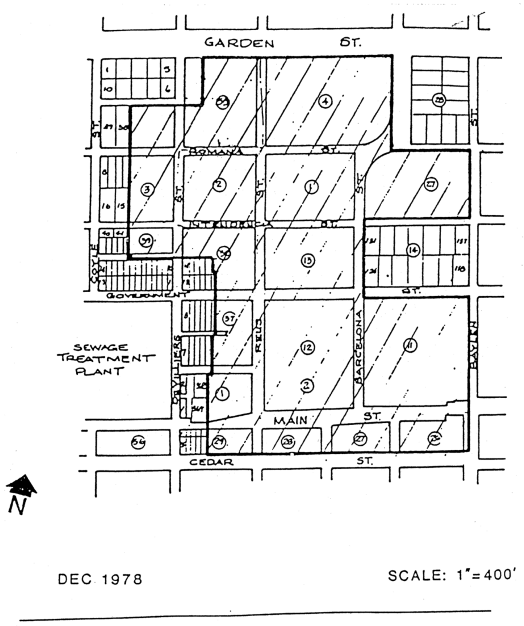
d. On application to the approval of the board, rules relating to the number and size of signs may be waived for grand openings, special sales, going-out-of-business sales, and similar occasions when consistent with this Code.

(d) *Disqualification of member from voting.* Any member of the board who shall be employed to design or construct a building or who shall have any proprietary tenancy or personal interest in such building requiring approval of plans by the board shall be disqualified from voting thereon.

(e) *Boundaries of the district.* The boundaries of the governmental center district shall be as outlined on Map 12-3.2.

(Code 1986, § 12-2-22; Ord. No. 45-96, § 5, 9-12-1996)

MAP 12-2-2 GOVERNMENTAL CENTER DISTRICT



Sec. 12-3-29. - Airport development corridor overlay district.

(a) *Creation and description of corridor.* There is hereby created the airport development corridor overlay district within the area described as follows: all property within 100 feet of either side of the centerline of 12th Avenue between the south line of the city airport property zoned ARZ (airport restricted zone) and the north line of Underwood Avenue, and all property within 100 feet of either side of the centerline of Airport Boulevard between 9th Avenue and 12th Avenue.

(b) *Purpose.* The purpose for creating the airport development corridor is to promote orderly development along major roadways accessing the Pensacola International Airport in order to enhance the corridor's visual appearance as an entranceway into the city. Review of each development proposal, with special emphasis on similar style signage, landscaping requirements and access management, is intended to encourage a high quality of site planning.

(c) *General conditions, procedures and standards.* Prior to obtaining construction permits the developer shall submit a site plan to and meet with the planning services department staff and obtain its approval of the following:

(1) The relationship between the proposed development plan and the surrounding land uses.

(2) The character and/or design of the following factors:

a. Traffic egress and ingress to the site;

b. Signage;

c. Provision of open space and visual corridors;

d. Preservation of existing vegetation and proposed landscaping; and

e. Fencing and screening if applicable.

(d) *Development requirements.*

(1) *Permitted land uses.* Land uses within the airport development corridor shall be those permitted within the underlying zoning district classifications.

(2) *Signs.* The provisions set forth in chapter 12-5 shall generally apply within the airport development corridor except as described below:

a. *Permanent accessory signs.* The provisions set forth in section 12-5-4 shall be applied to signs constructed within the airport development corridor.

b. *Existing nonconforming permanent accessory signs.* Existing nonconforming permanent accessory signs shall be permitted, however no such sign may be enlarged or altered in a way that increases its nonconformity. The sign may be reconstructed if destroyed by fire, explosion, or other casualty, or act of God, or the public enemy, however new construction must duplicate the original sign or the sign must comply with the regulations described herein.

c. *Nonaccessory signs.* New nonaccessory signs shall be prohibited. Existing nonaccessory signs on the date of adoption of this ordinance may continue in place. Provided, however, any such existing signs located within 150 feet of the intersection of 12th Avenue and Airport Boulevard may be relocated or reconstructed, one time only, to a location more than 150 feet from the intersection of 12th Avenue and Airport Boulevard, on or before March 1, 1993, subject to the spacing requirements set forth in section 12-5-5(4)b.

d. *Temporary signs.* Temporary sign requirements shall be subject to the provisions set forth in section 12-5-6.

e. *Prohibited signs.* In addition to the prohibition of billboards, prohibited signs within the airport development corridor shall be subject to the provisions set forth in section 12-5-7.

f. *Guidelines for aesthetic design of signs.*

1. The use of monument signs (a sign that is not mounted on a pole) is recommended within the corridor.
2. Design materials. The architectural character of the building to which the sign relates should be reflected in the lettering and materials used in the sign.
3. Lighting. Indirect or internal lighting.

(3) *Landscaping and buffer requirements.* Landscaping and buffer requirements shall be subject to the minimum provisions set forth in chapter 12-6, with the additional requirements described below:

a. *Preservation of existing trees.* Where it is not absolutely necessary for construction of buildings, egress and ingress points, and visual clearance for signs, existing trees having a minimum trunk diameter of eight inches at a height of four feet above the ground shall be protected.

b. *Guidelines for other landscaping.* Preservation of other existing vegetation and new plantings of understory vegetation is encouraged to visually link development to the wooded character of the airport property and the grounds of the Pensacola State College campus.

(4) *Vehicular access.* For each lot tract or parcel under single ownership it is recommended that access points be limited to one per street frontage. In the event that more than one access point is necessary for vehicular safety or engineering reasons a maximum of two access points on one street frontage will be permitted.

(5) *Fencing and screening.* No concrete block or barbed wire fences will be permitted. Approved materials will include, but not necessarily be limited to, wood, brick, stone or wrought iron and combinations thereof. Chain-link fences shall be permitted only if used in conjunction with vegetation plantings for at least partial screening.

(6) *Off-street parking.* Placement of off-street parking outside the airport development corridor is encouraged.

(e) *Contents of the development plan.* The site plans and elevations depicting the proposed project within the airport development corridor shall contain all the elements at the scale designated in section 12-3-120.

(f) *Appeals.* Anyone wishing to appeal the decision of the planning staff may petition the city council.

(Code 1986, § 12-2-23; Ord. No. 28-92, § 1, 8-27-1992)

Sec. 12-3-30. - North 9th Avenue corridor management overlay district.

(a) *Creation and description of the overlay district.* There is hereby created the North 9th Avenue corridor management overlay district within the area described as follows: all properties abutting North 9th Avenue between Fairfield Drive and Bayou Boulevard.

(b) *Purpose.* The purpose of this overlay district is to establish specific criteria to address access management of vehicular traffic and to enhance safety in the district for both pedestrians and the operators of motor vehicles. Further, creation of the district will allow for the orderly rezoning and redevelopment of the district over time, allow for a compatible mixture of residential and business uses, maintain the residential appearance and quality of the district by implementation of design standards, and enhance the corridor's visual appearance. These objectives will be accomplished through comprehensive site planning on the part of the developer, combined with site plan review and approval by the planning board, planning staff, the city engineer and the district office of the state department of transportation.

(c) *Permitted land uses.* Land uses within the North 9th Avenue corridor management overlay district are those permitted in the underlying zoning district classifications.

(d) *General conditions, procedures and standards.*

(1) Rezoning requests alone will not require submission of a site plan.

(2) Prior to making application for a building permit and/or obtaining a certificate of occupancy for nonresidential development, the developer must submit a site plan that meets the access management requirements and design standards listed below to the planning board for aesthetic review. The developer shall submit this site plan to the planning services division and meet with the planning staff and the city engineer to obtain their input and/or review of the following prior to or concurrent with the planning board submittal:

a. The relationship between the proposed development plan and the surrounding land uses.

b. The character and/or design of the following factors:

1. Traffic egress and ingress to the site;
2. Parking;
3. Provision of open space and visual corridors;
4. Preservation of existing vegetation and proposed landscaping;
5. Applicable screening, fencing and buffering;
6. Signage; and
7. Preservation of the residential quality of the district through architectural and design standards as outlined in subsection (f) of this section.

(3) Procedure for review of plans.

a. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the North 9th Avenue corridor management overlay district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, design of the site, signage, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

b. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan that does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.

c. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.

(e) *Development requirements.*

(1) *Access management.* In keeping with the district's goal of access management of vehicular traffic, each nonresidential lot or parcel under single ownership must address access management objectives in its initial site plan.

In the interest of vehicular safety, traffic circulation, and roadway level of service (LOS), driveways to nonresidential parcels of property must be at least 245 feet from the next adjacent driveway in either direction. This requirement can be accomplished by one of the following methods:

a. A property owner requesting approval of nonresidential use shall own a sufficiently sized parcel of land so as to gain the required frontage on North 9th Avenue to meet the 245-foot spacing requirement.

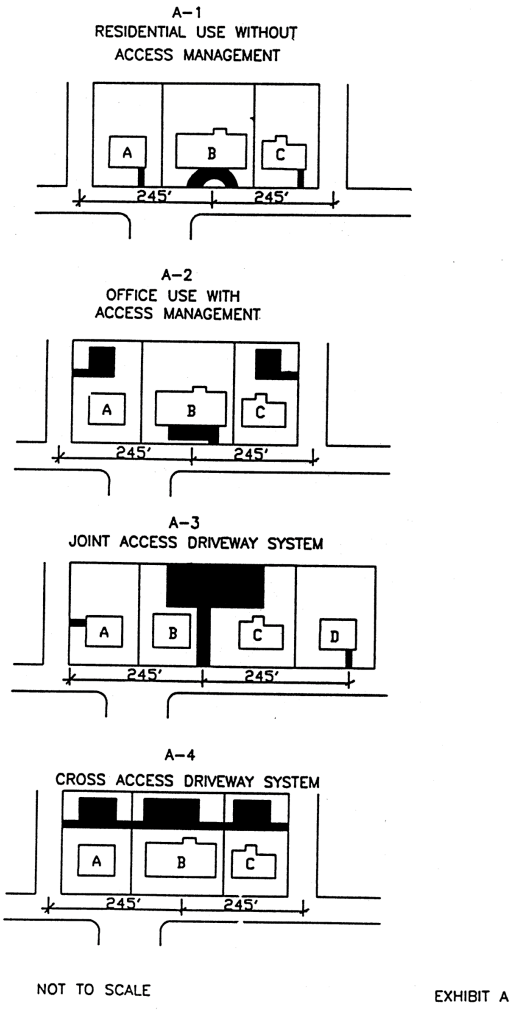
b. A property owner may assemble multiple parcels of land so as to achieve the 245-foot spacing requirement.

c. In the event that the 245-foot spacing requirement cannot be met on an individual parcel, One driveway will be allowed; however an access management plan incorporating the concept of shared driveways with adjoining parcels that will accomplish this spacing requirement must be submitted to, and approved by, the planning staff.

Under this scenario, existing driveways will be designated interim driveways until such time as shared access development plans can be completed and shared driveways are constructed. To accomplish this objective, property owners must submit an easement allowing cross access to and from other properties served by joint and cross access drives and an agreement within their deed that the remaining access rights will be relinquished to the city and that preexisting driveways along the thoroughfare will be closed and eliminated after construction of the joint access system. These easements will be recorded by the city in the public records of the county and be kept on file in the city's

planning services division. A joint maintenance agreement should also be established in order to define the maintenance responsibilities of the property owners. See Exhibits A-1, A-2, A-3, and A-4.

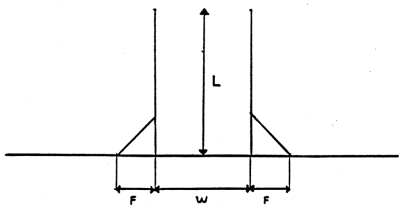
Unless the minimum spacing requirement of 245 feet between connections can be met, parcels located on corner lots shall use the side street for full-access connections and have limited access to North 9th Avenue. Direct access to North 9th Avenue shall be allowed in the form of directional openings designed to enhance the safety and operation of the roadway. Driveway connections on corner side streets shall provide a corner clearance of 120 feet from the travel lane of North 9th Avenue. This distance may be reduced if the depth of the lot cannot support this distance or if the location is within a primary portion of the lesser classified roadway and could pose a conflict or nuisance with the surrounding existing residential uses, such as in the case of direct alignment with an existing residential driveway or dwelling.



(2) *Driveway design.* In order to permit a safe transition from the roadway to the site, two-way driveways must have a minimum width of 24 feet and a maximum of 36 feet and a minimum flare of ten feet on both sides in accordance with Florida Department of Transportation

Standard Index 515, Roadways and Traffic Design Standard Indices, latest edition. Further, to prevent the stacking of vehicles on the roadway, driveways should have a minimum length of 36 feet from the edge of the roadway to the beginning of the parking area for business developments. See Exhibit B below. As long as the roadway remains under FDOT maintenance, a copy of the FDOT Pre-Application Meeting Notes should be provided to the city during the site plan submittal process to allow staff to review for consistency with the state requirements as well as city standards.

FDOT DRIVEWAY DESIGN STANDARDS [1]



CONNECTION WIDTH	"W"	24' Min. 36' Max.
FLARE (Drop Curb)	"F"	10' Min.
DRIVEWAY LENGTH	"L"	36' Min.

[1] Florida Department of Transportation Standard Index 515, Roadways and Traffic Design Standard Indices, latest edition.

EXHIBIT B

(3) *Off-street parking.* Off-street parking must be provided as required for the specific use of the property as set forth in chapter 12-4. The design of parking lots must meet the minimum requirements as set forth in chapter 12-4. Additionally, parking areas shall be placed towards the rear of the site for business establishments. Where the constraints of the lot limit parking at the rear of the site, additional landscaping shall be required within the parking area and along the front of the property to soften the streetscape and enhance the aesthetic appearance of the development.

(4) *Landscaping and buffers.* Landscaping and buffer requirements are subject to the minimum provisions set forth in chapter 12-3, section 12-3-56 and chapter 12-6. When off-street parking is located at the front of the project, a year-round landscaped hedge or low wall along the street edge of the parking lot must be used as a means of buffering. Additional design standards are outlined in subsection (f) of this section.

(5) *Signs.* Refer to chapter 12-5 for general sign standards and criteria and for a description of sign area calculations. The specific standards as outlined in subsection (f) of this section shall be applied to all signage within this district.

(f) *Design standards.*

(1) *Landscaping and buffers.* Preservation of existing vegetation is required and new plantings of native, non-invasive understory vegetation is strongly encouraged to visually link the development to the wooded character and mature landscape of the district.

(2) *Signage.*

a. *Freestanding signs.* Freestanding signage shall observe a maximum overall sign height of eight feet with a maximum sign face area of 32 square feet. Monument signs are required; however, if a pole sign is existing, decorative covers to conceal the frame are required. Additionally, landscaping at the base of all freestanding signage is required.

b. *Design materials.* The architectural character of the building to which the sign relates should be reflected in the lettering and materials used in the sign.

c. *Lighting.*

1. In addition to the standards within sections 12-4-3 and 12-5-2, parking lot lighting and lighting on buildings shall be direct (downlighting) to promote dark sky lighting and minimize light pollution. The maximum allowed trespass of light at the property line shall not exceed 0.5 footcandles. Parking lot lighting shall be full cutoff to minimize light pollution and nuisances.

2. Freestanding signs may be uplit with shielded landscape lighting to promote dark sky lighting and minimize light pollution and nuisances.

3. Signage may not be internally illuminated. However back-lighting of letters will be permissible with opaque faces to create the effect of channel letters.

4. Electronic reader boards shall not be allowed within this district.

(3) *Architectural design and building elements.*

a. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials should be such as to create a harmonious whole within the residential context and nature of the district.

b. Buildings or structures located along strips of land or on single sites and not a part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings. It is not inferred that the buildings must look alike or be of the same style to be compatible with the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

(4) *Fencing and screening.* Approved materials for nonresidential developments include wood, brick, stucco finished masonry, stone, or wrought iron, and combinations of these materials. Synthetic materials with the appearance of approved materials are included. Black powder-coated chain-link fences will be permitted for new nonresidential developments if screened in their entirety by appropriate vegetation. Exposed concrete block and barbed wire are prohibited within the district.

(g)

Contents of the development plan. The site plans and elevations depicting the proposed project within the overlay district must contain all the elements at the scale designated in section 12-3-120(c) and (d).

(h) *Conformity.* Existing commercial developments are required to comply with the above standards with respect to landscaping, lighting, signage and fencing by December 31, 2024. Compliance will be required for all redevelopment that exceeds 50 percent of the value of the building.

(Code 1986, § 12-2-24; Ord. No. 33-96, § 1, 7-25-1996; Ord. No. 01-17, § 1, 1-12-2017)

Sec. 12-3-31. - Community redevelopment area (CRA) urban design overlay district.

The regulations in this section shall be applicable to the community redevelopment area (CRA) urban design overlay district (CRAUDOD).

(1) *Intent.* The requirements set forth in this section are intended to:

a. Preserve and maintain the urban pattern and architectural character of Pensacola's community redevelopment areas, while encouraging new construction that is compatible with that heritage, but also reflective of its time.

b. Improve the physical appearance of the community redevelopment areas with urban design standards that provide more predictable results in terms of the form and character of buildings.

c. Support the removal of blight within the community redevelopment areas by encouraging quality redevelopment.

d. Support the future growth of the city, to ensure compatible and cohesive development, to remain resilient long-term, and to support the goals, objectives and policies of the city's comprehensive plan and community redevelopment area master plans.

e. Coordinate the placement, orientation, and design of buildings to ensure a coherent and walkable streetscape and traditional urban character by creating well-defined street edges with continuous building walls, articulated facades, and architectural features that create visual interest and an attractive pedestrian environment.

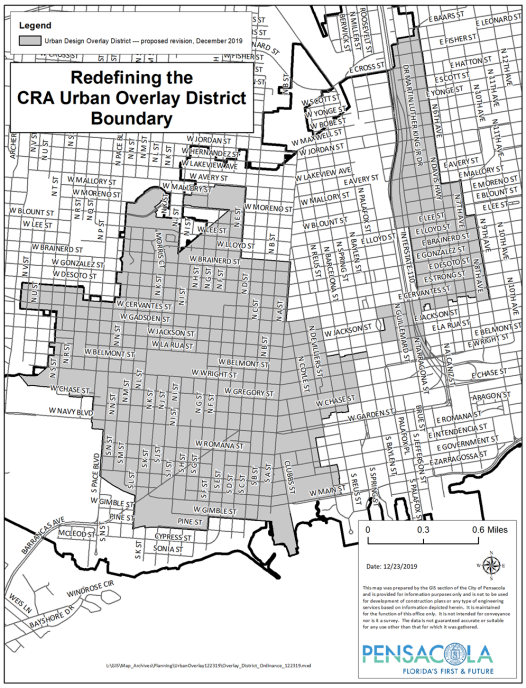
f. Capitalize on opportunities to attract and grow a variety of residential building types, retail, service, and cultural establishments to serve local needs, create regional attractions and a robust economic base.

g. Enable and encourage mixed-use development within the community redevelopment areas in support of viable and diverse locally-oriented business and cultural institutions.

h. Achieve context-based development and complete streets.

(2) *Boundaries of the district.* The boundaries of the CRA urban design overlay district shall be as outlined on Figure 12-3-31.1. A more detailed map of the boundaries of the overlay is on file in the office of the city clerk.

FIGURE 12-3-31.1. CRA URBAN DESIGN
OVERLAY DISTRICT BOUNDARIES



(3) *Applicability.*

a. These standards shall apply to all new construction within the CRA urban design overlay district. For purposes of this section, "new construction" includes construction on a parcel that is vacant or becomes vacant following demolition of an existing structure on the parcel; it also includes construction of a freestanding accessory building and ancillary improvements on a parcel, but does not include an addition to a current structure.

b. This section shall apply as an overlay to the underlying land development regulations. The land development regulations contained within this title shall apply unless pre-empted by this section. Where a conflict exists between this section and the underlying land development regulations, contained within this title, this section shall prevail.

c. Standards, activated by "shall," are regulatory in nature, as defined within section 12-1-8 (general interpretative terms). Deviations from these standards shall only be permitted by variance in accordance with section 12-11-2 (appeals and variances).

d. Guidelines, activated by "should," are encouraged and recommended but not mandatory, as defined within section 12-1-8 (general interpretative terms). Developments subject to this overlay district are encouraged to incorporate them as appropriate in order to enhance and complement the built and natural environment. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design.

e.

Figures, tables and illustrations shall be interpreted as defined in section 12-1-8 (general interpretative terms) unless the context clearly indicates otherwise.

f. The provisions of this section are not intended to supersede, conflict with or replace any requirement in federal or state law pertaining to design, construction or accommodation requirements pertaining to persons with disabilities, and it is hereby declared to be the intent of the city that such requirements in federal or state law shall prevail over any provisions of this section to the extent of any conflict.

(4) *Existing conditions.* Existing buildings and structures that do not conform to the requirements of this overlay district may be occupied, operated, repaired, renovated or otherwise continue in use in their existing nonconforming state unless demolished and rebuilt.

(5) *Procedure for review.* All development regulated by this subsection shall be subject to the submission requirements contained within sections 12-11-5 (building permits), 12-3-120 (development plan requirements), and 12-3-121 (design standards and guidelines), as applicable. In addition to the plan submission requirements listed in sections 12-11-5 and 12-3-120, drawings illustrating compliance with this section shall be provided. Plans shall include drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building, including proposed materials, textures, and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walkways, terraces, landscaping, accessory buildings, paved areas, signs, lights, awnings, canopies, screening, and other appurtenances. Facade and frontage yard types shall be specified along frontages in accordance with Table 12-3-31.10 (Facade Types) and Table 12-3-31.9 (Frontage Yard Types).

(6) *Modifications and appeals.* The standards established in this section are intended to achieve the principles outlined in subsection (1). However, specific site features, physical barriers or easement, and challenging characteristics affiliated with a particular site or type of use may create conditions that make compliance with a specific standard impractical or undesirable. In such instances alternative design solutions that achieve the principles defined in subsection (1) of this section may be considered. This section establishes the procedures for considering requests for a modification to the standards.

Modifications shall be approved through an abbreviated review process. This process shall require review by an architect advisor appointed by the city council, the chair of the applicable redevelopment board representing the redevelopment district for which the project is located and the urban design specialist or the mayor's designee. City council shall appoint two architects to serve as the architect advisor(s), a primary and an alternate. In the absence of the architect advisor or in the event of a conflict of interest, the alternate architect shall serve

in the capacity of the architect advisor. The appointed architects shall not be employed by the same firm or have any other relationship that would constitute a conflict of interest between them.

1. Review shall consider the principles defined in subsection (1) of this section.
2. The decision to approve, deny or approve with modifications shall be based on the following considerations:
    i. The physical conditions of the property such as floodplain, drainage, tree preservation, or small or irregular lot shape making compliance to the specific standard physically impossible and this hardship is not created by the applicant; and/or
    ii. If by its nature, including its function and intensity, the development constitutes a special use or presents a particular circumstance that causes challenges integrating into an urban, walkable, neighborhood environment; and
    iii. The modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality, or other matters affecting the public health, safety and general welfare; and
    iv. The modification will not result in a substantial departure from the key principles that buildings should:
        (a) Front the street and be located close to the street edge;
        (b) Provide interest to those walking and biking past by avoiding blank walls;
        (c) Create a human-scaled street edge and add value to the walkability of streets; and
        (d) Include key architectural features which reflect traditional neighborhood character.
3. Appeals shall be referred to the zoning board of adjustments.

(7) *Urban design standards and guidelines.*

a. *Building height.*

1. Intent. Within the overlay district, height for single-family residential types will be measured in feet and multifamily, mixed-use and nonresidential buildings will be measured in stories. Measuring height in stories rather than feet has numerous benefits which include:
    i. To provide greater creativity for a natural variety of roof forms;
    ii. To recognize the need of different users, as commercial floor plates are different than residential floor plates;
    iii.

To remove the incentive to create short floorplates, and instead encourage more gracious floor-to-ceiling heights for environmental health, without penalizing property owners; and

iv. To protect the historical proportions of Pensacola's community redevelopment areas.

2. Maximum building heights for principal and accessory buildings shall be as defined by the form standards in Tables 12-3-31.3 to 12-3-31.8.

3. Building height is measured as follows:

i. Where maximum height is specified, the measurement shall be taken from the finished grade at the front of the building.

ii. Building height shall be measured in feet for single-family residential types as defined in the form standards in Tables 12-3-31.3 to 12-3-31.8 and as follows:

(a) For pitched roof buildings, to the bottom of the lowest eave of the principal structure.

(b) For flat roof buildings, to the bottom of the parapet.

(c) Minimum floor to ceiling height in single-family residential types shall be nine feet per floor.

iii. Building height shall be measured in stories for multifamily, mixed-use and nonresidential buildings as follows:

(a) Multifamily buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.1.

TABLE 12-3-31.1. MULTIFAMILY STORY HEIGHT REQUIREMENTS

Zoning Category	Ground Floor Story Height		Above Ground Story Height
	Max.	Min.	Max.
R-2A through C-3	16 ft.	12 ft.	14 ft.

(b) Mixed-use and nonresidential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.2.

TABLE 12-3-31.2. MIXED-USE/NONRESIDENTIAL STORY HEIGHT REQUIREMENTS

Zoning Category	Ground Floor Story Height		Above Ground Story Height
	Max.	Min.	Max.
R-1AAA through R-2A	16 ft.	12 ft.	14 ft.
R-NC, R-NCB and R-2	20 ft.	14 ft.	14 ft.
C-1, C-2, C-2A and C-3	24 ft.	14 ft.	14 ft.

(c) Stories are measured from finished floor to finished floor with the exception of one-story buildings that shall be measured floor to ceiling.

(d) Story heights that exceed the maximum permitted height specified in Tables 12-3-31.1 and 12-3-31.2 shall count as two stories. Height defined within this subsection shall not supersede height as defined by the Florida Building Code.

iv. See Illustration 12-3-3.1 for a depiction of height measurements in feet and stories.

ILLUSTRATION 12-3-3.1. MEASURING BUILDING HEIGHT

4. Parking garages shall not exceed the height of the principal building on the site. Parking garages shall not be subject to floor to floor height requirements according to subsection (7)a.3.iii of this section. Stand-alone parking garages shall only conform to the number of stories permitted within the form standards in Tables 12-3-31.3 to 12-3-31.8.
5. Roof pitch.
   i.

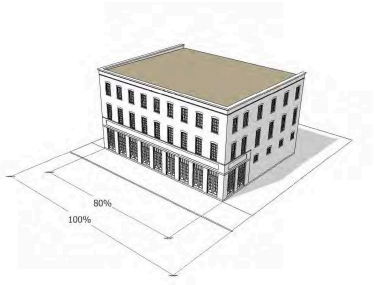
Gable or hipped roofs shall have a minimum pitch of 6:12 and a maximum pitch of 12:12.

ii. Shed roofs shall have a minimum pitch of 4:12.

b. *Building orientation.*

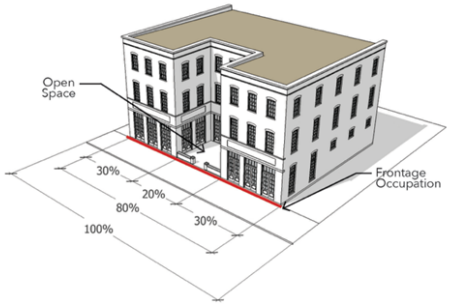
1. Intent. Buildings should have their principal pedestrian entrance along a street, pedestrian way or open space, with the exception of entrances off a courtyard, visible from public rights-of-way.
2. Building frontage occupation shall conform to the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. Buildings shall be oriented so that the principal facade is parallel to the street it faces for the minimum building frontage occupation required in the form standards in Tables 12-3-31.3 to 12-3-31.8. See Illustration 12-3-31.2 for a depiction of minimum frontage occupation requirements.

ILLUSTRATION 12-3-31.2. MINIMUM
BUILDING FRONTAGE OCCUPATION



4. Lot width shall be measured along the right-of-way at the front property line. Lot width measurements at the building setback line and minimum lot area shall not apply.
5. Forecourts, courtyards and other such defined open spaces shall count towards minimum frontage requirements. See Illustration 12-3-31.3 for an illustration depicting minimum frontage occupation requirements with open space.

ILLUSTRATION 12-3-31.3. MINIMUM
BUILDING FRONTAGE OCCUPATION
WITH OPEN SPACE



6. Ground floor units in multifamily residential buildings shall provide landscaping, walls, and/or fences that provide some privacy for the building.

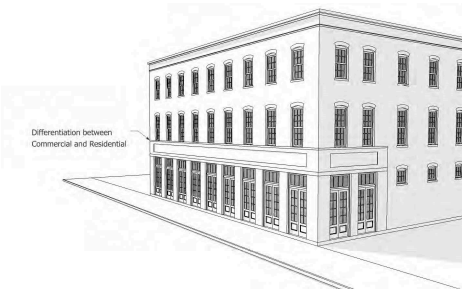
c. *Building massing.*

1. Intent. Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level.
2. Where provided, multifamily building courtyards shall maintain a minimum width to height ratio of 1 to 3 in at least one dimension in order to avoid light well conditions. Courtyards should be wider than the minimum where possible. See Illustration 12-3-31.4 for depiction of courtyard ratio measurements.

ILLUSTRATION 12-3-31.4. COURTYARD HEIGHT TO WIDTH RATIO MEASUREMENTS

3. The design and facade treatment of mixed-use buildings shall differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, awnings, terraces, etc.), changes in fenestration, facade articulation and/or material changes. See Illustration 12-3-31.5 for depiction of mixed-use building differentiation of uses.

ILLUSTRATION 12-3-31.5. MIXED USE BUILDING DIFFERENTIATION OF USES



4. Single-family units shall be distinguished from abutting units with changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings.
5. All service and loading areas shall be entirely screened from public right-of-way as follows:

i. Equipment shall be screened.

ii.

If outdoor storage areas are separate from the building they serve, the fence materials shall be limited to masonry, concrete, stucco, wood, PVC and metal, excluding chain-link.

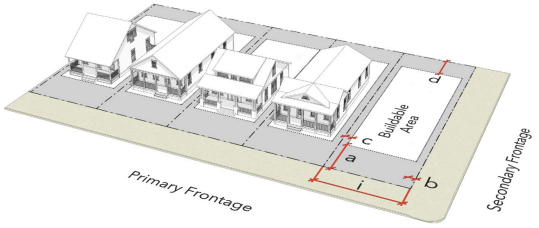
6. HVAC and mechanical equipment are restricted as follows:
    i. They shall be prohibited in frontage yards.
    ii. They shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces.
    iii. Through-wall units shall be prohibited along street frontages and open spaces, unless recessed within a balcony.
7. Mechanical equipment on roofs shall be visually screened from the street with parapets or other types of visual screens of the minimum height necessary to conceal the same.
8. Roof top parking shall be visually screened with articulated parapet walls or other architectural treatment.
9. Exterior wall materials prohibited for all single-family residential types shall include:
    i. Corrugated metal panels; and
    ii. Exposed concrete block.
10. Material requirements contained within section 12-3-121(c)(8) (design standards and guidelines) shall apply within the CRA urban design overlay district.

d. *Form standards.*

1. Form standards within the CRA urban design overlay district shall be as defined in Tables 12-3-31.3 to 12-3-31.8.
2. Exceptions to form standards.
    i. Front setbacks in R-1AAA, R-1AA, and R-1A shall not be less than the average setback of all frontage yards (front and exterior side yards) located on either side of the block face, up to the minimum front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5. In cases where no other dwellings exist within the block, the front setback shall be no less than the front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5.
    ii. Each single-family attached dwelling unit shall be located on its own lot. If a development requires subdivision procedures, it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.
    iii. Where lot occupation and setback standards differ from the dense business area (DBA), as defined in chapter 12-13 (definitions), the standards in the DBA shall prevail.

TABLE 12-3-31.3. SINGLE-FAMILY DETACHED AND

TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES - R-1AAA THROUGH R-1A

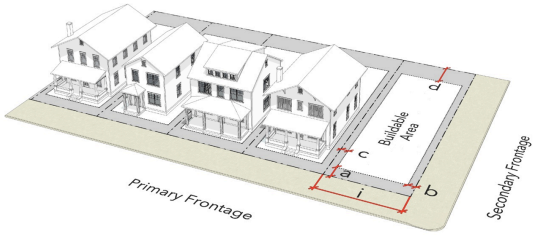


Setbacks - Principal Building (feet)	
Front	20 min.
Front, Secondary(4)	5 min.
Side (Interior)(4)	5 min.
Rear	30 min./20 min. (30' lots)
Frontage (min.)	
Primary	45%/40% (lots < 42')
Lot Occupation(5)	
Lot Width(3)	30 ft. min.
Lot Coverage	50% max.
Building Height (max.)	
Principal Building(1)	35 ft.
Accessory Building(1)	24 ft.
Parking (min.)	
Off-street(2)	1/unit

Setbacks - Accessory Building (feet)	
Front	50 min.
Front, Secondary(4)	5 min.
Side (Interior)	1 min.
Rear	3 min.
Frontage Yard Types	
Standard	Permitted
Shallow	Not Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	

(2) See subsection (7)h.2 of this section for exceptions.
(3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply.
(4) Minimum setback for 30-foot lots shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.
(5) Minimum lot area shall not apply.

TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3

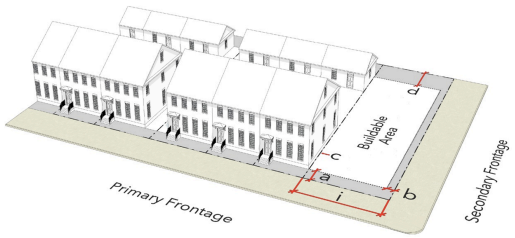


Setbacks - Principal Building (feet)	
Front	8 min./20 max.
Front, Secondary(4)	5 min.
Side (Interior)(4)	5 min.
Rear	25 min./20 min. (30' lots)
Frontage (min.)	
Primary	45%/40% (lots < 42')
Lot Occupation(5)	
Lot Width(3)	30 ft. min.

Lot Coverage	50% max.
Building Height (max.)	
Principal Building(1)	35 ft.
Accessory Building(1)	24 ft.
Parking (min.)	
Off-street(2)	1/unit
Setbacks - Accessory Building (feet)	
Front	50 min.
Front, Secondary(4)	5 min.
Side (Interior)	1 min.
Rear	3 min.
Frontage Yard Types	
Standard	Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted

Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) See subsection (7)h.2 of this section for exceptions.	
(3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply.	
(4) Minimum setback for 30-foot lots shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.	
(5) Minimum lot area shall not apply.	

TABLE 12-3-31.5. SINGLE-FAMILY ATTACHED
(TOWNHOUSE) RESIDENTIAL BUILDING TYPES - R-1AA THROUGH C-3

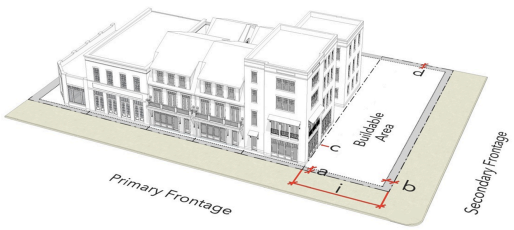


Setbacks - Principal Building (feet)	
Front	8 min.
Front, Secondary	5 min.

Side (Interior)(1)	0 or 5 min.
Rear	25 min.
Frontage (min.)	
Primary	80%
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height (max.)	
Principal Building(2)	45 ft.
Accessory Building(2)	24 ft.
Parking (min.)	
Off-street	1/unit
Setbacks - Accessory Building (feet)	
Front	50 min.
Front, Secondary	5 min.
Side (Interior)	1 min.
Rear	3 min.
Frontage Yard Types	
Standard	Not Permitted

Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Minimum lot area shall not apply.	

TABLE 12-3-31.6. MULTIFAMILY, MIXED-USE,
NEIGHBORHOOD COMMERCIAL AND COMMERCIAL BUILDING TYPES

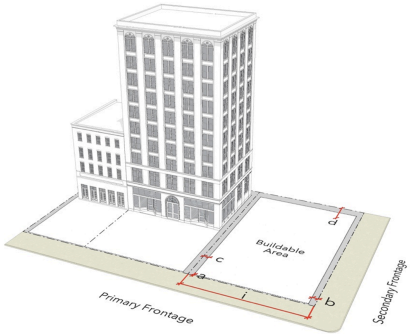


Setbacks - Principal Building (feet)	
Front (Com./Res.)(1)	5 max./15 max.
Front, Secondary (Com./Res.)	5 max./15 max.
Side (Interior)(3)	0 or 5 min.
Rear	none
Frontage (min.)	
Primary	80%
Lot Occupation(4)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height (max.)	
Principal Building(2)	4 stories
Accessory Building(2)	N/A
Off-Street Parking (min.)	
Residential	1/unit
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
Front	N/A
Front, Secondary	N/A

Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Permitted
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Lots within the dense business area shall be permitted the lesser front setback.	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	

(4) Minimum lot area shall not apply.

TABLE 12-3-31.7. MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-2A, C-2, C-3

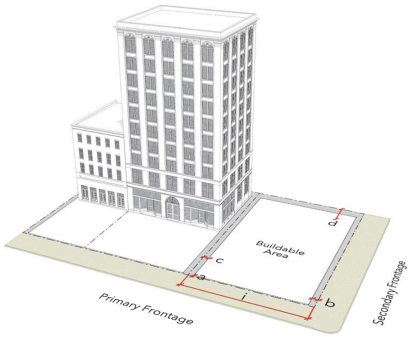


Setbacks - Principal Building (feet)	
Front (Com./Res.)(1)	5 max./15 max.
Front, Secondary (Com./Res.)	5 max./15 max.
Side (Interior)(3)	0 or 5 min.
Rear	none
Frontage (min.)	
Primary	80%
Lot Occupation(4)	
Lot Width	16 ft. min.
Lot Coverage	100% max.
Building Height (max.)	
Principal Building(2)	10 stories
Accessory Building	N/A

Off-Street Parking (min.)	
Residential	1/unit
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
Front	N/A
Front, Secondary	N/A
Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Not Permitted
Common Entry	Permitted

Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Lots within the dense business area shall be permitted the lesser front setback.	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(4) Minimum lot area shall not apply.	

TABLE 12-3-31.8. HYBRID COMMERCIAL: MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-3 ALONG C3C FDOT CONTEXT ZONE



Setbacks - Principal Building (feet)	
Front	60 max.
Front, Secondary	40 max.
Side (Interior)(2)	0 or 5 min.
Rear	none

Frontage (min.)	
Primary	60%
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	100% max.
Building Height (max.)	
Principal Building(1)	10 stories
Accessory Building	N/A
Off-Street Parking (min.)	
Residential	1/unit
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
Front	N/A
Front, Secondary	N/A
Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted

Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Not Permitted
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(3) Minimum lot area shall not apply.	

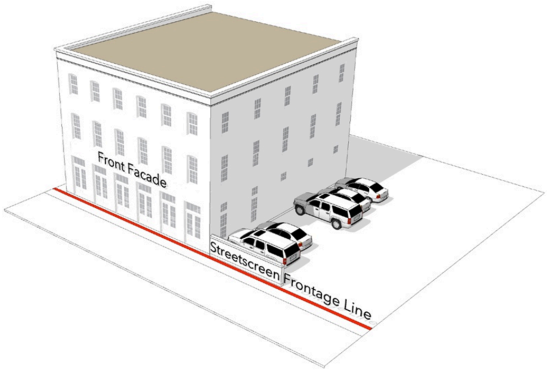
e. *Frontage types.*

1. Intent. New buildings proposed for existing neighborhoods should be compatible with or complement the architectural character and siting pattern of neighboring buildings. Maintaining a consistent street-wall is a fundamental component for a vibrant pedestrian life and a well-defined public realm. Buildings closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling

them to function as pedestrian-scaled outdoor rooms. The placement of buildings along the edge of the sidewalk should be given particular attention, as it is that portion of the buildings that is the primary contributor to pedestrian activity.

2. Frontage yard type shall be selected and specified along frontages in accordance with the frontage yard types in Table 12-3-31.9 and subject to the standards and guidelines in this section, including the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. In addition to the frontage yard type standards contained within Table 12-3-31.9, the following shall be required:
    i. Frontage yards shall be wholly open to the sky and unobstructed, except for trees, roof projections, and permitted encroachments attached to principal buildings.
    ii. Impervious surfaces and walkways in frontage yards shall be subject to the following requirements:
        (a) Where single-family attached units occupy a common site, each attached single-family unit with an entrance towards a frontage shall have a walkway connecting the sidewalk to the attached single-family entrance. See Table 12-3-31.9.A (Frontage Yard Types - Shallow Yard) for an illustration depicting single-family attached walkway connections.
        (b) At cluster courts, the shared court shall have a walkway connecting the sidewalk at the primary frontage with building entries. See Table 12-3-31.9.B (Frontage Yard Types - Cluster Court) for an illustration depicting cluster court walkway connections.
    iii. For multifamily, mixed-use and nonresidential types, any portion of a frontage not occupied by buildings, driveways, or walkways shall be lined with a streetscreen as follows:
        (a) Streetscreens shall meet the fencing and wall standards according to the frontage yard types specified in Table 12-3-31.9.
        (b) Streetscreens, up to 24 feet long, shall count towards minimum frontage requirements.
        (c) Streetscreens shall be coplanar with the primary building facade, as depicted in Illustration 12-3-31.6 below.

ILLUSTRATION 12-3-31.6. STREETSCREEN ILLUSTRATED



iv. Street trees and landscaping in frontage yards shall comply with the requirements of subsection (8) of this section.

v. Stormwater ponds shall be prohibited along frontages.

vi. Frontage yard setbacks shall be as follows:

(a) Buildings shall be set back in accordance with the form standards specified in Tables 12-3-31.3 to 12-3-31.8.

(b) Where maximum setbacks are specified, they pertain only to the amount of building facade required to meet the minimum building frontage occupation requirements defined in the form standards specified in Tables 12-3-31.3 to 12-3-31.8.

TABLE 12-3-31.9. FRONTAGE YARD TYPES

A. Standard Yard (Fenced or not)	
Illustration	
Surface	Fifty percent minimum shall be pervious material. A minimum of one tree is required per subsection (6)a of this section. Paving is limited to walkways, and driveways.
Walkways	One per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted along frontage lines, and according to subsection (5)h of this section.

B. Cluster Court	
Illustration	
Surface	A minimum 50 percent of the court shall be landscaped with ground cover, trees, or understory trees. Paving is limited to walkways, and driveways.
Walkways	Court shall be a minimum 20 feet wide and a min. 1,000 square feet in size, and shall have a walkway connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted except along street frontages, fronted by a shared court, according to subsection (5)h of this section.
C. Shallow Yard	
Illustration	
Surface	Maximum setback of eight feet. Fifty percent minimum shall be landscaped in R-1A, and R-1B and up to 100 percent may be paved in R-NC and R-NCB.
Walkways	One per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted interior to the building setback line at primary street frontages. Permitted at or interior to secondary street frontage lines according to subsection (5)h of this section.

D. Urban Yard	
Illustration	
Surface	Shall be paved at sidewalk grade.
Walkways	Shall be paved at sidewalk grade. Vegetation is permitted in raised containers.
Fencing	Not permitted
E. Pedestrian Forecourt	
Illustration	
Surface	Minimum 80 percent paving.
Fencing	Permitted at or interior to building setback lines and according to subsection (5)h of this section.
Area	Forecourt: A minimum 20 feet wide up to 30 percent of the allowable frontage, and a maximum 50 feet deep.
Activation	Shall be lined with habitable space on three sides, or on two sides at corner sites.
F. Vehicular Forecourt	
Illustration	
Surface	Driveway shall be paved at sidewalk grade. The remainder of front setback may be paved or landscaped.

Fencing	Low wall, maximum 24 inches high, of either brick or stone is permitted.
Area	Forecourt: 4,200 square feet maximum.
Activation	Shall be lined with habitable space on three sides, or on two sides at corner sites.

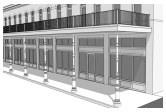
f. *Building elements.*

1. *Intent.* Buildings should be architecturally articulated with such elements as distinguishing expression lines, changes in fenestration, material and/or color and designed in proportions that reflect human-scaled pedestrian movement to encourage interest at the street level.
2. *Facade types.* Facade types shall be as follows:
   i. Porches, stoops, common entries, galleries and storefronts shall constitute allowable facade types as defined in Table 12-3-31.10 in accordance with the form standards in Tables 12-3-31.3 to 12-3-31.8.
   ii. Facade types shall be selected and specified along frontages in accordance with Table 12- 2-25.10.
      (a) Porches shall not be required for single-family detached and two-family (duplex).
   iii. Projections into setbacks shall be permitted as follows:
      (a) Roof overhangs, cornices, window and door surrounds and other facade decoration may project up to two feet.
      (b) Where permitted, shading devices may project into the front setback up to the property line with a minimum eight-foot clearance.
      (c) Balconies may project up to three feet.
      (d) Bay windows may project up to three feet.
      (e) Porches and stoops may project in accordance with the facade types defined in Table 12-3-31.10.
      (f) Projections shall not, in any instance, exceed beyond the property line.

TABLE 12-3-31.10. FACADE TYPES

A: Porch

Entry Grade	Minimum 18 inches above finished grade	
Requirements	Required at the primary building entrance.	
	Porches shall be a minimum six feet in depth.	
	Porches and related structures may project into front setbacks a maximum ten feet.	
	Porch openings shall be vertical in proportion.	
	Porches shall be a maximum ten feet in height. Columns shall have a minimum diameter of six inches, and should have a capital and a base.	
B: Stoop		
Entry Grade	Minimum 34 inches above finished grade.	
Requirements	A stoop is required at building entrances, projecting from the facade.	

	Wood is prohibited for stoop railings.	
	Stoops and related structures may project into front setbacks up to 100 percent.	
C: Common Entry		
Entry Grade	Minimum 18 inches and a maximum 24 inches above finished grade	
Requirements	A single collective entry to a multifamily lobby is required at the primary building entrance.	
	Canopies and awnings are permitted to project into front setbacks up to 100 percent of their depth.	
D: Gallery		
Entry Grade	At sidewalk grade	
Requirements	Where a gallery occurs, it is required along a minimum of 80 percent of the frontage.	
	Encroachments are permitted according to subsection (5)g of this section.	

	Awnings are not permitted in galleries.	
E: Storefront		
Entry Grade	At sidewalk grade	
Requirements	A storefront is required at the primary entrance of the tenant space. Storefronts are permitted according to subsection (7)f.4 of this section.	

3. *Building entries.* Building entries shall be as follows:
   i. Building entrances shall be clearly visible from the street.
   ii. One building entry shall be provided every 80 feet of facade leading to a habitable space.
   iii. Building entries for mixed-use buildings shall differentiate entrances for residential and commercial uses.
   iv. Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
   v. Residential building entries shall be restricted as follows:
      (a) Single-family and multifamily residential buildings shall be raised above finished grade, at the front of the building, according to facade types defined in Table 12-3-31.10.
      (b) In no instance shall single-family and multifamily residential building entries be raised less than 18 inches above finished grade.
      (c) Entry grade shall be measured from the finished grade to the first finished floor.
   vi. Mixed-use and commercial building entries shall be at sidewalk grade.
4. *Storefronts.*
   i.

Intent. Storefronts should be architecturally articulated through the varied use of high-quality durable materials, display windows, entrances, awnings and buildings signs. Their signage, glazing and doors should be conceived as a unified design. High quality, durable materials are especially important at street level within reach of pedestrians.

ii. Storefronts shall provide a minimum of 70 percent glazing (void to solid ratio of surface area along principal facades at the ground level).

iii. Extruded aluminum storefront frames are discouraged, and where used, shall present a simple, relatively flat profile to avoid heavily extruded profiles.

iv. Opaque, smoked, and reflective glass on storefront windows shall be prohibited. Low-E shall be permitted as per Florida Building Code.

v. Materials for storefronts shall consist of stone, brick, concrete, stucco, metal, glass, cementitious siding and/or wood. Construction detail and finish shall adhere to craftsman standards.

vi. Outdoor dining areas on sidewalks and/or within the public right-of-way shall be permitted subject to the following standards:

(a) Outdoor dining areas shall be separated from public walkways and streets using railings, fences, bollards, planters, and/or landscaping.

(b) A minimum unobstructed pedestrian path of at least six feet wide shall be provided along public rights-of-way.

(c) Outdoor dining areas within the public right-of-way shall comply with section 12-11-7 (license to use).

g. *Building encroachments.*

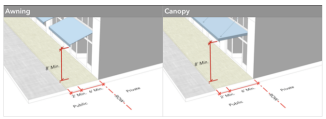
1. Encroachments located within the public right-of-way shall comply with section 12-11-7 (license to use), section 12-3-58 (visibility triangle) and any clearance standards established by the engineering division of the city public works and facilities department and the Florida Greenbook.

2. Awnings for storefronts and canopies are not subject to section 12-11-7 (license to use) but shall be restricted as follows:

i. Awning and canopies may project into the public right-of-way, up to a maximum of two feet from the curb.

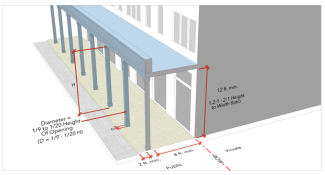
ii. Awnings and canopies shall be a minimum of six feet in depth and have a minimum of eight feet of vertical clearance. See Illustration 12-3-31.7 for a depiction of awning and canopy encroachment measurements.

ILLUSTRATION 12-3-31.7. AWNING AND
CANAOPY ENCROACHMENT MEASUREMENTS



3. Galleries shall be restricted as follows:
   i. Galleries shall be subject to and shall comply with section 12-11-7 (license to use).
   ii. Galleries shall not alter height or width along a building facade.
   iii. Galleries shall be a minimum of eight feet in depth and a minimum of 12 feet in height, maintaining a 1.2:1 to a 2:1 height to width ratio, as depicted in Illustration 12-3-31.8.
   iv. Gallery columns should have a diameter between one-ninth and 1/20 their height, measured from the base to the bottom of the entablature, as depicted in Illustration 12-3-31.8, and should have a capital and a base.
   v. Galleries should encroach into building setbacks.
   vi. Galleries should encroach over sidewalks.
   vii. Where galleries encroach over sidewalks, they shall not extend beyond a maximum of two feet from the curb, as depicted in Illustration 12-3-31.8.

ILLUSTRATION 12-3-31.8. GALLERY ENCROACHMENTS



h. *Parking access, design and reductions.*
   1. Intent. The intent of these standards is to guide the placement and design of parking, when it is provided. Vehicular parking spaces should be carefully integrated to avoid the negative impacts of large surface parking areas on the pedestrian environment. In general, parking supply should be shared by multiple users and property owners to facilitate the ability to "park once and walk." On-street parallel parking is encouraged on both sides of the street to provide a supply of convenient shared parking, and as a means to provide a protective buffer for pedestrians on the sidewalk. Where surface parking is permitted, it should be hidden or screened from the pedestrian realm by use of garden walls and narrow landscape edges. Parking garages, where provided, should be masked from frontages by liner buildings no less than 24 feet in depth. They are encouraged to be designed for possible future conversion to other non-parking functions, including office, residential and/or commercial use.
   2.

All parking access and design shall comply with the form standards in Tables 12-3-31.3 to 12-3-31.8 and the following:

i. Parking standards in the dense business area (DBA) defined in chapter 12-13 (definitions) shall take precedence over the form standards in Tables 12-3-31.3 to 12-3-31.8 and those included in this subsection.

ii. Minimum parking requirements are as follows:

(a) Parking requirements shall be in accordance with section 12-4-1(2) (parking requirements for specific land uses) with the following exception:

(1) Off-street parking requirements for residential use types shall be one space per unit unless otherwise exempted.

(b) Shared parking shall be according to section 12-4-1(4) (off-site parking).

(c) Parking reductions shall be calculated according to Table 12.3-1 (Downtown Pensacola CRA Parking Reductions).

(d) Lots 30 feet or less in width shall not be subject to minimum parking requirements, except for:

(1) Lots fronting streets where on-street parking is not permitted.

(e) Lots less than 42 feet wide shall be accessed from a rear lane, where possible. Where not possible, the following exceptions shall be permitted, in coordination with the engineering division of the city public works and facilities department:

(1) Parking in the rear of the lot, subject to accessory structure setbacks as defined within the form standards in Tables 12-3-31.3 to 12-3-31.8. Shared driveways are encouraged.

(2) A single-car garage, subject to the minimum frontage occupation requirements defined within the form standards in Tables 12-3-31.3 to 12-3-31.8.

(3) Driveways shall be exempt from minimum width and spacing requirements defined in subsection (9)b.4 of this section.

(f) Lots shall be accessed through a rear lane when the development is over 75 percent of the block.

iii. Vehicular parking location is restricted as follows:

(a) Single-family residential types.

(1) Residential off-street parking, where required, shall be provided within garages, carports or on driveways for all single-family residential types.

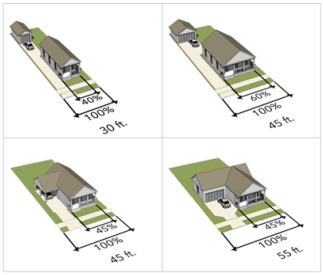
(2)

Uncovered parking shall be permitted the entire length of the driveway, including within the front setback, but not beyond the property line.

(3) Single-family detached and two-family (duplex) off-street parking.

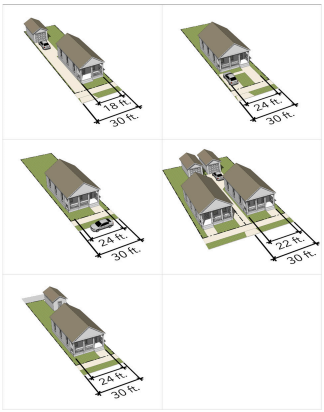
a. Covered or garage parking for single-family detached and two-family (duplex) buildings shall be set back a minimum 20 feet behind the principal building facade. See Illustration 12-3-31.9 for a depiction of covered parking placement for single-family detached and two-family attached (duplex) buildings.

ILLUSTRATION 12-3-31.9. GARAGE LOCATIONS ILLUSTRATED



b. The outer edge of driveways shall be placed a maximum of two feet from either side property line. See Illustration 12-3-31.10 for a depiction of driveway placement for single-family detached and two-family attached (duplex) buildings on 30 feet wide lots.

ILLUSTRATION 12-3-31.10. DRIVEWAY LOCATIONS ILLUSTRATED



(4) Single-family attached. Off-street parking for single-family attached residential types shall only be permitted in the rear 50 percent of the lot.

(5) Tandem parking is encouraged.

(6) Shared driveways are encouraged.

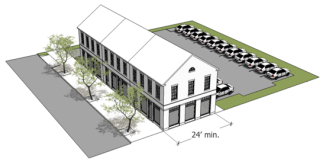
(b) Multifamily, mixed-use and nonresidential types.

(1) Off-street parking shall not be permitted within the front setback area. Exceptions include:

a. Properties adjacent to a thoroughfare identified as an FDOT C3C Suburban Commercial Context Classification Zone as defined within subsection (9)a.2 of this section (context classification). Such properties shall conform to the form standards according to Table 12-3-31.8 (Hybrid Commercial).

(2) Off-street parking shall be masked from frontages by liner buildings no less than 24 feet in depth to achieve the minimum frontage occupation. See Illustration 12-3-31.11 depicting off-street parking lot masking with liner buildings and subsection (7)e.3.iii of this section for permitted streetscreen requirements.

ILLUSTRATION 12-3-31.11. PARKING LOT MASKING WITH LINER BUILDINGS



(3) The ground floor of commercial buildings with a gross floor area less than 1,500 square feet shall be exempt from parking requirements.

iv. Bicycle parking.

(a) Minimum bicycle parking requirements shall be as follows:

(1) Bicycle parking shall not be required for single-family residential or multifamily residential with less than eight units.

(2) Bicycle parking requirements shall be according to Table 12-3-31.11.

TABLE 12-3-31.11. MINIMUM REQUIRED BICYCLE PARKING

Building Type	Location	R-2A through C-2A	C-2, C-3*
Multifamily	Primary & Secondary Frontages	Minimum 0.25 spaces per unit	Minimum 0.50 spaces per unit

Nonresidential	Primary & Secondary Frontages	Minimum 0.50 spaces per 1,000 square feet	Minimum 0.75 spaces per 1,000 square feet

*Excluding C3C Context Zones.

(3) Bicycle parking locations within the public right-of-way shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-11-7 (license to use), and minimum clearance distances.

(b) Bicycle parking configuration shall be as follows:

(1) Bicycle racks shall not be located within:

a. Five feet of fire hydrants.

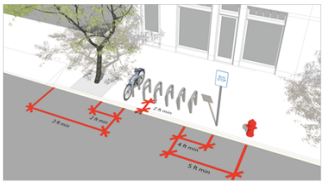
b. Four feet of loading zones and bus stop markers.

c. Three feet of driveways and manholes.

d. Two feet of utility meters and tree planters.

See Illustration 12-3-31.12 for a depiction of bicycle parking clearances.

ILLUSTRATION 12-3-31.12. BICYCLE RACK CLEARANCES



(c) Bicycle parking located along private or public streets shall be subject to the following:

(1) Bicycle racks installed parallel to curbs shall be set back from the curb a minimum of two feet, as illustrated in Illustration 12-3-31.11.

(2) Bicycle racks installed perpendicular to curbs shall allow for a minimum clearance of two feet at the curb and six feet of pedestrian way with a 56 cm or 22 in bicycle properly locked to the rack.

(3) Bicycle racks should be spaced a minimum of 36 inches apart.

(4) Bicycle racks shall allow bicycle frames to be locked at two points of contact with the rack.

i. *Fences and walls.*

1. Where provided, fences and walls shall provide full enclosure.
2. Fences and walls shall be restricted according to frontage yard types in Table 12-3-31.9 and section 12-3-58 (visibility triangles).
3. Height of fences and walls shall comply with the following:
    i. Height shall be limited to a minimum 30 inches and a maximum 42 inches within the front setback.
    ii. Height shall be limited to eight feet behind the building face at non-frontages.
4. Materials for fences and walls shall be limited as follows:
    i. Approved materials shall include, but are not limited to, wood, brick, stone, and wrought iron.
    ii. Vinyl is discouraged on all frontages.
    iii. Chain-link, exposed concrete block, barbed wire and razor wire shall be prohibited.
    iv. Wood fences shall have the finished side to the public frontage.
    v. Where hedges are utilized along frontages, they shall be maintained in accordance with subsection (8)b.1.v of this section.

j. *Windows and glazing.*

1. Windows shall meet the following requirements:
    i. Windows on frontages shall be square or vertical in proportion, with the exception of transoms and special windows.
    ii. Windows should have muntins for residential building types, which should be vertical in proportion.
    iii. Single panes of glass shall not exceed 20 square feet for residential building types.
2. Glazing shall meet the following requirements:
    i. Storefront glazing requirements shall be according to Table 12-3-31.12.
    ii. For residential and mixed-use buildings, excluding commercial uses at grade, the percentage of glazed wall area shall be a minimum 20 percent.
    iii. Reflective and tinted windows shall be prohibited for residential buildings.
    iv. Stained, reflective and tinted windows shall be prohibited at ground floor commercial uses. Low-E is permitted as per Florida Building Code.

TABLE 12-3-31.12. GLAZING REQUIREMENTS

RESIDENTIAL

Glazing	**Primary**	**Secondary**
Ground Floor	20% min.	15% min.
Upper Floor	20% min.	15% min.
MULTI-FAMILY		
Glazing	**Primary**	**Secondary**
Ground Floor	35% min.	35% min.
Upper Floor	20% min.	20% min.
COMMERCIAL & MIXED USE		
Glazing, Multi-Unit	**Primary**	**Secondary**
Ground Floor	70% min.	70% min. (2 nd side) 35% min. (remaining sides)
Upper Floor	20% min.	20% min. 10% min. (remaining sides)
Glazing, Single-Unit	**Primary**	**Secondary**
Ground Floor	50% min.	50% min. (2 nd side) 25% min. (remaining sides)
Upper Floor	20% min.	20% min. (2 nd side) 10% min. (remaining sides)
LIGHT INDUSTRIAL, STORAGE AND SIMILAR		
Glazing	**Primary**	**Secondary**

Ground Floor	35% min.	35% min. (2 nd side) 15% min. (remaining sides)
Upper Floor	20% min.	20% min. (2 nd side) 10% min. (remaining sides)

k. Lighting on private property.

1. Lighting shall be arranged to be contained on-site and to reflect away from adjacent property.

(8) *Landscape standards and guidelines.*

a. *Intent.* Supplement the urban canopy, accommodate stormwater, increase access to open space and facilitate pedestrian movement throughout the existing block patterns to meet the urban design goals of the community redevelopment agency. A healthy tree canopy contributes to the health of citizens and the environment, and is fundamental to a vibrant pedestrian life and a well-defined public realm. Trees closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of trees along the edge of the sidewalk should be given particular attention as a major contributor to pedestrian activity. Trees and other native plants placed in drainage rights-of-way and parking islands contribute to the control of stormwater quantity and quality.

b. *Landscape on private property.*

1. Landscaping in frontage yards are subject to the requirements of the frontage yard types in Table 12-3-31.9, and section 12-3-58 (visibility triangles), and the following:

i. For single-family detached and two-family lots, one tree for every lot or for every 50 feet of linear frontage along the right-of-way shall be preserved or planted. Trees planted to meet this requirement shall be as follows:

(a) Measured at diameter breast height (DBH), as described in section 12-6-2(e) (DBH).

(b) For lots with a front setback of less than eight feet where planting in front yards is not possible, required trees shall be planted elsewhere on the block itself.

ii. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians, bicyclists, or vehicles shall be maintained a minimum distance of two feet from the edge of walkways and sidewalks.

iii.

In single-family detached and two-family lots, trees shall be protected in accordance with section 12-3-10(1)e.2 (protection of trees).

iv. When off-street parking is located in front or side setbacks, a year-round streetscreen along the street edges of the parking lot shall be installed as a means of buffering, according to section 12-6-3(2) (off-street parking and vehicle use areas).

v. Hedges planted along street rights-of-way shall be between three and five feet in height at maturity.

2. Minimum landscape area requirements of the development site for all building types except single-family detached and two-family attached (duplex) shall be according to Table 12-3-31.13. Landscape requirements for single-family detached and two-family attached shall be in accordance with subsection (8)b.1 of this section and Table 12-3-31.9, frontage types.

TABLE 12-3-31.13. MINIMUM LANDSCAPE AREA REQUIREMENTS

Zoning District	Percent
R-1AAA through R-2	25
R-NC, R-NCB, C-1, C-2, C-2A, C-3, M-1, M-2	15

c. *Buffer yards.*

1. In addition to the buffer yard requirements of section 12-3-56 the following shall apply:

i. Berms shall not be installed as part of a required buffer without review and approval by the engineering division of the city public works and facilities department to ensure a proposed berm will not have a detrimental effect on adjacent properties by impeding or diverting stormwater flow.

ii. Berms shall be planted and stabilized to prevent erosion.

iii. Buffer yards may be used to create rain gardens or other stormwater facilities with the selection of appropriate plant material, according to the city's approved plant list and approval by the engineering division of the city's public works and facilities department.

iv. Plants in these stormwater facilities shall be selected to meet any applicable buffer yard screening requirements, and they should be tolerant of periodic inundation and drought. It is recommended that native plants be selected from the Florida Friendly Landscaping Guide to Plant Selection and Landscape Design, Northern Region, and Waterwise Landscapes by the South Florida Water Management District, according to Table 12-3-31.14.

TABLE 12-3-31.14. BIORETENTION & RAINWATER GARDEN PLANT LIST

Flowers	
Common Name	Scientific Name
Blue Flag Iris	Iris Hexagona
Cardinal Flower	Loblia Cardinalis
Chipola Coreopsis	Coreopsis Integrifolia
Goldenrod	Solidago spp.
Swamp Sunflower	Helianthus Angustifolius
Spider Lily	Hymenocallis Latifolia
Swamp Lily	Crinum Americanum
Swamp Milkweed	Asclepias Perennis
Grasses	
Common Name	*Scientific Name*
Blue-Eyed Grass	Sisyrinchium Atlanticum Bicknell
Florida Gamma Grass	Tripsacum Floridanum

Muhly Grass	Muhlenbergia Capillaris
Path or Soft Rush	Juncus spp.
Rainlily	Zephryanthes spp.
River Oats	Chasmanthium Latifolium
Wiregrass	Aristida Stricta
Shrubs	
Common Name	*Scientific Name*
Beautyberry	Callicarpa Americana
Buttonbush	Cephalanthus Occidentalis
Virginia Willow	Itea Virginica
Wax Myrtle	Myrica Cerifera

d. *Street trees in the public right-of-way.*

1. Street trees shall be provided in the public right-of-way for all developments except single-family detached and two-family (duplex), in accordance with section 11-4-88 (placement of trees and poles), section 12-6-3 (landscaping requirements) and this subsection.
2. Where street trees cannot reasonably be planted, payment in lieu of planting shall be made to a new and dedicated CRA tree planting fund, at the value established in section 12-6-6(2)e.
3. Street tree planting, and maintenance requirements shall be as follows:
    i. For each lot, one tree shall be provided on an average of 35 linear feet of public right-of-way frontage, where no underground utility conflicts exist.
    ii. Where greenways exist, trees shall be required to be planted within the greenway. The following exceptions shall apply:

    (a)

Where no greenway exists or where the greenway is less than three feet wide, between sidewalk and curb, required street trees shall be planted on the block.

(b) Where planting within the greenway is infeasible due to utility conflicts, required street trees shall be planted on the block.

iii. Trees planted three feet or less from a public sidewalk shall have a minimum clearance of six feet and six inches between the public walking surface and the lowest branches at planting.

iv. Mature trees shall be maintained at a minimum clearance of eight feet above the public walking surface.

v. Trees planted within the public right-of-way shall include a root barrier to prevent the shifting of sidewalks at maturity.

vi. Installation of tree pits and grates within the public right-of-way shall be coordinated with the city public works and facilities department for style consistency. Installed tree pits and grates shall be maintained by the property owner in perpetuity.

vii. Where possible, trees may be clustered together to share soil space.

4. Tree selection shall be limited to those allowable plantings contained within the tree replant list specified in chapter 12-6, Appendix B (Tree Replant List). The following conditions shall apply:

   i. Where overhead utilities occur, a tree with smaller size at maturity shall be selected.

5. Tree selection and placement shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-3-58 (visibility triangle) and section 12-11-7 (license to use).

6. Mixed-use and nonresidential building types shall comply with the following:

   i. Where galleries are not provided, street trees shall be planted, unless in conflict with underground utilities. Where there are overhead utilities, appropriate species from the tree replant list specified in chapter 12-6, Appendix B shall be selected.

   ii. Where a gallery is provided, and the greenway that occurs between the sidewalk and the back of curb is less than three feet wide, no street trees shall be required.

   iii. Where a greenway at least three feet wide occurs between the gallery and the back of curb, and no overhead or underground utilities prevent street tree installation, planting of a street tree shall be required.

   iv.

Where paved surface occurs between the gallery and curb, installation of street trees in individual tree pits with tree grates, or linear planters with pervious pavers between several trees, shall be required.

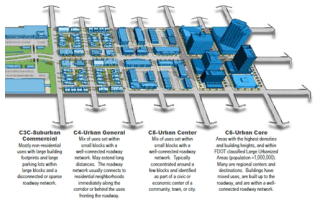
v. Where trees are planted in sidewalk planters, the minimum sidewalk planting pit dimensions shall be four feet by four feet.

(9) *Thoroughfare standards and guidelines.*

a. Context classification.

1. The context classification system, as developed by FDOT and described within the FDOT Complete Streets Manual, shall be adopted to identify place and guide streets and other transportation features, and to allow transportation to support adjacent land uses. See Illustration 12-3-31.13 depicting context classification zones.

ILLUSTRATION 12-3-31.13. CONTEXT CLASSIFICATION ZONES ILLUSTRATED



2. Streets shall be classified in accordance with the zoning to context classification translations specified in Table 12-3-31.15.

TABLE 12-3-31.15. ZONING TO CONTEXT CLASSIFICATION TRANSLATION

Context Classification (FDOT) Zone	Zoning District
C4 - Urban General	R-1AAA through R-2
C5 - Urban Center	R-NC through C-3
C3C - Suburban Commercial	C-3 adjacent to M-1 or M-2. Limited tosegments that abut such zoning districts. M-1 M-2

b. Street design.

1. Design of local streets shall be guided by the Florida Greenbook, Chapter 19 Traditional Neighborhood Design.

2. Where a greenway of at least five feet exists, driveway approaches and curb cuts shall not be permitted to interrupt the sidewalks.
3. *Sidewalks.* Sidewalks shall be required on all street frontages in residential, nonresidential, commercial and industrial developments in accordance with standards established by the Engineering Division of the City's Public Works and Facilities and the Florida Greenbook.
4. *Driveways and curb cuts.* Driveway, driveway approaches and curb cut requirements shall be as follows:
   i. Single-family residential types. Driveway and curb cut widths for single-family residential types shall be according to Table 12-3-31.16.

TABLE 12-3-31.16. SINGLE-FAMILY RESIDENTIAL DRIVEWAY AND CURB CUT WIDTHS

Driveway Type	Minimum Width	Maximum Width
Single-Use	10 feet	20 feet
Joint-Use	10 feet	22 feet

   ii. Multifamily, mixed-use and nonresidential types. Driveway and curb cut widths for multifamily and nonresidential types shall be according to Table 12-3-31.17.

TABLE 12-3-31.17. MULTIFAMILY/ NONRESIDENTIAL DRIVEWAY AND CURB CUT WIDTHS

Driveway Type	Minimum Width	Maximum Width
All	12 feet	24 feet

   iii. Driveway and curb cut spacing on a single property shall be a minimum of 42 feet with the following exception:

(a)

Lots equal to or less than 42 feet wide shall be limited to one driveway and curb cut.

(10) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Building height, multifamily and nonresidential means the vertical distance of a building measured by stories. The restrictions to story height are according to subsection (7)c.3 of this section.

Building height, single-family residential means the vertical distance of a building measured from the finished grade to the bottom of the eave for pitched roof buildings or the bottom of the parapet for flat roof buildings.

Cluster court means a collection of buildings on a semi-public, privately owned open space.

Colonnade means a row of columns joined by an entablature. Colonnades may cover sidewalks and may front storefronts.

Complete street means a thoroughfare that is designed giving each user an equal level of priority including pedestrians, cyclists, transit users, and drivers.

Craftsman standards means a baseline of construction quality denoting a finished project.

(FDOT) Distinct Context Classifications Zone means classifications, along with functional classification and design speed, determine the corresponding thoroughfare design standards within the Florida Design Manual. (http://www.fdot.gov/roadway/CSI/files/FDOT-context-classification.pdf)

Eave means the edge of the roof that meets or overhangs the walls of a building.

Encroachment means certain permitted building elements that may cross established setbacks or rights-of-way.

Entablature means a horizontal, continuous building element supported by columns or a wall.

Facade, building means the exterior wall of a building that faces a frontage line.

Facade type means the different configurations of building elements that make up a building facade, such as a storefront, porch, etc. See Table 12-3-31.10.

Figures and tables. Any chart or graphic presentation in this title that is specifically designated as a "Figure" or "Table" shall be deemed to be a part of the text of the title and controlling on all development.

Frontage line means a property line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other property lines.

(Building) Frontage occupation means the length of the frontage that is occupied by a building or a building and open space.

Frontage, primary means the frontage facing a public space such as a street of higher pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the shorter side of a lot.

Frontage, secondary means the frontage facing the public space such as a street that is of lesser pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the longer side of the lot.

Frontage yard type means the configuration of the area between the facade of the building and the frontage line such as a standard, shallow, cluster court, etc. See Table 12-3-31.9.

Frontage yard type (cluster court) means a frontage yard type where a group of houses has their primary facades facing a common green or open space that is horizontal to the primary frontage.

Frontage yard type (pedestrian forecourt) means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate open space and the primary entrance of the building.

Frontage yard type (shallow) means a frontage yard type where the facade is slightly set back from the lot line.

Frontage yard type (standard) means a frontage yard type where the facade is set back from the lot line. Fences are permitted and the setbacks are visually continuous with adjacent yards.

Frontage yard type (urban yard) means a frontage yard type where the facade is at or near the lot line and the surface is paved.

Frontage yard type (vehicular forecourt) means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate a driveway meant for passenger loading and unloading.

Gallery means a covered sidewalk in front of a storefront that supports either a roof or outdoor balcony above.

Habitable space means building space which use involves human presence with direct view of the enfronting streets or public or private open space, excluding parking garages, self-service storage facilities, warehouses, and display windows separated from retail activity.

Human-scaled means buildings and their elements designed to be comfortably viewed and experienced by people on foot.

Hybrid commercial means a commercial type in the C3C FDOT Context Zone that transitions between urban and suburban types, typically permitting one row of parking at the frontage.

Liner building means a building specifically designed to mask a parking lot or a parking structure from a frontage.

Parallel means two lines or planes that are equidistant apart and do not touch on an infinite plane.

Parapet means the extension of a false front or wall above a roof line.

Parkway, greenway, verge means the planting strip between the edge of the road and sidewalk or right-of-way, which may be used for tree planting. See sections 11-4-86 through 11-4-88.

Paving means to cover or lay with concrete, stones, bricks, tiles, wood or the like to make a firm, level surface. The term paving in this section includes all pavement materials, both pervious and impervious.

Pervious means materials or natural earth that allows for the natural percolation of water.

Porch means a private facade type that is an open-air room appended to the mass of a building with a floor and roof but no walls on at least two sides.

Principal building means the main building on a lot, usually located toward the frontage.

Principal building facade means the front of the building that faces the front of the lot.

Single-family residential means a single-family ownership on a single lot. Multiple ownership on a single lot is not construed as a single-family type. Single-family is restricted to the following types on their own lots: detached single-family, attached single-family and two-family attached (duplex).

Stoop means a private facade type wherein the facade is aligned close to the front property line with the first story elevated for privacy with an exterior stair and landing at the entrance. This type is suitable for ground-floor residential uses at short setbacks with townhouses and apartment buildings. Stoops may encroach into the setback.

Streetscreen means a freestanding wall built along the frontage line, or aligned with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

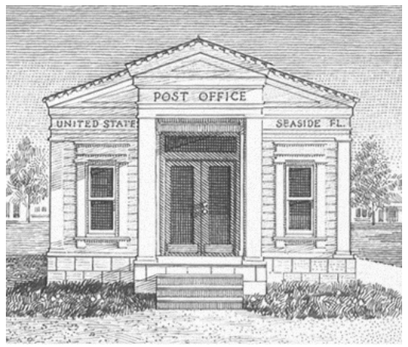
Travel mode means the different means of transport around an area including by foot, bicycle, public transit, and car.

Walkability means a measurement of comfort, convenience, safety, and ease of pedestrian movement throughout an area.

(Code 1986, § 12-2-25; Ord. No. 13-19, § 1, 5-30-2019; Ord. No. 05-20, § 1, 2-13-2020; Ord. No. 03-22 , § 1, 2-10-2022)

THE SEASIDE CODE (2014)

Architectural Regulations



Materials

1. **Foundations** shall be 8 x 8 or round tip pressure-treated or penta-treated wood pilings, concrete pilings, and/or masonry piers or walls on concrete footers or grade beams. Continuous stem walls for basements shall be stucco over masonry, wood boards over masonry, or board-formed poured concrete. Type I & III may also have slab on grade.
2. **Walls** (except walls on Type I lots at the arcade level) may be clad in wood siding, shakes (shingles) or vertical wood board and batten. Wood shall be rot-resistant wood (e.g., cedar, redwood, cypress or pressure-treated) and finished to prevent rot. Boards used with board and batten, and, panels used with frame and panel may be exterior boards, panels or sheets treated for weather resistance (e.g., MDO, HDO, Xteria).
3. **Masonry**, where allowed, shall be natural stone, parged brick or parged block, poured concrete, or concrete block but not exposed brick.
4. **Walls on Type I lots** shall be metal, masonry or stucco over masonry. Walls above the arcade on Type I lots may also be any of the materials permitted for Walls in the preceding paragraph.
5. **Walls on Type III, and, Type V lots in Plats 12 and 14** may be stucco over masonry.
6. **Garage walls** on the ground story may, in addition to the wall materials above, be natural or painted concrete block.
7. **Wood trim** shall be rot-resistant, better than #2 pine, cedar, redwood, cypress, or pressure-treated wood. Synthetic wood trim and cementitious trim are prohibited. Where boards or panels are used for board and batten or for frame and panel, batten and frame and related trim may be the same product as the panels (e.g. MDO, HDO, Xteria).
8. **Sills** are required and shall be wood at wood walls and masonry at masonry walls.
9. **Lattice** shall be wood.
10. **Arches and Piers** shall be masonry.

Configuration and Techniques

1. **Siding** shall be smooth and of one of the following patterns105 drop siding, 106 drop siding, 6″ wood lap siding (aka: Dutch, German, Cove).
2. **Siding joints** shall be scarf joints not butt joints. Scarf joints may be caulked but not covered.
3. **Shingles** shall be machine-cut with the bottom edges aligned.
4. **Natural stone** shall be laid with the stones horizontal. The broad face of uncut stone shall not be laid to the outside of the wall. Stone veneer shall be detailed and laid to resemble a structural stone wall. Artificial stone is prohibited.
5. **Masonry veneer walls and brick walls** shall be detailed exactly as masonry bearing walls including at openings.
6. **Brick Coursing** at openings shall course exactly to the top and bottom of all openings.
7. **Brick** shall be molded, not wire cut, and of standard or modular sizes. Brick shall be laid in a pattern other than stack bond and shall have raked, concave, struck or grapevine joints not greater than ½″ thick.
8. **Brick Jack Arches** shall be built of gauged brick capable of supporting the brick in the wall above. The end of jack arches shall be either 22.5 degrees or 30 degrees from vertical and all intermediate joints shall converge on the same point.
9. **Stucco** shall be over masonry and shall be smooth sand-finished with no evidence of the mark of the trowel. Exterior insulating finishing systems (EIFS), such as Dryvit, are prohibited.
10. **Concrete block** shall be standard smooth-face, laid in a horizontal running bond or stacked bond pattern, with raked, concave, struck or grapevine joints not greater than ½″ thick.
11. **Mortar** shall blend with masonry and not contrast it.
12. **Keystones** shall have sides that converge on the radius point of a round arch or the same points as the ends of a jack arch. Keystones shall never be used as a part of picture-framed casing or with lintels with square ends.
13. **Masonry lintels** shall be flush with the wall and shall be at least as tall as one-fifth of the opening width and shall extend beyond the opening on each end a minimum distance of one half of its height and a maximum distance equal to its height.

Configurations and Techniques (continued)

14. **Sills in masonry walls** shall be stone or precast, preferably with lugs, and shall extend beyond the sides of the masonry opening a coursing dimension.
15. **Skirt boards** shall be a minimum 1¼″ by 9¼″ with a minimum 1¼″ by 2¼″ wide cap sloped away from the wall.
16. **Walls clad in board and batten** shall have vertical battens spaced at a maximum of two feet on center.
17. **Garage walls** of wood shall be detailed in a manner similar to the principal building.
18. **Trim** shall be required where there is a change in material or a change in plane, except at masonry walls and where siding or shingles are mitered at outside corners, which is permitted.
19. **Wood trim** shall be smooth and 2x4 or 2x6 at corners and openings or similar. Where appropriate, wood trim at building corners may take the form of pilasters. All wood trim shall be a minimum of 1¼″ thick. Pencil molding at corner boards is permitted. Where ends of wood trim boards meet to form a continuous trim element, a scarf joint shall be used. Where ends of wood trim boards meet at an angle (other than 180 degrees), a miter or butt joint shall be used. All joints should be caulked.
20. **Brick mold** shall be wider than 2″ and may be used in masonry openings but is prohibited elsewhere.
21. **Lattice strips** shall be 1¼″ minimum and spaced no further apart than 1½″.
22. **Stucco**, where permitted, shall be smooth or sand-finished with no evidence of the mark of the trowel.
23. **Arches, piers, and posts** shall be sized to visually support the weight above.
24. **Wall material changes** at outside corners are prohibited. Vertical joints between different materials may occur only at inside corners. Materials that appear heavier shall be below those that appear lighter.
25. **Expansion joints** shall be a rational part of the composition of the wall and colored to match the wall.

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Materials

1. **Residential doors and garage doors** shall be wood and may have glass.
2. **Storefront door and window frames** in Type I buildings shall be mahogany, ipe or other rot resistant wood, bronze, stainless or other rustproof metal. Rectangular section aluminum storefront frames are prohibited; other sections may be permitted subject to approval. Frameless glass doors and butt-jointed glazing are permitted.
3. **Door hardware** shall be bright brass (lacquered finish not recommended), brushed chrome, brushed aluminum, stainless steel or oiled bronze finish. Keyholes in knobs are prohibited. The electronic locks installed as of the date this document is adopted may remain; however, any new electronic locks, or other hardware not described herein require approval.
4. **Sliding glass doors** shall be permitted only for access from indoor bathrooms to outdoor showers. They shall be located behind privacy screens and shall be finished with white electrostatic paint.
5. **Windows** shall be wood.
6. **Screen doors** shall be wood. **Screen windows** shall be wood or aluminum. **Screen** shall be dark gray fiberglass, aluminum, copper or bronze.
7. **Shutters** shall be a rot resistant wood (e.g., cedar, redwood and mahogany).
8. **Hurricane protection** in new construction or replacement windows and doors shall be provided using laminated glass. Hidden roll-down shutters may be built into the window head for new construction and/or renovations. Hurricane protection for existing doors, windows and other openings may be fabric or steel mesh screens with the fasteners affixed to the house painted to be as invisible as possible.
9. **Glass** shall be clear and free of color. Stained, frosted, tinted and art glass require approval.

Comments

Visible hurricane protection devices should not be installed before a hurricane warning has been issued, nor remain in place more than three days after a hurricane warning has been lifted.

Configuration and Techniques

1. **Doors** shall be full glass, panels, or glass and panels. Panels in rectangular doors shall be rectangular.
2. **Panels** shall be recessed or raised. A pair of French doors shall be no wider than 75% of their height. Flush doors are prohibited.
3. **Garage doors** shall be sectional overhead, panel overhead, side-hinged, or, wood sliders, and, no wider than 8 feet.
4. **Individual door, window and porch openings**, when rectangular, shall be square or of vertical proportion not less than 1 to 1.5. Awning type windows of horizontal proportions may be used at clerestories. Windows of other than rectangular shape, such as fan windows, circle windows, and any other window not expressly permitted require approval.
5. **Window types** shall be casement, awning, hopper, double-hung or triple-hung.
6. **Muntins**, if any, shall divide single-pane glass into true divided lights, or, if double- or triple-pane or monolithic impact glass (preferred), muntins may simulate divided lights by being placed on both inside and outside surfaces with spacer bars placed between the panes. Muntins shall not be rectangular in section. Fake muntins, such as snap-in muntins, field glued-on muntins and grills between the glass panes are prohibited.
7. **Bay windows** shall have a minimum of three sides each with windows and shall either extend to the ground or be supported by visible brackets of a size sufficient to support the load above.
8. **Screen doors** shall be rectangular panels, free of decorative trim and shall be the color of the door or the trim. **Screen windows** shall cover the entire window and shall be the color of the window trim.
9. **Shutters** shall shut and shall have hinges, tie backs and a latch. Paired shutters shall be half the width of the sash they cover. A single shutter shall match the width of the sash it covers.
10. **Three types of shutters** are permitted: flat board shutters, paneled shutters (most common at the street level), and louvered shutters. Curved-top shutters may be either bow spring arched or full Roman arches according to the shape of the window and may be board, paneled or louvered.
11. **Casing at doors and windows** should be at least 3½". Head casing shall be equal to or wider than jamb casing and may have a drip cap and/or flashing.
12. **Sills** are required and shall be a minimum of 1¼" thick and shall project from the face of the wall and should have a drip edge.

Materials

1. **Columns** shall be wood, stone, fiberglass or approved composites. Extruded aluminum is prohibited. Classical columns shall be built to classical proportions. All round columns, except at Type I, shall have entasis. Round columns with or without entasis are permitted at Type I. Metal and masonry columns are allowed at Type I.
2. **Arcades** (porches) at Type I shall be wood, metal and/or masonry.
3. **Posts** shall be wood.
4. **Porch beams** shall be wood.
5. **Porch floors** shall be rot-resistant wood (e.g., pressure-treated pine, ipe or teak). Synthetic decking is prohibited.
6. **Porch ceilings** shall be wood.
7. **Balconies** shall be wood, or, at Types I and III, wood, masonry or metal.
8. **Railings** shall be wood, or, at Types I and III, wood, masonry, metal or glass.

Configuration and Techniques

1. **Porches**, except required porches, may be enclosed.
2. **Railings** shall have both top and bottom rails with the bottom rail clearing the floor except at screen porches where the bottom rail may rest on the floor. The maximum span of a railing is 8′. Balusters shall be centered (in section) on the rails and spaced at no more than 4″ clear opening.
3. **Balconies of wood** over 3′ in depth shall be visually supported by brackets on Types IV—VIII. No portion of a balcony shall extend beyond a property line.
4. **Column bases** shall never protrude beyond the edge of the porch flooring. The outer edge of the base shall align with the face of the pier or foundation below. Interior columns center over piers, but corner columns slide near the outside corner of piers so that column base and outside face of pier align.
5. **Large square columns** of wood wider than 12″ shall be built of frames and panels unless they are classically correct manufactured columns.
6. **Built-up beam faces and bottoms** shall have their seams on the underside of the beam.
7. **Stair stringers** shall be notched to receive the tread (rather than the treads being placed between them).

Materials

1. **Roof structure** shall be wood except at Types I & III. Exposed wood rafters or rafter tails shall be pressure-treated pine or other rot-resistant wood. Roof structure at Types I & III, if exposed, shall be an honest expression of the structure.
2. **Roof cladding** may be either:

   • Metal shingle, corrugated metal sheet, 5 V-crimp metal sheet, or standing-seam metal sheet. Metal roofing panels shall be flat between the primary ribs with no striations, pencil ribs or stiffener ribs. Silver/gray and gray/green paint are acceptable, even encouraged, as a means to increase the lifespan of a roof. Other paint colors are prohibited. Aluminum roofs with a galvanized finish are permitted where the underside is not exposed, or if exposed, has the same finish as the top.

   • Wood shakes of cedar, redwood, cypress or pressure-treated pine finished to prevent rot all of which shall age to a tin-roof, silver-gray color.
3. **Gutters and downspouts** shall be copper (unfinished, left to age naturally), galvanized steel (which may be painted to match the color of the building), galvanized steel with an approved aluminum alloy finish or aluminum with a galvanized finish.

Configuration and Techniques

1. **Roofs shall be simple gables or hips** symmetrical about their peaks, except at Types I and III where flat roofs are permitted.
2. **Roof slopes** of the principal structure shall be no less than 4 in 12, except where flat. The **roof slope of porches** and ancillary structures shall be no less than 3 in 12.
3. **Flat roofs** are permitted at Types I and III and as auxiliary roofs elsewhere when accessible in which case the area of the flat roof shall be determined during the approval process.
4. **Shed roofs** (monopitches) are prohibited unless the top of slope is attached to a principal roof or vertical wall.
5. **Overlapping gables** shall only be used when the smaller gable is part of a balcony, porch, or entrance.
6. **Widow's or captain's walks** are permitted when accessible and enclosed by a continuous balustrade or parapet. Widow's or captain's walks may not be accessed from a tower. Any portion of the rail or parapet above the allowed roof height is considered a tower, thus limited to 200 square feet.
7. **Rafters** shall be 2x6 minimum with exposed rafter tails. Rafters shall overhang a minimum of 18". Overhangs are not required at Types I & III.
8. **Fascias**, if any, shall not completely cover rafter tails.
9. **Purlins**, if any, shall be 2x2 or 2x4.
10. **Skylights** shall be flat and shall not face frontages unless used for access to a flat roof and hidden from view from street level.
11. **Roof penetrations** (vents, flues, etc.) and equipment shall be placed where they are not easily visible from nearby frontages. All roof penetrations shall match the color of the roof.
12. **Overhanging eaves** shall be exposed.
13. **Gutters,** if exposed, shall be half-round. Downspouts shall be round.

Materials

1. **Chimneys** shall be masonry, brick, or sheet metal. Wood chases or enclosures are prohibited.
2. **Flues** shall be clay or metal. Metal flues shall be galvanized metal or aluminum left natural or painted black.
3. **Privacy screens** shall be canvas or wood.
4. **Awnings** shall be canvas, a solution-dyed acrylic fabric, or another comparable exterior fabric and attached to a light metal frame.
5. **Canopies** are permitted only at Type I and shall be canvas, metal or glass.
6. **Window boxes** shall be wood and are encouraged.
7. **Dormers, Towers, Lanterns, Belvederes and Cupolas** shall be built of the same materials as walls, windows and roofs.

Configurations and Techniques

1. **Chimneys on an outside wall** shall be no less than 32" square in plan, extend to the ground and have a projecting cap.
2. **Flues** shall be no taller than required by local building codes.
3. **Direct-vent fireplaces** are prohibited.
4. **Brick chimney** configurations and techniques are the same as those for brick walls. See Brick Walls, Configurations and Techniques.
5. **Air-conditioning compressors** shall be located and screened in such a way as to minimize noise and visual impact. Any new compressor, whether for new construction or as a replacement for an existing compressor, must meet the noise standards provided in the Appendix and must be approved prior to installation. Geothermal HVAC systems, which save energy and transmit no noise to neighboring properties, are automatically approved and do not require review in replacement situations. The Appendix may include a list of other approved compressors that do not require review for replacement of existing compressors.
6. **Canvas awnings** shall be simple, sloped rectangles of reasonable size with or without end panels, but absolutely without bottom panels. The lowest edge of the awning—the flap—should live up to its name and be allowed to flap in the breeze. All awnings on a single building shall be identical except that storefront awnings maybe unique to the storefront. Awnings shall not be backlit. Awnings should be retractable. Awnings of the quarter-round variety are prohibited.
7. **Canvas canopies** shall be simple, sloped rectangles of reasonable size with or without end panels, but absolutely without bottom panels. Canvas canopies shall not be backlit.
8. **Dormers** shall fenestrate habitable space rather than create habitable space and shall be subordinate to the principal roof. The dormer face shall be entirely windows and casing. Wall materials are prohibited on the dormer face.
9. **Lanterns, belvederes and cupolas** shall sit on a low base and be trimmed to resemble pilasters surrounding glazed or louvered openings and supporting a beam and roof above. Siding, if any, shall be below the sill height.

General

1. All signs require approval. If agreement cannot be reached on logos and graphics, only letters and/or numbers shall be permitted.
2. The following are prohibited unless expressly permitted elsewhere: fluorescent or glowing paint; billboards; pylons; rooftop signs; flashing, moving or intermittently illuminated signs or advertising devices; freestanding signs (except that way-finding identification as per municipal standard shall be permitted), signs or window graphics.
3. Signs for real estate related businesses such as sales, rental, management and maintenance are prohibited.

Type I

Materials

1. **Signs** shall be wood, metal, or PVC. When used, PVC shall be 3/4″ thick with square edges. Signs may be painted or have engraved gold leaf letters and symbols. Hand-painted or carved signs are encouraged. Digital laminated prints are allowed provided that the sign mounting board (substrate) shall match the shape and size of the laminated print with no substrate showing at the front of the sign.
2. **Window signs** may be neon behind the glass, or paint or vinyl applied directly to the glass. Neither shall be mounted on opaque signboards.
3. **Internally lit signs** other than neon are prohibited.

Configurations and Techniques

1. **Band Signs** consist of a band of lettering across the entire width of the building. Band signs shall be a maximum of 36″ tall, and the bottom of the band sign shall not be installed more than 12′ or less than 10′ above the sidewalk.
2. **Board Signs** consist of painted or vinyl graphics on a signboard attached flush with wall, sized and placed in a manner complimentary to the building.
3. **Blade Signs** hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5′. The top of the blade sign shall be between 9′ and 12′ above the sidewalk. The blade sign shall be 32″ tall maximum. Blade signs shall be no more than 4′ wide. No blade sign shall exceed 8 square feet. In addition, brackets or other suspension device shall match the sign style and shall not be computed as part of the allowable size of the sign.
4. **Vertical Signs** are permitted at corner buildings. They may project perpendicular from one side of the building or at a 45-degree angle to the corner. Vertical signs shall be mounted a minimum of 12′ from the sidewalk, measured to the bottom of the sign. The top of the sign shall not exceed the height of the windowsill in the top story. Vertical signs shall be mounted 12″ maximum away from the exterior wall of the building and shall be a maximum of 3′ wide.
5. **Rooftop Signs** may be Band or Board Signs or simply letters affixed to an open armature mounted to or above a roof or roof element. Size shall be determined by SARC at the time of approval based on location and size of roof.
6. **Awning Signs** may be painted either on the flap of the awning or in the center of the body of the awning. Awnings shall be fabricated of canvas on metal frames. Awning signs shall be painted directly on canvas. Backlit awnings are prohibited. Signs that occupy the flap of the awning may fill the entire height and width of the flap up to a maximum flap height of 12″.
7. **Painted Wall Signs** may occur on masonry wall surfaces and shall not be the primary sign of the business they represent. Size shall be determined by SARC at the time of approval.
8. A **plaque sign** inscribed with the name of the architect and the date of completion, less than 2 feet square made of bronze, aluminum, concrete or stone may be permanently affixed to the building. Location shall be determined by SARC at the time of approval.
9. The height of any **window sign** is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90 percent of the width of the glass in the sash where the sign is installed.
10. **Window graphics** are prohibited facing Central Square, 30A and the courtyards of the Lyceum gateway building (aka Smolian Place) but may be permitted subject to approval where shops have an abundance of display windows facing secondary frontages.
11. **Parking directional signs** that are in addition to the tenant sign shall follow the requirement for other signage except that they may be 1.5 times the size and may be in addition to the tenant sign.
12. **Site-specific art** that serves as a sign may be permitted subject to approval.
13. **Other types** as approved.
14. Type I signs may **encroach into setbacks** and across Rs.O.W. lines if approved but not onto private properties.

Continued next page

Comments

The construction regulations limit signs during construction to a single permit box no larger than 30″ by 30″ and prohibit advertising signs for architects and contractors.

Type II

Materials

Same as for Type I except that window signs are not permitted.

Configurations and Techniques

The following types are permitted: band, board, blade and plaque signs as described under Type I. Size shall be determined by SARC at the time of approval based on sign type, location and content.

Type III

Materials

Same as for Type I.

Configurations and Techniques

One advertising or business sign is permitted but limited to the following types described under Type I band, board, window, blade and plaque signs. The sign is limited to a maximum size of six square feet and shall be hung below a balcony or mounted to a building wall within the property line.

Types IV-VIII

1. **Address numbers** (not letters spelling numbers) shall be of a non-corrosive, non-synthetic material, of a size no larger than the minimum required by Walton County 911 addressing requirements, and placed so as to be visible from the frontage and/or as required by Walton County. Recommended locations include the front door, the wall beside the door, the entablature, a square porch column or the top riser.
2. **Fence runner signs** displaying the cottage and homeowner names shall match the traditional Seaside format for material, size, font and color and may be either hand-painted or have individual vinyl letters.
3. **Security signs** providing notice of a security system may have a company logo and are limited to a maximum of one square foot in size. Signs shall not be freestanding in the yard but shall be affixed to the building near a door facing a frontage.
4. **All other signs, including for sale or for rent**, advertising or business signs, are prohibited.

1. **Exterior light fixtures** shall be approved prior to installation.
2. In Seaside, **everyone should be able to enjoy the night sky**; therefore, lights shall be lamped to produce minimum lumen levels consistent with safety and utility. Lighting is limited to 450 lumens per fixture, with a total of 3,375 lumens allowed per lot. Minimum and maximum light levels may be further specified in the Appendix. Lights shall be shielded and directed to reduce light spillover to adjacent property.
3. **Entries from streets or footpaths** shall have at least one downward projecting "mushroom" light placed at the intersection of street and path, and, footpath and entry. These lights shall be controlled by a photocell (dusk to dawn).
4. **Light spectrum** for all exterior lighting shall be of the incandescent or equivalent (warm white – 3000 Kelvin or less) spectrum.
5. **Walls of residential buildings** shall not be flooded or washed with light.
6. Some properties may subject to lighting restrictions by the Florida Department of Environmental Protection intended to **protect nesting sea turtles**.

1. **All colors must be approved**.
2. Colors are intended to be **lighter nearer the gulf** and become **more saturated to the north**.
3. The **body color of houses on the gulf side of 30A** are intended to be very pale, dusty sunset colors, or very pale versions of beach vegetation. The color should not deter from the landscaping or call attention to itself.
4. The **body color of houses in the middle section** are intended to be mid-level colors—not too bright or exaggerated versions of the color and nothing gaudy.
5. The **body color of houses in the back section** (which includes Forest Street and the homes facing Ruskin Pool) are intended to be dark, saturated forest or wood colors, nothing pastel.
6. **The use of white as a body color** is reserved for civic buildings only.
7. **Trim around openings** shall be of a contrasting color, preferably lighter, and in high gloss.
8. **Trim around lights,** outlets, vents, meters, etc., and at inside corners shall be the wall color.
9. **Roof color** shall be as noted in the "Roofs" section under "Materials."
10. **Paints and stains** shall be a solid color.
11. The **paint system** must be a minimum of one coat oil-based primer and two coats of acrylic latex paint with mildew preventative additive.
12. **Exterior spray painting** is prohibited.

Comments

*A **mock-up wall panel** at least 3′ square showing body and trim materials painted with the proposed body color and all proposed accent colors shall be constructed on site for approval.*

Materials

1. **Fences** shall be wood.
2. **Paths** shall be sand or white clay. The path parallel to the beach in Plats 12 and 14 may be a wood boardwalk with approval. Driveways, where present, should be pervious, should match the shoulder material and shall not extend past the property line. Other approved materials are gray concrete pavers to match the color of Seaside's sidewalks, shape and size or 4" thick compacted, crushed oyster shells. Other surfaces require approval.
3. **Grass** (seed and sod) is prohibited on residential lots.
4. **Pine straw** is permitted. **Mulch** is prohibited.
5. All plants shall be selected from **The Seaside Plant List** found in the Appendix. All plants listed by the Florida Exotic Pest Plant Council are prohibited. Other invasive species, those whose mature size has potential to overgrow spaces or to block protected view corridors, those susceptible to disease and insect infestation, those with offensive odors when blooming and those that are poisonous to humans and animals may be prohibited.
6. Each lot with a picket fence shall have **two trees** within the frontage within six feet of the picket fence line, except those Type VII lots along the divided roadway portion of Forest Street. When planted tree limbs shall be pruned to minimize danger to pedestrians.
7. Plants between any two buildings south of 30A shall not exceed 12 feet in height, above which is a protected view corridor.

Comments

Natural vegetation *is to be protected, and existing vegetation shall remain undisturbed during construction, except for an area within four feet of the perimeter of building.*

Configurations and Techniques

1. **Fences should provide closure** by connecting with other fences, hedges, walls or buildings and by being equipped with gates wherever openings greater than 4′ in width occur. Terminal posts (corners, openings, ends, etc.), if any, shall be a minimum of 6x6 and fatter and taller than typical posts. Terminal posts shall not be placed next to each other—even if on adjacent lots where the terminal post shall be shared. Posts shall be equally spaced but not greater than 8′ on center. Spacing between a post and a picket shall be the same as the spacing between pickets.
2. **Fences shall be painted white** with the exact color selected from the list in the Appendix. **Fence pattern** shall not replicate another on the same street, except in Plats 10, 11, 12, 14, 16 and 17 where the existing pattern shall be retained.
3. **Openings for driveways** shall not exceed 10′ in width except on Seaside Avenue where, because of the tighter turning radius, driveways may be up to 12′ in width. All openings for driveways shall be equipped with gates. EXCEPT TYPE VI
4. Other than Type II and IIa, **Decks** are permitted in rear yards only and shall not be easily visible from frontages. Decks may not be permitted in the rear yard of a corner lot, if easily visible from a frontage. Decks shall be of a scale compatible with the building and the lot and shall not be located in side setbacks (except for Type VII) or within 4′ of the rear property line. Decks shall have an appropriate relationship to grade and should be closer to grade than porches.
5. **Patios** made of pavers or other impervious surfaces are discouraged due to runoff. Where allowed the size shall be significantly limited. In Type I, pavers may be impervious because drainage is accommodated in the amphitheater.
6. **Walks and paths** shall be flush with the ground, except in Type I. Boardwalks may be raised.
7. **Trash and recycling containers** shall be located within permanent enclosures and not visible from frontages (including Quincy Circle).
8. **Pools** are prohibited in the yard. In-ground pools are only allowed in the main house footprint. Above ground pools are prohibited, other than small, moveable pools for children, which do not need approval and which may be placed anywhere in the yard on a temporary basis.

1. **All wood exposed to weather** shall be KDAT, pressure-treated, or of a species generally considered rot resistant.
2. **Fasteners** such as bolts, nails, staples, hinges, etc., which are exposed to the weather shall be hot-dipped galvanized steel, stainless steel or brass. South of 30-A stainless steel nails shall be required.
3. A **valve**, clearly marked, to drain the house during freezing weather shall be located in an accessible location. All supply lines must be sloped to drain to that valve.
4. **Flagpoles** less than 6 feet in length may be mounted at an angle to square columns, posts and building walls. Longer flagpoles and freestanding flagpoles shall be reserved for use only in the Civic Realm.
5. The following are **prohibited along frontages** utility meters, air conditioning equipment, solar panels, synthetic statuary, bird baths or statuary (except those approved as museum quality), permanent grills, swimming pools (except small pools used temporarily for children and removed afterwards), rock gardens, recreation and play equipment, doghouses and dog runs, hot tubs and spas and wood decks (except for boardwalks from the front gate to the front porch which may be up to five feet wide). The frontage shall be defined as the front yard, the side yard along a street or Civic or Recreation area, and the side yard between two buildings to a depth equal to 1.5 times the distance between the buildings measured from the building face.
6. **Antennas and satellite dishes** are also prohibited along frontages if, in accordance with Federal law, this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay. Antennas or satellite dishes more than one meter in diameter are prohibited.
7. **Air conditioning equipment** is discouraged along Quincy Circle.
8. **Solar collectors**, clotheslines, and other energy devices based on renewable resources are permitted. Their location on each lot shall be such that the impact on the Civic Realm and on adjoining lots is minimized while not significantly compromising the effectiveness of the energy saving device.

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16.20.090.7. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. New multi-building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause rear yards or rear façades to face toward abutting properties.
2. All service areas and loading docks shall be located behind the front facade line of the principal structure.
3. All principal structures shall be oriented toward the primary street. The first floor of big box buildings shall be edged with a use liner containing any permitted use (e.g. retail, restaurant, residential) or the entire wall shall include architectural details such as fenestration, large false (or real) display windows, natural finishes and other architectural features.
4. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
5. Detention and retention ponds and drainage ditches shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.
6. Parking areas shall be compartmentalized with islands as required by the general development standards to reduce the overall scale of the parking area. Not more than 40 parking spaces shall be allowed between landscaped islands.
7. Parking lot location:
    a. For small lots, no parking spaces shall be allowed between the principal building and the primary street;
    b. For medium lots, no more than a double row of parking spaces with a single drive lane shall be allowed between the principal building and the primary street; and
    c. For large lots, parking spaces are allowed anywhere on the property but if placed to the rear of the property, provision shall be made to allow current or future out-parcel development to comply with the small lot/out parcel design guidelines.
8. Parking structures are encouraged to be internal to the site and to include architectural features related to the principal structure. A parking structure shall meet the general development standards for parking structures.

Vehicle connections. Cross easements which connect an internal vehicle system are encouraged between abutting property owners.

Pedestrian connections.

1. Where multiple store fronts or multiple buildings exist within the same development, each store front and building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
2. Cross easements which connect the internal pedestrian system are encouraged between abutting property owners.
3. Each ground floor multifamily dwelling unit or commercial unit that faces a primary street shall contain a primary entry, which faces the primary street. The primary entry shall include decorative door surrounds, porches, porticos or stoops or a combination thereof.
4. Where a single building includes separate commercial and residential entrances, the residential entrances shall be raised at least 16 inches above ground-level or recessed within the facade to reinforce a privacy zone and distinguish it from the commercial entrances.
5. Doors shall be a commercial size and style.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
3. Shopping centers shall provide a unified architectural theme with standardized building materials, finishes, and color schemes.
4. All accessory structures, including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

Building form.

1. Commercial buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
2. Residential buildings should provide a width to height ratio of no more than 2:1. Buildings that exceed the width to height ratio of 2:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 2:1.
3. The first floor of each multi-story building shall be at least 12 feet in height measured to the bottom of the second floor.

Wall composition. Wall composition standards ensure that ground level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. Structures which are situated on corner lots, through lots, or by the nature of the site layout are clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from public rights-of-way. Full architectural treatment shall include roof design, wall

materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.

2. There shall be no blank facades. All facades shall include fenestration, architectural features, or both. For multi-story buildings, no portion of a facade corresponding to the height between two floors shall have a blank area greater than 24 feet in width.

Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

1. At least 50 percent of street level facades of nonresidential buildings abutting streets shall be transparent. The bottom of windows shall begin no higher than three feet above grade level, and the top of all windows and doors shall be no lower than eight feet above grade level. Taller windows are encouraged.

2. Windows on the street side facades shall be evenly distributed in a consistent pattern.

3. At least 20 percent of street side facades of residential buildings shall be transparent, and at least 15 percent of all other facades shall be transparent.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

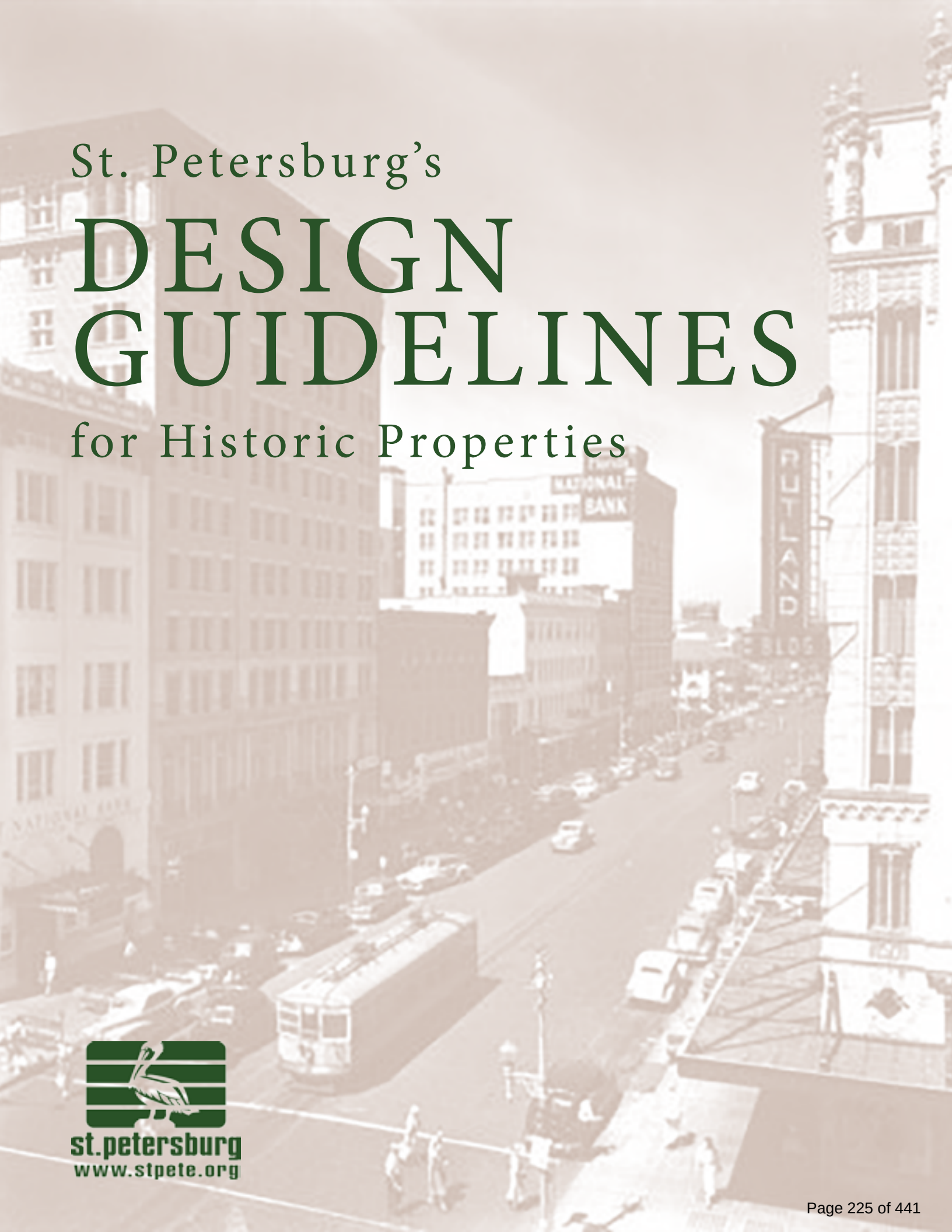
Central Avenue Corridor Activity Center. For properties located within the Central Avenue Corridor Activity Center, any proposed site, building and streetscape design shall conform to the design criteria in Subsection 16.20.060.7, St. Petersburg City Code.

(Code 1992, § 16.20.090.7; Ord. No. 876-G, § 9, 2-21-2008; Ord. No. 1029-G, § 22, 9-8-2011; Ord. No. 83-H, § 14, 12-19-2013; Ord. No. 287-H, § 41, 7-20-2017)

St. Petersburg's

DESIGN GUIDELINES

for Historic Properties



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INTRODUCTION

OVERVIEW

St. Petersburg has a rich architectural history spanning over a century. The City's architecture includes a large range of styles that showcase the diversity of its residents, shifts in tastes, advances in building materials and techniques, and development patterns.

The function of this guide is to promote historic preservation, in general, and to provide historic property owners, architects and designers an understanding of our City's development and the recognized architectural styles prevalent throughout the City. This information can be especially helpful when planning maintenance or rehabilitation of a historic structure or designing new construction. These guidelines were created from the City's Historic and Archaeological Preservation Ordinance review criteria, as well as the Secretary of the Interior's Standards for Rehabilitation.

To aid in retaining the historic character of a property, a Certificate of Appropriateness (COA) is required for certain exterior alterations to a Local Historic Landmark or a property within a Local Historic District prior to undertaking construction. The COA process provides valuable technical recommendations for protecting locally designated and contributing properties from being adversely and irreversibly altered or demolished and typically requires the submission of elevation plans, material descriptions, and an explanation of work proposed as part of the approval process. Staff utilizes local character criteria from treatment programs based on the U.S. Secretary of the Interior's Standards for Rehabilitation to review COAs.

Exterior alterations may include, but are not limited to: changes to walls, roofs, foundations, windows, siding, detailing additions, site work, and demolition. New construction and the relocation of buildings that affect a historically designated resource also require a COA.

Vinoy Hotel with yacht in front, 1927. Courtesy, Tampa-Hillsborough County Public Library System.

USE OF THE DESIGN GUIDELINES

The information contained in this document serves as a valuable tool that can assist property owners, builders, architects, developers, and other interested parties in making decisions regarding repair and maintenance, alterations, and other construction activities that affect properties determined to be historically significant. Design Guidelines, in general, promote the retention of character-defining features of historic properties while also promoting sensitive modernization for buildings and structures that have already proved their durability and resilience based on their age, and their appeal to residents who are part of the historic neighborhoods in which they have been built. In addition, these guidelines provide all interested parties with basic details of recognized architectural styles that have been part of St. Petersburg's historic fabric and pattern of development for over 100 years in some cases.

While there are different ways in which to use these guidelines according to individual needs and desires, the chapters that follow are arranged to allow a more in-depth approach to discovering a property. We recommended that those who are less familiar with historic buildings and historic preservation begin according to the following steps:

- Familiarize yourself with the City's historic preservation program found in Chapters 1 and 2. In addition, if you are interested in the overall built environment of St. Petersburg collectively, including some of the most recognizable and important landscape features, then read Chapters 3 and 5.
- Determine the architectural style of your property with the help of Chapter 3, so that you can find the most appropriate method for making repairs or improvements that best preserve or retain the characteristic feature which attracted you to the property. The City's historic preservation office staff can help you understand how your historic building has evolved or changed since its original construction.
- Determine the type of activity, or undertaking you are pursuing. You can find valuable information pertaining to making simple repairs or recurring maintenance to more substantive additions and alterations or even new construction within a historic district can be found in Chapter 4.
- Determine if your property is listed individually, or is a contributing or non-contributing property to a local historic district listed in the St. Petersburg Register of Historic Places. You can research this by looking at the local historic district maps found at the end of Chapter 5, or by contacting the City's historic preservation office.
- Clarification of certain terms, words, or phrases can be found in the Glossary, located within the Appendix Chapter 6.
- Contact the City's historic preservation office for more information and to get the latest, most up-to-date information regarding a historic property, or to learn about how to obtain technical assistance and economic benefits.

Keep in mind that maintaining a building's historic character does not mean that improvements or modernization cannot be made to it. In fact, keeping a historic property well-maintained and in-use through making it more livable or functional in response to emerging technologies is often preferred and encouraged. The City's historic preservation office staff welcomes all inquiries regarding historic properties and sites, and is often available to meet on-site.

HISTORIC PRESERVATION

at the Federal, State, and Local Levels

Across the United States, the preservation and conservation of culturally, architecturally, and historically significant buildings and sites took the form of localized grassroots movements throughout the nineteenth and early twentieth centuries. The National Historic Preservation Act (NHPA) became law in 1966, formalizing many aspects of historic preservation and creating programs promoting the documentation and treatment of these resources. Despite the presence of a national program, preservationists will often say that "all preservation is local," since many aspects of national historic preservation policies focus on creating alliances through which individual communities can seek State and Federal assistance in furthering their own programs, rather than dictating specific actions.

The NHPA created partnerships between Federal, State, and local governments with the goal of capitalizing on the strengths of each. At the national level, the National Park Service is responsible for providing information, tools, and funding for preservation, as well as administering the National Register of Historic Places. The National Register is an official list of buildings, sites, structures, objects, and districts that have been found to have value as cultural resources after being evaluated through the lens of established criteria for historic significance. Since the late 1970s, the City of St. Petersburg has based its local preservation program on these national standards, and continues to aim to identify, document, protect, and celebrate the aspects of our built environment that make the Sunshine City a unique and enjoyable place to live, as well as those that serve as reminders of the path we've taken to become the place we are today.

The National Register of Historic Places

Listing in the National Register of Historic Places can be initiated by a property owner, a nonprofit, or a governmental agency, but a property cannot be listed against owner objection. Nominations for National Register listing are forwarded to the National Park Service from designated State agencies, and in the case of properties within a Certified Local Government such as St. Petersburg, include comments from the local Historic Preservation Commission, the City, and City staff.

A property or district's listing in the National Register provides historical documentation and formal recognition of its significance as evaluated under a nationally-accepted set of criteria. National Register listing does not limit a private owner's right to use or alter a property, but a number of Federal, State, and local grants, tax incentives, and building code alternatives may become available to owners of National Register listed properties. Once a property or district is National Register listed, no further review is required for alterations, additions, or even demolition by a private owner.

State Historic Preservation Office

The NHPA also created the role of the State Historic Preservation Officer, who is appointed by the governor of each state. In Florida, the Director of the Division of Historical Resources (DHR), which is located within the Department of State, serves in this role. This office oversees Florida's Historic Preservation Grants program, coordinates the State Historical

Marker program, and oversees statewide historic preservation efforts. Within the DHR, Florida's Bureau of Historic Preservation manages the Florida Main Street Program, oversees the National Register of Historic Places program within the state, and maintains a statewide inventory of historic resources known as the Florida Master Site File (FMSF). The Bureau of Historic Preservation also reviews the potential impacts that State- and Federally-funded development (such as projects funded by the Department of Housing and Urban Development or the Florida Department of Transportation) could have on historically significant resources through a process known as historic review.

The Bureau of Historic Preservation also oversees Florida's Certified Local Governments (CLGs). The CLG program was created by 1980 amendments to the NHPA and allows individual communities to access funding and assistance for their local preservation efforts. CLG status is granted to cities and counties that have established local historic preservation Ordinances and incorporate consideration for their historic resources into the planning process. The City of St. Petersburg began its historic preservation efforts in 1977 with a Citywide survey of the historical, archaeological and architectural resources. Florida's Certified Local Government program was established in 1986, and St. Petersburg is one of only six communities in the state to have participated since the programs beginning. Although the Sunshine City has grown considerably since then, the City's planners have continuously sought to balance the preservation of resources that serve as reminders of the community's past with growth and redevelopment.

The St. Petersburg Register of Historic Places

St. Petersburg's Historic Preservation Ordinance was first adopted by City Council in 1985, stating that "the preservation, protection, perpetuation, and use of local landmarks is a public necessity." The key goals of the Ordinance are to promote citywide historic preservation, set up a process and criteria for the designation of individual properties and districts as local historic landmarks, establish a procedure by which alterations to locally designated resources are reviewed, and establish a Historic Preservation Commission, which is now known as the Community Planning and Preservation Commission (CPPC). Changes and updates to the Historic Preservation Ordinance are made, as necessary, with approval by City Council. Since 1985, for example, updates to the Ordinance have enhanced the requirements for listing in the St. Petersburg Register of Historic Places by adding a set of criteria that evaluates historic integrity, as well as, historic significance.

As established by the Historic Preservation Ordinance, the process by which a property is listed in the St. Petersburg Register of Historic Places is based on the standards used to evaluate National Register eligibility. St. Petersburg's historic landmark program, however, affords properties a higher degree of protection than National Register listing. Properties listed in the St. Petersburg Register of Historic Places, whether individually or as part of a district, are subject to a local design review process through which historically appropriate changes are granted Certificates of Appropriateness (COAs). This design review process applies only to exterior alterations, and, in the majority of cases, it can be conducted by Historic Preservation Staff; a turnaround time of 24-48 hours is expected when a property visit by staff is necessary to properly assist the property owner. Certain, more extensive alterations are heard by the Community Planning and Preservation Commission, as are demolitions and new constructions within local historic districts.

THE COMPREHENSIVE HISTORIC PRESERVATION PLAN

St. Petersburg's Comprehensive Plan is a compendium of separate elements that aims to guide the community's growth and development while enriching quality of life and promoting a well-balanced economic atmosphere. The Historic Preservation Element was added to St. Petersburg's Comprehensive Plan in July of 1993; its goal is to direct and manage the programs and policies related to the preservation of the City's historic and archaeological resources. The Element's objective is to promote and provide the basis for the preservation of resources through the commitment to conduct historic resource surveys, and the continued development of Ordinances, guidelines and/or databases.

The Roles of the Community Planning and Preservation Commission, City Council and Historic Preservation Staff

The Community Planning and Preservation Commission (CPPC) acts as both St. Petersburg's Local Planning agency and its Historic Preservation Commission. When it comes to historic preservation, the CPPC's role is threefold: first, to promote the preservation program; second, to act in a final authoritative capacity in reviewing and approving certain COA applications as appropriate; and third, to act in an advisory capacity to the City Council in recommending buildings, sites or districts for local landmarking. The City Council has final approval on designations. City Council also functions as the appeal body for actions by the CPPC on COAs.

The staff of the Urban Planning and Historic Preservation Division provides recommendations regarding St. Petersburg Register and National Register applications to the CPPC. In addition, their responsibilities include educating the public about preservation within the City, reviewing COAs, preparing grant proposals to help fund local preservation projects, building upon the base of knowledge about the City's historic resources, and assisting local property owners with understanding, maintaining, and serving as stewards of their piece of the City's architectural and developmental history.

Effects of Historic Status

There are thousands of buildings that were constructed 50 or more years ago within St. Petersburg, meaning that they are old enough to be eligible for potential historic designation. As a matter of course, simply reaching this 50-year mark does not create any restrictions, nor does it automatically allow for any incentives. A great number of the buildings within St. Petersburg that have reached this historic age do not bear any historic designation, but are nonetheless important representations of the City's architectural past. Therefore, these guidelines also provide guidance to owners of older properties that have not been designated.

Properties in St. Petersburg are considered to be "historically significant" when they are listed in either the National Register of Historic Places, the St. Petersburg Register of Historic Places, or both. There are several thousand such historic properties in St. Petersburg. National Register listings and St. Petersburg Register listings are based on parallel but distinct sets of criteria by which historic significance is measured. These two sets of criteria are designed to objectively measure a resource's importance as representations of history, whether through their architecture or design, or their association with the people, events, and trends that shaped the city, state, or nation. This importance, called historic significance, is evaluated along with the resource's historic integrity, or the resemblance that property bears to the way it looked

during the years it gained significance. Integrity is measured based on several factors such as design, setting, materials, and workmanship. A complete list of national and local criteria is included in the Appendix.

Districts containing multiple properties can also be listed in the National and/or St. Petersburg Registers of Historic Places, following the respective sets of criteria. Whenever a district is designated at either level, the district's boundaries are determined and recorded as part of the designation. Historic districts often contain both contributing properties, which are tied to the districts' historic significance, and non-contributing properties, which are not. Non-contributing properties are not eligible for preservation incentives, and those within districts listed in the St. Petersburg Register of Historic Places are subject to lesser degrees of compatibility. It is still important for the owners of non-contributing properties to be familiar with this document, since the significance of historic districts results not only from the design of each building, but from the relationship between buildings that results in the overall character of a neighborhood. Important characteristics of each local historic district are detailed in Chapter 5.

As noted above, National Register listing is primarily honorary whereas St. Petersburg Register listing involves the review of alterations to ensure that they are appropriate to historic significance and context. The preservation incentives for properties that are listed to either register can vary by year, property type, need, and location within the city, but generally include benefits such as provisions found in the Florida Building Code for designated properties, as well as the availability of local Ad Valorem Property Tax Exemptions and Federal Income Tax Credits designed to assist with the cost of rehabilitating historic buildings. Specific information about the historic status of your property and incentives that are available to you can be found at stpete.org/history, or by contacting the Urban Planning and Historic Preservation office.

Studies and real-world programming highlight additional benefits to historic preservation. The more labor-intensive process of renovating historic buildings typically results in a greater percentage of the total project investment being spent on local labor than in the case of new construction. As a result, more money is spent locally on goods, services, and ultimately taxes, which results in a positive effect on the local economy. Designated Local Historic Districts have also been shown to be more economically resilient and less vulnerable to cycles of development booms and busts because of the continual nature of rehabilitation projects as opposed to periodic surges of construction activity. This economic stability often translates into neighborhoods in which homes are well kept and maintained to a higher degree and are sought after by buyers. It is no secret that the consistent high quality of historic buildings and the nature of the materials they were made of, have resulted in their resiliency to deteriorate and failure over their long life spans, which speaks strongly to their more sustainable footprint within neighborhoods.

Saint Petersburg Senior High School, 1921. Courtesy, Tampa-Hillsborough County Public Library System.

COMMUNITY HISTORY

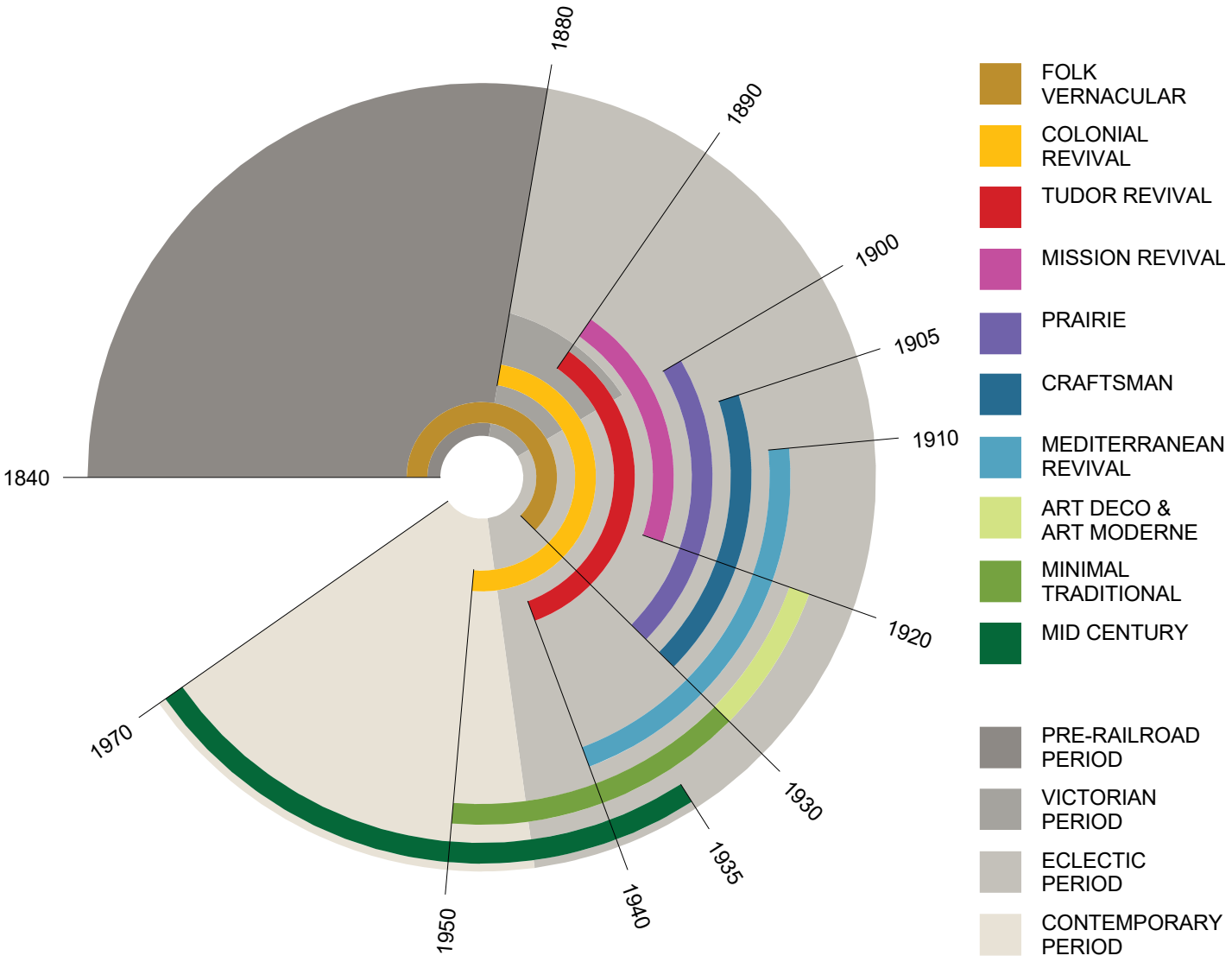
OVERVIEW

Many characteristics of St. Petersburg today stem from its early history of the first three or four decades after being founded, especially as it developed during the economic booms of the early 1910s and then the 1920s. Some of St. Petersburg's older neighborhoods have a distinctive appearance and diverse historic background, which are evident through their planning and layout, prevailing architectural styles and building forms, and even the types of building materials used and available at the time. St. Petersburg's earliest buildings, both residential and commercial, were primarily vernacular and generally frame or masonry construction. As St. Petersburg expanded and more affluent residents arrived, higher styles of architecture, responding to regional and national trends, also began to emerge. Fine examples of other architectural styles such as Colonial Revival, Tudor, Mission Revival, Prairie, Craftsman and Mediterranean Revival became prevalent. This was then followed by a strong wave of post-World War II architectural expressions through prefabricated building technologies resulting in highly popular, yet modest Minimal Traditional housing developments, and other Mid-Century building styles and designs. Thousands of these historic buildings in St. Petersburg have been surveyed since the 1970s for their architectural significance suggesting a hierarchy of preferred or easily available architectural styles.

YMCA 5th Street and 2nd Avenue South, with cars by Wagner, Francis G., 1891-1975 Nelson Poynter Memorial Library Courtesy, University of South Florida, Tampa Library.

For a better contextual understanding, the styles that follow are generally listed in the order of their appearance on the St. Petersburg scene and according to when they appeared nationally, though some early styles were constructed during or after their periods of decline. Oftentimes, one style was influenced by a previous style or by a combination of styles, with only one or two truly American styles emerging during the twentieth century. The extant historic architecture in St. Petersburg is mostly a result of the post-Victorian period of eclecticism, whereby architects and builders brought forth and made available interpreted designs of classical style programs, while creating regional and environmental adaptations through modernization as American lifestyles changed and responded to economic swings. Stylistic flair of any given building could have easily been influenced by the architect that designed it, his or her origin of birth, schooling, or studio work experience, or a customer's whims and preference, each of which could have carried regional types of construction, and perhaps even materials.

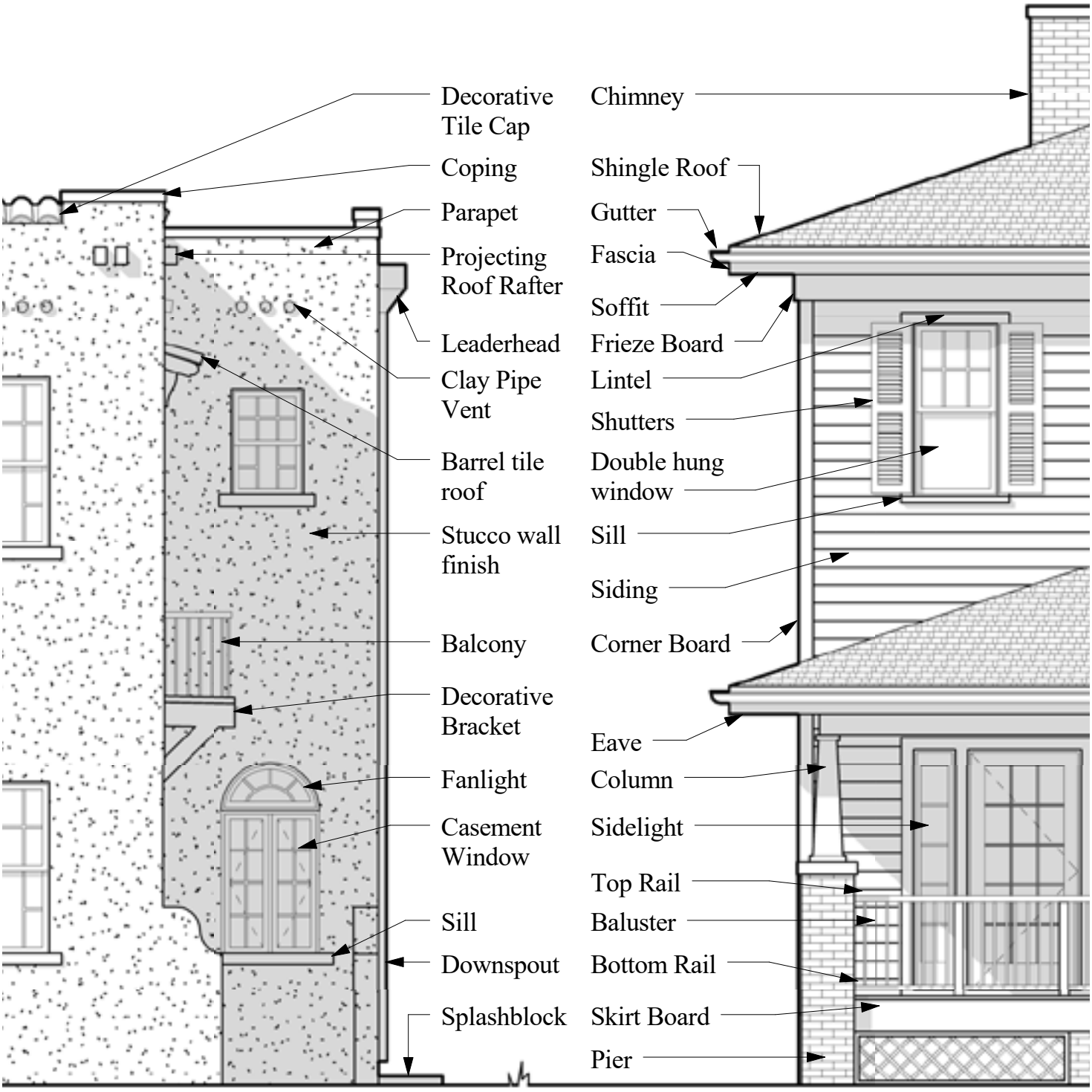
Historic Timeline



ARCHITECTURAL STYLES

This section was created to assist property owners in identifying the architectural style of their property, as well as, to guide those considering new construction. It is important to understand the style of your property when making decisions affecting it's exterior appearance, including additions and replacement of damaged or missing elements. When considering new construction in a historic neighborhood, it is important to consider the overall character of that neighborhood and understand the range of styles it might contain. This chapter gives a brief description and history of some of the most common architectural styles seen throughout St. Petersburg. Illustrations show the range of elements and features that are common and most appropriate to each style.

ANATOMY OF A HOUSE



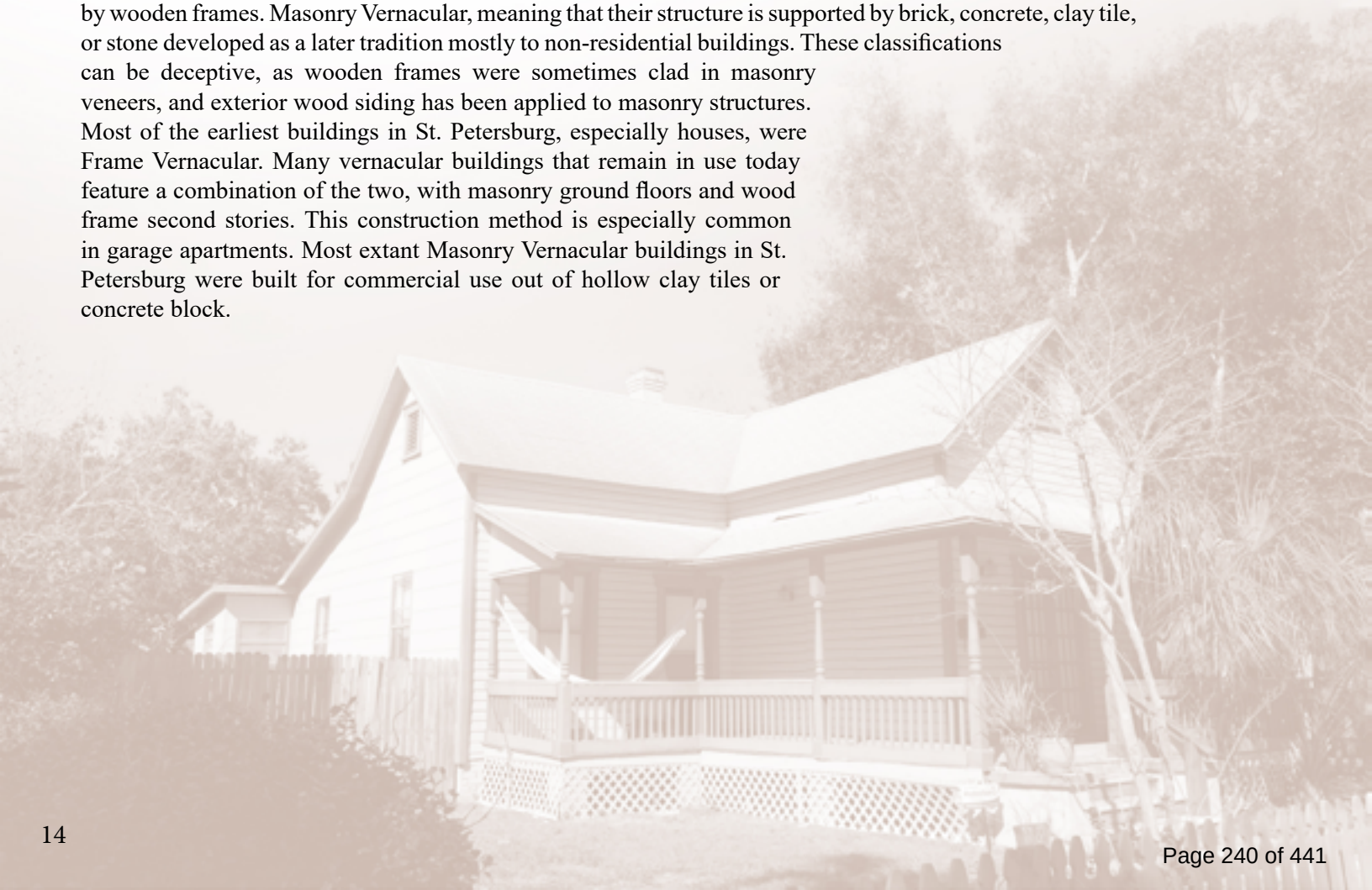
FOLK VERNACULAR

1800-1930

Many of the homes and businesses built during St. Petersburg's earliest period of construction are referred to as having a [Folk] Vernacular style. The term "vernacular" was originally applied to the local dialect of a native language, but is also applied to landscapes and buildings. In architecture, it refers to a building practice that reflects local traditions and materials. A vernacular type, therefore, usually describes buildings that do not adhere to a formal or academic architectural style, but are products of the materials and skills that were available and could be applied to fit the building's needs. Generally, these buildings were not designed by a trained architect, but built by community members or local builders with necessity and economy in mind. There are not many extant examples remaining in the city.

Although Vernacular resources might seem simple or even utilitarian to modern eyes, they are representative of the individuals and communities that produced them and their limitations and aspirations for St. Petersburg. Since St. Petersburg was developed by transplants from across the United States, some of the oldest buildings are representative of the traditions of their owners' hometowns or regions. This diffusion of influences resulted in what can also be referred to as a "National" Vernacular folk type.

The early Vernacular buildings are often classified as being Frame Vernacular, meaning that their structure is supported by wooden frames. Masonry Vernacular, meaning that their structure is supported by brick, concrete, clay tile, or stone developed as a later tradition mostly to non-residential buildings. These classifications can be deceptive, as wooden frames were sometimes clad in masonry veneers, and exterior wood siding has been applied to masonry structures. Most of the earliest buildings in St. Petersburg, especially houses, were Frame Vernacular. Many vernacular buildings that remain in use today feature a combination of the two, with masonry ground floors and wood frame second stories. This construction method is especially common in garage apartments. Most extant Masonry Vernacular buildings in St. Petersburg were built for commercial use out of hollow clay tiles or concrete block.



GALLERY OF EXAMPLES

Roser Park

Old Southeast

Historic Uptown

Historic Uptown

Historic Uptown

STYLISTIC FEATURES

Frame Vernacular

- Rectangular or L-shape
- Roof pitch 6 : 12 or steeper
- Gable
- Bevel or Novelty wood siding
- Exposed rafter ends
- Wood double- hung windows
- Pier foundations
- Little ornamentation
- Simple porch

Old Northeast

Historic Uptown

Old Northeast

GALLERY OF EXAMPLES

Old Northeast

Crescent Lake

Warehouse Arts District

Downtown

Downtown

STYLISTIC FEATURES

Masonry Vernacular

- Simple rectangular or L-shape most common
- Flat or shallow pitch roof
- Masonry/ Stucco walls
- Pressed concrete block in many residential examples
- Wood double- hung windows
- Commercial examples have parapet walls at roof

Wildwood Heights

Roser Park

WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Smooth-finish wood lap siding with 4- to 6- inch exposure, random width cut wood shingles, light sand-finish stucco.
- Siding and shingle cladding is mitered at corners or has 4- to 6-inch corner board trim.
- Typical base detail has 8- to 10-inch-wide skirting board with drip edge detail.
- Foundation walls and piers are typically brick, rusticated concrete block, stucco, or stone veneer; foundation wall vents are typically centered under windows.

EAVES

- Exposed 2 x 8- inch rafter tails cut plumb, 16 to 24 inches on center is by far the most common eave type.
- Hipped roofs may feature a cornice or a boxed eave with continuous fascia and outriggers 24 to 48 inches on center.

ROOFS

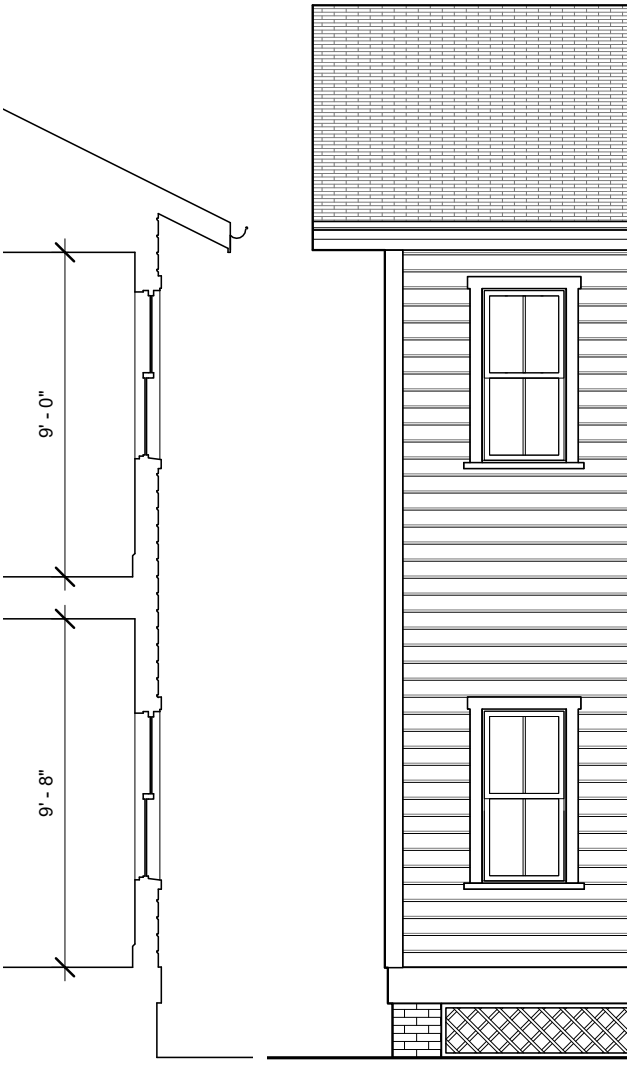
- Front-facing gable or hipped.
- Originally wood shingles, asphalt roll-roofing, galvanized metal shingles, or galvanized 5-V crimp metal panels.
- Replacement materials are often laminated asphalt or composition shingle; or standing seam metal panel roofing.

TYPICAL EAVE DETAILS

Exposed Rafter Tail

Boxed Eave

Corner Vignette



WINDOWS & DOORS

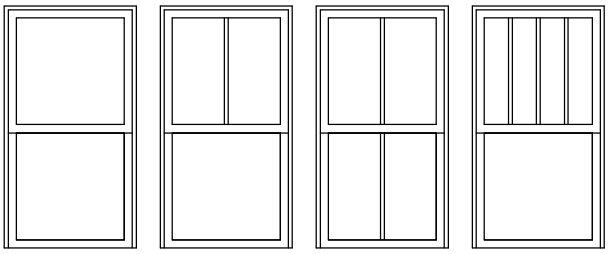
STANDARD WINDOWS

- Standard windows are typically double hung or casement and vertical in proportion.
- Common muntin patterns are 2 over 2, 4 over 4, or 6 over 6.
- Range of sizes:
  Width: 2'-8" to 3'-8"
  Height: 4'-4" to 6'-0"
- Materials: Painted wood, solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

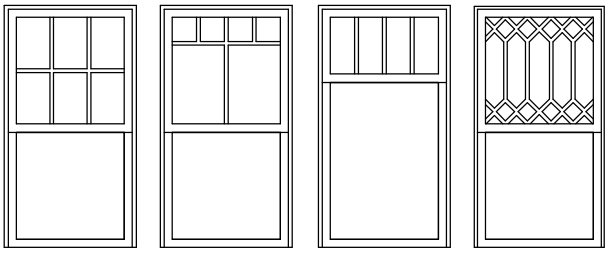
WINDOW ASSEMBLIES & ACCENT WINDOWS

- Dormer windows are multi-paned in the 6 over 6 pattern.
- Special windows are typically small accent windows with 6 panes or in a 4 over 4 muntin pattern. A single or double leaf shutter is often used.

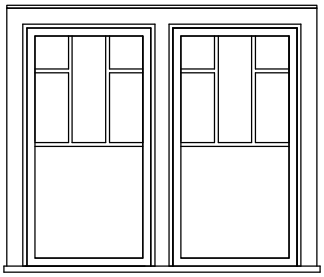
STANDARD WINDOWS



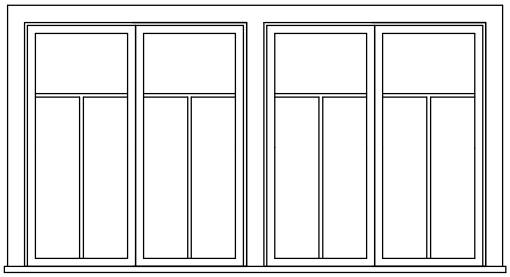
Simple



Cottage Sash Ornate



Pair



Double Pair - Casements

DOORS

- Entry doors are typically 4 or 6-paneled, with traditional stile-and-rail proportions and raised panel profiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

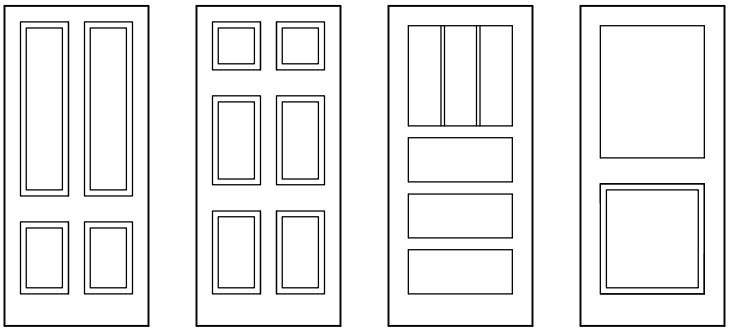
TRIM

- Typically, a simple 4-inch-wide trim. Sometimes includes drip edge trim above header trim.

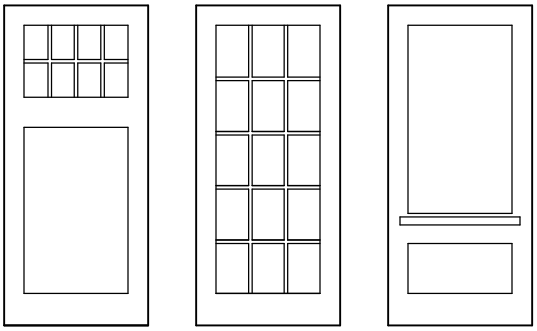
SHUTTERS

- Shutters can be louvered, raised panel or batten.
- Wood historically, sized to match window sash or door frame and mounted with hardware so that they are operable

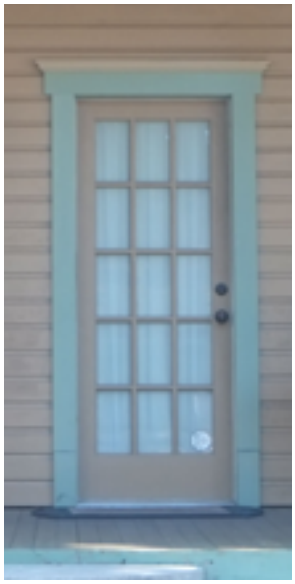
DOOR TYPES

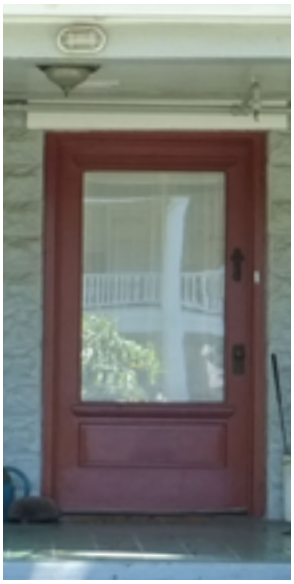


Simple



Ornate





COLONIAL REVIVAL

1880-1955

This architectural style refers to a nostalgic interest in the Early American Colonial Period, specifically early English and Dutch residences of the Eastern seaboard. Colonial Revival buildings are based on the earlier, more formal Georgian (English) and Adam (mixed European) styles. In St. Petersburg, it was common for a building designed in the Colonial Revival Style to combine details from both influences.

This style began its early development during the late 1870s, when the architects Charles McKim and William Mead, accompanied by their future partner Stanford White toured the colonial Northeast after the 1876 Centennial International Exhibition in Philadelphia resulting in two highly influential commissions in the 1880s in Massachusetts and Rhode Island. The two buildings were far from historical reproductions of early colonial buildings, instead utilizing wide interpretations of details that were merely inspired by Colonial precedents. As Colonial Revival became more widely publicized in the early part of the twentieth century, the style shifted more towards carefully reproduced proportions and details. This particular trend of careful reproduction lasted until the Great Depression, after which the style focused on simple details, which only hinted at their Colonial influences.

GALLERY OF EXAMPLES

Crescent Lake

Old Northeast

Old Northeast

Old Northeast

Old Northeast

STYLISTIC FEATURES

- Formal, symmetrical facade organization
- Double- hung windows
- Clad with wood siding or brick
- Classical pediment and columns at entrance
- Georgian inspired woodwork details on porches
- Hip or Gable roof; Gambrel roof on Dutch Colonials

Old Northeast

Crescent Lake

Crescent Lake

MASSING & COMPOSITION

MASSING

BROAD FRONT

- Side-gabled rectangular volume with roof pitches ranging from 6 : 12 to 8 : 12
- One story gable entry pediments are often located centrally on the front facade
- One-story side wings often occur
- Although porches are most often one-third or one-fifth the length of the main body, they may also be three-fifths or the entire length of the front facade

FACADE COMPOSITION

- Symmetrical and balanced placement of doors and windows
- Entrance doors are typically located in the center of the composition
- Windows typically align vertically from floor to floor

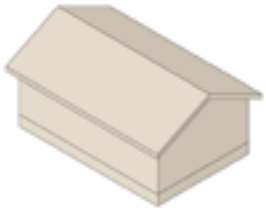
MASSING COMBINATIONS

- Complex forms and larger living spaces may be created by combining side and/or rear wings within the main body
- Gabled or hipped dormers may be added to introduce light into half-story and attic spaces
- The architectural character of the attached parts should match that of the main body

PORCH TYPES

- Broad front massing types may have aedicules, porticoes, or porches. Porticoes typically have decorated gabled roofs, or shallow roofs concealed by a railing. Porch roofs are typically gabled or hipped; three-bay porches are common.
- Porches are generally centered in the facade composition
- The minimum recommended porch depth is 8 feet

BROAD FRONT MASSING



1- to 1 ½- story Broad Front

FACADE COMPOSITION DIAGRAMS

POSSIBLE MASSING COMBINATIONS

BROAD FRONT MASSING

2- story Broad Front

DUTCH GAMBREL MASSING

2- story Broad Front

WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Smooth-finish wood lap siding with 6- to 8- inch exposure, or brick.
- Pilasters or quoins in the classical tradition sometimes highlight the corners. Vertical brick banding (soldier course) at the roof wall junction of the eave and a belt course between the first and second floor are common decorative elements on the facade.
- Foundation walls and piers are typically brick or concrete block; foundation wall vents are typically centered under windows.

EAVES

- Boxed eaves are typical, with classically proportioned and detailed moldings.
- Frieze boards are typically 10 inches wide or wider.
- Boxed eaves often return on gable ends. They are typically 18” deep.
- Dentilled, modillioned, or bracketed cornices and other classical details are commonly found.

ROOFS

- Side-gabled, hipped or gambrel roof.
- Originally wood shingles or asphalt shingles.
- Replacement materials are often laminated asphalt or composition shingles.

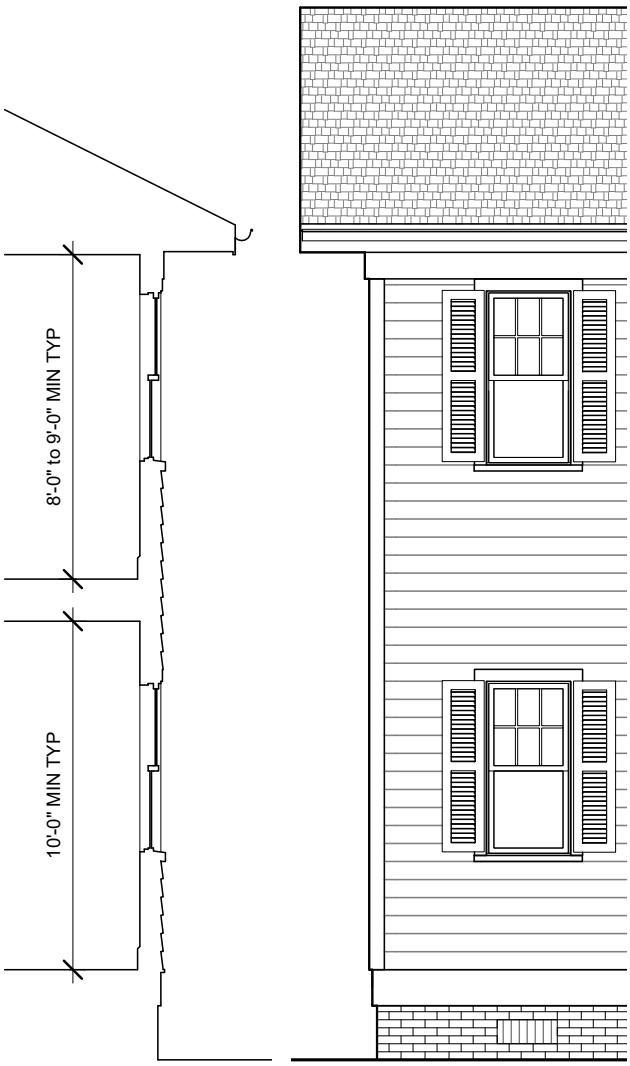
TYPICAL EAVE DETAILS

Boxed Eave

Exposed Rafter

Boxed Eave

Cornice Detail



WINDOWS & DOORS

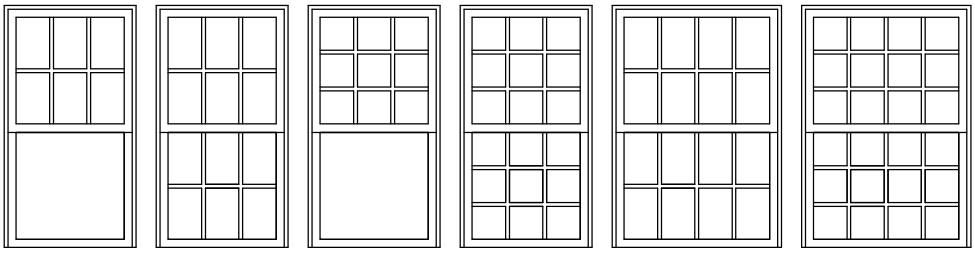
STANDARD WINDOWS

- Standard windows are typically double hung or casement and vertical in proportion.
- Common muntin patterns are 6 over 6, 8 over 8, 9 over 9, or 12 over 12.
- Range of sizes:
  Width: 2'-8" to 3'-8"
  Height: 4'-4" to 6'-0"
- Materials: Painted wood, solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

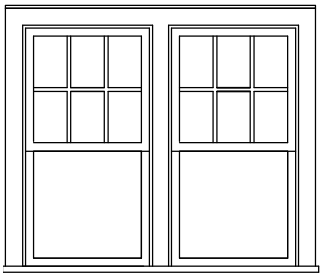
WINDOW ASSEMBLIES & ACCENT WINDOWS

- Dormer windows are typically multi-paned in the 6 over 6 pattern.
- Special windows are typically small accent windows with 6 panes or in a 4 over 4 muntin pattern.
- Small circular windows, centered on the facade can also be found in this style.

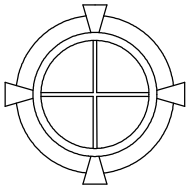
STANDARD WINDOWS



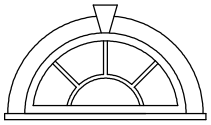
Simple — Ornate



Paired Double-Hung



Round



Half-Round

DOORS

- Entry doors are typically 4 or 6-paneled, with traditional stile-and-rail proportions and raised panel profiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

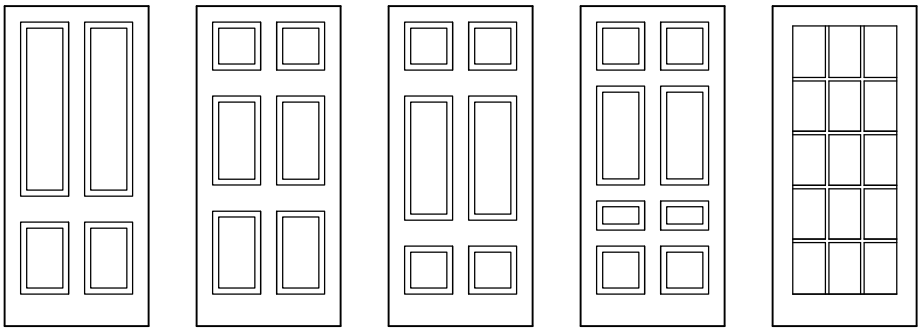
TRIM

- Typically for wood siding, a simple 6-inch-wide trim. Sometimes includes drip edge trim above header trim. For brick a soldier course or sometimes a jack arch at the head of the window.

SHUTTERS

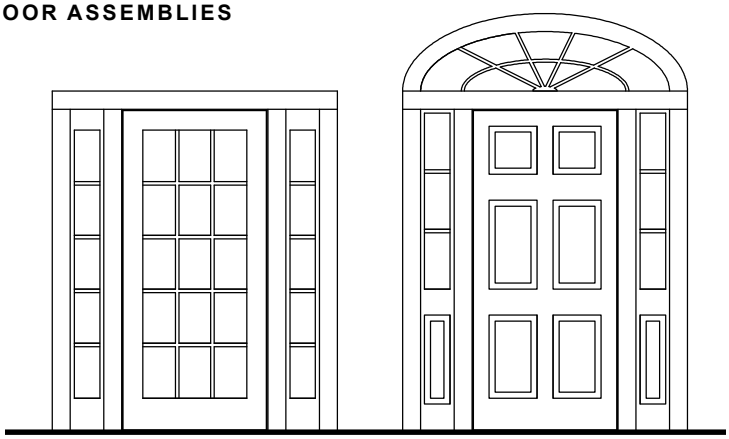
- Shutters can be louvered or raised panel.
- Wood historically, sized to match window sash or door frame and mounted with hardware so that they are operable.

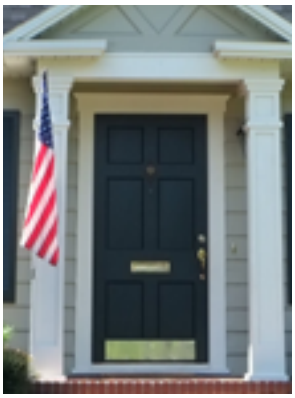
DOOR TYPES



Simple Ornate

DOOR ASSEMBLIES





TUDOR REVIVAL

1890-1940

The Tudor Revival style is loosely based on the English architecture of the 16th and 19th centuries and is occasionally referred to as the typical English country house. A popular house form in large and small American cities, especially during the 1920s and 1930s when the style reached its peak in popularity throughout the country, it was applied to simple cottages as well as more elegant residences in St. Petersburg, as northern visitors brought their influences to bear on local real estate markets.

These smaller structures were composed with steeply pitched roofs, often with a cross gable that was clearly defined on the front facade. The frontal entry is typically emphasized by a unique door, and features its own gable roof. The most common wall materials are a combination of stucco, brick, stone, and decorative half-timbering in the upper gable ends. Windows are usually metal casements, with small panes.

GALLERY OF EXAMPLES

Old Northeast

Old Northeast

Crescent Lake

Old Northeast

Old Northeast

STYLISTIC FEATURES

- Steeply pitched gable roof
- Steep cross gable on facade over entry
- Tall, narrow windows with multi- pane glazing
- Decorative half- timbering
- Massive brick chimneys
- Clad in stucco, brick, wood siding, stone

Euclid-St. Pauls

Old Northeast

Old Northeast

MASSING & COMPOSITION

MASSING

BROAD FRONT

- One- to two-story mass
- Gable roof with 6 : 12 to 18 : 12 roof pitch
- Composition and roof form of the prominent cross gables are diverse, typically the facade is dominated by one or more front-facing gables. The most common gable variant is a smaller gable nestled within a larger one

NARROW FRONT

- Frequently occurs as two-story mass
- Gable roof with 6 : 12 to 18 : 12 roof pitch
- Ridge line of roof runs perpendicular to entrance facade
- Typically includes a smaller front-facing gable projection nestled into the main roof

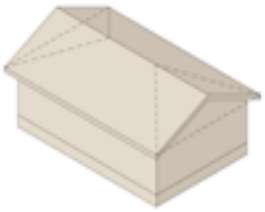
FACADE COMPOSITION

- Asymmetrical yet balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically centered in a front-facing gable or set within a small entry porch

MASSING COMBINATIONS

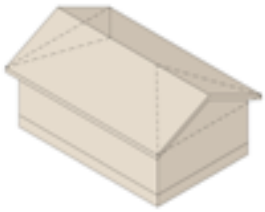
- The asymmetrical design offered architects great versatility in floor planning which allowed rooms to be oriented in any direction and windows to be placed where needed, creating a complex massed structure
- Larger living space forms may be created by combining side and/or rear wings with the main body
- Gabled, hipped, or shed dormers may be added to introduce light into half-story and attic spaces

SIDE GABLE MASSING



1- to 1 ½- story Side Gable

SIDE GABLE MASSING

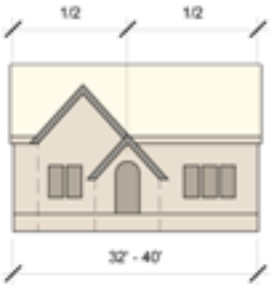


1- to 1 ½- story Side Gable

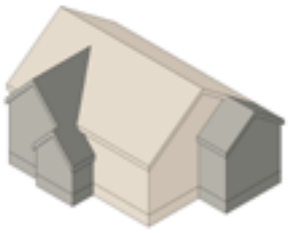
NARROW FRONT MASSING

2-story Narrow Front

FACADE COMPOSITION DIAGRAMS



POSSIBLE MASSING COMBINATIONS



WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Light colored Sand-finish stucco, stone or brick-veneered walls, smooth finish lap siding with 6- to 8-inch exposure with mitered corners, decorative half-timbering on upper volumes, particularly in gable ends
- Large elaborate chimneys located prominently on either the front or side with intricate masonry or stone patterns on the lower chimney face, projecting gabled volumes clad in an alternate material, decorative half-timbering on upper volumes, particularly in gable ends comprise the decorative elements on the facade.
- Foundation walls and piers are typically brick or concrete block; foundation wall vents are typically centered under windows.

EAVES

- Eaves tend to be shallow ranging from 4 to 10 inches, many held tight to the facade with a crown molding on the fascia.
- Variations include: one eave much shorter than the other or one eave curving or sweeping outward

ROOFS

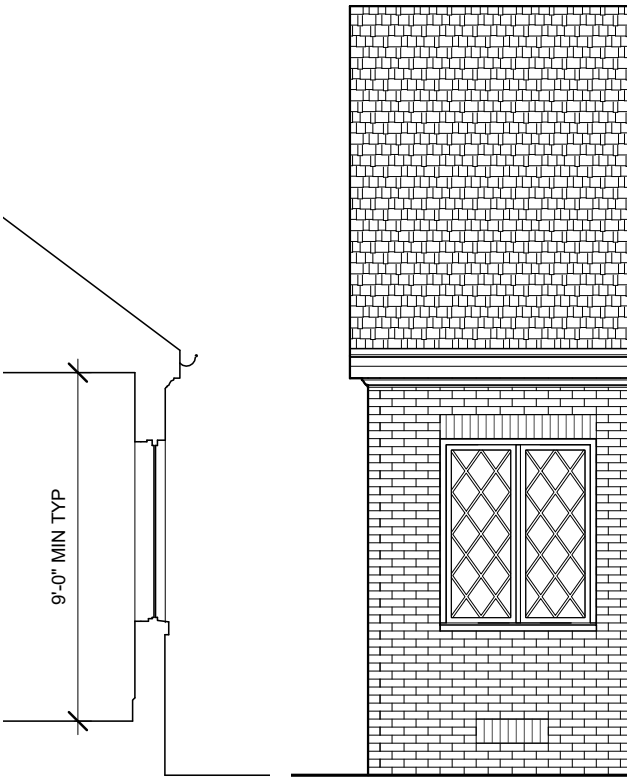
- High-pitched roof which is often side-gabled and complex
- Originally slate, wood shingles or asphalt shingles.
- Replacement materials are often laminated asphalt or composition shingles

TYPICAL EAVE DETAILS

Boxed Eave

Boxed Eave

Corner Vignette



WINDOWS & DOORS

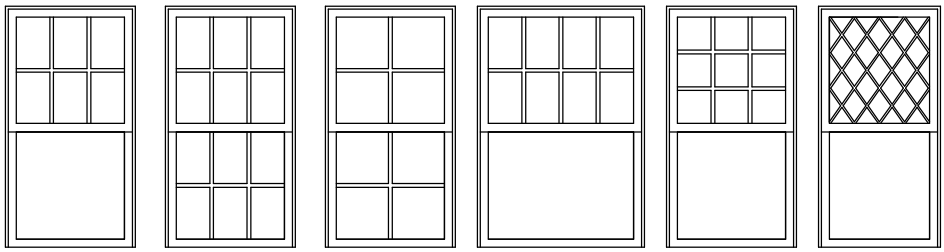
STANDARD WINDOWS

- Standard windows are typically double hung or casement and vertical in proportion. Casement windows are often divided into a diamond pattern; historically lead strips held the panes in place rather then wood muntins.
- Common muntin patterns are 6 over 6, 8 over 1, 9 over 1, or decorative diamond pattern over 1.
- Range of sizes:
  Width: 2'-8" to 3'-8"
  Height: 4'-4" to 6'-0"
- Materials: Painted wood, solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

WINDOW ASSEMBLIES & ACCENT WINDOWS

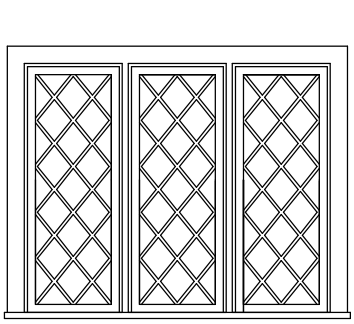
- Paired or triple windows and dormers are typical
- Dormer windows are typically multi-paned in the 6 over 6 pattern.
- Special windows are typically small accent windows with 6 panes or in a 4 over 4 muntin pattern. Small archtop windows, centered on the entry gable or adjacent entry doors can also found in this style

STANDARD WINDOWS

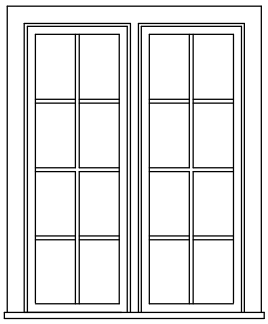


Simple

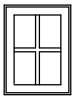
Ornate

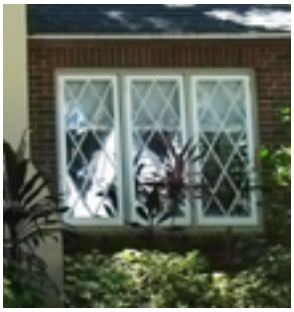


Triple Diamond Casement



Double Casement





DOORS

- Entry doors are typically heavy board and batten set in a half-round brick arch or ‘tabbed’ stone arch, often with a decorative lite.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

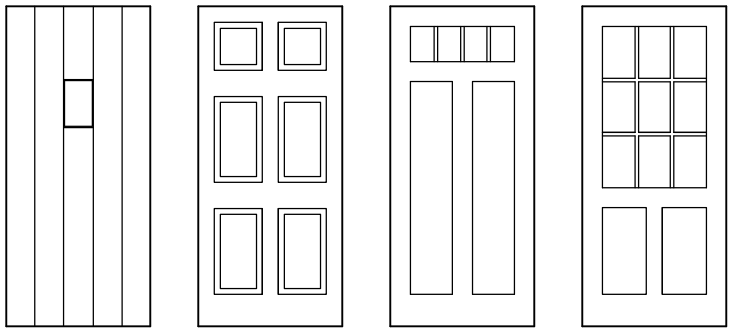
TRIM

- Typically for wood siding, a simple 6-inch-wide trim. Sometimes includes drip edge trim above header trim. For brick a soldier course or sometimes a jack arch at the head of the window.

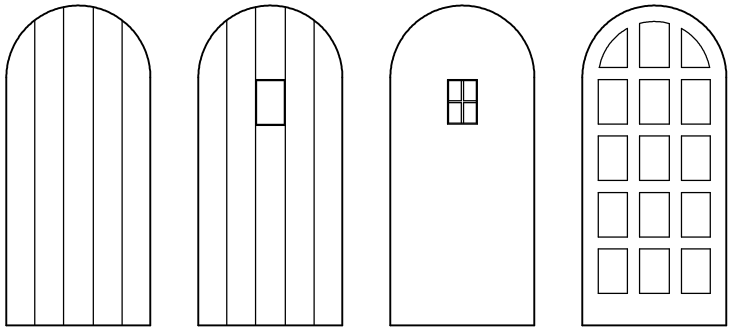
SHUTTERS

- Shutters were historically not added.

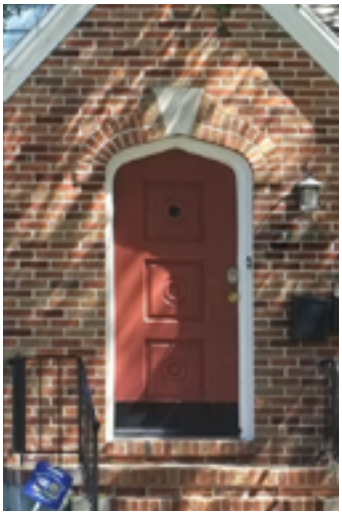
DOOR TYPES

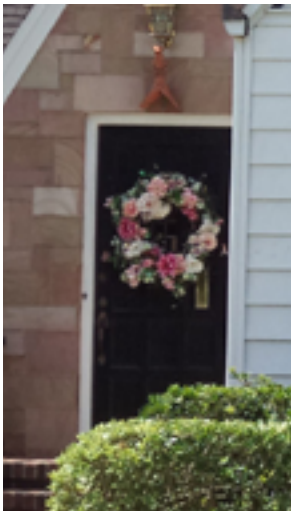


Simple



Ornate



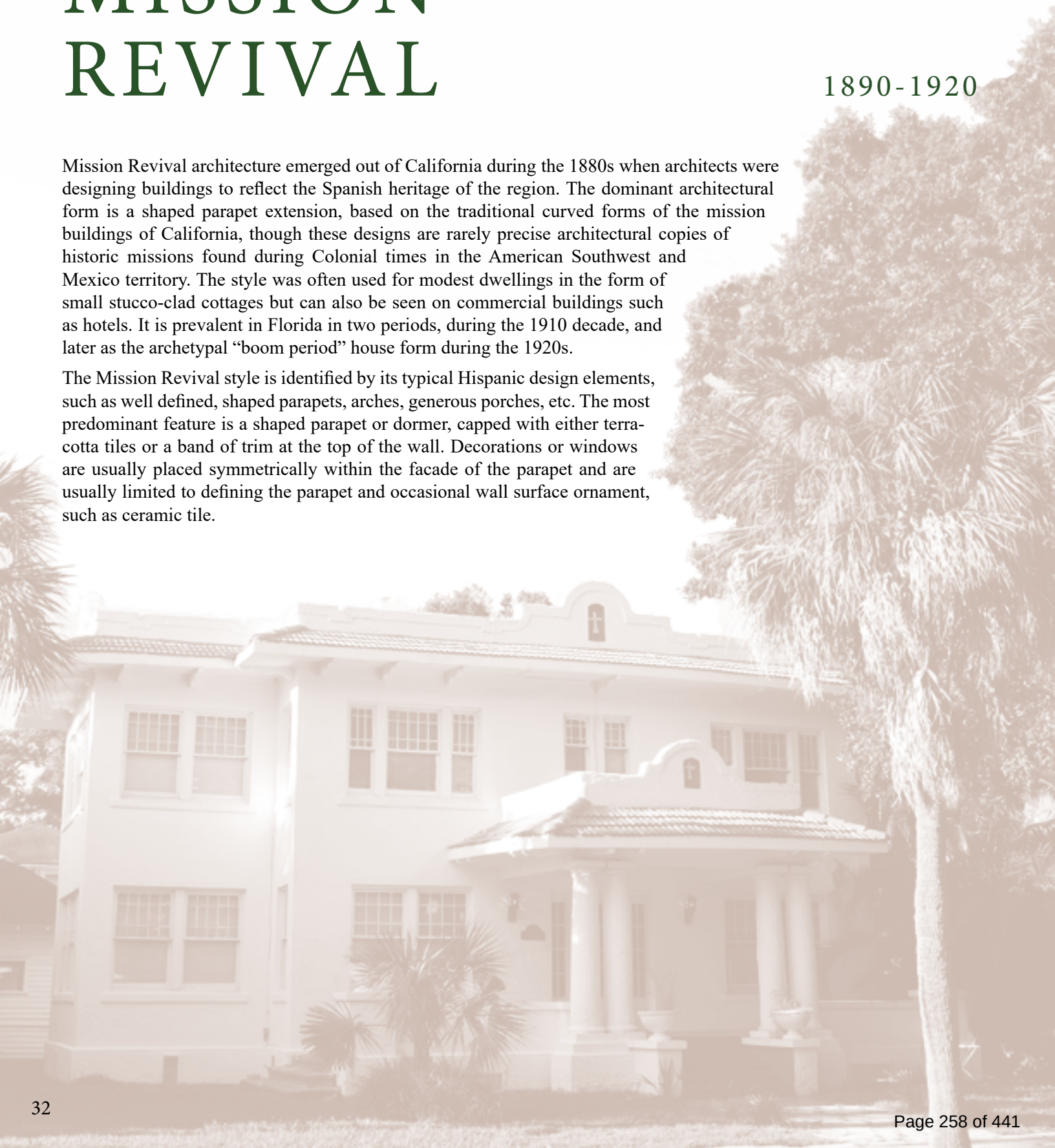


MISSION REVIVAL

1890-1920

Mission Revival architecture emerged out of California during the 1880s when architects were designing buildings to reflect the Spanish heritage of the region. The dominant architectural form is a shaped parapet extension, based on the traditional curved forms of the mission buildings of California, though these designs are rarely precise architectural copies of historic missions found during Colonial times in the American Southwest and Mexico territory. The style was often used for modest dwellings in the form of small stucco-clad cottages but can also be seen on commercial buildings such as hotels. It is prevalent in Florida in two periods, during the 1910 decade, and later as the archetypal "boom period" house form during the 1920s.

The Mission Revival style is identified by its typical Hispanic design elements, such as well defined, shaped parapets, arches, generous porches, etc. The most predominant feature is a shaped parapet or dormer, capped with either terra-cotta tiles or a band of trim at the top of the wall. Decorations or windows are usually placed symmetrically within the facade of the parapet and are usually limited to defining the parapet and occasional wall surface ornament, such as ceramic tile.



GALLERY OF EXAMPLES

Downtown

Old Northeast

Allendale

Old Northeast

Old Northeast

STYLISTIC FEATURES

- Shaped Mission parapet or dormer feature
- Low-pitch or flat roofs
- Masonry/ Stucco walls
- Tile roofs projecting from wall surface, Tile insets on facade
- Clay barrel tile on sloping roofs
- Grouped windows, some arch topped

Kenwood

Old Northeast

Jungle Terrace

MASSING & COMPOSITION

MASSING

NARROW FRONT

- One-story mass
- Parapet walls conceal low sloped roof
- Front-facing mass projects to create porch with side-facing entry

BROAD FRONT

- One- to two- story mass
- Parapet walls conceal low sloped roof

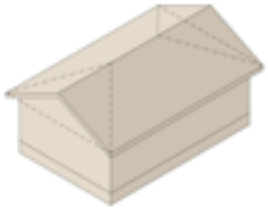
FACADE COMPOSITION

- Symmetrical and balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

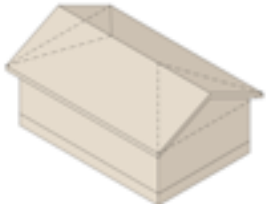
- The architectural character of the attached elements should match that of the main body
- Porches are often found on the front facade

NARROW FRONT MASSING



1- to 1 ½- story Narrow Front

BROAD FRONT MASSING

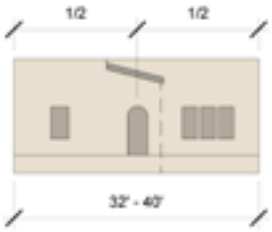


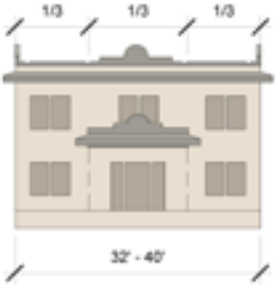
1- to 1 ½- story Broad Front

BROAD FRONT MASSING

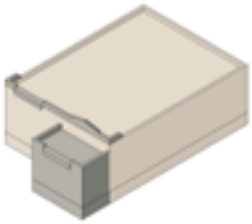
2-story Broad Front

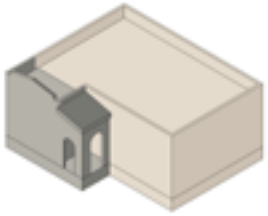
FACADE COMPOSITION DIAGRAMS

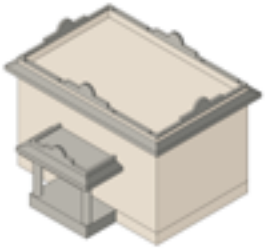




POSSIBLE MASSING COMBINATIONS







WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor
- Shaped Mission dormer or roof parapet which mimic those found on Spanish Colonial mission buildings. Ornate parapet shapes often have a decorative medallion, occasionally patterned tiles are added as decoration.
- Cladding materials: Stucco walls with either smooth or various rough or tooled finishes
- Foundation walls and piers are typically masonry with stucco; foundation wall vents are typically centered under windows.

EAVES

- Decorative visor roofs, narrow tiled roof segments cantilevered out from wall surface, either gabled with decorative brackets, or hipped with a boxed eave with continuous fascia and outriggers 24 to 48 inches on center

ROOFS

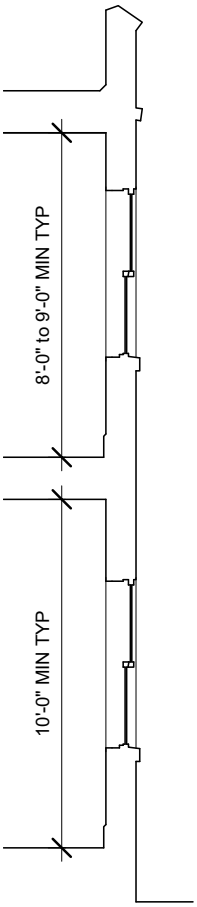
- Low sloped roof concealed by parapet walls
- Originally built-up roofing
- Parapet caps and visor roofs clad with red tile roof covering
- Replacement materials are often built-up roofing

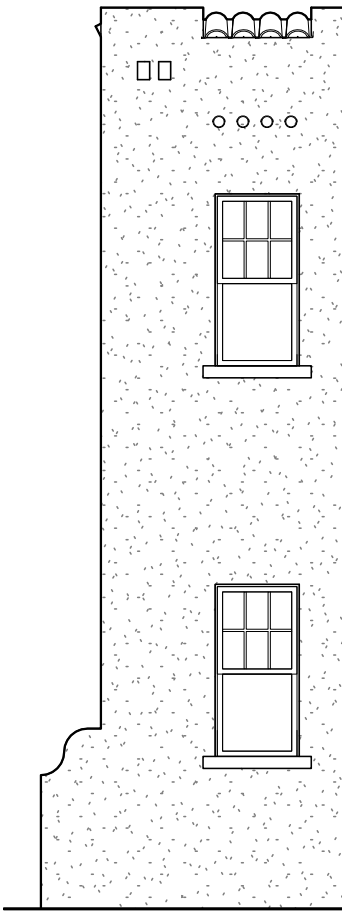
TYPICAL PARAPET DETAILS

Parapet Detail

Parapet Detail

Corner Vignette





WINDOWS & DOORS

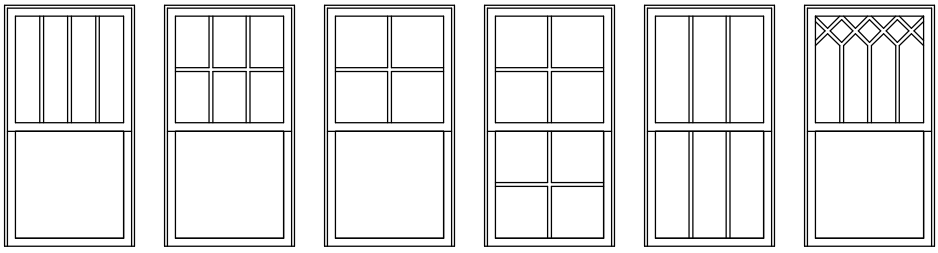
STANDARD WINDOWS

- Standard windows are typically double hung and vertical in proportion
- Common muntin paterns are 3 over 1, 4 over 1, 6 over 1, or 9 over 1
- Ornate muntin patterns are occasionally used
- First-floor windows are typically taller than second-floor windows
- Range of sizes:
  Width: 2’-8” to 3’-8”
  Height: 4’-4” to 6’-0”
- Materials: Painted wood or solid cellular PVC, or clad wood or vinyl with black veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8” wide)

WINDOW ASSEMBLIES & ACCENT WINDOWS

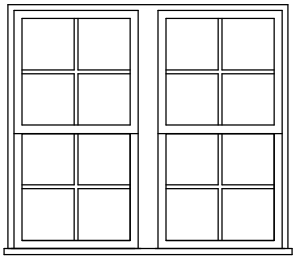
- Special windows are typically small accent windows with 6 panes set in an arched top or in a 4 over 4 muntin pattern

STANDARD WINDOWS

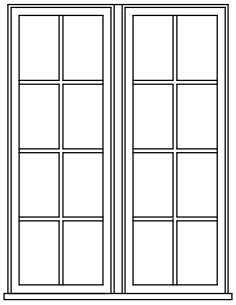


Simple

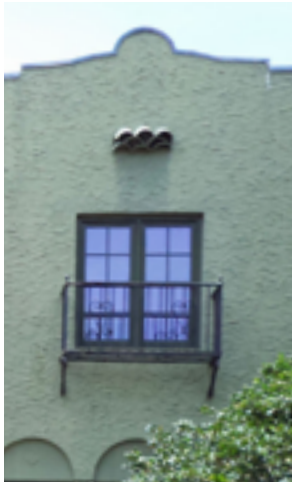
Ornate



Paired Double Hung



Casement



DOORS

- Entry doors are typically heavy board and batten or multi-paneled, with traditional stile-and-rail proportions and raised panel profiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite

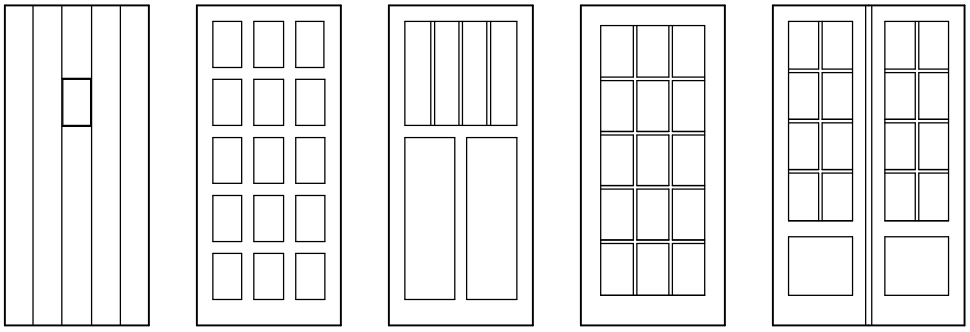
TRIM

- Typically a simple 2-inch-wide brickmold trim inset from the face of stucco, historically made of wood

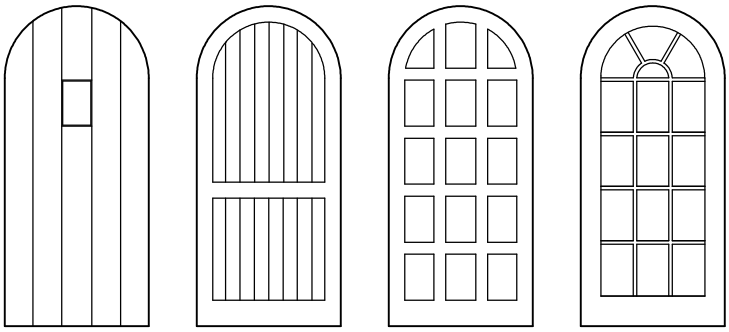
SHUTTERS

- Shutters were historically not added

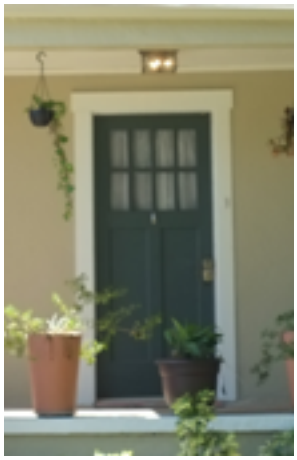
DOOR TYPES

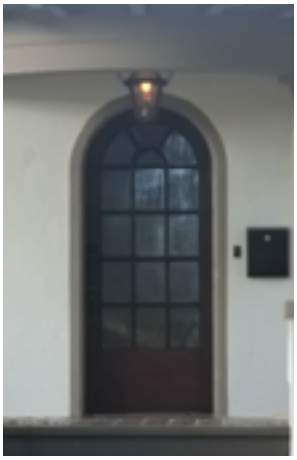


Simple



Ornate





PRAIRIE & FOURSQUARE

1900-1930

One of the truly indigenous American architectural styles, the Prairie house style describes a large variety of house forms and designs exported from the Chicago region. The style began in the late 1890s as an admiration of Japanese form and a building's relationship to its site, as well as, a response to earlier classical styling and represents one of the earliest architectural forms of modernism in the U.S. It is commonly associated with the early works of Frank Lloyd Wright whose influence on the basic form of the building produced en masse across the country cannot be understated; his appreciation of the low grasses of the natural prairie resulted in the strong horizontal character of the style, featuring low-hipped roofs with extended eaves, and elements which unite each building with the ground.

The most common vernacular form of the Prairie style in St. Petersburg is the American Foursquare. This housing type is a two-story symmetrically designed structure commonly featuring a central hall with square formal rooms on each side. Contrasting color on raised or recessed horizontal bands also emphasize the horizontal character of the style. In St. Petersburg, design elements are often borrowed from other architectural styles to "flavor" the design of the Foursquare.

GALLERY OF EXAMPLES

Foursquare Example - Old Northeast

Foursquare - Old Northeast

Prairie Example - Old Northeast

Foursquare Example - Old Northeast

Prairie Example - Roser Park

STYLISTIC FEATURES

- Horizontal emphasis
- Contrasting caps on porch walls, piers, balconies
- Wide eaves, hip or gable roofs

Foursquare variant features

- Hipped roof
- Two story form with Central dormer and Porch on front
- Symmetrical placement of openings
- Ornament from other styles

Prairie Example - Old Northeast

Foursquare - Crescent Lake

Prairie Example - Old Northeast

MASSING & COMPOSITION

MASSING

NARROW FRONT

- One- to two-story mass
- Hip roof with 3 : 12 to 8 : 12 roof pitch

BROAD FRONT

- Prairie: Two- story rectangular volume with recessed entry porch
- Hip or gable roof with 3 : 12 to 6 : 12 roof pitch
- Foursquare: Two-story square volume with one-story entry porch on front facade which typically runs the width of the house
- Hip roof with 3 : 12 to 6 : 12 roof pitch

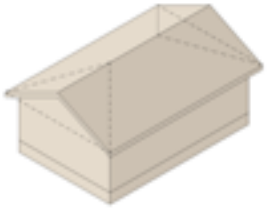
FACADE COMPOSITION

- Symmetrical, balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

- Larger living space forms may be created by combining side and/or rear wings with the main body
- Gabled or hipped dormers are present on the Foursquare variant
- The architectural character of the attached elements should match that of the main body

BROAD FRONT MASSING



1- to 1 ½- story Narrow Front

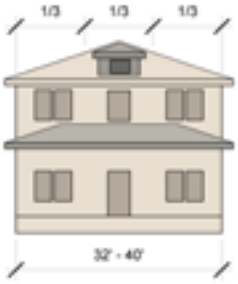
BROAD FRONT MASSING

1- to 1 ½- story Broad Front

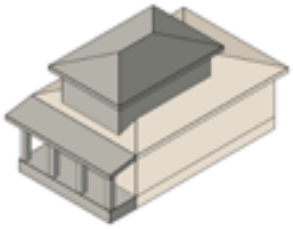
FOURSQUARE MASSING

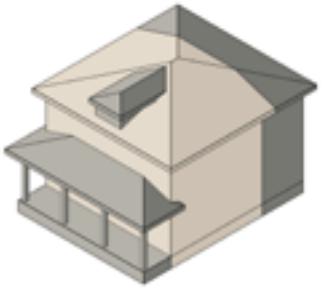
2-story Broad Front

FACADE COMPOSITION DIAGRAMS



POSSIBLE MASSING COMBINATIONS





WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Smooth-finish wood lap siding with 4- to 6- inch exposure, random width cut wood shingles, light sand-finish stucco, masonry.
- Siding and shingle cladding usually has 4- to 6- inch corner board trim, less frequently it is mitered at the corners.
- Typical base detail has 8- to 10-inch-wide skirting board with drip edge detail.
- Foundation walls and piers are typically brick, rusticated concrete block, or stucco; foundation wall vents are typically centered under windows.

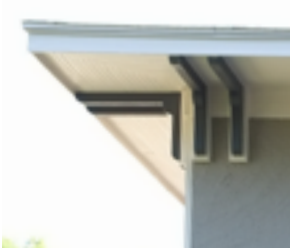
EAVES

- Widely overhanging, boxed eaves are typical
- Exposed 2 x 8- inch rafter tails cut plumb, 16 to 24 inches on center
- Hipped roofs may feature a cornice or a boxed eave with continuous fascia and outriggers 24 to 48 inches on center.

ROOFS

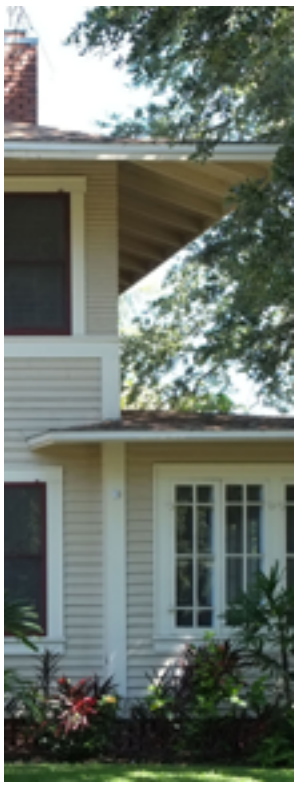
- Hipped roofs are most common
- Dormers are present on the Foursquare variant, which provided lighting and ventilation to attic spaces.
- Originally wood shingles, asphalt roll-roofing, galvanized metal shingles, or galvanized 5-V crimp metal panels.
- Replacement materials are often laminated asphalt or composition shingle; or standing seam metal panel roofing.

TYPICAL EAVE DETAILS



Boxed Eave

Boxed Eave



Corner Vignette

WINDOWS & DOORS

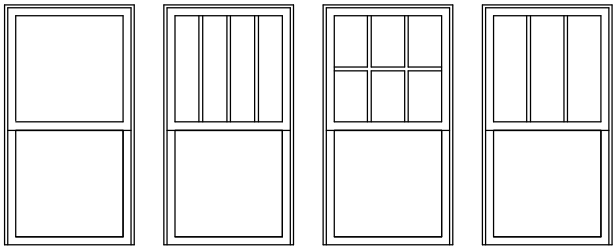
STANDARD WINDOWS

- Standard windows are typically double hung or casement and vertical in proportion. Typically set in a continuous band referred to as “Ribbon windows” to accentuate the horizontality of the design.
- Common muntin patterns are 1 over 1, 2 over 2, 4 over 4, or 6 over 6.
- Range of sizes:
- Width: 2’-8” to 3’-8”
- Height: 4’-4” to 6’-0”
- Materials: Painted wood, solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

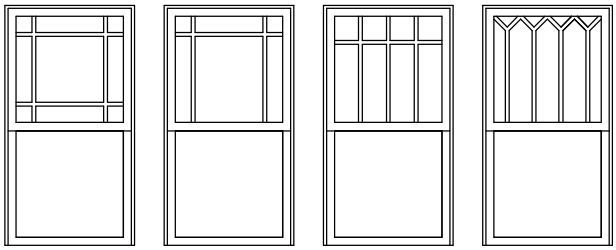
WINDOW ASSEMBLIES & ACCENT WINDOWS

- Dormer windows are multi-paned in the 6 over 6 pattern.
- Special windows are typically small accent windows with 6 panes or in a 4 over 4 muntin pattern. A single or double leaf shutter is often used.

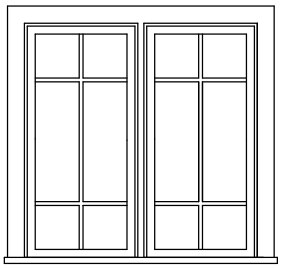
STANDARD WINDOWS



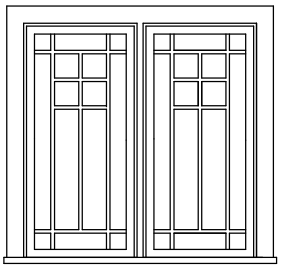
Simple



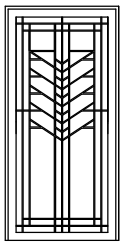
Ornate



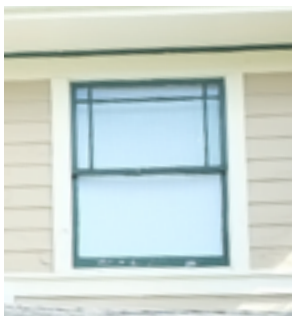
Casement Pair



Casement Pair - Ornate



Stained Glass



DOORS

- Entry doors are typically 4 or 6-paneled, with traditional stile-and-rail proportions and raised panel profiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

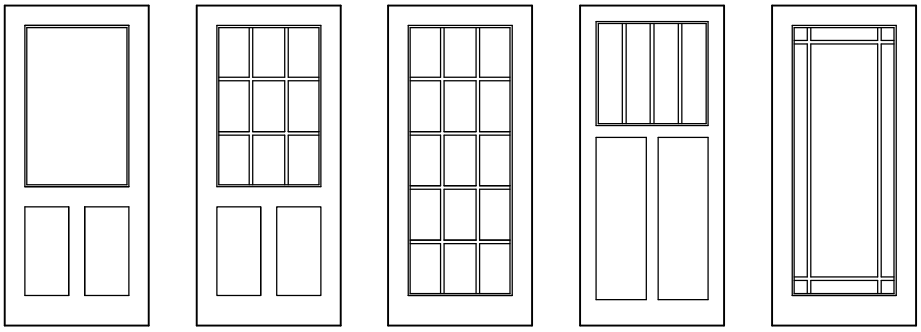
TRIM

- Typically a simple 4-inch-wide trim. Sometimes includes drip edge trim above header trim.

SHUTTERS

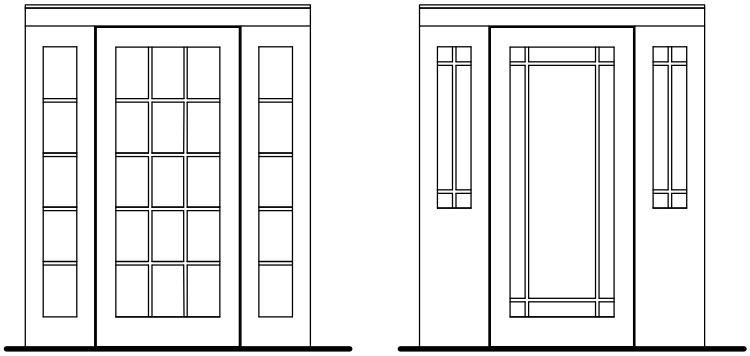
- Shutters were historically not added.

DOOR TYPES



Simple Ornate

DOOR ASSEMBLIES



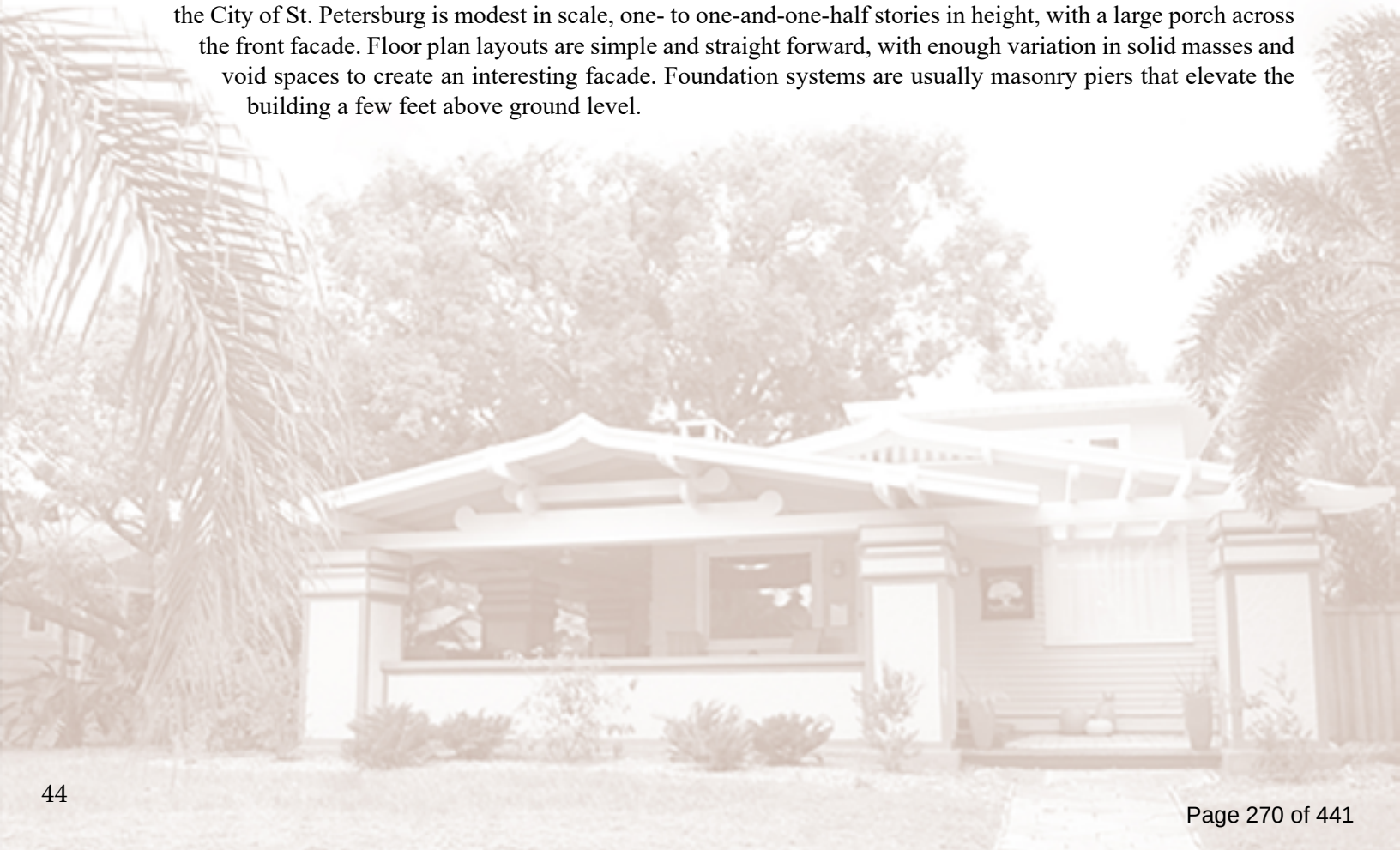
CRAFTSMAN

1905-1930

The Craftsman "Bungalow" was the most widespread housing form in America in the early part of the twentieth century. Emerging from the late nineteenth century English Arts and Crafts Movement, the style evolved as an architectural response to the highly ornate Stick, Shingle, Queen Anne and eclectic designs that were often exclusive to wealthier classes. This particular architectural form traces its origins to the architecture of several California architects at the turn of the century, particularly two brothers, Charles and Henry Greene. Their home designs were influenced by Asian, Swiss and American architecture and exhibited a brutally honest exposure of construction materials and workmanship which made ornament unnecessary.

Craftsman houses are often referenced as being "bungalows" since they are typically smaller dwellings. The style developed in the late nineteenth and early twentieth centuries as a single family housing type that became widespread through extensive distribution of mail order plans; it is found in almost all Florida towns, as it was inexpensive, attractive, and provided all the amenities of a suburban dwelling.

The materials are similar to those found in the Frame Vernacular. There is some attempt at decoration which may be found on window surrounds, column bases and capitals, gable end trim, and decorative cutting on rafter ends. Windows are often grouped with separation to allow for window sash weights. Chimneys are typically brick with simple decorative caps. Columns are usually larger than those found on Frame Vernacular, and often tapered or battered. The typical Craftsman in the City of St. Petersburg is modest in scale, one- to one-and-one-half stories in height, with a large porch across the front facade. Floor plan layouts are simple and straight forward, with enough variation in solid masses and void spaces to create an interesting facade. Foundation systems are usually masonry piers that elevate the building a few feet above ground level.



GALLERY OF EXAMPLES

Kenwood

Jungle Terrace

Euclid-St. Paul's

Old Northeast

Old Northeast

STYLISTIC FEATURES

- Simple rectangular shapes emphasizing horizontal lines
- Gabled or hipped roof with wide eaves and lower pitch
- Exposed rafter ends with Decorative beams or brackets
- Deep Porches
- Wall materials: wood, stucco or brick
- Pier foundations
- Post and Beam construction

Kenwood

Euclid- St. Pauls

Kenwood

MASSING & COMPOSITION

MASSING

NARROW FRONT

- One- to two-story massing
- Gable or hip roof with 5 : 12 to 8 : 12 roof pitch
- Ridge line of roof runs perpendicular to entrance facade

SIDE GABLE

- One- to one-and-one-half story massing
- Gable roof with 4 : 12 to 8 : 12 roof pitch
- Ridge line of roof runs parallel to entrance facade
- Occasionally occurs as two-story massing

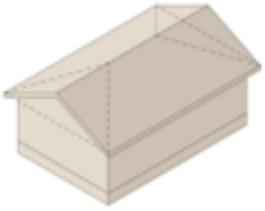
FACADE COMPOSITION

- Asymmetrical yet balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

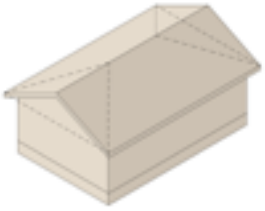
- Larger living space forms may be created by combining side and/or rear wings with the main body
- Gabled, hipped, or shed dormers may be added to introduce light into half-story and attic spaces
- The architectural character of the attached elements should match that of the main body

NARROW FRONT MASSING



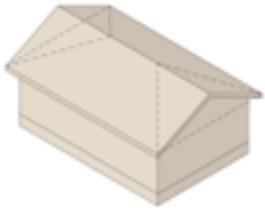
1- to 1 ½- story Narrow Front

NARROW FRONT MASSING



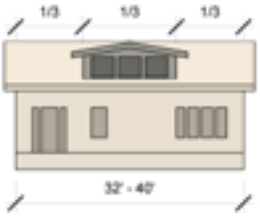
2-story Narrow Front

SIDE GABLE MASSING

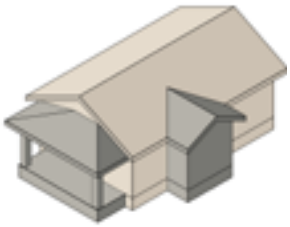


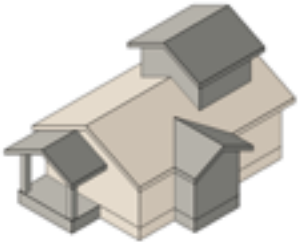
1- to 1 ½- story Side Gable

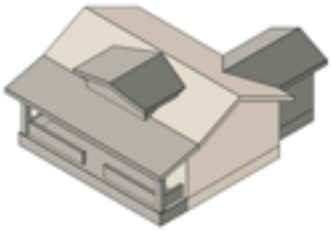
FACADE COMPOSITION DIAGRAMS



POSSIBLE MASSING COMBINATIONS







WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor
- Cladding materials: Smooth-finish wood or fiber-cement lap siding with 4- to 8- inch exposure, random width cut wood or fiber-cement shingles, light sand-finish stucco
- Siding and shingle cladding is mitered at corners or has 4- to 6-inch corner board trim
- Typical base detail has 8- to 10-inch-wide skirting boards
- Foundation walls and piers are typically brick, stucco, or stone veneer; foundation wall vents are centered under windows

EAVES

- Exposed 2 x 8- inch rafter tails cut plumb, 16 to 24 inches on center is by far the most common eave type
- Hipped roofs may feature a boxed eave with a continuous fascia and outriggers 24 to 48 inches on center

ROOFS

- Typically laminated asphalt or composition shingle, occasionally clay tile with flat profile, or 5-V crimp metal panels

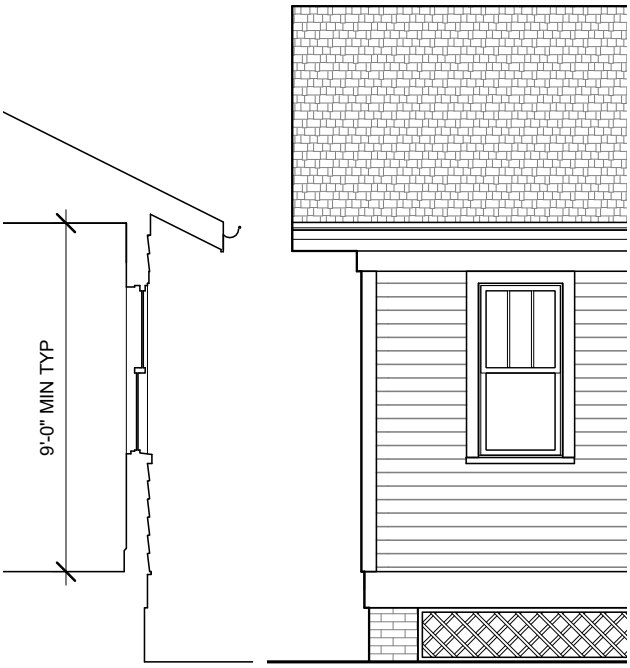
TYPICAL EAVE DETAILS

Exposed Rafter Tail

Exposed Rafter Tail

Exposed Rafter Tail

Corner Vignette



WINDOWS & DOORS

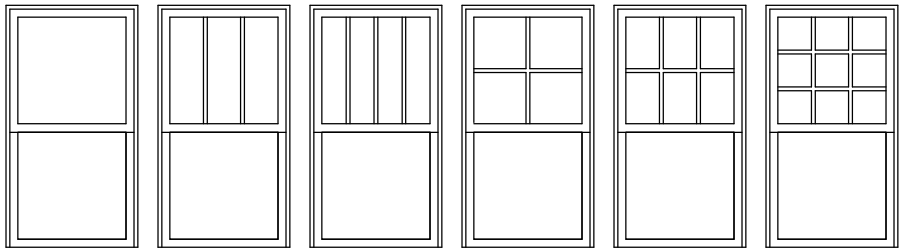
STANDARD WINDOWS

- Windows are typically double hung and vertical in proportion
- Common muntin patterns are 3 over 1, 4 over 1, 6 over 1, or 9 over 1
- Ornate muntin patterns are occasionally used
- First-floor windows are typically taller than second-floor windows
- Range of sizes:
  Width: 2'-8" to 3'-8"
  Height: 4'-4" to 6'-0"
- Materials: Painted wood or solid cellular PVC, or clad wood or vinyl with black veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8" wide)

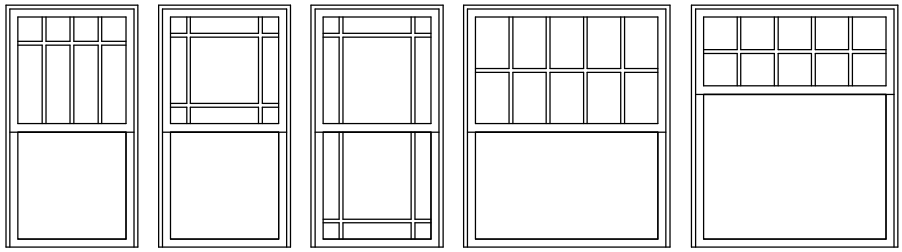
WINDOW ASSEMBLIES & ACCENT WINDOWS

- Paired or triple windows, box bay windows supported on wood brackets, and dormers are typical
- Windows are often ganged together in large gabled or shed dormers
- Small accent windows are used in gables and small dormers

STANDARD WINDOWS

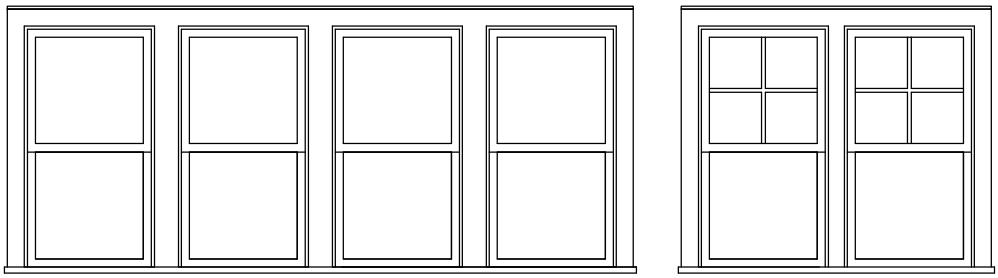


Simple

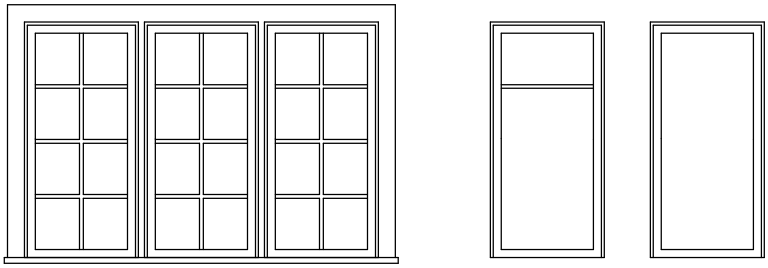


Ornate

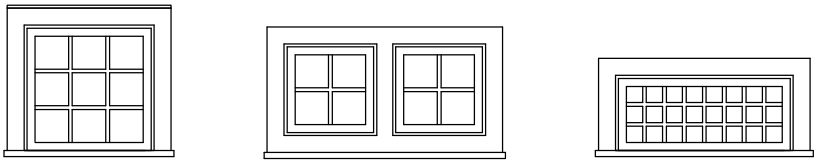
WINDOW ASSEMBLIES



CASEMENT WINDOW ASSEMBLIES



ACCENT WINDOWS



DOORS

- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

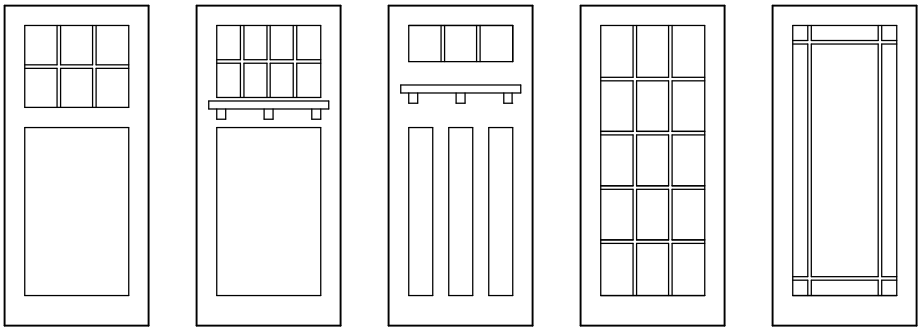
TRIM

- Typically a simple 4-inch-wide trim. Sometimes includes drip edge trim above header trim.

SHUTTERS

- Shutters were historically not added.

DOOR TYPES



Simple Ornate

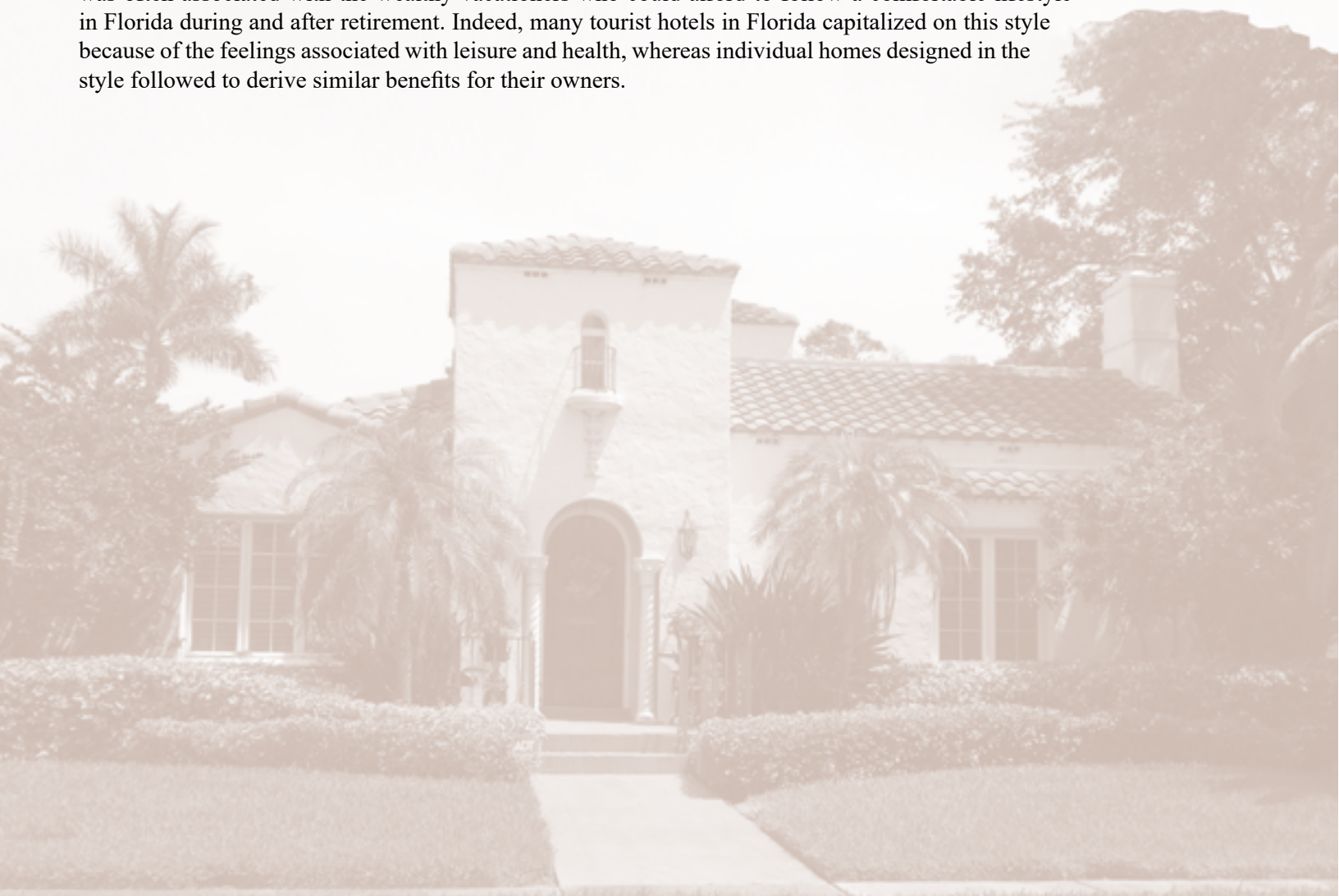
DOOR ASSEMBLIES

MEDITERRANEAN REVIVAL

1910-1940

Inspired by European models, this style borrows themes from a number of influences, and was popular in St. Petersburg during the Land Boom period of the 1920s. Provoked by the 1915 Panama-California Exposition was adopted in the U.S. in response to a desire for enjoying outdoor spaces, while allowing maximum opportunities for light, air, sunshine, and privacy. This Spanish architecture evolved to include American comfort and convenience, and found appeal from both architects and consumers alike.

Mediterranean Revival, sometimes referred to as "Spanish Eclectic," generally refers to architectural elements derived from cultures and countries surrounding the Mediterranean Sea, most notably Spain and Italy, yet influences from France and Northern Africa are also evident. This style became popular in Florida as a symbol of an “American Riviera,” and was often associated with the wealthy vacationers who could afford to follow a comfortable lifestyle in Florida during and after retirement. Indeed, many tourist hotels in Florida capitalized on this style because of the feelings associated with leisure and health, whereas individual homes designed in the style followed to derive similar benefits for their owners.



GALLERY OF EXAMPLES

Euclid-St. Pauls

Old Pasadena

Old Northeast

Crescent Heights

Crescent Lake

STYLISTIC FEATURES

- Low-pitch or flat roof
- Masonry/ Stucco walls
- Clay barrel tile roofs
- Entries with ornate columns and surrounds
- Arch topped windows
- Applied ornament: balconies, wrought iron, inset tiles, urns

Downtown

Old Northeast

Old Northeast

MASSING & COMPOSITION

MASSING

BROAD FRONT

- One- to two- story mass
- Gable roof with 4 : 12 to 8 : 12 roof pitch
- Ridge line of roof runs parallel to entrance facade

NARROW FRONT

- One- to two-story mass
- Predominantly gable roof with 4 : 12 to 8 : 12 roof pitch, occasionally accompanied by a hip roof area or a low slope
- Composition and roof form of the prominent cross gables are diverse

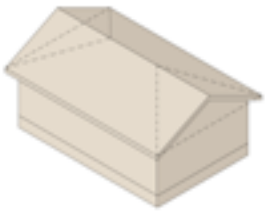
FACADE COMPOSITION

- Asymmetrical yet balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

- The asymmetrical design offered architects great versatility in floor planning which allowed rooms to be oriented in any direction and windows to be placed where needed, creating a complex massed structure
- Larger living space forms may be created by combining side and/or rear wings with the main body
- The architectural character of the attached elements should match that of the main body

SIDE GABLE MASSING



1- to 1 ½- story Broad Front

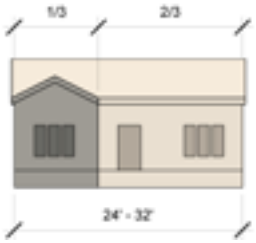
NARROW FRONT MASSING

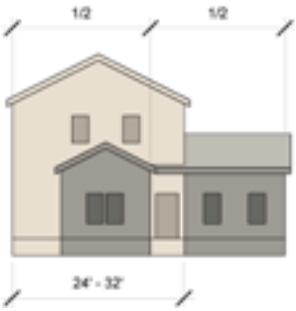
2- story Narrow Front

SIDE GABLE MASSING

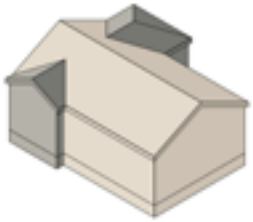
2- story Broad Front

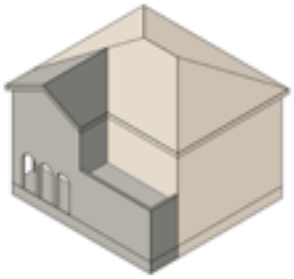
FACADE COMPOSITION DIAGRAMS





POSSIBLE MASSING COMBINATIONS





WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Stucco walls with a typically smooth finish, occasionally with rough or tooled finishes
- Brick or tile vents.
- Shaped/ arched garden walls at entry courtyard.
- Foundation walls and piers are typically masonry with stucco; foundation wall vents are typically centered under windows.

EAVES

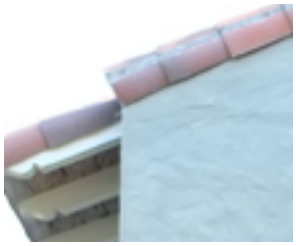
- Little to no eave overhang typical
- Overhanging eaves with decorative exposed rafter tails, gable ends held close to the facade

ROOFS

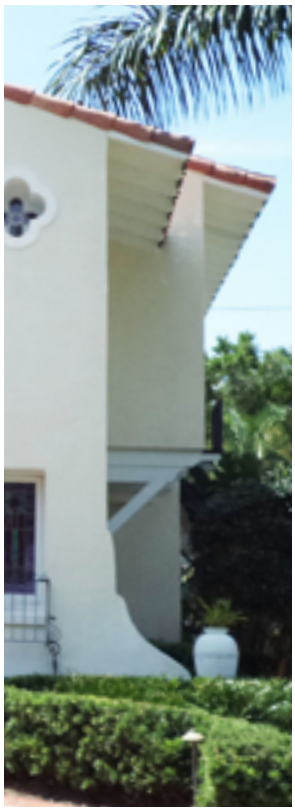
- Front-facing gable or hipped, often a combination.
- Originally tiled in either Mission tiles, shaped like half cylinders, or Spanish tiles, which have an S-curve shape.
- Replacement materials are often clay tile.

TYPICAL EAVE DETAILS

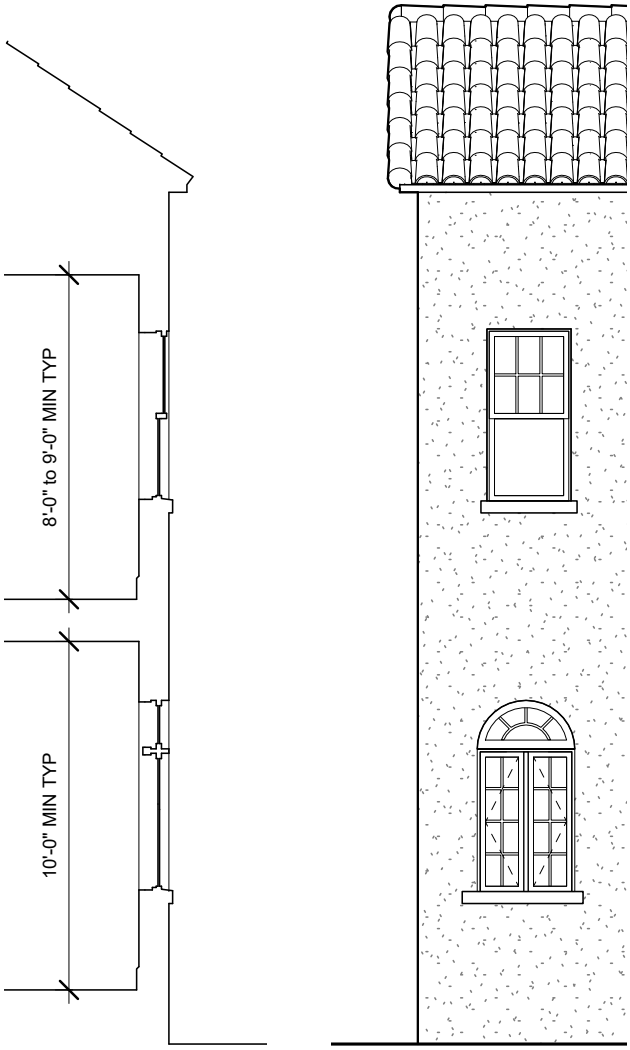
Minimal Eave Overhang



Exposed Rafter Tail



Corner Vignette



WINDOWS & DOORS

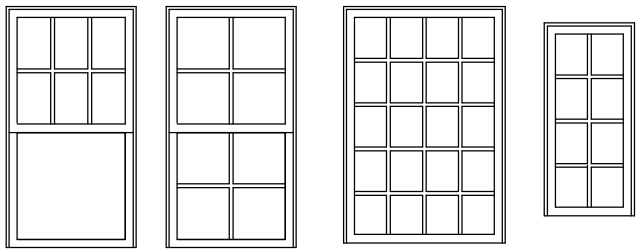
STANDARD WINDOWS

- Standard windows are typically double hung or casement and vertical in proportion.
- Common muntin patterns are 4 over 1, 6 over 1, or 4 over 4.
- Range of sizes:
- Width: 2’-8” to 3’-8”
- Height: 4’-4” to 6’-0”
- Materials: Originally painted wood. Replacement materials include solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

WINDOW ASSEMBLIES & ACCENT WINDOWS

- Many examples have a large focal window, commonly double-arched or parabolic shaped. Smaller arched window openings are common.

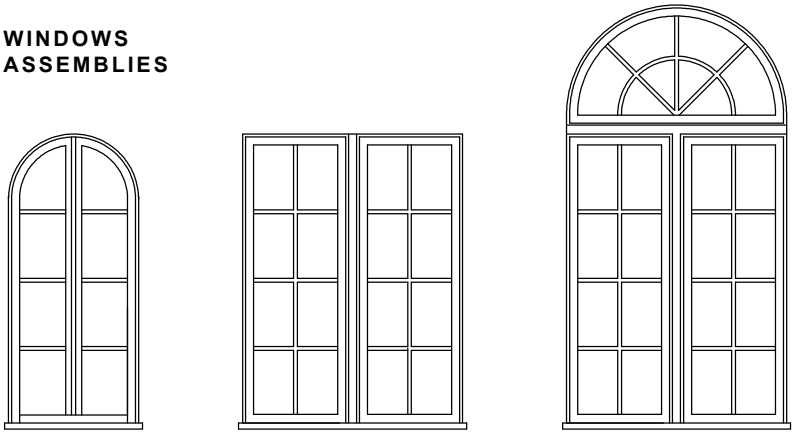
STANDARD WINDOWS

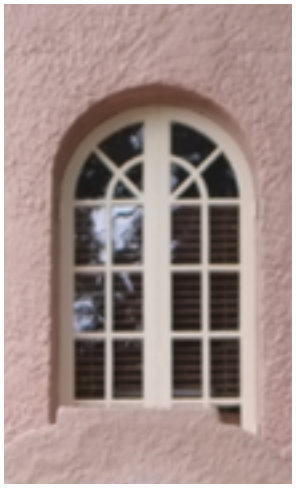


Simple

Ornate

WINDOWS ASSEMBLIES





DOORS

- Doors are typically heavy board and batten, Carved doors are present on high-style houses.
- Entry doors are often emphasized by adjacent columns, pilasters, carved stonework or patterned tiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

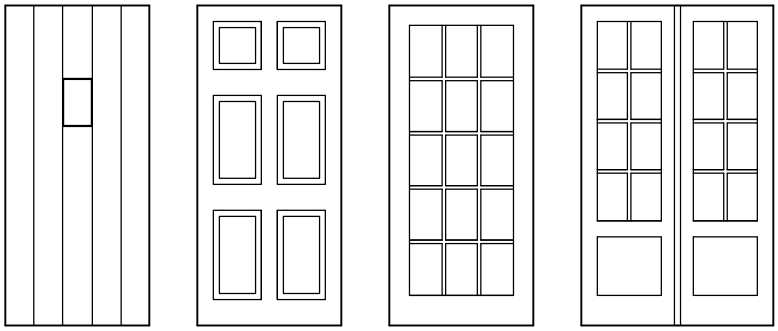
TRIM

- Typically a simple 2-inch-wide brickmold trim inset from the face of stucco.

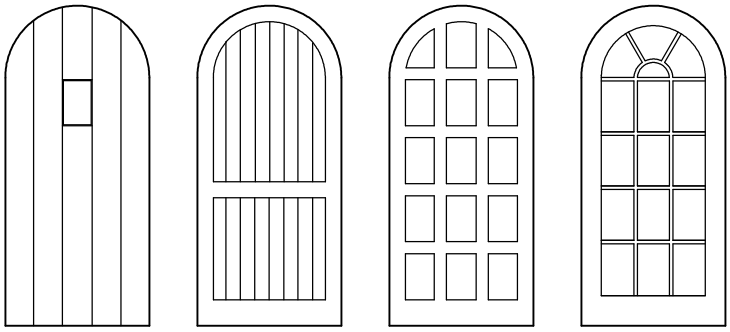
SHUTTERS

- Shutters were historically not added

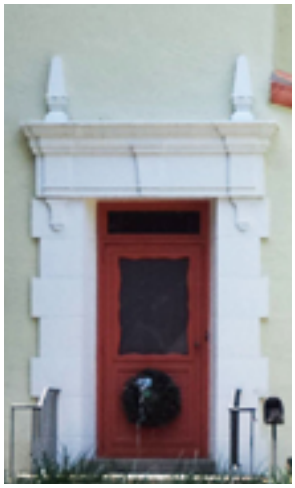
DOOR TYPES

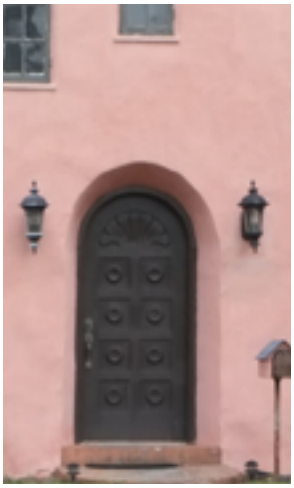


Simple



Ornate





ART DECO & ART MODERNE

1920-1940

The trend toward a new streamlined building form began in the early 1920's as responses to early Prairie house forms and the European emergence of the International style; both of these styles were popular into the 1940s.

After receiving the second prize for design of the Chicago Tribune headquarters in 1922, a young Finnish Architect, Eliel Saarinen, received wide publication and the style became the latest architectural fashion. Art Deco examples feature geometric shapes, vertical projections and zigzag motifs. The style gained its name from the Paris Exhibition of 1925- the Exposition Internationale des Arts Décoratifs et Industriels Modernes. This style was used on commercial structures typically from the 1920s to the 1930s, though several multi-family buildings are also found in St. Petersburg.

The Art Moderne style, like the Art Deco and International styles, represented a complete break with traditional design, emphasizing futuristic concepts spurned by Industrial Architecture. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products where its function was less important than the desirable shape. Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize the streamline effect. In Florida, Art Moderne buildings are most often found in communities that continued to grow despite the collapse of the speculative 1920s Land Boom. By 1930, however, there are numerous examples in the coastal communities, where tourism remained popular during the Great Depression. However, it was more frequently applied to apartments and commercial buildings; private residences exhibiting the Art Moderne style are less common.

GALLERY OF EXAMPLES

Downtown

Historic Uptown

Downtown

Historic Uptown

Old Northeast

STYLISTIC FEATURES

- Smooth stucco wall surface
- Flat roof
- Applied balcony with roof
- Metal casement windows
- Deco: vertical projections
- Moderne: Horizontal grooves or bands
- Rounded corners

Downtown

Old Pasadena

Historic Uptown

MASSING & COMPOSITION

MASSING

NARROW FRONT

- One- to two- story mass
- Low-slope roof, often concealed by parapet wall

BROAD FRONT

- Two-story mass
- Low-slope roof, often concealed by parapet wall

FACADE COMPOSITION

- Symmetrical, balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings, frequently placed at the corners
- Entrance doors are typically centrally located under a visor roof or are recessed into the front facade

MASSING COMBINATIONS

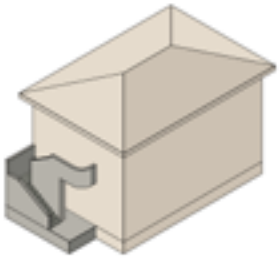
- Minimal forms are added to the main mass
- The architectural character of the attached elements should match that of the main body

BROAD FRONT MASSING

2- story Broad Front

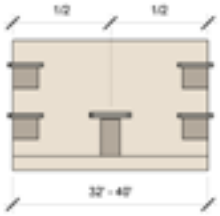
FACADE COMPOSITION DIAGRAMS

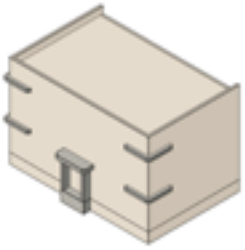
POSSIBLE MASSING COMBINATIONS



BROAD FRONT MASSING

2- story Broad Front





WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Smooth wall surface, usually stucco, small coping at roof line obscures roof surface.
- Moderne- horizontal grooves and balustrade elements emphasize asymmetrical horizontal facade
- Deco- stylized geometric motifs occur as decorative elements, towers and vertical projections, specifically at entrances provide vertical emphasis
- Foundation walls and piers are typically masonry with stucco; foundation wall vents are typically centered under windows.

EAVES

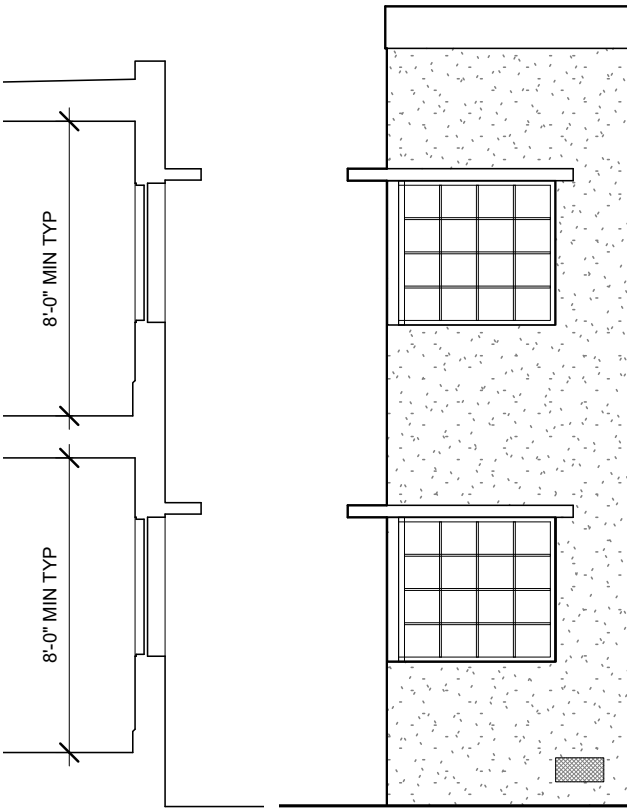
- Thin, decorative visor roofs punctuate window and door openings

ROOFS

- Flat roof concealed by parapet walls
- Originally built-up roofing
- Replacement materials are often built-up roofing

TYPICAL EAVE DETAILS

Boxed Eave



Corner Vignette

WINDOWS & DOORS

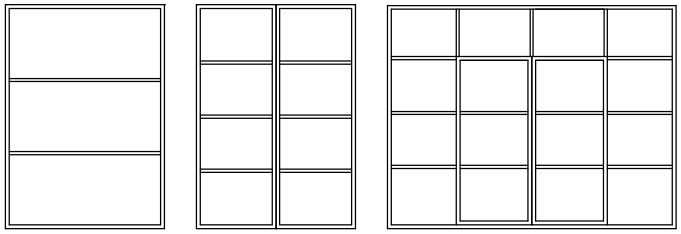
STANDARD WINDOWS

- Standard windows are metal casement, frequently continuous around corners
- Range of sizes: varies
- Materials: Metal casement, glass blocks are used as windows or entire wall sections

WINDOW ASSEMBLIES & ACCENT WINDOWS

- Small round windows are common

STANDARD WINDOWS



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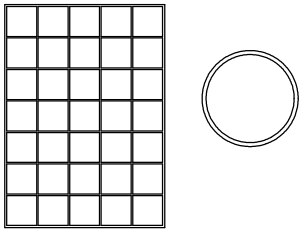


Ornate

DOORS

- Entry doors are typically flat with decorative motifs carved into the surface.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

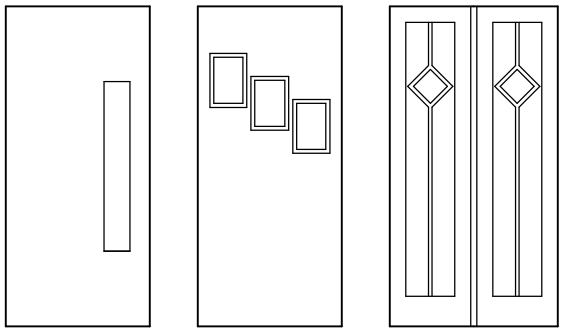
TRIM

- Infrequent, only occurs at entrances to enhance banding motifs

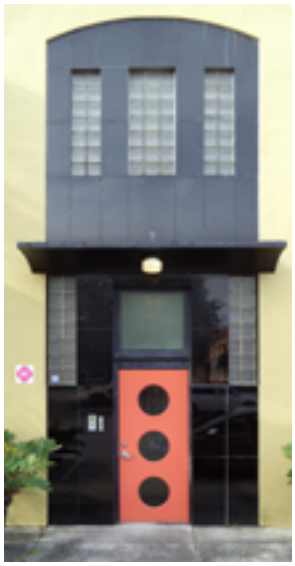
SHUTTERS

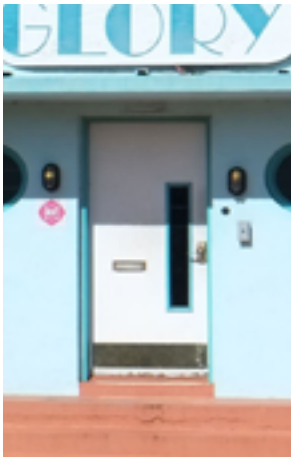
- Decorative, non-operable stucco motifs are occasionally found

DOOR TYPES



Simple Ornate





MINIMAL TRADITIONAL

1935-1950

The Minimal Traditional Builder House was a widespread housing form in America in the 1930's, in response to the need for lower cost housing in the Great Depression. Based on the plan layout of the Tudor Revival cottage, the house facades are stripped of nearly all ornament, with a few elements borrowed from either the Monterey or Colonial Revival style.

In the City of St. Petersburg, there are two variations of the Minimal Traditional style house. One is a one-story cottage and the other is a two-story home. The original plans of the one-story cottage is typically under 1,000 square feet. The plan of these buildings is often complex, with a combination of forms projecting and receding from the front facade. The front facade is formalized with a marked entry, grouped windows, and multiple front facing gables. Sleeping porches are typical of this style and are often enclosed to provide more interior space.

The materials are similar to those found in Frame Vernacular, but with continuous foundations instead of piers. Ornament is often found in the treatment of eaves which are usually flush with the exterior walls. Chimneys are typically brick with decorative caps. Columns are usually formal, either round or square, with capitals and pedestals. Wood columns, brick and/or wrought iron railings are often used to accent the entry.

GALLERY OF EXAMPLES

Crescent Heights

Old Northeast

Five Points

Crescent Lake

Crescent Heights

STYLISTIC FEATURES

- Low- pitched gable roof, eaves held close to building
- Prominent cross gable
- Minimal ornament, some simplified use of Colonial details

Old Northeast

Old Northeast

Old Northeast

MASSING & COMPOSITION

MASSING

BROAD FRONT

- One-story mass is the most common
- Gable roof with 3 : 12 to 6 : 12 roof pitch
- Simple cross gable faces street

NARROW FRONT

- One-story mass is the most common
- Gable roof with 3 : 12 to 6 : 12 roof pitch
- Ridge line of roof runs perpendicular to entrance facade
- Typically includes a smaller front-facing gable

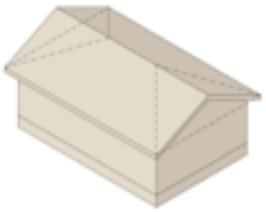
FACADE COMPOSITION

- Symmetrical placement of doors and windows
- Windows are often grouped in pairs to create larger openings
- Entrance doors are typically centered in a front-facing gable or set within a small entry porch

MASSING COMBINATIONS

- A simple composition was desired – concentration was placed on scale, window and door locations and simple cladding materials

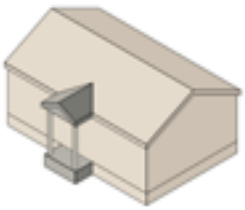
NARROW FRONT MASSING



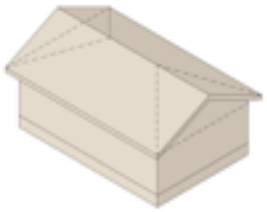
1- story Broad Front

FACADE COMPOSITION DIAGRAMS

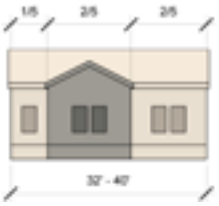
POSSIBLE MASSING COMBINATIONS

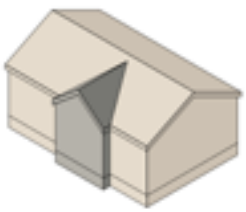


NARROW FRONT MASSING

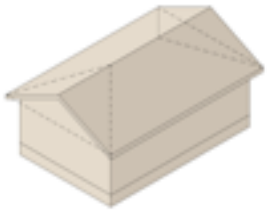


1- story Broad Front

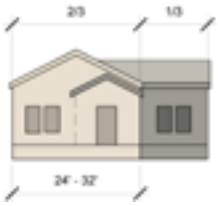




SIDE GABLE MASSING



1- story Narrow Front



WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 8 to 9 feet for the first floor
- Cladding materials: Smooth-finish wood lap siding with 6- to 8- inch exposure, or brick.
- Foundation walls and piers are typically brick or concrete block; foundation wall vents are typically centered under windows.

EAVES

- Roof eaves typically have little or no overhang, occasionally boxed eaves are found
- Frieze boards are typically small if present
- Dentilled, modillioned, or bracketed cornices and other classical details are occasionally found.

ROOFS

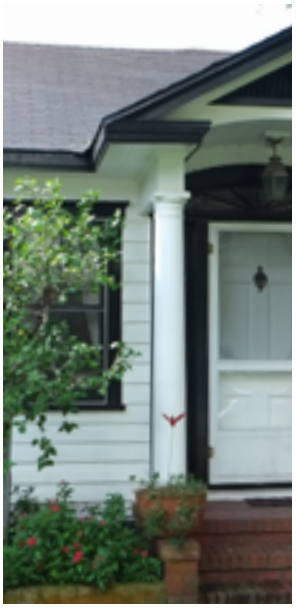
- Side-gabled, with a low pitch
- Originally wood shingles or asphalt shingles.
- Replacement materials are often laminated asphalt or composition shingles.

TYPICAL EAVE DETAILS

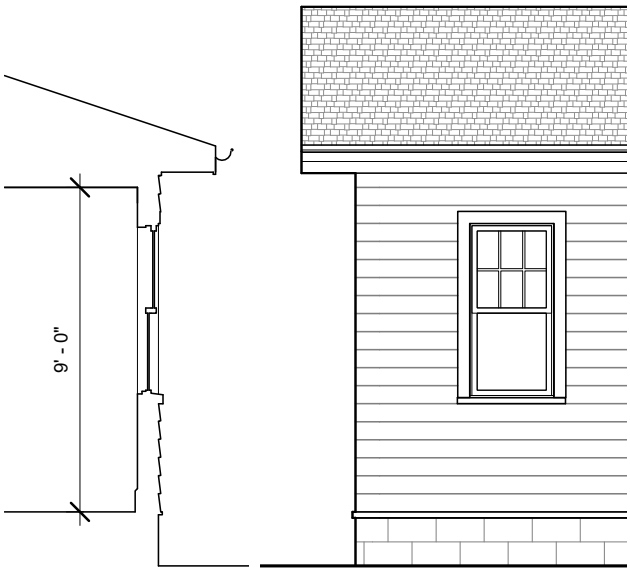
Boxed Eave

Boxed Eave

Boxed Eave



Corner Vignette



WINDOWS & DOORS

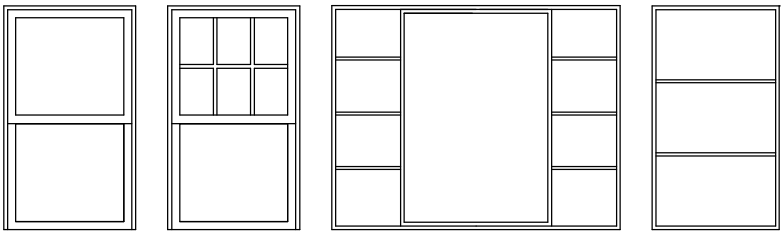
STANDARD WINDOWS

- Standard windows are typically double hung and vertical in proportion.
- Common muntin patterns are 6 over 6, 6 over 1, or 1 over 1.
- Range of sizes:
  Width: 2'-8" to 3'-8"
  Height: 4'-4" to 6'-0"
- Materials: Painted wood or solid cellular PVC, or clad wood or vinyl with black veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8" wide)

WINDOW ASSEMBLIES & ACCENT WINDOWS

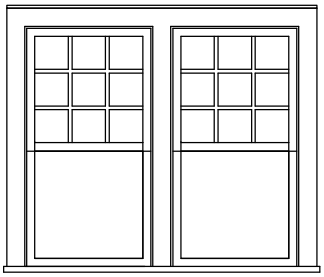
- Paired groupings containing 2 to 3 window units

STANDARD WINDOWS



Simple Ornate

WINDOW ASSEMBLIES



DOORS

- Entry doors are typically 4 or 6-paneled, with traditional stile-and-rail proportions and raised panel profiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

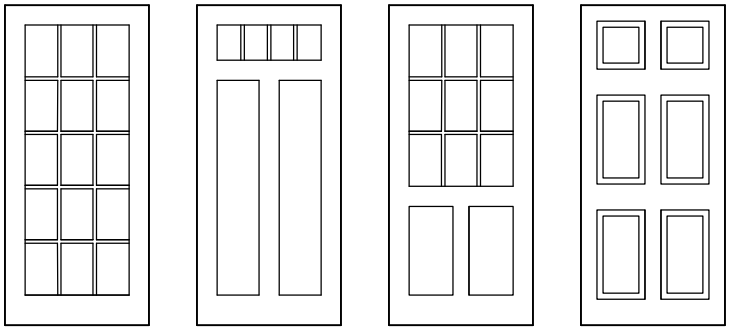
TRIM

- Minimum amounts of added architectural detail are found.
- Colonial inspired door surrounds are occasionally found.
- Typically for wood siding, a simple 4-inch-wide trim. Sometimes includes drip edge trim above header trim. For brick a soldier course or sometimes a jack arch at the head of the window.

SHUTTERS

- Shutters can be louvered or raised panel.
- Wood historically, sized to match window sash or door frame and mounted with hardware so that they are operable.

DOOR TYPES



Simple Ornate

MID-CENTURY 1940-1970

Originating in California as adobe construction, the Ranch House gained widespread popularity in the decades following World War II. It became the dominant house style in the 1950s and 1960s as more Americans moved to the suburbs. Often one developer would build entire neighborhoods utilizing the Ranch House style. These homes featured wide asymmetrical facades with large picture windows. Buildings included in the Mid-Century style are wide-ranging in appearance and are influenced by the earlier architectural styles of the Prairie, International, and Art Moderne. Rooflines are often a characteristic element and can be simple, flat types or have long, irregular slopes that combine with flat roofs.

The automobile had become a vital part of suburban life. Whereas garages had historically been detached and subordinate to the main house, they became a prominent feature on the front facades of Ranch style homes. Carports also saw a rise in popularity during this period. A split-level variant of the Ranch House was also popular in northern states, though several examples in St. Petersburg can be found.

Pattern books developed after WWII promoted stylistic variations of the mid-century architecture as an affordable modern option. The buildings were often oriented according to their site and climate, and were enhanced to create a connection with the outdoor environment.

GALLERY OF EXAMPLES

Greater Grovemont

Allendale Oaks

Old Northeast

Old Northeast

Greater Pinellas Point

STYLISTIC FEATURES

- Broad one-story shape with Asymmetrical facade
- Low-pitched or flat roof without dormers
- Moderate-to-wide overhang
- Front entry off-center and sheltered under main roof
- Garage attached to main house and faces front or side
- Large picture windows

Greater Pinellas Point

Old Northeast

Bonita Bayou

Downtown

MASSING & COMPOSITION

MASSING

BROAD FRONT

- One-story mass is the most common
- Built low to the ground- typically featuring a slab-on-grade construction
- Low-pitched gable roof with 2 : 12 to 4 : 12 roof pitch, or sometimes flat
- Ridge line of roof runs parallel to entrance facade

NARROW FRONT

- One-story mass is the most common
- Built low to the ground- typically featuring a slab-on-grade construction
- Low-pitched gable roof with 2 : 12 to 4 : 12 roof pitch, or sometimes flat
- Ridge line of roof runs perpendicular to entrance facade

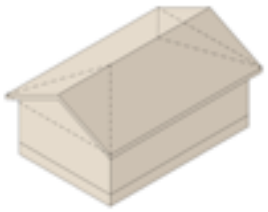
FACADE COMPOSITION

- Asymmetrical placement of doors and windows
- Windows are often grouped to create larger openings
- The entrance is downplayed and sometimes deeply recessed

MASSING COMBINATIONS

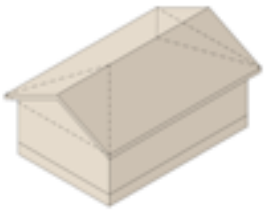
- A simple asymmetrical composition was desired – concentration was placed on scale, window and door locations and simple cladding materials

NARROW FRONT MASSING



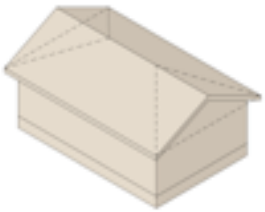
1- story Narrow Front

NARROW FRONT MASSING



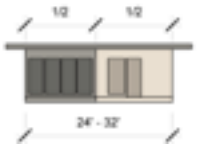
1- to 1 ½- story Narrow Front

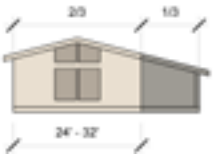
SIDE GABLE MASSING

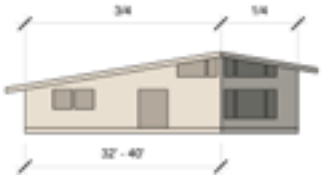


1- to 1 ½- story Broad Front

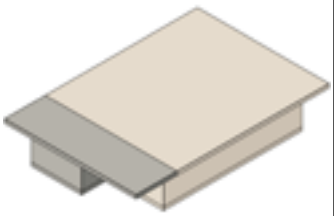
FACADE COMPOSITION DIAGRAMS

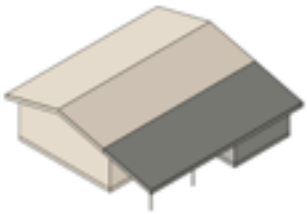


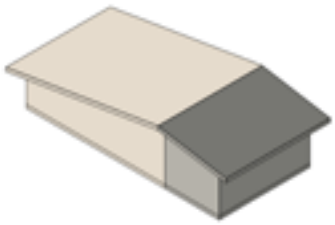




POSSIBLE MASSING COMBINATIONS







WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 8 feet, because standardization of building materials led to gypsum board and lumber were produced at this uniform length.
- Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used; frequently two or more materials were combined
- Simple, low masonry planters near the entry or stretching along the front facade
- Decorative features include stacked block as a privacy wall

EAVES

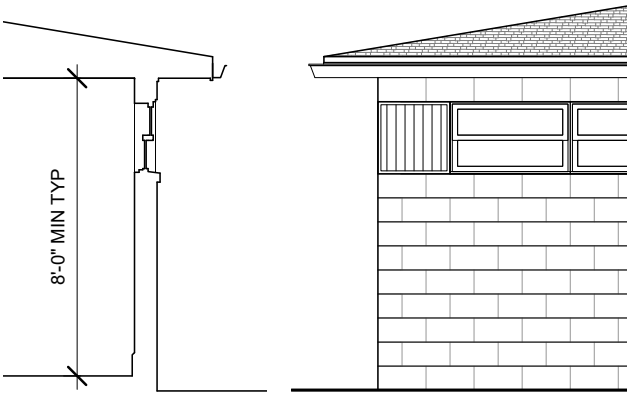
- Either boxed or open- boxed employs a simple or unadorned cornice, open rafter tails often have tips rounded

ROOFS

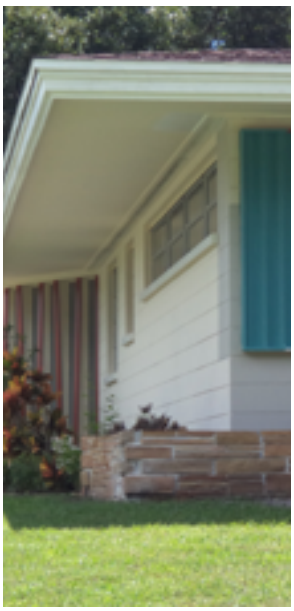
- Low-pitched or flat roof with wide eaves
- Built-up roofing
- Replacement materials are often built-up roofing

TYPICAL EAVE DETAILS

Boxed Eave



Decorative Details



Corner Vignette

WINDOWS & DOORS

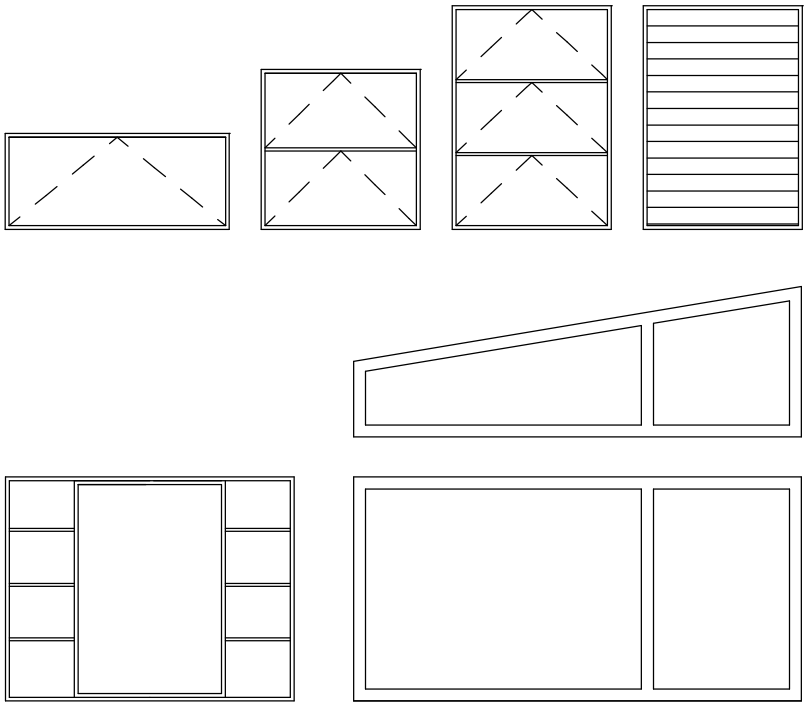
STANDARD WINDOWS

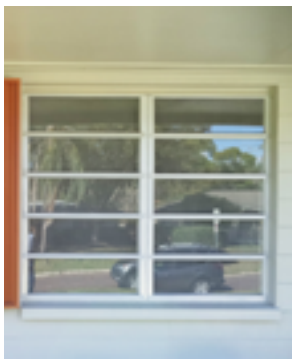
- Standard windows are awning, jalousie, double hung, or steel casement, arranged in a band across the facade
- Range of sizes: varies
- Materials: Metal casement, glass blocks are used as windows or entire wall sections
- Painted wood, solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

WINDOW ASSEMBLIES & ACCENT WINDOWS

- Picture windows which feature a large central pane with sections of multiple lights

STANDARD WINDOWS





DOORS

- Single or paired entry doors. Simplest is a plain slab. “modern” designs feature a multiple of three-small windows or raised panels.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

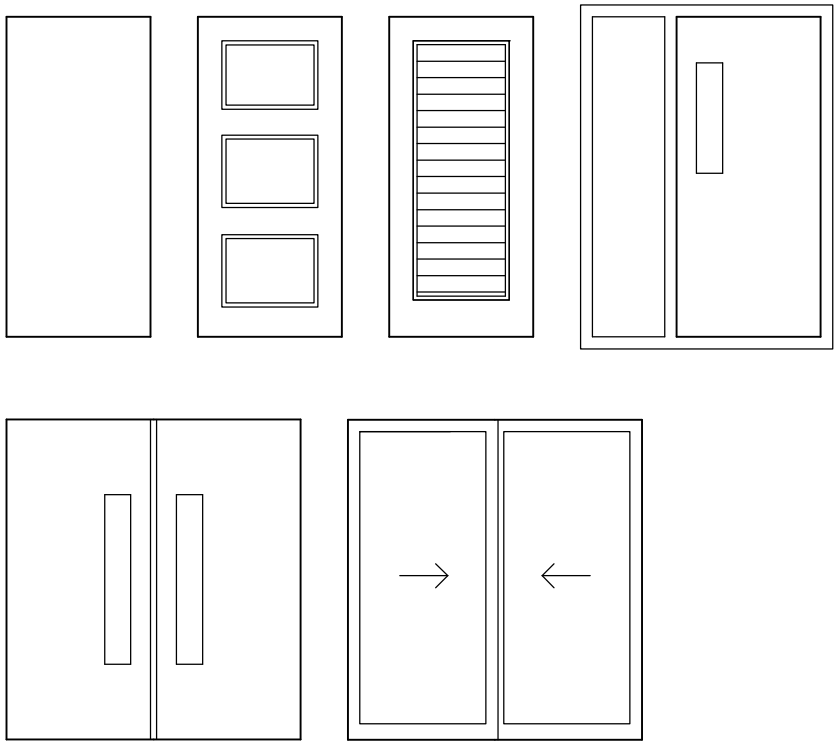
TRIM

- Contrasting materials to punctuate openings can be found

SHUTTERS

- Decorative, non-operable stucco motifs occasionally found

DOOR ASSEMBLIES



ADDITIONAL NOTABLE STYLES

Gothic Revival - Methodist Town.
Courtesy St. Petersburg Museum of History Archives, photo no. P02141

Queen Anne - Old Southeast

Queen Anne - Downtown

Beaux Arts - Downtown

Romanesque Revival - Downtown

Italian Renaissance Revival - Downtown

Neoclassical Revival - Downtown

Moorish Revival - Snell Isle

Swiss Cottage - Roser Park

Italianate - Old Northeast

Cade Allen, builder and developer - Allendale Terrace

Regency - Old Northeast

Monterey - Old Northeast

Cade Allen, builder and developer - Allendale Terrace

Modern - Downtown

Modern - Greater Woodlawn

COMMERCIAL STOREFRONTS

1900-1950

St. Petersburg has many commercial buildings that date from the early 20th century. These buildings are generally Masonry Vernacular structures constructed with storefronts at street level and a number of additional floors above. The original storefronts feature large display windows resting on bulkheads that were used to showcase goods. Many feature transom windows, recessed entrances, a signband, and a cornice at the top of the first floor. The upper stories are generally more functional in use and design and tend to have less ornamentation than the ground-floor storefront. Awnings were often used, as they provided both shade and additional signage. The storefronts often have undergone a great deal of change as commercial tenants come and go through the years. When altering a historic storefront, care should be taken to maintain and preserve original character defining elements.

RECOMMENDED

+ Retain and preserve historic storefronts and their component elements.
+ Repair deteriorated or damaged storefronts
+ Open previously closed openings
+ Retaining residential characteristics of residences converted into commercial buildings.

NOT RECOMMENDED

× Unpainted masonry should not be painted, and brick and masonry should not be sandblasted or cleaned with harsh chemicals.
× Removing or enclosing historic elements.

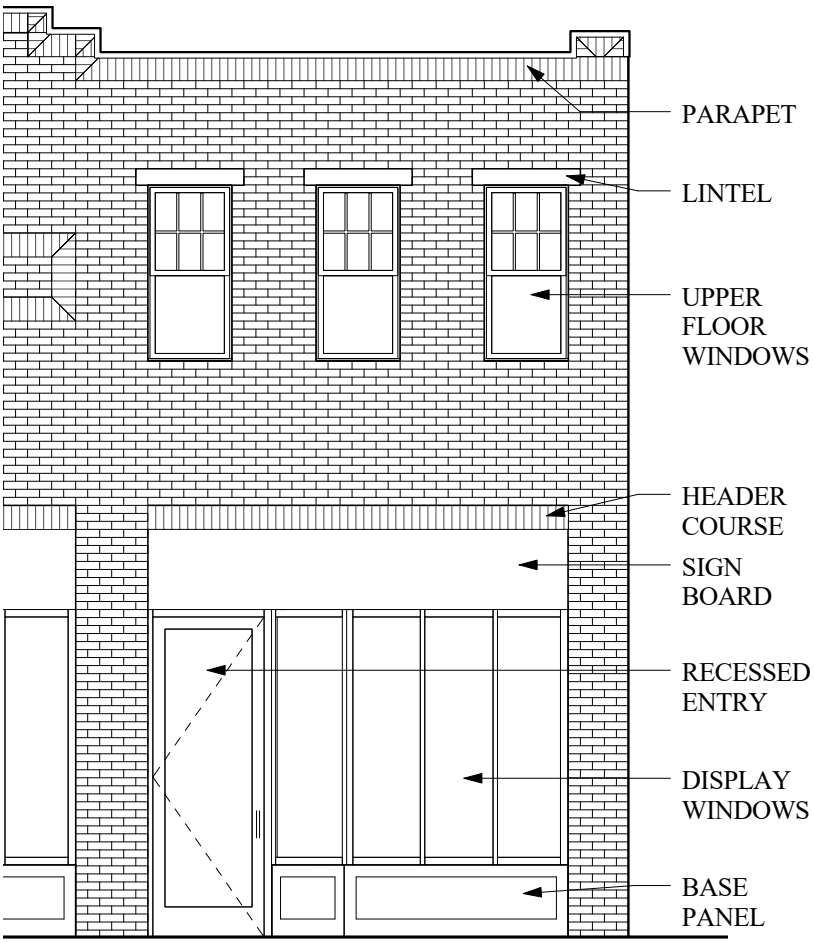
Downtown

Crescent Heights

Downtown

Edge District

GALLERY OF EXAMPLES



Downtown

Downtown

STYLISTIC FEATURES

- Large display windows at street level
- Transom windows
- Recessed entries
- Signage on signband above entry and/or projecting signage


Grand Central District


Edge District


Edge District

PROJECT PLANNING

OVERVIEW

One of the goals in historic preservation is to maintain older buildings so that they may be of use as shelter as well as examples of past culture, construction techniques and design principles. The best approach to this philosophy is to rigorously maintain the structure so that it does not deteriorate. If the building is allowed to deteriorate before routine maintenance, the cost of repairing or replacing deteriorated or missing features must be added to the cost of the maintenance work. This process would not have been necessary had routine maintenance been performed.

Often, when parts of a building are allowed to deteriorate, they are replaced by materials not original and of a different appearance to the original. Worse yet, decorative features, when allowed to deteriorate, are not repaired or replaced. They are removed in order to keep costs down. Both these scenarios begin to remove a layer of character from the historic building. In time, the original character is gone forever.

If repair and maintenance work are done to preserve these historic features and details before they are allowed to deteriorate, costly repairs and replacements are not necessary. The historic features of the building are maintained intact, and there is no need to replace or reinvent the historic details of the structure.

Several actions are recommended in order to best preserve a structure. First, an annual inspection of the building should be undertaken. This would include inspections of the roof, walls, foundation, paint, windows, decorative details, etc. Inspections should also be made of the mechanical systems, smoke and fire suppression equipment, smoke detectors, etc. Inspections for infestations by termites, birds and all other animals are also critical. Repairs should be made as quickly as possible, in order to keep the building and its components weather tight.

Between yearly inspections, leaking plumbing, roofing or other items, should be repaired immediately upon their discovery before larger problems occur. Repairs should not focus on a quick or temporary solution, but should be done thoroughly with respect to the historic quality and character of the component being repaired.

Repairs shall be made “in kind”, meaning that the same materials and methods of construction should be used. Repairs using different materials or creating different looks in the finished product should not be undertaken.

However, historic properties have seen multiple generations of occupants, and owners find that buildings have been altered over time with methods or materials that would not be considered sympathetic by today's standards. As the owner of a historic property, you will not be required to "turn back the clock" to identically replicate elements of your building that have been removed, nor will you be required to preserve non-historic elements that were added outside of your building's period of significance.

Understanding your historic building

UNDERSTANDING MATERIAL CHARACTERISTICS AND POTENTIAL DEGRADATION ISSUES. Understanding the materials in your building is the first step towards maintaining them. When problems arise in historic buildings, some may find it tempting to undertake a quick – and sometimes inappropriate – treatment to maintain the livability of a property. Yet, in many instances treatments do not address the underlying causes of problems and may in fact cause additional building damage. As such, to maintain the longevity of the property and its character, it is important to understand the reasons why problems are occurring and ways to inspect for problems and address them appropriately. Equally important is that property owners understand that historic buildings respond to weather, the environment, and human interaction differently than modern buildings; introducing modern materials into your building without understanding their characteristics may actually increase damage rather than improve the property.

For example, original mortar has potentially been replaced in your historic property. The original mortar was likely very soft compared to the masonry and absorbed building movement from settling, thermal expansion, and other environmental impacts. Many property owners, thinking they were saving the brick, have likely repaired joints with modern mortars of high Portland cement content. These mortars are exceedingly hard and deflect structural movement, rather than absorbing it, and redirect the vibrations to the masonry, which weaken the material and cause it to break apart. Ultimately, inappropriate treatments such as this lead to additional, costly repairs. By understanding your historic property and the component materials, you can avoid such situations and better understand why buildings deteriorate and how to appropriately maintain and repair materials.

UNDERSTANDING BUILDING CONNECTIONS. Just as it is important to understand how your historic building differs from modern construction, it is also important to understand the basic principles of how the different parts of the building envelope are connected. Building connections are best illustrated with a very basic discussion of how rain travels along a building. When a structure is properly maintained, rainwater should be able to progress unimpeded from the roof to the ground.

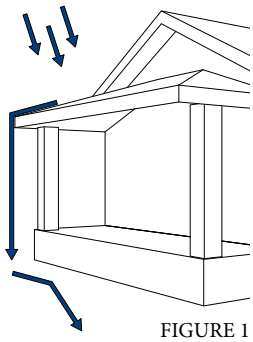


FIGURE 1

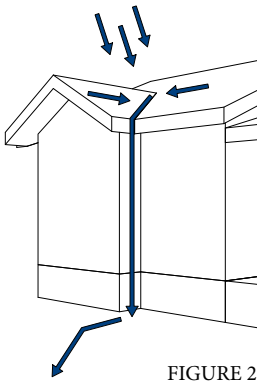


FIGURE 2

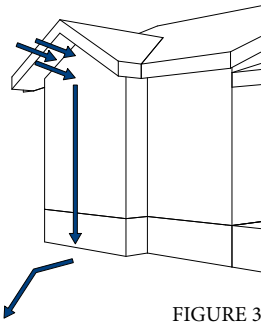


FIGURE 3

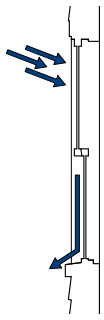


FIGURE 4

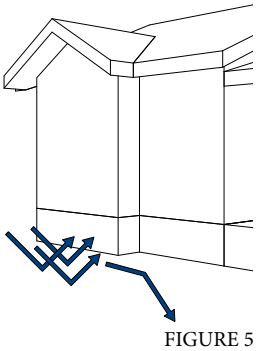


FIGURE 5

FIGURE 1. When rain falls on the roof, well maintained shingles with no breaks or holes will smoothly divert water along the slope, where some rain will fall from the overhanging eave to the ground.

FIGURE 2. Remaining rainwater will be collected in the gutter attached to the eave, where it will be channeled to a downspout, which will direct the water away from the house.

FIGURE 3. Rain may also be pushed toward the house's walls by air pressure or wind. Masonry or wood that has been properly maintained will allow the water to run down the face of the building without collecting.

FIGURE 4. As the water continues to fall, it will also come in contact with windows, where glazing and paint seal the glass to the sash and keep water from penetrating. As the rain washes down the glass, a sloping sill directs the water away from the building.

FIGURE 5. The final connection is the foundation. If masonry is well preserved, water will continue to flow down the face of the building toward the ground. If water splashes back against the foundation during heavy rain, tightly connected mortar joints will also protect the masonry and repel water from entering the building.

As illustrated, builders designed houses to be tightly connected, and what happens at one area of the house directly affects what happens in another area. A well-rounded and thorough

maintenance program that properly addresses all portions of a building will help minimize problems migrating from one area to another.

On the other hand, if thorough and proper maintenance is not planned for, problems affecting the walls, windows, or roof may likely be a direct result of failure to maintain a connecting component. For example, if rain falls on a roof and gutters have corroded or are not properly connected, bulk water will run from the roof to the ground where it may pool against the foundation and eat away at mortar or infiltrate the building as water vapor. Or if mortar has weakened or broken away, water running along the face of the building may settle in the deteriorated joint and infiltrate the soft interior of brick, which can cause structural instability.

UNDERSTANDING MOISTURE IN BUILDINGS. Moisture is the most dangerous enemy of any building. Materials such as masonry and timber are porous materials that naturally have the potential to absorb moisture, but when well maintained, these materials allow moisture to dry before it causes damage. However, if materials are damaged or inadequately maintained or repaired, moisture infiltration can lead to serious damage. As such, it is important to understand how moisture can damage a building and how moisture moves through a building.

Excessive moisture can ultimately lead to significant damage by:

- Compromising the structural integrity of materials
- Fostering growth of fungi and organic growth
- Exerting uneven expanding and contracting pressures on building materials
- Instigating rot development
- Causing cracks and breakages in interior finishes
- Causing metals to rust or corrode

Figure 6. Damaging moisture can enter a building through any number of points, but the movement of moisture into and through a building is typically driven by one of four means:

- Liquid flow is the movement of bulk moisture (i.e., rain water, ground water, or snow melt) by gravity or momentum.
- Capillarity is the movement of moisture due to surface tension. Spaces between materials or in the chemical composition of a porous material allow moisture to be drawn into a building. On foundations, this is commonly called rising damp because water wicks up through materials as it moves toward the surface to evaporate.
- Air movement is the movement of moisture in vapor form due to air pressure differences in buildings, which typically include wind-induced pressures, stack effect, and pressure differences caused by ventilation systems
- Vapor diffusion is the movement of moisture in vapor form due to vapor pressure differences, which are caused by the same forces as air pressure differences.

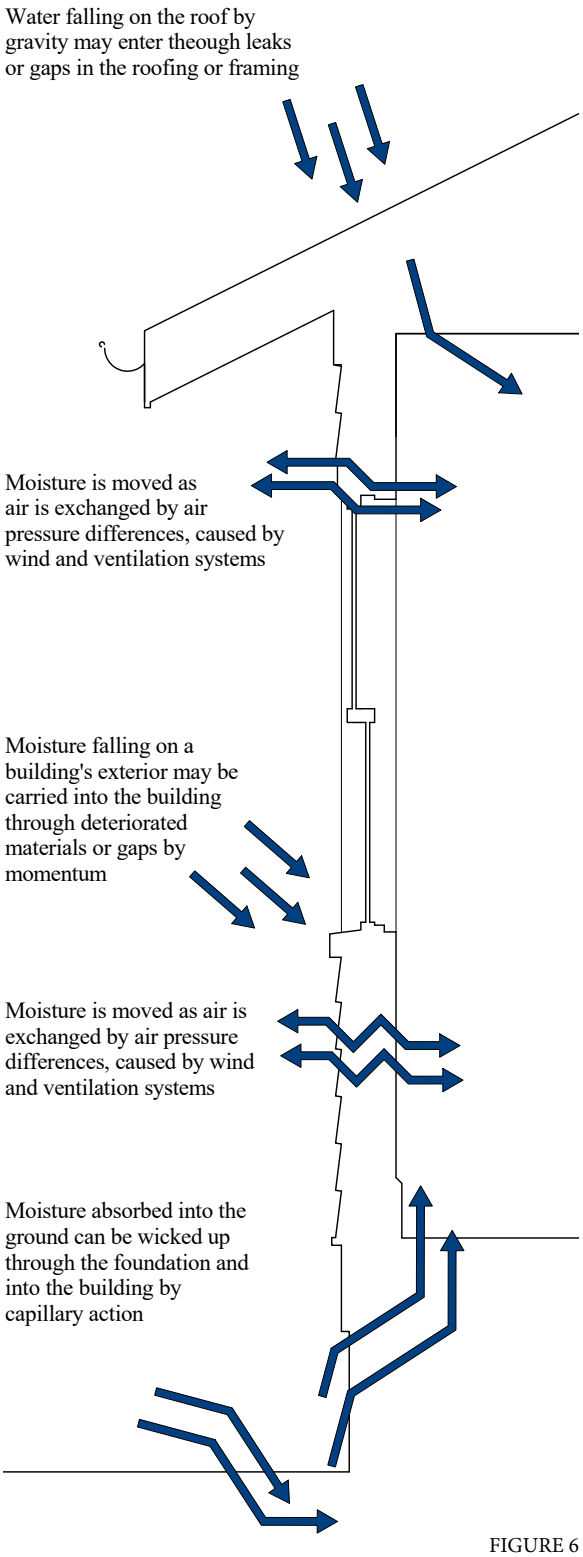


FIGURE 6

Defining the Work

When a structure has not been maintained or has been altered by the removal or replacement of character-defining features, it is important to contemplate the work that will be undertaken to the structure. There are four primary approaches to working with historic structures: Restoration, Preservation, Rehabilitation and Reconstruction.

PRESERVATION is the process of halting deterioration of a building and making essential repairs that keep the structure in its existing state. Most of the work is hidden, or not glaringly apparent. For example, the rebuilding of the structural systems within the walls, floors and roof, repairing leaking plumbing and keeping paints, varnishes and stains fresh, are all part of a preservation project.

REHABILITATION is the process by which a historic property sees the introduction of modern amenities, such as central heating and cooling, updating of bathrooms and kitchens, providing for better electrical service, while maintaining and protecting the architectural character and qualities that define the structure.

RESTORATION is the process of recovering the forms and details of a property as it appeared at a previous time. This could include the removal of lacer additions and nonconforming work, and the replacement or reproduction of missing elements based on written, physical of pictorial evidence.

RECONSTRUCTION is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The most common standard used throughout the U.S. is the Secretary of the Interior's Standards for Rehabilitation. Developed by the National Park Service, the ten standards found under the Rehabilitation framework are typically the most appropriate for alterations, additions, maintenance, and other work affecting historic properties in St. Petersburg.

Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior is responsible for providing architectural standards for all historic properties listed in the National Register of Historic Places. The standards were established as a general set of guidelines for rehabilitation projects to "evaluate whether the historic character of a building is preserved in the process of rehabilitation of nationally designated properties. These standards are used as the basis for the St. Petersburg Historic Preservation Ordinance guidelines.

The Secretary of the Interior's Standards for Rehabilitation are:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Determined historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Inspecting your historic property

WORK LOGICALLY AND THOROUGHLY. Start from ground level and examine each building elevation in turn by using a prescribed checklist.

AVOID DAMAGING BUILDING ELEMENTS. For example, some shingles can be broken by walking across them. Gutters and eaves can easily be damaged by carelessly propping a ladder against them, and brick and mortar can likewise be broken apart by haphazardly dragging a ladder across the face of the building.

ASSESS ANY RISKS INVOLVED. Tasks such as reaching high areas, inspecting areas of limited access, and walking on steep or slippery surfaces may prove dangerous. It is also advisable to wear heavy gloves, and if necessary, eye protection, when inspecting a historic house. If you are unable to gain access to a portion of the house, it is recommended that you hire a professional who has experience with inspecting such areas.

TYPICAL INSPECTION TIMETABLE

BUILDING ELEMENT	FREQUENCY		
	6 Months	12 Months	12-60 Months
Roof Coverings		X	
Gutters and Downspouts	X		
Flashings		X	
Chimneys (from ground)			
Chimneys (close inspection)			X
Masonry, including mortar joints			X
Painted Masonry		X	
Windows and Doors		X	
Painted Wood Elements	X		
Siding, Stucco and other Claddings		X	

HOW TO INSPECT YOUR BUILDING

- Start the inspection from ground level, using binoculars for areas above the first floor
- Adopt a systematic approach, using the sample checklist or prepare your own
- Inspect each elevation in turn
- Record your observations on the checklist

RECOMMENDED EQUIPMENT

- Inspection checklist, with copies for each elevation
- Notebook
- Extending, lightweight ladder Binoculars
- Heavy-duty gloves
- Flashlight
- Metal probe for checking the soundness of timber goods

WHEN CONSIDERING A PROFESSIONAL...

- Meet with the contractor or craftsman before repairs are necessary
- Discuss your anticipated maintenance and repair needs
- Assess the knowledge and experience of the chosen professional
- Seek information on similar past work that they have completed, and if possible, visit the site
- Establish a relationship with the contractor or craftsman so that they become familiar with your house and your needs
- If working with a company, make sure the individual person who will be working on your property has appropriate knowledge and experience
- Although cost is a primary factor, do not let it be the only factor. You get what you pay for

INSPECTION CHECKLIST

PROPERTY ADDRESS: _____ DATE: _____

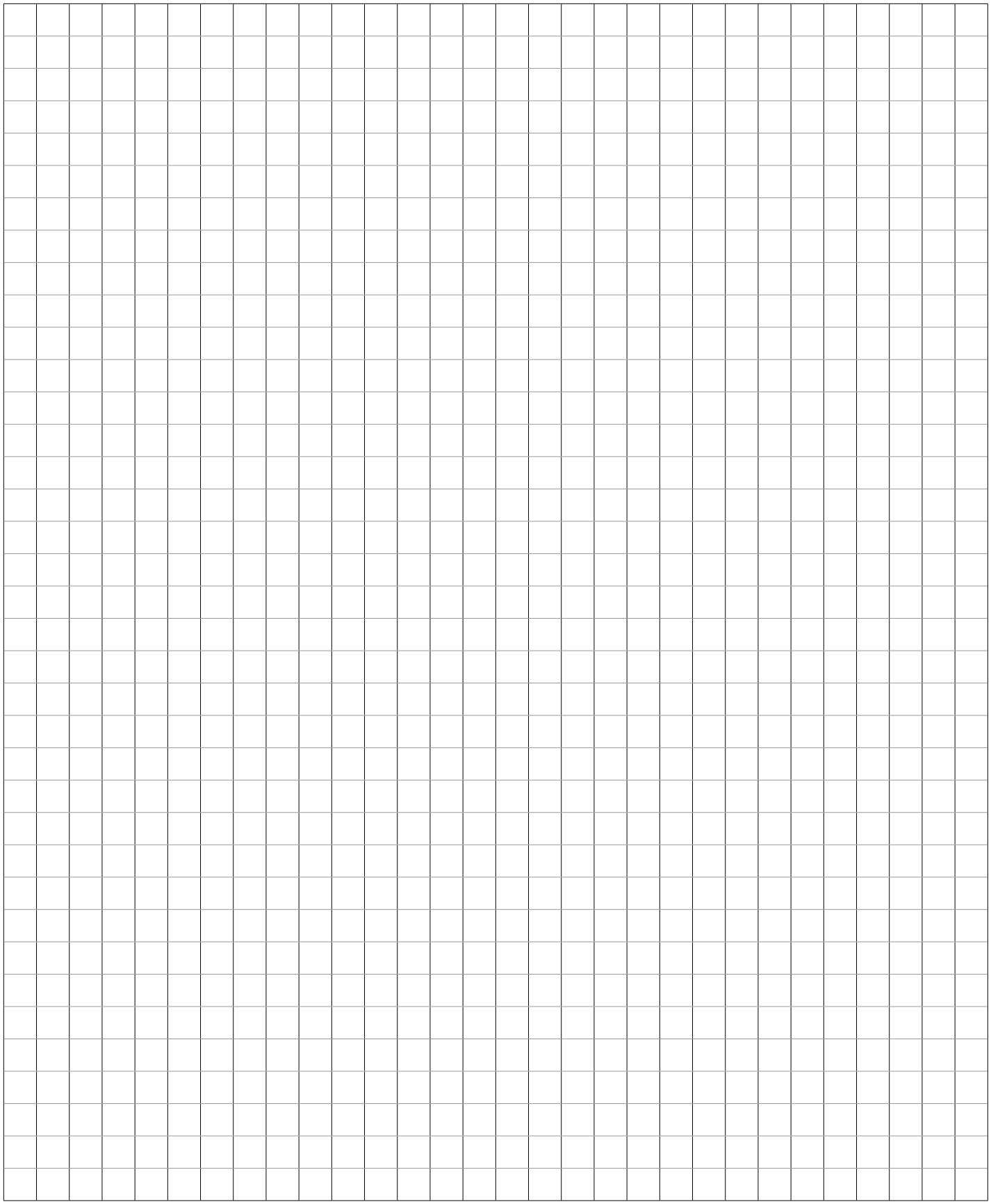
SITE	YES	NO	NOTES
Is there any ponding occurring on the property?			
Are any shrubs or trees too close to the house?			
Do trees or limbs hang over the house's gutters and downspouts?			
ROOF			
Any sign of missing, broken, or warped shingles or tiles?			
Are shingles losing mineral cover, curling, or do edges look thin?			
Any signs of bubbles, separation, or cracking in felt?			
Does the roof ridge sag?			
Is paint peeling or blistering on cornices and overhangs, on the underside?			
FLASHING, GUTTERS, AND DOWNSPOUTS			
Is there loose, missing, or rusted metal flashing at chimneys, valleys, ridges or walls?			
Are there loose, rotted, or missing gutters or downspouts?			
Are gutters or downspouts filled with leaf litter?			
Are gutters holding water or spilling over?			
Do gutter connections leak?			
Is there erosion occurring at the downspout outlets?			
Are downspouts directing water towards the building?			
CHIMNEYS			
Are brick or mortar cracking, crumbling or missing at chimneys?			
Are chimneys built without liners?			
Do fireplaces have any missing or faulty flue dampers?			
Is the chimney missing a cap?			
Is the chimney separating from the wall?			
EXTERIOR WALLS			
Does the wall seem out of plumb, un-level, or are there bulges?			
Are any doors or windows skewed in their openings?			
Are there open joints around doors, windows, or trimwork?			
Is there mold or mildew on the wall surfaces?			
Is any stucco, wood or masonry water stained?			
Where paint is present, is it peeling, cracking, or blistering?			
Is paint powdering or chalking to a dull powdery surface?			
Are there major cracks in the masonry or mortar?			
Is any masonry loose, missing, or deteriorating?			
Is any mortar soft or crumbling?			
Where siding is present, is any dented, faded or corroded?			

PORCHES	YES	NO	NOTES
Are there loose or deteriorated structural or decorative components?			
Are any masonry piers out of plumb or settling?			
Are any of the stairs and railings loose or deteriorated?			
Are any porch floors sloped toward the building, instead of away?			
Is there unusual settling of the porch foundation?			
Are there signs of excessive deterioration or cracking in the porch floor?			
Is there evidence of dry rot or termite damage?			
FOUNDATION			
Is there vertical or diagonal cracking in the masonry?			
Is masonry spalling, loose, or deteriorating?			
Is any mortar soft or crumbling?			
Are any masonry piers out of plumb or settling?			
Does rainwater flow towards any foundations, instead of away?			
Is any organic growth, mold, or mildew attached to the foundation wall?			
Are the vents in the crawl space obstructed?			
CRAWL SPACES			
Is there any sign of vermin infiltration or insect damage?			
Does the area smell of mold or mildew?			
Are any floor supports deteriorated or sagging?			
Are the vents in the crawl space obstructed?			
WINDOWS AND DOORS			
Are any doors or windows deteriorated or in need of paint or finishes?			
Is putty around glass cracking, soft, or pulling away from the glass?			
Do sills, sashes, or frames show signs of deterioration?			
Is there evidence of moisture penetration around openings?			
Is there evidence of dry rot or termite damage?			
Are any window inoperable or difficult to operate?			
Are sashes loose in their frames?			
Are any doors missing weather-striping?			
Are there open joints in need of caulking?			
Are any window or door locks not functioning properly?			
INTERIOR SPACES			
Are wall or ceiling coverings damp, loose, cracked, or deteriorated?			
Is there evidence of water penetration on the ceiling, around window or door openings?			
Do floors sag or bounce when walked on or occupied by heavy weight?			
Are any doors inoperable or difficult to operate?			
Are any of the interior stairs and railings loose or deteriorated?			
Are there any signs of moisture problems in kitchens or bathrooms?			
Is there evidence of dry rot or termite damage?			

ATTIC	YES	NO	NOTES
Are there signs of leaks on the underside of the roof, near openings, or wall junctures?			
Does the attic lack adequate ventilation?			
Do rafters bow?			
Are rafter plates deteriorated?			
Are there signs of vermin infiltration?			
Does the attic lack adequate insulation?			
Is there evidence of dry rot or termite damage?			
HEATING, VENTILATION AND AIR CONDITIONING			
Do filters need to be replaced?			
Is conditioned air distributed unevenly?			
Are any thermostats faulty?			
Are any ducts or pipes missing insulation?			
Any signs of leaks or rust spots?			
ELECTRICAL			
Are any circuit breakers faulty, unlabeled, or incorrectly sized?			
Is wire insulation frayed?			
Are there any faulty light switches or incorrectly wired switches?			
Are there any faulty power outlets?			
PLUMBING			
Is there evidence of leaking under sinks or toilets?			
Are there any leaking or broken water or gas pipes?			
Is the water pressure low or inadequate?			
Are any kitchens, laundries or bathrooms missing Ground Fault Interruption (GFI) outlets?			

YES answers to any of the above questions indicates maintenance required.

NOTES:



MAINTENANCE & REPAIR WORK

Approaches to Making Repairs

When performing repair and maintenance work, there are two types of buildings: the unaltered building which has all or most of its original design components and materials intact, and the building which is missing all or some of its original features and components. The extent of historic integrity remaining will reflect the type of work to be done to the structure.

> "The National Park Services recommends a three-pronged approach to rehabilitation, together with the consideration of the Secretary of the Interior's Standards for Rehabilitation: (1) If the work required goes beyond simple maintenance, the best approach is to repair, not replace distinctive architectural features and materials. (2) If repair is not possible due to severe deterioration, then the form and detail of the deteriorated feature or material should dictate the appearance of its replacement. (3) If the original appearance is not known, the replacement feature should be a new design that is visually compatible with the remaining historic features of the house." - Quote by Judith L. Kitchen, St. Petersburg resident and author of Caring for Your Old House: A Guide for Owners and Residents.

As stated above, the best solution is to repair rather than replace damaged or deteriorated materials. Repair work is labor intensive compared to replacement. However, repair work does not require the purchase of a replacement material and therefore can be cost effective.

If replacement is necessitated by the thorough deterioration of a feature, replacements should be done with an identical material. By replacing with an identical material, the original appearance and character of the structure is maintained. If replacements are made with other materials that change the scale, direction or style of a structure, the character of the structure can be reduced or lost. This can greatly impact the value of the structure both from an aesthetic and monetary value.

When architectural features are missing and the original feature is unknown, it is important that the feature be replaced with materials that match the design style of the structure. Using architectural components that do not relate to the style of the building or are of the wrong scale will make the structure look awkward and contrived. Locating old photographs or looking at other structures in the immediate vicinity may produce clues to the original appearance.

The following pages will introduce those products and materials that were common to St. Petersburg and offer suggestions in regard to working with them. These guidelines should be used to assist in identifying those original materials and help guide the use of replacement materials where the original is unknown.

Establishing a maintenance plan

Historic properties are largely constructed of natural materials that are well suited for construction. Materials such as masonry require the least maintenance of all building materials and can last indefinitely when well maintained. Yet, materials are still vulnerable to deterioration from neglect, weather, abrasives, and inadequate or improper repair. With this in mind, you should plan to maintain your property in a way that recognizes the characteristics unique to specific historic building materials.

But before undertaking any type of maintenance, repair, or improvements, you should inspect and keep a record of the current condition of your house, using a thorough inspection checklist (a sample checklist has been provided on the following pages). Using a checklist ensures a regulated, structured approach and guarantees that all significant materials, elements, and features are inspected, regardless of their condition. A checklist also lets you monitor continuing deterioration or the successfulness of past maintenance or repair. Once you have adopted an appropriate inspection checklist, you should determine how often you will inspect each building element. Ideally, you should inspect your house every fall and every spring to prevent small problems from worsening. Regular, thorough inspections are crucial for maintaining a historic house. A casual or superficial approach to inspecting your house will not provide you the information you need. You should develop a habit of examining your property regularly to develop an understanding of how your building is performing.

When maintenance and repair is necessary

Maintenance and repair are a necessary part of owning any home in order to fix any elements that have decayed or deteriorated due to weather, the environment, human interaction, or other impacts. When dealing with historic homes, the prospect of proper maintenance and repair is an even more important issue. Maintenance and repair that is incompatible or inappropriate to the historic nature of the house will not only have a negative impact on the character and value of the property, but may also lead to additional problems in the future. Follow these general practices when working on historic houses:

- Always clean using the gentlest means possible.
- Avoid removing character-defining features.
- Proper maintenance is preferable to repairs. However, repairs are preferable to replacement. Replacement with in-kind materials is preferable to alteration.
- Modern materials react differently than historic materials. Make sure you understand the characteristics of new materials before introducing them into the building.
- Alterations and additions should be done so that they are reversible and can be removed without damaging historic materials.

Every home and problem is unique and any repairs should be carefully considered before undertaking.

THINK SUSTAINABLY

Whenever possible, use recycled or salvaged materials to complete maintenance, repairs, and alterations. Using reclaimed materials is always more sustainable than using newly acquired or manufactured materials and is often a cheaper alternative. Common recycled building materials include: timber, brick, stone, doors, windows, hardware, some roofing tiles, and some metal fixtures.

ROOFS, GUTTERS & CHIMNEYS

Roofs

In addition to providing shelter, the roof is a prominent and character-defining feature of a historic house, and is characterized not only by cladding materials, but also by the framework, shape, slope, orientation, and color. All contribute to the character of a building and can have a visual impact on not only the individual house, but also the entire street. Historically, the roof shape and materials were matched to climatic conditions of a particular locale, but over time, materials and shape also became associated with particular styles and time periods. The roof is also the first defense in buffering weather and moisture infiltration.

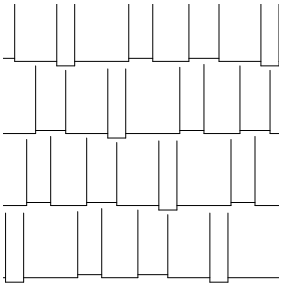
There are four basic types of roofing materials; all were commonly used in the construction of St. Petersburg's historic structures. These four types include organic, mineral, metal and human-made.

ORGANIC MATERIALS include any material which is naturally grown. The best example of this is the wood shingle. They were used as an early roofing material in St Petersburg. Wood shingles can be hand split or machine sawed, and are overlapped to create a waterproof covering. There are a number of shapes available in wooden shingles which can have a very dramatic impact on the appearance of a building. Wooden shingles fell out of favor and were replaced with other types of roofing as time progressed.

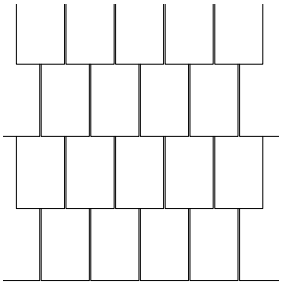
MINERAL ROOFING includes naturally occurring mineral substances such as slate, clay or asbestos fiber. Since slate roofs had to be imported to St. Petersburg, they are quite rare. Clay roofing tiles were a very popular roofing material and remain so. They are associated with several architectural styles used throughout St. Petersburg's development. Asbestos fiber shingles are a thin, flat concrete tile usually in a hexagonal or square pattern. These roofs were often referred to as "lifetime" roofs as they are highly durable. However, they are now banned due to their asbestos content. Other mineral fibers have replaced the asbestos content, and a tile which produces a similar appearance is still available today.

METAL ROOFS are very durable and with proper maintenance, provide many years of service. Metal roofs come in two common types, sheet metal panels and metal shingles. Many metal shingle roofs were installed in St. Petersburg and are still visible today.

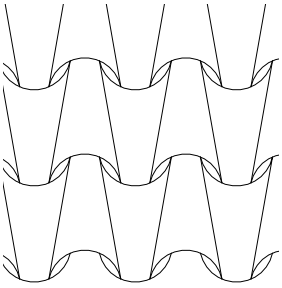
HUMAN-MADE ROOFS consist of built up roofing, rolls of composition sheeting and composition shingles. Built up roofs are typically laid on flat or gently sloping roofs and consist of a number of layers of tar paper laid down with hot liquid tar. Composition roll material usually consists of a thick tar paper with an applied finish of colored, sand-sized aggregate. Composition shingles are the most common type of roofing used since the late 19th Century. Composition shingles were often used as a roofing material, replacing many of the original wood shingle and metal roofs found in St. Petersburg.



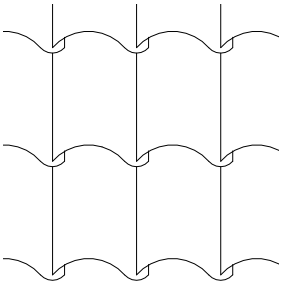
HAND SPLIT WOODEN SHINGLES



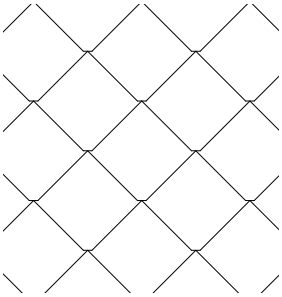
MACHINE CUT WOODEN SHINGLES



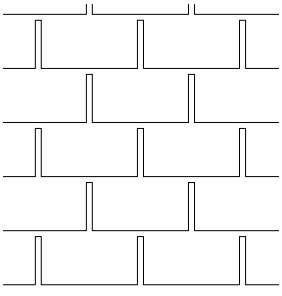
TROUGH AND CAP CLAY BARREL TILE



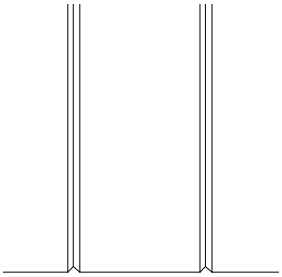
"S" BARREL TILE



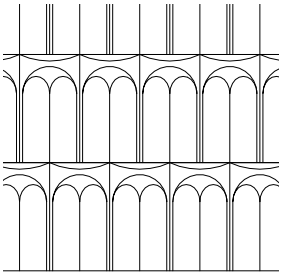
DIAMOND PATTERN ASBESTOS SHINGLES



THREE-TAB COMPOSITE SHINGLES



"V" GROOVE STANDING SEAM METAL



METAL SHINGLES

COMMON SOURCES OF DETERIORATION

HEAT AND ULTRAVIOLET LIGHT from the sun will degrade shingles over a period of time, especially on the south and west elevations where materials are exposed to the sun for long periods. Heat can also cause some flashings to warp.

WEATHER is a natural source of roof deterioration. All roof claddings will naturally break down over time as a result of exposure to environmental impacts. Some weather effects can instigate rapid deterioration and damage.

WIND can force shingles to curl or bend and can push debris and water into and under shingles. Shingles that are already thin and deteriorated may easily be dislodged or blown off of a roof in high winds.

TREES in the vicinity of a roof may have overhanging branches that can puncture shingles. Falling leaves may collect on a roof, retaining damaging moisture and debris.

MOSS AND ALGAE can form on damp, shaded areas of shingles. Over time, the growth will degrade shingle materials and can penetrate to the support structure.

INADEQUATE OR IMPROPER installation, maintenance, and repair can cause just as much damage as weather. Failing to install roofs correctly can lead to moisture penetration and retention or may increase the rapidity at which materials degrade. Roofs must also be regularly maintained to ensure that they function properly, and necessary repairs should be addressed immediately. Failing to do so will easily lead to further deterioration.

MAINTAINING YOUR ROOF SYSTEM

INSPECT YOUR ROOF. At a minimum, roofs and support systems should be inspected once a year, usually in spring, for damage. Ideally, roofs should be inspected twice a year, during both spring and fall.

ALLOW FOR PROPER ATTIC VENTILATION. Do not let heat and moisture build up in the attic. This can cause or accelerate deterioration.

REMOVE GROWTHS AND DEBRIS. Clean organic growths with diluted bleach water and spray debris off roofs as necessary. Never power wash a roof; it can push excessive water under shingles and destroy coatings.

CUT BACK OVERHANGING TREES. Trim tree branches to decrease the amount of moisture-retaining leaves.

REAPPLY PROTECTIVE COATINGS AS NECESSARY. Some shingles have coatings to protect from fire or weather. If present, these typically must be re-applied about every five years to maintain their effectiveness

MONITOR FOR LEAKS, DAMP AREAS, OR STAINS. Watch for leaks or signs of moisture penetration on the interior and exterior of the house. Determine under what conditions the moisture appears.

THINK SUSTAINABLY

If you must change your roofing materials, consider alternatives that can be recycled into other materials once they are removed or materials that use recycled materials as their base. Many roofing companies now operate recycling programs that have made some asphalt shingles a very sustainable option. These companies turn used asphalt shingles into base material for road repair projects. In addition, many composite shingles are now on the market that can contain up to 95% recycled rubber materials.

RECOMMENDED

+ Retain and preserve the roof's form, shape, historic roofing materials, and features.
+ Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
+ Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, that match the original in composition, size, shape, color, and texture.
+ Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural features that give a roof its essential character.
+ Design rooftop additions, when required for a new use, that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

NOT RECOMMENDED

× The use of multiple roofing materials of different color or material shall be avoided.
× Removal of historic or architectural roofing features should be avoided, if possible.
× Avoid applying paint or other coatings to roofing materials which historically have not been painted.

CHANGING ROOF MATERIALS AND CHARACTERISTICS

MAINTAINING ROOF SHAPE AND ELEMENTS. The roof is a significant element of any building, both in terms of function and appearance. Changing the slope, color, or orientation of a roof can severely impact its historic character, as can altering any chimneys, dormer windows, or eave and cornice details. As such, it is recommended that any roof repairs or replacement be sensitive to the original design of the roof system and leave and design elements intact.

USING COMPARABLE MATERIALS. Generally, complete re-roofing is not necessary unless more than 20% of existing materials are damaged. When roofing materials must be replaced, it may not always be possible or feasible to replace with historic materials such as slate or wooden shakes. In such cases, using comparable materials that retain the scale, color, and visual aesthetics of the historic materials may be appropriate. Replacement roof materials such as asphalt and some fiberglass can often even replicate historic materials such as slate, wood, and some tiles. This is often accomplished by using multiple layers of shingles to increase the thickness of materials, and then coating with a special texture. Care should be taken to fully evaluate appropriateness and performance before selecting these replacement materials.

Gutter and downspout systems

The gutter system is the utilitarian component of the roof. The system is designed to collect water from the roof and divert it away from the building by means of leaders (downspouts) and splash blocks. Early gutter systems were most commonly either of timber or cast iron, but into the twentieth century advancing technologies allowed for gutters to be created out of copper, steel, and aluminum, and most recently vinyl and fiberglass.

COMMON SOURCES OF DETERIORATION

WATER. Water can pose a problem if it is allowed to collect in clogged systems. Wooden gutters may begin to rot if not properly coated, and metal gutters or fasteners may rust.

WIND. Strong winds may pull fasteners loose, causing gutters to sag, or may knock gutters and downspouts out of alignment.

LACK OF MAINTENANCE. Gutter systems generally do not deteriorate if well kept. However, inadequate maintenance can lead to damage from clogged components, water retention, and improperly installed components.

COMMON GUTTER SYSTEM REPAIRS

PATCHING GUTTERS AND DOWNSPOUTS. Metal gutters can be patched with a new piece of metal soldered to the existing metal. Likewise, any gaps in joints can be resoldered. Wooden gutters should be patched with epoxy consolidants, which are then primed and painted to match existing finished surfaces.

REPLACING GUTTERS AND DOWNSPOUTS. When gutters have deteriorated beyond repair, new historically appropriate gutters should be installed. Profiled PVC K-profile gutters are not appropriate and should be avoided, as should any corrugated downspouts. In their place, use half-round gutters and plain round or rectangular downspouts.

RECOMMENDED

+ Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.

NOT RECOMMENDED

× Allowing downspouts to drain towards the foundation.

MAINTAINING YOUR GUTTER SYSTEM

CLEAN GUTTERS REGULARLY. Clean gutters and downspouts regularly to ensure that water flows through unimpeded. Install leaf guards at downspouts if necessary.

CHECK JOINTS AND CONNECTIONS. Ensure that all joints and connections are tight and properly aligned. Maintain fasteners that secure the gutters and utilize splash blocks at the termination of all downspouts.

Chimneys

Chimneys are a character-defining element of the roof system. Chimneys originally provided ventilation for open fireplaces and essentially served as an exhaust fan by helping draw air throughout the house. However, as automatic temperature control systems became widespread in housing, the use of fireplaces (and thus chimneys) decreased rapidly. In many instances, chimneys became a mechanism for hiding electrical, plumbing, and HVAC elements, but many owners also viewed chimney stacks as unnecessary and either shortened, removed, or covered the chimney in alternative claddings to save on maintenance. Unfortunately, this not only detracts from the appearance of the house, but also often leads to further deterioration.

COMMON SOURCES OF DETERIORATION

WATER PENETRATION. Like all masonry, chimneys are susceptible to water penetration, which will destroy mortar and cause masonry to deteriorate. Chimneys are even more exposed to moisture damage since they are open to the weather and rely on watertight flashing to stop infiltration along their base.

UNEVEN HEATING AND COOLING. All masonry and mortar reacts to fluctuations in temperature, but active chimneys are even more susceptible to damage from uneven temperatures. In the winter, mortar expands due to flue heat and then contracts from the cold temperatures. On sides exposed to the sun, the contraction rate is slower than shaded areas, which can cause chimneys to lean.

MAINTAINING YOUR CHIMNEY

CHECK AND MAINTAIN FLASHINGS. Ensuring that flashings are watertight is key to preventing moisture from penetrating the chimney at the roof line.

INSPECT FOR MORTAR AND MASONRY DETERIORATION. Regularly inspect for cracked, loose, or damaged masonry and mortar that may compromise the structural stability of the chimney. Repair as necessary.

CLEAN THE CHIMNEY. Both the chimney structure and the flue should be well maintained. Soot buildup can damage mortar over time, as can moss and organic growth on the exterior of the chimney.

COMMON CHIMNEY REPAIRS

REPOINTING MORTAR AND REPAIRING OR REPLACING MASONRY. Repairing masonry and mortar is the most common chimney repair and is handled in the same manner as masonry walls. Please see the section on Walls for details on masonry repair. CORRECT STRUCTURAL LEANING.

RECOMMENDED

+ Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.

NOT RECOMMENDED

× Removal of existing chimneys is discouraged.
× Mortar with high Portland cement content shall not be used.
× Masonry surfaces shall not be sandblasted.

EXTERIOR MATERIALS

Masonry

Masonry materials include natural and man-made materials such as brick, stone, stucco, tile, and concrete. Materials like brick and stone are among the oldest and most durable building materials. In fact, although the myth often permeates that historic masonry (particularly brick) is soft and should be replaced or covered, masonry is extremely durable when well maintained and can last indefinitely. Masonry is also a significant character-defining feature of the house that adds depth and creates a sense of strength and permanence.

COMMON SOURCES OF DETERIORATION

MOISTURE INFILTRATION. Excessive moisture penetration can break down non-maintained masonry surfaces.

SETTLING AND BUILDING MOVEMENT. Buildings naturally settle over time, but at different rates in different places. This can often lead to cracked or damaged masonry and mortar.

WEATHERING. Fluctuations in temperature and weather cause materials to expand and contract; these excessive pressures can cause inflexible materials to break down.

POLLUTION. Environmental pollutants can stain masonry or scar and chemically break down masonry surfaces.

SALT BUILDUP (EFFLORESCENCE). Subsurface salt deposits can discolor masonry and can cause cracking as it leaches to the surface.

PLANT AND ORGANIC GROWTH. Organic growths trap damaging moisture that deteriorates masonry. Root systems will also destroy mortar.

IMPROPER REPAIR. Inappropriate repairs are often worse than not repairing a material and are one of the most common causes of masonry damage.

MAINTAINING YOUR MASONRY

INSPECT YOUR MASONRY. Masonry should be examined every 12 to 60 months for possible deterioration, including cracks, spalling, and loose or damaged materials. Mortar that has deteriorated more than 1⁄4” will likely need to be replaced.

REMOVE ORGANIC GROWTHS AND VEGETATION. Plant matter traps damaging moisture, which can cause the materials to break down. To remove growth, scrape it from the building with a non-metallic spatula. Then apply a solution of four parts water to one part bleach to kill spores. Rinse with water and repeat as necessary, but leave a few days between treatments.

CLEAN MASONRY AS NEEDED. Cleaning brick will help retard deterioration since the building up of dirt and growths can destroy brick, stone, and masonry over time. Cleaning also helps create a clean surface before repairing damaged or deteriorated masonry. There are 3 methods of cleaning masonry: water, chemical, and abrasives. Water is the gentlest method and can typically be performed by the homeowner. Trained professionals should handle chemical cleaning, and abrasive methods are never recommended.

- WATER WASHING. Use the gentlest and most common method of cleaning masonry. Start with a low pressure (100 psi or below) and progress higher (but no higher than 300 psi) as needed to wash away surface dirt. If needed, masonry can be scrubbed with a soft natural or synthetic bristle brush.
- WATER WASHING WITH DETERGENT. For tougher adhesions, a non-ionic detergent (such as Tergitol) can be mixed with water. Unlike acid-based cleaners, a non-ionic detergent will not destroy masonry. Always rinse the building with water following cleaning with detergent.
- STEAM WASHING. Using hot water at low pressures, water will condense into steam after leaving the hose. Steam settling on the building can help remove heavy buildups, especially oily dirt deposits.
- ACIDIC AND ALKALINE CHEMICAL CLEANERS. Acid- based products should only be used on non-acid sensitive surfaces, including unglazed brick, concrete, slate, unglazed terra cotta, and cast stone. Alkaline cleaners are for use on acid-sensitive surfaces such as glazed brick or tile, limestone, and sandstone. Masonry should be pre-wetted prior to applying cleaner and should be kept wet while the cleaner reacts. After the cleaning, the solution should be rinsed with water. If using alkaline cleaners, masonry should be given a diluted acidic wash before rinsing with water.
- PAINT, STAIN, AND OTHER COATING REMOVERS. Alkaline cleaners are most common for removing oil and latex paints and can remove multiple layers. Organic solvent removers are another option. Removers should be carefully matched to the type of adhesion and should be tested in an inconspicuous location before applying to large areas. In most instances, the removal of adhesions involves applying the remover by brush, roller, or sprayer.

RECOMMENDED

+ Clean unpainted masonry with the gentlest effective means possible. The best method is a low-pressure wash (600-1000 lbs. per square inch) with detergents and natural bristle brushes.

NOT RECOMMENDED

× Using commercial caulking to make repairs.
× The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
× Do not paint unpainted masonry.
× Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods, such as sandblasting.
× Avoid high-pressure water washing, which can severely damage brick.

MONITOR FOR MASONRY CRACKS. Due to the many forces acting upon it, masonry may develop cracks. There are two types of cracks, dormant and active. While dormant cracks are not continuing to worsen, active cracks are still reacting to forces and may continue to widen or lengthen. Active cracks may need professional attention, while dormant cracks can likely be safely repaired. Although professional inspection is recommended when reviewing cracks, there are three ways that a homeowner can monitor if cracks are dormant or active:

1. *Mark the end of the crack with a charcoal pencil. If the crack moves beyond the mark, it is still active.*
2. *Use gridded tracing paper to outline the crack. Measure the width and length of the crack. At a later point, retrace the crack for comparison.*
3. *Place a piece of paper tape across the crack. Any significant movement in the crack will cause the tape to break.*

In addition to being either dormant or active, cracks may also pass through just the mortar or through both masonry and mortar. Cracks that pass through only mortar, stepping along the joint lines, are usually a sign of settling and can typically be repaired safely. Cracks that pass through both masonry and mortar may be indicative of more serious problems and should be evaluated by a qualified professional to determine the cause.

For cracks that do not represent serious structural concerns, patching the cracked masonry with an adhesive or epoxy, colored to match, may be appropriate for sealing the masonry and

protecting it from water, insects, and organic growth. For active cracks, a professional should determine and remediate the cause of the crack before any repair.

COMMON MASONRY REPAIRS

REPOINTING MORTAR. Repointing or replacing the mortar in joints is the most common masonry repair, but it is best left to a qualified mason experienced with historic masonry. Mortar deterioration is natural and is actually a sign that your building is functioning correctly. Mortar is designed as a temporary material that not only holds masonry together, but also absorbs moisture and movement to keep such things from damaging surrounding masonry. As such, mortar will naturally deteriorate and need repair or repointing over its lifespan.

REPAIRING DAMAGED MASONRY. In general, masonry should only be consolidated when severely deteriorated or when it threatens the structural stability of a house. The repair of masonry can prove to be a complex procedure and should only be undertaken by professionals.

REPLACING DAMAGED MASONRY. Replacing masonry is a significant change and should only be considered when no other options are feasible.

Stucco

Historically, stucco was an inexpensive method of applying a finish to a masonry or frame building at the time of construction. Over time, applying stucco also became a common means of masking deterioration. Stucco is similar to mortar in three ways: it is composed of many of the same elements, lime, water, sand, cement, and sometimes straw; stucco should be flexible to avoid cracks; and stucco shares many of the same sources of deterioration – water, building movement, weathering, and improper repair and maintenance.

COMMON STUCCO REPAIRS

PATCHING STUCCO. Over time, stucco surfaces will need to be repaired. Due to the complex nature of appropriately mixing and applying stucco, this work should be left to professionals.

Hairline cracks can typically be patched by applying a thin slurry coat to the crack. Never use caulk to repair cracks in stucco. Larger cracks and soft spots should not simply be patched. These areas should be cut out from the wall and replaced with a new stucco coating that mimics the color, composition, and texture of the historic coating.

RECOMMENDED

+ When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors, and roof lines.

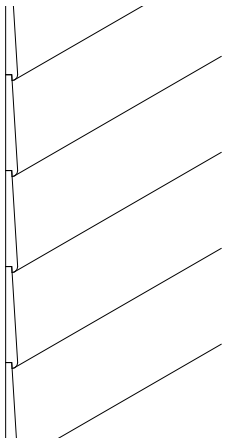
NOT RECOMMENDED

× Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.




Woodwork: Siding, cornices, trim, and other decorative features

Timber goods are among the oldest of building materials and not only perform as part of a building's weather-tight seal, but also contribute to the building's style, sense of depth, massing, and scale and often differentiate one part of the house from another. Historic timber goods are very different from modern timber materials; the old growth wood is far more dense and sturdy than recently harvested woods, therefore they can last for centuries when well maintained.



ROUNDED CLAPBOARD SIDING

SIDING

There are numerous shapes and profiles to wood siding.

WOODEN SHINGLES are prevalent on many older homes throughout St Petersburg, used mostly for decoration on dormers and gables.

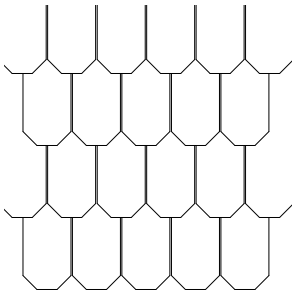
CLAPBOARD SIDING is the most common type of wooden sheathing. This siding consists of horizontally run boards which overlap slightly as they ascend the wall.

ASBESTOS SHINGLE siding became a popular building material shortly after the close of the 1920's Land Boom. It was used as an original sheathing on many Florida Ranch and Post War Colonial style homes built in the 1940's, 1950's and early 1960's. It has also had a significant impact upon historic homes and structures of St. Petersburg as a replacement siding. Asbestos siding became less prevalent with the introduction of aluminum siding, which more closely represented the appearance of clapboard siding. Since the discovery that asbestos is a carcinogenic, asbestos siding is no longer available. A mineral fiber shingle has been substituted for asbestos shingle repairs.

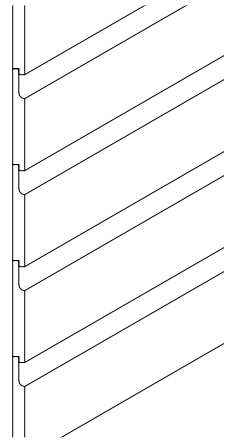
ALUMINUM AND VINYL SIDINGS are common replacement sidings for older structures because they are relatively maintenance free. These materials, while attempting to look like wooden clapboard siding, often do not follow the same dimensional and appearance requirements of the traditional clapboard siding. Both the vinyl and aluminum industries have recently developed a line of products more sensitive to the scale, texture and detailing of historic structures.

FIBER-CEMENT SIDING is a newer replacement siding material that is a composite material made of sand, cement, and cellulose fiber. It is durable, pest and flame resistant, and comes in a variety of styles. If used, smooth-faced planks are most compatible with historic buildings. Wood-textured planks or panels do not mimic historic wood siding as it was always milled smooth. As this product is newer to the market, it will take time to see how this product performs long term.

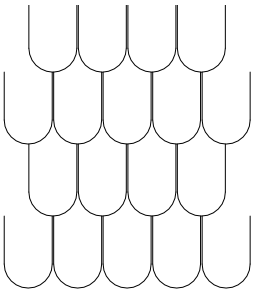
Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is



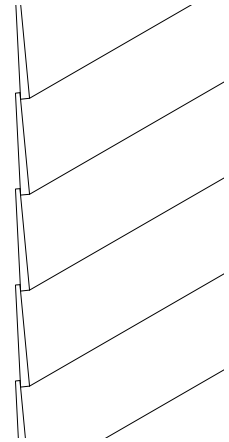
HEXAGONAL WOODEN SHINGLES



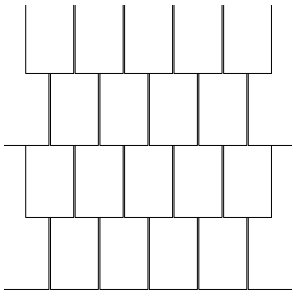
NOVELTY SIDING



"FISHSCALE" WOODEN SHINGLES



BEVELED SIDING



MACHINE CUT WOODEN SHINGLES

ASBESTOS SIDING

lost. Board width, length, and exposure are generally changed, thus, altering the scale and appearance of the building. Historic buildings shall be recognized as products of their time and alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

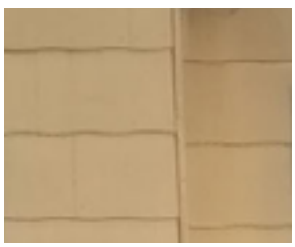
In cases where artificial siding is already in place, its removal is not necessary. An owner may retain the material or remove it. If, however, the material is removed, it should be replaced with historically appropriate materials.

Another threat to historic wooden siding is abrasive cleaning or paint removal. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip strip- ping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood; or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

THINK SUSTAINABLY

Using salvaged timber goods is a viable and sustainable option, especially as replacement clapboard. Previously used timber cladding of old growth materials can be found in some architectural salvage yards and can be reclaimed as replacement siding. To prepare the salvaged timber, remove all paint and finishes and sand to a smooth, feathered edge. Then, fill any holes or cracks with epoxy filler. The siding can then be reinstalled and finished to match the existing cladding.



COMMON SOURCES OF DETERIORATION

MOISTURE PENETRATION. Excessive moisture is extremely problematic for timber goods because it can cause wood to rot or splinter, increases the likelihood of pests, and fosters the presence of fungi or other organic growths.

PESTS. Insect infestation can be particularly damaging for timber goods. Insects chewing through wood substrates will not only leave materials looking deteriorated, but they also compromise the structural integrity of timber elements.

WEATHERING. Over time, timber that is not well maintained and properly coated will naturally chip, crack, and splinter due to weathering and environmental impacts.

PLANT MATTER. Plant matter and organic growths near or on timber goods can trap moisture in materials. In addition, root systems may attach themselves to moisture-rich timber.

FUNGI. Fungi growth can deteriorate the structural composition of timber goods. Fungi are also the principal cause of dry and wet rot in timber.

MAINTAINING YOUR EXTERIOR WOODWORK

INSPECT REGULARLY. Inspect timber goods regularly for signs of moisture infiltration, rot, or pests. The stability of timber goods can be tested by using a thin ice pick to penetrate the surface of the wood.

CLEAN WHEN NECESSARY. Dirt buildup and organic growths can necessitate the cleaning of timber goods. Wooden elements should only be cleaned in warm weather and at low pressures. Never power wash timber because it can force large amounts of water into the wood.

KEEP PAINTED OR STAINED SURFACES INTACT. Paints and stains help repel moisture and weather. Keeping painted or stained surfaces intact will reduce the amount of wood exposed to inclement conditions. Timber goods should be hand-sanded whenever possible to reduce damage from power tools. Primers, paints, and stains should only be applied to clean, dry surfaces.

TREAT WITH PRESERVATIVES WHERE APPROPRIATE. Much like paint, chemical preservatives can help deter rot, insect infestation, and organic growths. Treating areas that are not historically painted but still susceptible to decay can help minimize deterioration. However, only use treatments compatible with your wood species, and never use preservatives that may change the appearance of the wood.

COMMON EXTERIOR WOODWORK REPAIRS

REPAIRING CRACKS. Simple cracks and splits can be repaired by cleaning any debris from the crack and then sealing with an exterior wood glue.

REBUILD DETERIORATED ELEMENTS. Some timber elements can be rebuilt using either an epoxy consolidant or by a Dutchman, piecing-in a new piece of timber for the deteriorated piece.

SECURING LOOSE ELEMENTS. Loose timber elements can simply be re-secured by corrosion-resistant fasteners to prevent deterioration and damage.

REPLACING DETERIORATED ELEMENTS. Timber goods should only be replaced when they cannot be repaired, and only the deteriorated piece should be replaced. Replacement elements should match the historic element in terms of size, profile, texture, and finish, and if possible wood species.

RECOMMENDED

+ Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
+ Selective replacement of materials when possible instead of complete replacement.
+ Match replacement materials to the size, profile, texture, and finish of historic materials.
+ Keep wood surfaces painted or stained to prevent deterioration.
+ Keep at least 8" between any timber goods and the ground.
+ Use corrosion-resistant fasteners and nails; do not use galvanized materials as they can stain timber.

NOT RECOMMENDED

× The use of T1-11 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
× Removing or encapsulating sound wooden siding or decorative elements behind artificial sidings.
× The use of chemical preservatives that change the appearance of the wood.
× Sandblasting or power washing timber elements.
× Using unenclosed heat sources (i.e., torch) to remove deteriorated paint.

PORCHES & BALCONIES

Porches are a prominent feature of any house and contribute to the unique character and style of that particular home. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Historically, porches also served as an extension of the home where homeowners could relax under shelter to get relief from the state's hot and humid weather and talk amongst neighbors and friends. Over time, many porches have taken on another function by being enclosed and converted into an additional interior living space.

DETERIORATION, MAINTENANCE, AND REPAIR

Porches are typically comprised of multiple materials such as timber and masonry and often have a dedicated roof. As such, porches are susceptible to deterioration from the same agents of decay found when these materials are present elsewhere, and maintenance should follow those suggestions found in the chapter on the respective material. Common repairs may include:

REPLACING FLOORING. Porch flooring is susceptible to damage from extensive foot traffic, moisture collection, and structural failure. Flooring may need to be replaced when it begins to sag, rot (in the presence of wood), or crack (in the presence of concrete). For sagging floors, porches should be inspected for structural deterioration before repairing the floor.

REPAIRING FOUNDATIONS AND FRAMING. Foundations and framing are typically comprised of timber and masonry and may deteriorate due to any number of causes. Particularly of concern are any support beams that have begun to sag due to structural loads or walls and foundations that have begun to crack and separate from the main structure of the house due to isolated settling.

REPAIRING STRUCTURAL OR DECORATIVE COLUMNS AND WALLS. Columns, especially at the top and bottom, are susceptible to deterioration because water has a tendency to run down from the roof along the face of the column. Balustrades and knee-walls in between columns are also vulnerable to decay from moisture settling on materials. These areas should be regularly inspected and appropriately treated and repaired according to their composition.

REPLACING STRUCTURAL OR DECORATIVE COLUMNS. Occasionally, columns may be too deteriorated to selectively repair materials. When a column must be replaced, a column that is identical to the historic column should be located or created. If the element is structural, always support any overhanging roof with a jack to support it while removing and replacing the deteriorated element. While the deteriorated column is removed, take the opportunity to remove debris and any deterioration from areas where it was connected to the roof or flooring

RECOMMENDED

+ Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
+ If porch supports need replacement, the new supports should match the original in size, shape, and materials.
+ If enclosures are undertaken maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing (such as railings, porch supports, brackets, etc.) is not obscured.

NOT RECOMMENDED

× Removing or altering porches and steps that are appropriate to the building's development and style.
× Using "prefabricated" porch supports and railing components unless they are architecturally and materially compatible with the structure.
× Stripping porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets, and roof decorations.

ENCLOSING PORCHES

The open nature of porches is a key aspect of their character, and enclosing a porch typically alters the visual character of the house. As such, it is generally not recommended that a porch be enclosed to create additional living space. Although still detrimental to the appearance of a house, it is typically more appropriate for an interior side or rear porch to be enclosed than a porch on the front and street side facade. If a porch is to be enclosed for any reason, the following guidelines may be of assistance.

CONSTRUCT PORCH FRAMING BEHIND EXISTING RAILINGS AND COLUMNS. Structural elements for enclosing the porch should be installed behind any existing columns and railings. Doing so will still allow for enough room to enclose the space while retaining the most character-defining features of the porch. In addition, doing so will help minimize damage to existing components.

MAKE IT REVERSIBLE. Porches can be enclosed while ensuring that the undertaking is reversible and non-damaging to existing building materials. Historic materials should not be punctured or altered for the fastening of porch framing materials. Existing openings should not be made smaller or larger to accommodate windows or doors. Likewise, openings should not be enclosed behind masonry or any other cladding. Any doors or windows that are to be installed should conform to existing spaces.

LARGE WINDOW SPACES. When enclosing porches, it is preferable to use large window spaces rather than solid materials such as masonry, timber, or other claddings. These materials will dramatically alter the feeling of the porch by solidifying the mass. On the other hand, using large window areas will create the illusion of an open space, retaining the visual aesthetic of the porch, although the area has in fact been enclosed. Likewise, any doors to be installed should be solid core wood with a single, large glass inset.

FOUNDATIONS

Most historic buildings in St. Petersburg rest on raised masonry foundations, either continuous or piers. Although brick is the most common material, there are also numerous examples of other foundation types. Some buildings, particularly Bungalows, feature foundation elements as an important part of the overall design of the facade. Historically, lattice, pierced brick, and continuous brick or other masonry generally constituted infill between foundation piers. These infill materials protected the underside of a building, allowed ventilation, and, in some instances, provided additional decoration.

FOUNDATION MAINTENANCE

In undertaking foundation repairs, the historic materials should be retained, repaired as needed, or replaced with similar materials. Non-historic materials such as unpainted concrete block, plywood, and stucco should not be used to fill raised foundations. Enclosures should be limited to historically appropriate materials or a compatible new design.

Pierced brick and lattice are examples of compatible contemporary infill. Pierced continuous brick infill, a pattern of bricks laid with air space between the end surfaces, can easily be added to a foundation, providing ventilation, continuous support to the sill plates, and a historic appearance. Lattice infill can be purchased in prefabricated panels and installed between masonry piers. Lattice infill should be made of wood and installed in frames between piers.

RECOMMENDED

+ Retain, repair as needed, or replace with matching materials.
+ Maintain open spaces between piers.

NOT RECOMMENDED

× Removing historic foundation enclosures unless they are deteriorated and irreparable.
× Enclosing a pier foundation with continuous infill that prevents ventilation.
× Using a replacement infill material which is inappropriate to the style of the building.
× Using historically inappropriate material such as cement block, stucco, or plywood as infill.








PORTE COCHÈRES & GARAGES

Porte Cocheres are decorative carports attached to the side of a house as an extension of the main porch or as an individual element. During the era of the horse and buggy, they were used to shield people from the weather as they arrived or departed from the home.

Detached garages are visible expressions of the impact of the automobile on historic buildings in Florida. Much of Florida developed after mass production of the automobile. As a result, garages are often an integral part of the original design of historic buildings and influence the

When seeking additional interior space, homeowners often look to garages and port cocheres. Compatible additions to the rear of the principal structure are preferred locations to create more interior space. If enclosures of garages are undertaken, care should be taken to ensure the preservation of significant features and historic materials such as wood, terra cotta, tile, and brick. All new materials used should match the historic fabric in size, proportion, and detail.

RECOMMENDED

+ When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors, and roof lines.

NOT RECOMMENDED

× Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.

WINDOWS, AWNINGS & SHUTTERS

Windows

Window style, configuration, size, and materials have always been a significant element in the design of buildings. Historically, windows not only provided for proper ventilation and natural lighting, but they also served as stylistic elements. Windows also create a visual pattern in a neighborhood, and the continuity and rhythm of window styles and openings are just as collectively important along a street as they are to the character of the individual building. As such, window openings and characteristics of the historic window itself should be maintained as character-defining and significant elements of any given building's design or historic property.

COMMON SOURCES OF DETERIORATION

MOISTURE. Just like any building material, moisture deteriorates a window over time if it is allowed to penetrate materials or enter a building through gaps between the frame and sash. Moisture can break down wooden components, cause metal elements to rust, and can lead to condensation on interior surfaces. In addition, moisture penetration can easily damage wall framing and interior finishes surrounding windows.

DIRT AND DEBRIS. Dirt, debris, and paint can easily compromise the operation of a window unit if it is allowed to build up. Debris buildup can also retain damaging moisture.

BUILDING MOVEMENT. Settling and other building movement can cause window sashes to shift within their openings, leading to rattling sashes or glass that are difficult to operate. Movement may also expose gaps between window units and the frame, which will allow moisture penetration. Historic windows can be adjusted more easily in response to these shifts than newer, single hung counterparts.

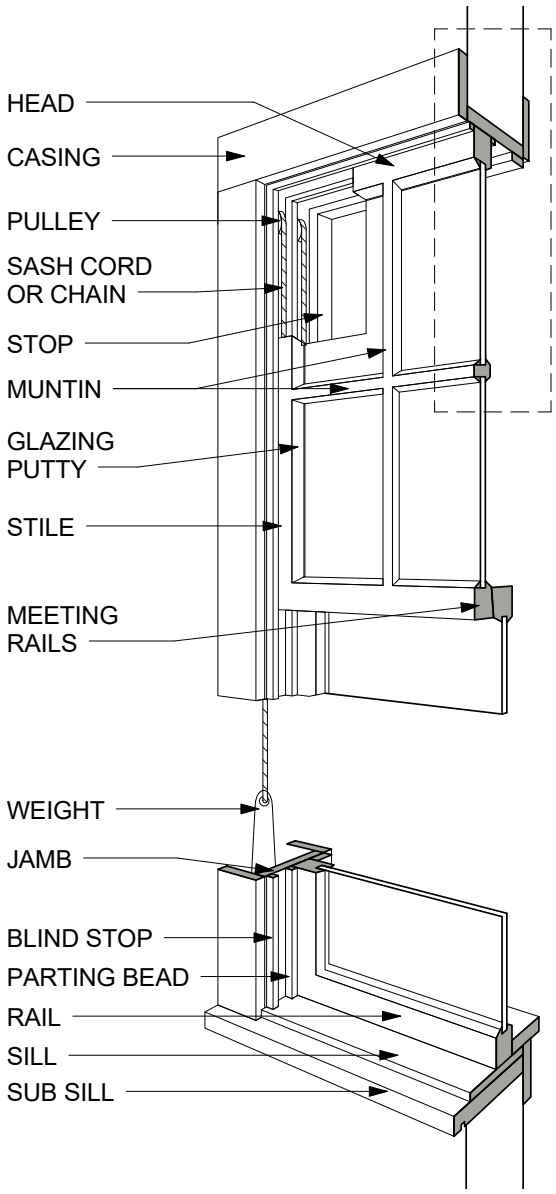
WEATHERING. Weathering will naturally degrade window components, especially those that are not well maintained. Wood can crack and splinter, paint can deteriorate, and metal hinges and other components can corrode.

AGE. Over time, all window components will naturally begin to deteriorate or wear out. Glazing putty will dry out and crack over a period of time, and seals between frames and sashes or upper and lower sashes will break down.

IMPROPER OR INADEQUATE MAINTENANCE OR REPAIR. Failure to maintain window units is the primary cause of deterioration. When well maintained and repaired correctly, historic windows can function for hundreds of years. On the other hand, failure to maintain windows will lead to their rapid deterioration.

WINDOW COMPONENTS

WOOD DOUBLE HUNG WINDOW ILLUSTRATED BELOW



MAINTAINING YOUR WINDOWS

REGULARLY INSPECT YOUR WINDOWS. Regular inspection and maintenance is key to ensuring that windows last for many years. Windows should be monitored to see if water is penetrating the window or deteriorating the exterior surfaces. In addition, homeowners should inspect for air infiltration, broken or loose frames, sashes, and glass, and non-functioning elements such as cords or locks.

CLEAN DIRT AND PAINT BUILDUP. Keeping movable surfaces free of dirt, debris, and paint buildup will allow for their smooth operation and prevent sashes from becoming stuck in their frame.

REPLACE GLAZING PUTTY WHEN NECESSARY. Glazing putty will naturally break down over time by drying out and cracking. Replacing putty when necessary will maintain the weather tight seal between the glass and wooden frame.

DO NOT FORCE OPEN WINDOWS. Forcing open stuck windows can damage sashes and frames. Instead, use a putty knife by gently sliding it along the entire length of the window's perimeter between the frame and sash to break the paint seal.

MAINTAIN PAINTED WINDOW SURFACES. Paint is key to deterring moisture penetration, organic growth, and pest infiltration. Flaking, peeling, or deteriorated paint should be removed, and surfaces should be recoated to minimize the area of surfaces exposed to inclement damages.

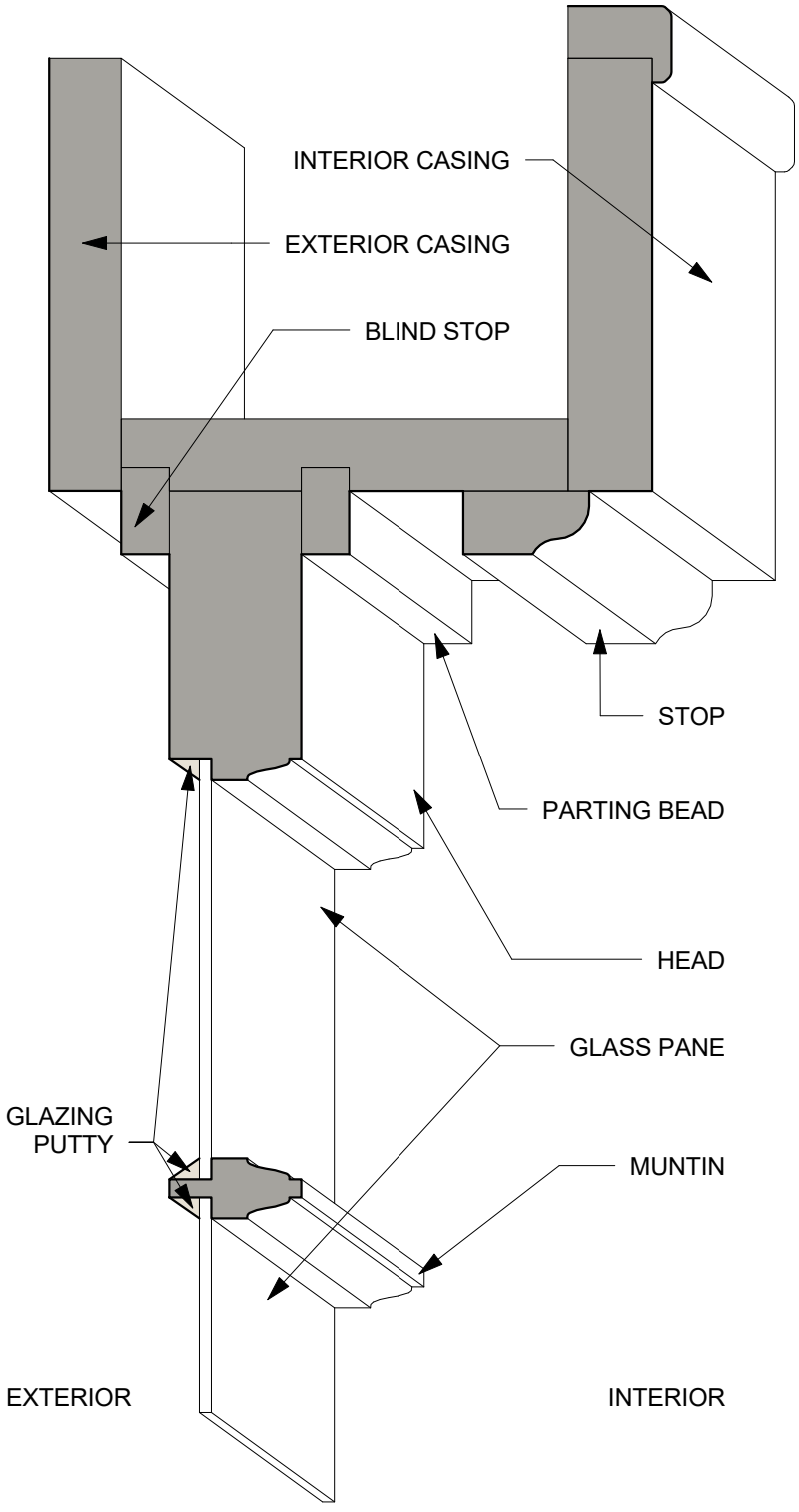
CAULKING, WEATHER-STRIPPING, AND FLASHING. Caulking, weather-stripping, and flashings around windows should be maintained to prevent moisture and air infiltration.

REPAIRING YOUR WINDOWS

Historic wooden windows benefit from the fact that they can easily be repaired when damage or deterioration is present, alleviating the trouble and expense of completely replacing the window system which may alter the historic integrity and character of a building. The City of St. Petersburg recommends the retention and repair of original windows, whenever possible. Repair of historic wood windows is a much greener approach than replacement. Many windows before WWII were constructed of old growth wood

WINDOW HEAD [JAMB] DETAIL

WOOD DOUBLE HUNG WINDOW ILLUSTRATED BELOW



which is naturally stronger and more resistant to deterioration. The repair and weatherization of existing wood windows is more practical than most people realize and many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wood windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building and surrounding neighborhood.

Determinations concerning the treatment of historic windows begin with Standard 6 of the Secretary of the Interior's Standards for Rehabilitation:

> "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Repair can include renewal of finishes, material repair using epoxies, replacement of component parts and additions such as weather stripping. While it may be possible to repair even severely deteriorated windows, repair of deterioration beyond a certain level is not practical or reasonable and replacement becomes the appropriate treatment.

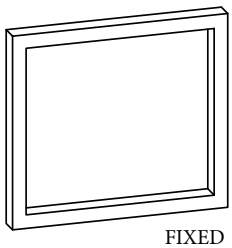
The Standards also state,

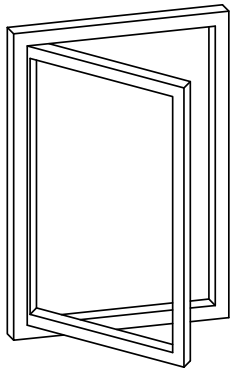
> "The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided."

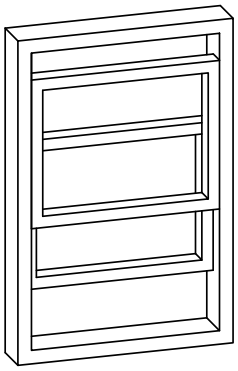
While most windows are significant to the character of a property, every window on all properties is not, and it is in these cases that considerations beyond deterioration as described below are appropriate.

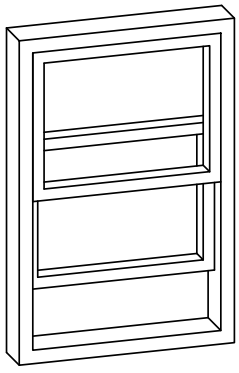
DOCUMENTATION OF DETERIORATION. Determination as to when deterioration is sufficiently severe to justify replacement must be based on documentation of the condition of the windows. What constitutes effective documentation may vary with the circumstances of the project, but at minimum must include enough good quality photographs to clearly depict the full range of conditions. When a project involves a great many deteriorated windows, general quantification of the specific aspects of the deterioration may substitute for photographs and descriptions of every window. A full window survey should only be needed in limited instances.

Questions about the feasibility of repair or the quality of the repaired window can usually be best answered by doing a sample repair. The appearance, cost of the repair, and other factors may be considered. Where particular performance levels are critical, testing of the repaired window may provide information useful in evaluating the viability of repair.


FIXED

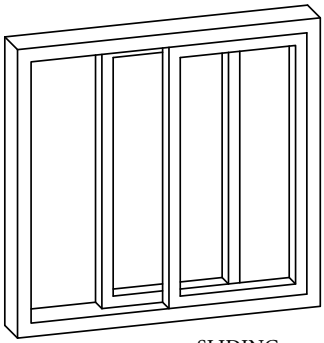

CASEMENT


DOUBLE-HUNG


SINGLE-HUNG

WINDOWS AND ENERGY EFFICIENCY

The basic design of windows means they are simply not good insulators from heat and cold, no matter how they are made. Weatherizing your existing historic windows and using basic practices can provide a much more affordable alternative to buying replacement windows and can even make them more energy efficient than a brand new, insulated window. In addition, it minimally impacts the historic characteristics of your window and building.

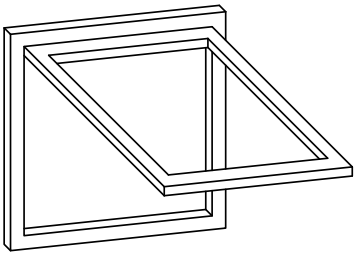

SLIDING

JOINT FILLERS, CAULKING, AND WEATHER STRIPPING. Making sure that joint fillers such as glazing putty and sealants are in good condition around non-movable parts such as glass and frames will help minimize air and moisture penetration in these areas. Likewise, maintaining the caulking that seals the jamb, head, and sill to the window opening will also minimize infiltration.

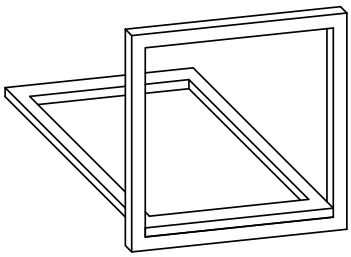
By adding or replacing the weather stripping on your window, you can reduce infiltration by as much as 50%. Weather stripping comes in a variety of materials and sizes and is an inexpensive way to increase energy efficiency.

LOCK YOUR WINDOWS. Not only does locking your window increase security, it also creates a tight seal between the sashes and helps reduce air infiltration.

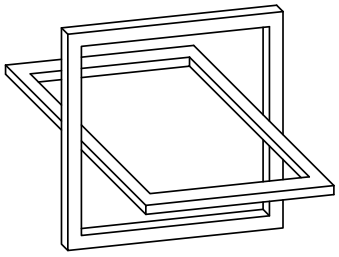
INSTALL STORM WINDOWS. Installing a storm window grants historic windows the greatest energy efficiency. In fact, the combination of a historic window and a storm window may provide better insulation than a brand new, double-pane window. Exterior storms are operational and can easily be removed. They also help maintain the historic window by protecting it from environmental impacts, and profiles can even be matched to minimize their visual impact.



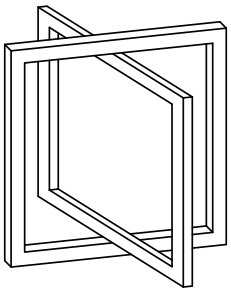
AWNING



HOPPER



PIVOT, HORIZONTAL



PIVOT, VERTICAL

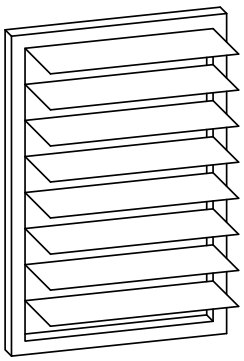
REPLACING YOUR WINDOWS

Your historic windows have lasted in some cases for 100 years, revealing the quality of their construction. It is important to understand that replacement windows generally last from 6 to 25 years, depending on quality, because complete replacement is usually necessary when a single part breaks; Vinyl and PVC materials break down and discolor in ultraviolet light, the seal around double glazing can fail within 6 to 10 years resulting in condensation between the panes and necessitating replacement, many of the seals holding the glass in place have a life expectancy of ten years or less. The cost to replace windows is most often much more expensive overall.

MAINTAINING AND REPAIRING HISTORIC WINDOWS is always preferable to replacing windows with modern units. However, a historic window may sometimes be beyond the point of being economically or technically feasible to repair. In this instance, replacement might be the only viable option. Other considerations might be applicable, including hurricane protection and impact resistance. Window replacements on local landmarks and properties located within local historic districts are regulated within the City's land development regulations.

BEFORE REPLACING A WINDOW, CONSIDER what needs to be replaced. Does the entire assembly, including sash and frame need to be replaced, or is it only the sash that needs to be replaced? Does the window just need to be resealed or re-hung? In addition, studies show that it can take upwards of 30 years to recoup energy savings through total window replacement.

EFFORT SHOULD BE MADE TO replicate the style, size, light configuration, and profile of any element being replaced. If historic windows were originally wood, it is recommended that replacement windows be of wood. New wooden windows can easily be built to replicate the existing profile and configuration. Aluminum, Vinyl, and wood clad with vinyl or metal are prefabricated and typically have wider, flat profiles and shallow settings, both of which can drastically alter the character of a historic building. Looking at old photographs can often discover original window design and configuration, but if you are unsure of the original design, it is recommended to install windows that are compatible with the historic character and period of the building.



JALOUSIE

FACTORS TO CONSIDER IN EVALUATING THE MATCH OF A REPLACEMENT WINDOW

CONFIGURATION AND PROPORTION. The replacement window should have a light configuration to match the historic window. Also, the proportions of components should match the historic window.

MUNTINS. Reproduced as simulated divided lights – consisting of a three-dimensional exterior grid, between-the-glass spacers, and an interior grid – may provide an adequate match when the dimensions and profile of the exterior grid are equivalent to the historic muntin and the grid is permanently affixed tight to the glass. Because of its small size, even slight differences in the dimension of a muntin can have a noticeable effect on the overall character of a window. Shape, as well as depth, are important to the visual effect of a muntin.

WINDOW FRAME SIZE AND SHAPE. The replacement window should be the same type, shape, and size to fit the existing window opening. Openings should not be enlarged or filled in as this will significantly alter the visual character of the building.

DEPTH IN WALL. Window unit placement in relation to the wall plane; the degree to which the window is recessed into the wall. The location of the window affects the three-dimensional appearance of the wall; therefore, the location of the replacement window should be setback into the wall the same distance as the historic window.

MATERIALS AND FINISH. While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, finishes, profiles, dimensions and details are all affected by a change in material.

GLASS CHARACTERISTICS. Insulated and/or laminated glass can work for replacement windows if it does not compromise other important aspects of the match. The clarity and reflectivity of standard clear window glass are significant characteristics of most windows. Color should only be a noticeable characteristic of the new glass where it was historically, and any coating added must not perceptibly increase the reflectivity of the glass.

RECOMMENDED

+ Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
+ Improve the thermal performance of existing windows and doors by adding or replacing weather-stripping and adding storm windows that are compatible with the character of the building and do not damage window frames.
+ Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass.

NOT RECOMMENDED

× Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
× Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
× Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
× Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.
× Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
× Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

A note on replacement windows

Replacement windows have long been marketed as a more energy efficient, maintenance-free alternative to historic windows; however, there are a number of additional considerations that should go into every window repair and replacement decision.

ALL WINDOWS NEED TO BE MAINTAINED. Every window must be maintained to make sure that they are functioning correctly by insulating heat and preventing air infiltration. Failing to properly maintain a replacement window will cause it to break down just like a historic window.

MAINTENANCE-FREE DOES NOT MEAN that the window won't deteriorate. Despite claims by the window industry, all windows deteriorate over time, with newer products hardly comparing to the resilience of their older counterparts. For example, vinyl will discolor and easily warps when exposed to high temperatures; it also expands and contracts more than other materials, causing sagging, twisted, or bent frames. Aluminum is a poor insulator and can cause high levels of condensation, and the baked on enamel finish on most windows is easily scratched, exposing the bare metal to environmental degradation. While a broken or deteriorated section of a wooden window could be repaired if necessary, modern windows cannot simply be repaired without near full replacement. Any functional damage effectively means that the window must be completely replaced, and since window companies frequently change their product line, future replacement windows may not match earlier replacement windows that may already be installed, resulting in a mix of non-matching window sets.

COST AND PAYBACK. Replacing historic windows with modern, insulated windows is not always the most economical choice. As noted in the National Parks Service Preservation Brief 3: Improving Energy Efficiency in Historic Buildings, U.S. Department of Energy data suggests that windows are responsible for only 10% of a home's energy loss, ranking it sixth behind heavier energy drains such as floors, walls, and ceilings (31%), ducts (15%), fireplaces (14%), plumbing penetrations (13%), and doors (11%). Replacement windows have a considerable expense. You must pay to remove and dispose of existing windows, to purchase and deliver new windows, to modify or replace existing frames, and to install the new windows. It can take upwards of 30 years to recover the cost of installing new windows through any energy savings you may receive. In contrast, installing a storm window over a historic window has a payback of about five years and is just as energy efficient, and often improves or maintains the aesthetic and historic value of a building. For example, look closely at the highly detailed woodwork of existing window muntins, and compare them with those from a newer window.

NOT SUSTAINABLE. In addition, some replacement windows have a very high environmental cost that makes them one of the least sustainable options. Materials such as vinyl are composed of non-renewable resources such as natural gas and petroleum and contain six of the most harmful industrial pollutants – dioxins, furans, cadmium, lead, mercury, and organic tin. Also, manufacturing requires large expenditures of energy and produces large amounts of carbon dioxide and acidic sulfur dioxide. As such, installing replacement windows is among the least sustainable choices.

Awnings and Canopies

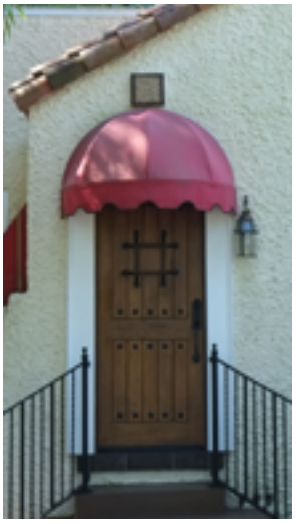
Canopies are a type of covering that extends out from the wall, sheltering a space. Awnings are designed to cover a window or door. Canvas awnings were sometimes featured on Mediterranean Revival style buildings in St. Petersburg's historic districts. Suspended canopies are common on the City's historic commercial blocks. The installation of awnings on residences should not obscure character-defining features of a contributing structure. If historical photo documentation can be produced that demonstrates awnings existed on the structure or a similar building, awnings in a style similar to those depicted may be considered appropriate and approved. The awning should reinforce the frame of a storefront, but not cover the space between the second story windowsills and the storefront cornice. If a flat canopy exists, it can be dressed with a one to two-foot awning valance. Awnings should be constructed in proportion to the entryway and should be compatible with the design of the structure and adjacent streetscape. Awning shape should follow the lines and shape of the window opening. Angled, rectangular, shed type awnings are most appropriate for flat-headed windows and storefronts; semi-circular type awnings are most appropriate for arched windows.

RECOMMENDED

+ Install awnings that are historically appropriate to the style of the building. Awnings should follow the lines of the window or door opening for which they are intended.

NOT RECOMMENDED

× Installing awnings that obscure architecturally significant detailing or features.
× Replacing architecturally significant detailing, such as commercial canopies, with awnings.
× Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building's character.



Screens

Original insect screens on operable windows allow for natural ventilation of interior spaces. They allowed for effective low-cost natural cross-ventilation in buildings prior to the advent of air-conditioning. The screens were intended to be simple and easily serviceable and removable for window cleaning. Early screen material was either bronze or copper mesh and may still be found on many buildings. Modern screens utilize fiberglass mesh. Many historic buildings had top-mounted hanger hooks for easy removal. New screens can easily be fabricated to fit the existing recessed window frames to the replicate the historic size and appearance of the original screens. Restoration of missing historic screens is an appropriate treatment to complete the exterior historical character of a building. Likewise, permanent removal of these screens is highly discouraged.

Shutters

Operable original shutters on historic buildings in St. Petersburg are rare. The design of exterior replacement shutters should be based on physical evidence of original shutters or photographic documentation of the specific building or buildings of a similar style. Shutters should be appropriately fitted to the window opening so that they are the same height as the opening and cover the entire opening when closed. Shutters should not be attached directly to the face of a building. They should remain operational by being secured to the building by hinges and fasteners

DOORS & ENTRANCES

Historically, doors have not only played an important role in allowing light and ventilation into a house, but they have also served as the threshold between interior and exterior spaces, providing the gateway for those entering a home and often dictating the formality of a welcoming into the home. Doors can vary widely in composition and design, and much like windows, doors should be maintained as important features in defining the character of a house. They frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the design of the original or substitute new materials and designs appropriate to the original. Historic doors that do not match the composition and stylistic details of the building should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple and any ornamentation should be based on historic precedent and in keeping with the character of the entry. Aluminum, metal, and jalousie doors should be avoided except where documented historically.

COMMON SOURCES OF DETERIORATION

AGING. Since doors are regularly used, they are typically subjected to more deterioration than other building elements. Over time, elements such as thresholds may wear from foot traffic, hinges may loosen, and doors may get scuffed or dented.

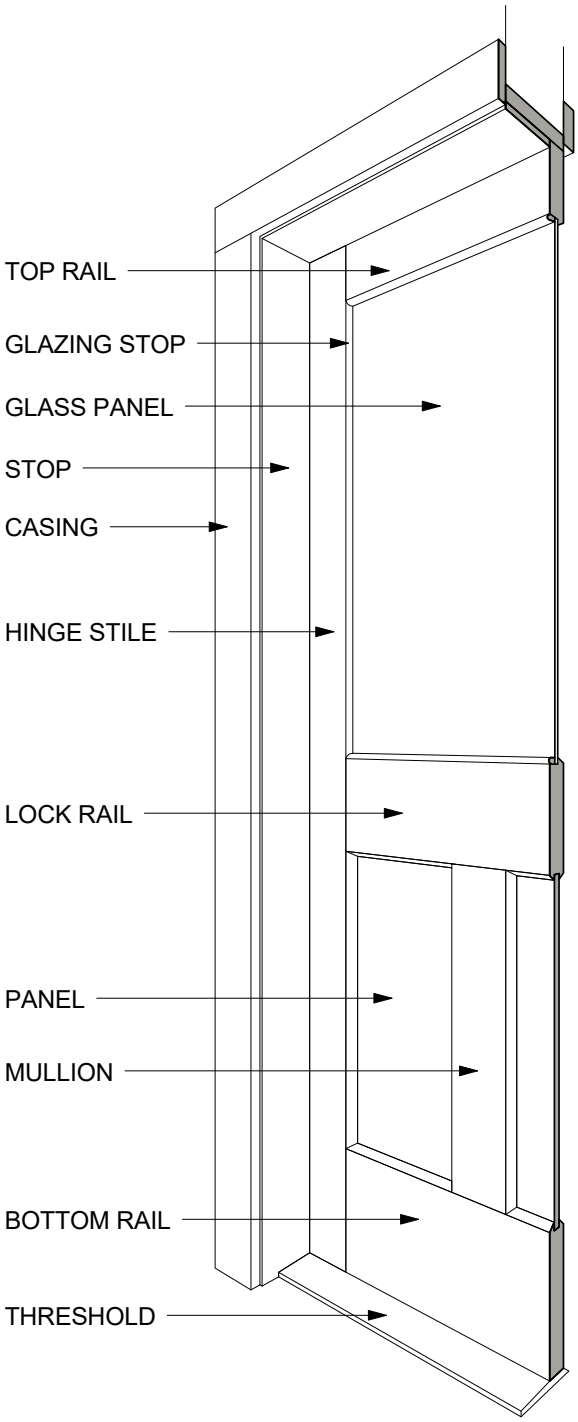
DIRT AND DEBRIS. Like on windows, dirt, debris, and paint buildup can compromise the smooth operation of doors.

BUILDING MOVEMENT. Settling and other building movement can cause doors and frames to shift, resulting in doors that sit crooked in their frames.

MOISTURE AND HUMIDITY. Moisture and humidity levels affect historic doors like any other material and can lead to deteriorated paints, stains, and wood. In addition, since wood expands as it takes on moisture, doors may swell and become difficult to open or close in times of high humidity, and some doors may ultimately warp. Metal doors may corrode with excessive moisture if they are not properly coated.

WEATHERING. Being constantly exposed to weather and environmental impacts, doors will naturally deteriorate over time if not maintained.

DOOR COMPONENTS



MAINTAINING YOUR DOORS

KEEP HARDWARE OPERATIONAL. Hinges, handles, and knobs should be kept tight and oiled to ensure proper functioning.

CLEAN DIRT AND PAINT BUILDUP. Dirt, paint, and debris should be cleared from doors since it can retain moisture and can hinder the smooth operation of doors.

REPLACE DETERIORATED COMPONENTS INDIVIDUALLY. If deterioration is localized, individual components or pieces can likely be replaced. This will keep the door functioning while deterring deterioration from affecting the rest of the door.

MAINTAIN PAINTED SURFACES. Paints and stains protect historic wooden doors from rot and insect infiltration. Doors should be maintained so that any coatings are impervious. If paint has significantly deteriorated and doors need to be refinished, it is recommended that both the interior and exterior be refinished since only refinishing one side can cause the door to warp.

WEATHER-STRIPPING AND CAULKING. To prevent moisture and air infiltration, doors should be properly weather-stripped and caulked. Weather-stripping should be installed where the door joins the meeting rail, and caulking should be installed between the doorframe and wall surfaces.

STORM OR SCREEN DOORS. Installing a storm or screen door can be a viable way of increasing efficiency while minimizing a door's exposure to the elements. If a storm door is to be installed, it should match the existing opening. Solid panel wooden doors with a large, single glass pane are most recommended because the transparency will largely retain the visual aesthetic of the historic door.

Garage Doors

Historic garage doors are typically character defining elements in the facades of historic buildings. Whether there is one single large door or a series of doors creating a rhythm across a the building elevation, they are important to the historic integrity of the building.

When repairing or altering a historic garage door, one should avoid removing historic materials and features that are in good condition. The garage door's frame and trim should be preserved along with original associated features such as glazing and hardware. Replacement should be limited to severely deteriorated components. Assure that the frames and doors have proper maintenance, regular painting, and that caulking and weatherstripping are applied as necessary.

In the case where historic garage doors are deteriorated beyond repair, or have already been replaced with inappropriate modern garage doors, any new treatments should be compatible with the historic character of the building. When replacement is necessary, the original garage doors location, shape, panel configuration, and size should be maintained.

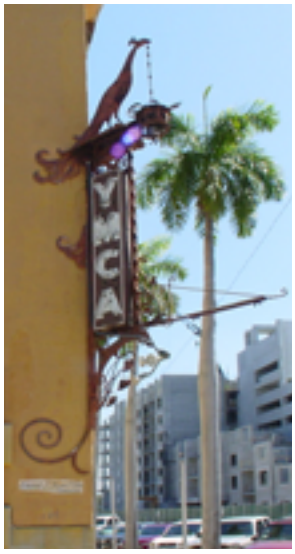
RECOMMENDED

+ Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontspieces, hoods and hardware where they contribute to the architectural character of the building.
+ Replace missing or deteriorated doors with doors that match the original, or are architecturally appropriate to the style of the structure.
+ Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
+ Add simple or compatibly designed wooden screen doors where appropriate.

NOT RECOMMENDED

× Introducing or changing the location of doors and entrances that alter the architectural character of the building.
× Removing significant door features that can be repaired.
× Replacing deteriorated or missing doors with stock doors or doors that are inappropriate designs or constructed of inappropriate materials.
× Blocking in historic entrances or glass panels, transoms, and sidelights.
× Adding security grills or other alterations over glass doors.
× Adding aluminum screen doors, or sliding glass doors.

SIGNAGE



Changing Signage and Designated Local Historic Landmarks

The intent of all signage is to identify the use of the structure, identify a product or service, or provide information. Relaying information about modern uses in historic buildings can be easily accomplished, so long as the building's historic design and context are kept in mind. Many commercial buildings were designed with specific locations reserved for signage. Perhaps more than any other building type, commercial storefronts must evolve as their occupants change. Additionally, many residential structures have been converted to commercial uses; signage may be more challenging to place appropriately on these structures. Modern signage should always aim to strike a balance between the building's historic design and its modern use.

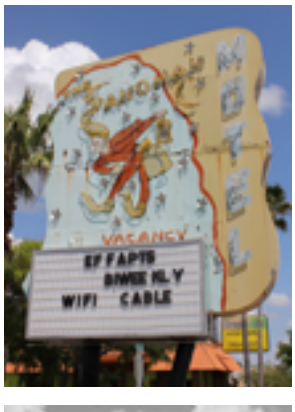
The following suggestions will help business owners locate signage on their historic buildings in an appropriate manner. Remember, however, that St. Petersburg has a local Sign Ordinance. The rules and regulations of the Sign Ordinance will need to be met as well as approvals based on the architectural design of the sign through the COA process.

Signs of Historic Significance

In some cases, signs themselves have become significant and iconic elements of St. Petersburg's built environment. Since the Sign Ordinance has changed over the years, some of the City's most unique and recognizable signs have become nonconforming. In order to allow and encourage the continued use, maintenance, and preservation of these signs, the City has adopted regulations pertaining to Signs of Historic Significance.

The City of St. Petersburg's Historic Sign Ordinance addresses the continued use and restoration of iconic and significant signs separately from the buildings to which they are connected. The Signs of Historic Significance regulations are intended:

- To provide for the preservation of St. Petersburg's unique character, history, and identity, as reflected in its iconic signs,
- To preserve the sense of place was created by signs dating to earlier eras,
- To prevent inappropriate reuse of nonconforming and/or illegal signs while ensuring that the signs are safe and well maintained,
- To prevent the unintentional loss of individual signs with historic or unique characteristics and, where possible, to provide a means for their retention and restoration, and
- To allow owners the flexibility to preserve historic and vintage signs.



Central Avenue view East, 1950. Courtesy, Tampa-Hillsborough County Public Library System.

Under the regulations pertaining to Signs of Historic Significance, the owners of signs placed on an Inventory of Signs of Historic Significance may be allowed flexibility with regard to the signs' nonconforming size and placement in order to encourage the long-term preservation and reuse of these recognizable elements of the City's past. Signs of Historic Significance may be nominated to the Inventory by their owners or City staff. A proposed Sign of Historic Significance shall comply with specialized criteria included in the City's sign Ordinance. This classification does not preclude owners from removing these signs. The regulations apply only to signs included in the City's inventory of Signs of Historic Significance.

The inventory of Signs of Historic Significance is maintained by the City's historic preservation Office and can be viewed at stpete.org/history. The inventory booklet includes guidelines and recommendations for the treatment of historic signs. Although City staff is available to assist the owners of historic and vintage signs with advice concerning the restoration and rehabilitation of these unique resources, a COA is not required for Signs of Historic Significance that are not associated with Local Historic Landmarks.

RECOMMENDED

+ Early to mid-twentieth century commercial buildings were typically designed with sign boards or other locations where signage should logically be placed. New signage should be applied to these areas and be respectful of the historic scale and style of earlier signs.
+ Incorporate architectural style and detailing of the building into the sign to reinforce the connection between the building and signage.
+ Repairing and preserving original or historic signs is encouraged. Reuse of historic sign frames should be considered when possible. When they remain in place, these frames provide an excellent indication of appropriate size, scale, and location of signage.
+ Using replicas of historic signage which relate to the architecture and historic use of the structure is encouraged, a process which may be supported by St. Petersburg's Historic Sign Ordinance.
+ Multiple signs on a building should relate to each other in style and character.
+ Freestanding signs are more appropriate than adding signage which covers historic detailing, or when space is not provided on the building. This is especially true when the structure is residential in nature.
+ Business owners are encouraged to employ materials, construction, and technologies which were popular during the building's period of significance.
+ Awnings with small amounts of lettering and shingle style signage are most appropriate in residentially scaled districts.
+ Ensure that sign installation causes no damage to historic materials. Anchor mounting brackets and hardware for signs into mortar, not masonry.

NOT RECOMMENDED

× Signage should not be installed over architectural features. This includes windows and other details.
× The use of multiple types of signage and unrelated signage is discouraged.
× Signage that does not relate to the scale of the building is discouraged.
× Back-lit signs and other lighted signs are less appropriate.

ADDITIONS & ALTERATIONS

Since these homes are not as large as today's lifestyle would dictate, additions to these structures are not uncommon. Additions to historical structures can greatly affect their appearance. If a building is noted for its architectural integrity, a poorly designed addition could actually remove it from the National or Local Register by compromising its integrity. Character defining features should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. Much debate has taken place concerning additions to historic structures. Some assert that the new construction should clearly be identified. Others believe that the addition should match exactly that of the original construction. The best solution, and the way in which projects are reviewed by St. Petersburg, State and Federal agencies, is that the addition should be a little of both theories. The addition should be identifiable as new construction while basing its design, appearance and material choices on the historic structure. Additions should use the architectural style to guide the design of the addition. In addition to architectural style, the scale, massing, fenestration patterns, (placement of windows and other architectural details), and materials should replicate that of the original structure. Additions should be located in order that the character of the original structures not be significantly impacted. Additions are best placed on the rear or side of the main structure. Generally, it is not a good idea to place the addition in front of the main facade of the historic structure. The following is an explanation of various architectural terms and issues which will assist in identifying appropriate solutions to the construction of additions.

Building Forms

Building mass is more than mere physical size of a structure; it relates to the way in which a building appears. Materials and the amount of open space versus solid space of a building, all affect the way the building appears. When a building is referred to as "massive", it means that it has a heavy, solid look to it. Massive buildings typically look more sound and bold. Buildings with little mass tend to look more temporary or frail. For this reason buildings such as banks; i.e., the Alexander Bank (State Theater), are designed to have more mass; while residential structures have less mass. Materials also affect the appearance of mass. If two identical homes were built, (one out of brick and one out of wood), the brick home would look more massive. This is because brick appears to be a more substantial "massive" material. The brick home, in turn, would appear more permanent.

Symmetry vs. Asymmetry

A symmetrical building is a building that has an identically balanced facade, so that if a line was drawn down the middle of the building, one side would be identical to the other. Conversely, an asymmetrical facade is one that if a line was drawn down its middle, one side would look different from the other. Symmetrical buildings appear more formal while asymmetrical buildings appear less restrained. The use of symmetry or asymmetry also relates to the way in which a building is perceived. Symmetrical shapes were often used for bank and municipal buildings such as City Hall, while asymmetrical forms were in used recreational buildings such as the Coliseum.

Fenestration

Fenestration is the term used to describe the pattern of the elements and details of a facade. Windows, doors, brackets and/or other details are all common fenestration elements. The fenestration pattern can be used to reinforce other character defining elements, or can add excitement to an otherwise plain facade. A regular, evenly spaced pattern of windows can reinforce the massive, symmetrical appearance of a structure. Conversely, the use of multiple types of windows that are randomly placed on the same facade can make the building appear less organized and less powerful.

Vertical vs. Horizontal

A building's form can be perceived as vertical or horizontal or non-directional. Vertical structures have the appearance of being more impressive or powerful while horizontal structures appear more down to earth. Towers, tall thin windows, columns, etc., are elements which enhance verticality. Decorative banding, cornice lines, and wide overhangs all add to the horizontal emphasis of a structure.

RECOMMENDED

+ Additions should only be undertaken after it has been determined that the new use cannot be accommodated by altering non-character defining interior spaces of the historic structure.
+ Protect architectural features and details that contribute to the character of the building during the course of construction.
+ Construct new additions so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
+ Locate an attached exterior addition to the rear or inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building. Additions should be clearly subordinate to the historic structure.
+ Design new addictions in a manner that clearly distinguishes historic and non-historic features.
+ Design additional stories, when required for new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

NOT RECOMMENDED

× Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character defining interior spaces.
× Attaching additions so that the character-defining features of the historic building are obscured, damaged, or destroyed.
× Designing a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
× Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
× Using the same wall plane, roof line, cornice height, materials, siding or window type to make additions appear to be part of a historic building.
× Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

ADA ACCESSIBILITY

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties and the activities within them more accessible to people with disabilities. The Americans with Disabilities Act (ADA) extends comprehensive civil rights to individuals with disabilities. Historic properties, including buildings, sites, and landscapes, are not fully exempt from the ADA and must comply with its regulations. However, as with other alterations, historic properties can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Planning Accessibility Modifications

Historic properties are distinguished by features, materials, spaces, and spatial relationships that contribute to their historic character. Often these elements, such as steep terrain, monumental steps, narrow or heavy doors, decorative ornamental hardware, and narrow pathways and corridors, pose barriers to persons with disabilities, particularly to wheelchair users. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

STEP 1 – REVIEW THE HISTORICAL SIGNIFICANCE OF THE PROPERTY

If the property has been designated as historic (properties that are listed in, or eligible for listing in the National Register of Historic Places, or designated as a Local Historic District), the property's nomination file should be reviewed to learn about its significance. One of the City of St. Petersburg's Preservation Planners or the State Historic Preservation Offices can usually provide copies of the nomination file and are also resources for additional information and assistance. Review of the written documentation should always be supplemented with a physical investigation to identify which character-defining features and spaces must be protected whenever any changes are anticipated. If the level of documentation for a property's significance is limited, it may be necessary to have a preservation professional identify specific historic features, materials, and spaces that should be protected. For most historic properties, the construction materials, the form and style of the property, the principal elevations, the major architectural or landscape features, and the principal public spaces constitute some of the elements that should be preserved. Every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility. Very small or highly significant properties that have never been altered may be extremely difficult to modify.

Secondary spaces and finishes and features that may be less important to the historic character should also be identified; these may generally be altered without jeopardizing the historical significance of a property. Non-significant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces, and service areas can usually be modified without threatening or destroying a property's historical significance.

STEP 2 – ASSESS THE PROPERTY'S EXISTING AND REQUIRED LEVEL OF ACCESSIBILITY

A building survey or assessment will provide a thorough evaluation of a property's accessibility. Most surveys identify accessibility barriers in the following areas: building and site entrances; surface textures, widths and slopes of walkways; parking; grade changes; size, weight and configuration of doorways; interior corridors and path of travel restrictions; elevators; and public toilets and amenities. Simple audits can be completed by property owners or accessibility specialists can be hired to assess barriers in more complex properties, especially those with multiple buildings, steep terrain, or interpretive programs. Persons with disabilities can be particularly helpful in assessing specific barriers.

All applicable accessibility requirements - local codes, State codes and federal laws - should be reviewed carefully before undertaking any accessibility modification. Please contact the City of St. Petersburg's Building Department for questions regarding local building regulations and permitting. The Americans with Disability Act Accessibility Guidelines (ADAAG) is the document that should be consulted when complying with the Americans with Disabilities Act (ADA) requirements.

STEP 3 – IDENTIFY AND EVALUATE ACCESSIBILITY OPTIONS WITHIN A PRESERVATION CONTEXT

Once a property's significant materials and features have been identified, and existing and required levels of accessibility have been established, solutions can be developed. Solutions should provide the greatest amount of accessibility without threatening or destroying those materials and features that make a property significant. Modifications may usually be phased over time as funds are available, and interim solutions can be considered until more permanent solutions are implemented. A team comprised of persons with disabilities,

accessibility and historic preservation professionals, and building inspectors should be consulted as accessibility solutions are developed. Modifications to improve accessibility should generally be based on the following priorities:

1) Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;

2) Providing access to goods, services, and programs;

3) Providing accessible restroom facilities; and,

4) Creating access to amenities and secondary spaces.

All proposed changes should be evaluated for conformance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties". These Standards stress the importance of retaining and protecting the materials and features that convey a property's historical significance. Thus, when new features are incorporated for accessibility, historic materials and features should be retained whenever possible. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident.

When it enacted the Americans with Disabilities Act, Congress recognized the national interest in preserving significant historic properties. It established alternative minimum requirements for qualified historic properties that cannot be made physically accessible without threatening or destroying their significance. Qualified historic properties include properties listed in or eligible for listing in the National Register of Historic Places, and those designated under state or local law. Owners of qualified properties must first consult with the State Historic Preservation Officer (SHPO) before using the alternative minimum requirements. What are the alternative requirements? The alternative requirements provide a minimal level of access. For example:

1) An accessible route is only required from one site access point (such as the parking lot).

2) A ramp may be steeper than is ordinarily permitted.

3) The accessible entrance does not need to be the one used by the general public.

4) Only one accessible toilet is required and it may be unisex.

5) Accessible routes are only required on the level of the accessible entrance.

In some cases, programmatic access may be the only option for extremely small or unaltered historic properties, such as a two-story house museum with no internal elevator. Programmatic access for historic properties refers to alternative methods of providing services, information, and experiences when physical access cannot be provided. It may mean offering an audio-visual program showing an inaccessible upper floor of a historic house museum, providing

interpretive panels from a vista at an inaccessible terraced garden, or creating a tactile model of a historic monument for people with visual impairments. For more information on accessibility requirements for historic buildings, please contact the City of St. Petersburg's Historic Preservation Planner or consult The Americans with Disabilities Act Accessibility Guidelines (ADAAG).

The evolution of signage has closely followed that of both commercial architecture and of transportation; changes to buildings' form and the speed at which we pass them have necessitated differing types of graphics to advertise the structures' uses. Advertising styles and preferences have evolved significantly over time, and, just as social, architectural, and technological movements have influenced the buildings we now consider landmarks, historic signage can represent the business and material culture of its era. Historic signs, when appropriately preserved, restored, or reused, can invoke memories of a community's evolution and strengthen a sense of place, even when owners, uses, or even entire buildings have changed. In addition to addressing the preservation needs of historic architecture, the National Park Service encourages the identification and preservation of historically significant signs as part of a comprehensive historic preservation program.

HURRICANE PROTECTION & EMERGENCY PREPAREDNESS

Historic properties are subject to damage from a variety of natural and human-made disasters. In Florida, the most prevalent type of disaster is from tropical storm activity. Each year, from June 1 to Nov. 30, catastrophic hurricanes can develop and threaten life and property in St. Petersburg with destructive wind, storm surge, and flooding. However, during any season, severe thunderstorms, tornadoes, floods and other perils can strike our community. Two main types of damage caused by hurricanes are:

- Catastrophic wind damage to the structure and its elements and area damage from projectiles caused by flying debris
- Water damage from heavy rain and storm surges.

With careful planning, you can ensure that the character-defining features of your property are protected and minimize any possible damage. When installing treatments to protect your historic property, you should always keep in mind the Secretary of the Interior's Standards for Rehabilitation.

Most Importantly:

1) Treatments should do as little damage or change as possible;

2) Treatments should not remove character-defining features; and

3) Treatments should be reversible.

Image below from:
Disaster Mitigation for Historic Structures: Protection Strategies

A) Closed Louvered Shutters, B) Open Louvered Shutters, C) Aluminum Awning Shutter, D) Removable Clear Polycarbonate Storm Panel, E) Solid Board Shutter, F) Concealed track above, G) Metal Storm Panel, H) Permanent 3/8" lexan® storm panels from the Southernmost Prayer and Faith Center Church, Key West, I) Track above & below, J) Painted Storm Track K) Direct mount storm panel attachment points can be hidden with colored plugs when not in use.

Things You Can Do to Protect Your Historic Property

There are several steps that can be taken in advance of a storm to prepare your building to better withstand the destructive forces of a hurricane:

SECURE OPENINGS FROM WIND AND WATER

PROTECT WINDOW OPENINGS – First check seals and replace any worn out weather stripping or caulk around windows and doors to help prevent water and air penetration. This is part of regular maintenance and should be done annually.

Many historic properties were built with functional shutters. These shutters may be closed in the event of a severe storm or hurricane and will act to provide some level of protection to the historic windows. Functional shutters should be secured tightly during a severe weather event, regardless of whether they are secured in the open or closed position.

Modern Hurricane shutters provide protection to historic windows and should be installed with minimal damage to historic materials. An alternative would be to temporarily board the windows with commercial grade exterior plywood, 7/16" minimum, when a storm is approaching. This is often the most cost-effective measure. Proper installation procedures, such as fastener type, spacing and installation procedures must be followed to ensure adequate protection. Duct taping does not provide any real protection to windows and is not recommended.

There are several new, innovative fabric products on the market. These wind abatement systems may be a viable option for those with large openings. Typically, attached around the entire perimeter of the opening, the fabric deflects flying debris. These systems work well, but may not be suited for every opening. b. Brace the garage door – Original garage doors are typically character-defining features of historic homes and should be retained. Older garage doors can be braced with retrofit kits, while new doors must meet stringent wind requirements. It has been noted that during Hurricane Andrew four out of five homes lost their garage door first!

Considerations for Replacement Windows & Doors – It is important to note that new replacement hurricane-resistant windows and doors can still incur irreparable damage in the event of a storm, and that they are primarily designed to resist fully breaching, which prevents the destructive wind pressure from entering the building. Some styles of hurricane-resistant windows and doors tend to have very wide frames and muntins and shallow muntin and panel profiles that do not match historic proportions and are not appropriate for historic buildings. Carefully review the proportions and depth profiles of the frames, muntins and panels for selecting appropriate new replacement windows and doors.

Historic windows have already proven their effectiveness against wind damage by their long-standing results from facing storms over the century. Shutters, fabric screens and film allow historic windows to remain in place, retaining the historic character of the building.

- The use of laminated impact-resistant glass, wind resistant films, glass, or Plexiglas, which does not alter the appearance of windows on the exterior, is allowed. Materials and details should be selected so as to minimize visual impact on the historic structure.
- Screening or roll down panels may be installed on the inside of the window. All security screening shall be a minimum of 50% open visibility.
- Fabric storm panels can also protect windows and doors from flying debris in the event of a storm. Fasteners can be pre-installed in locations that are minimally visible and painted to match adjacent surfaces. Fabric storm panels are lightweight, easy to install and allow light to enter a building in the event of a storm. Another benefit is that they have little to no impact on the historic character of a building if installed only when storms threaten.

- In addition to traditional shutters, removable exterior hurricane and storm panels that are stored when not in use are an allowed and preferred alternative for insuring the safety of historic structures. Tracks for removable shutters should be painted to match the existing surface paint colors.
- Roll-down and accordion hurricane shutters may be allowed on commercial structures and may be appropriate on other types of buildings when reasonably concealed. The shutters will be considered on a case-by-case basis. Aluminum shutters may also be allowed on some non-contributing structures and in new construction where appropriate.

PROTECT ENTRY DOORS, PATIO DOORS, AND VENT OPENINGS – Entry doors can require multiple latch-bolt points to be wind resistant. Patio doors often require special battens and mid-point bracing. Vents and other small openings in the building envelope should also be addressed to mitigate wind and water intrusion.

BRACE GARAGE DOORS – Original garage doors are typically character-defining features of historic homes and should be retained. Older garage doors can be braced with retrofit kits, while new doors must meet stringent wind requirements. It has been noted that during Hurricane Andrew four out of five homes lost their garage door first!

BRACE YOUR ROOF – Gabled roofs (two slopes that come together at a peak, with a vertical wall face) are prone to failure if not properly braced. Roofs can be retrofitted to strengthen their resistance against hurricanes. Consider adding diagonal gable end-wall bracing, intermediate rafters and king-posts where applicable. Hurricane straps or clips at the rafter to top of wall connection will increase the roof's resistance to wind forces and resist the uplift effect. Many insurance companies are recommending the installation of these clips. Check with your insurer or agent and hire a licensed contractor to install. Shingles should be checked regularly to ensure they are in good shape. Loose shingles that are lost during a storm can leave the roof vulnerable to leaks.

PREPARE THE YARD – Loose objects in your yard have the potential to become projectiles in high winds. Objects such as rocks, yard waste, patio furniture, grills, and decorative items should all be secured or brought inside. Trees and shrubs should be kept free of dead limbs on a regular basis, so as not to become a danger in a storm. Falling tree branches are a common source of damage during a hurricane. Do not drain swimming pools, instead super chlorinate it and shut off all power to the pool.

PREPARE FOR FLOODING – Determine if your property is vulnerable to flooding. Purchase flood insurance. Understand the site drainage pattern of the property and the impact of roof drainage systems. Ensure stormwater flows away from the foundations and into permeable yard areas. Ensure stormwater does not flow under the building in raised floor construction. Reduce hardscape and maintain as much permeable landscape as possible to reduce overland flows during storms. Upgrade the foundation of the building if elevated on piers, to mitigate the potential effects of erosion. In highly vulnerable locations, consider elevating the building on to new piers, pilasters or bermed earth as a measure of long term preservation.

PREPARE EQUIPMENT - Upgrade/ retrofit utility and mechanical systems, that may be vulnerable to severe weather.

DOCUMENT THE PROPERTY - Before a disaster, document your property's historic status by contacting city staff who can complete a FMSF (Florida Master Site File) form on your behalf.

SUSTAINABILITY & ENERGY EFFICIENCY

The concept of energy conservation in building construction is not new. Throughout history buildings have been designed in response to changing fuel supplies and changing technologies. Historic buildings often have many built-in energy efficiency features that can be capitalized on when looking to make energy improvements. Historic construction methods and materials often utilized and controlled natural sources of heat, light and ventilation to respond to local climatic conditions.

EMBODIED ENERGY AND RESOURCE CONSERVATION

It can be said that an existing building is inherently a sustainable building. Preservation is resource conservation. An existing building requires no additional energy for material extraction and production, construction activities and fuel for transportation. It also requires no additional natural resource depletion for the materials needed. This is embodied energy.

CULTURAL HERITAGE RESOURCE

There is an inherent cultural heritage resource value of the sites, materials and techniques used on historic properties in St. Petersburg. This resource is the physical expression of the culture of past generations. It is the heritage passed on to us, of those who created the rich fabric of attractive neighborhoods and urban places we enjoy today. Today, as in the past, cultural heritage continues to perform its irreplaceable role as a source of meaning and identity for communities and individuals. Heritage is not a relic of the past, but is increasingly instrumental in steering sustainable development and the wellbeing of communities.

WHOLE BUILDING APPROACH TO SUSTAINABLE DESIGN

Sound energy improvement measures must take into consideration not only potential energy savings, but also the protection of the historic property's materials and features. Planning must entail a holistic approach that considers the entire building envelope, its systems and components, its site and environment, and careful evaluation of the effects of measures undertaken.

"Buildings are more than the sum of their individual parts."

- Accessible - building elements, heights, and clearances implemented to address the specific needs of disabled people
- Aesthetics - Physical appearance and image of building elements and spaces as well as the integrated design process
- Cost-Effective - selecting building elements on the basis of life-cycle costs as well as basic cost estimating and budget control
- Functional/Operational - functional programming of space, system performance, durability and efficient maintenance of building elements
- Historic Preservation - actions affecting a historic district or building: preservation, rehabilitation, restoration, or reconstruction
- Productive - occupants well being, physical and psychological comfort; including: air distribution, lighting, workspaces, systems and technology
- Safe/Secure - physical protection of occupants and assets from man-made and natural hazards
- Sustainable - environmental performance of building elements and strategies

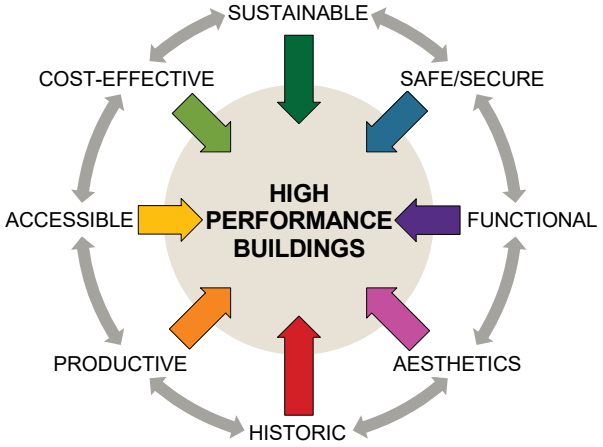


Diagram based on Whole Building Design Guide's: Integrated Design Approach

INHERENT ENERGY EFFICIENT FEATURES OF HISTORIC BUILDINGS

Operable windows, interior courtyards, clerestories, skylights, rooftop ventilators, cupolas and other features that provide natural ventilation and light can reduce energy consumption. Whenever these devices can be used to provide natural ventilation and light, they save energy by reducing the need to use mechanical systems and artificial lighting.

ENERGY AUDIT

Before implementing any measures to improve the thermal performance of a historic building, an energy audit should be undertaken to evaluate the current energy use of the building and identify deficiencies in the building envelope or mechanical systems.

ACTIONS TO IMPROVE ENERGY EFFICIENCY

1. *Establish Realistic Goals* - Balance energy efficiency measures against loss of historic materials.

2. *Operational Changes* - Reduce energy demand through use of physical and electronic controls.

3. *Upgrade Equipment and Appliances* - Upgrade efficiency of air-conditioning, water heating and appliances.

4. *Upgrade Building Components*

Requires Minimal Alteration – Upgrades with the least potential to negatively impact the historic fabric of a building. They tend to be less intrusive, are often reversible, and offer the highest potential for energy savings. Figure 1.

TECH TIP: WINDOWS

A common misconception is that replacing windows alone will result in major energy savings. This argument, often used to sell replacement windows, is simply not true. Although it varies from building to building, the U.S. Department of Energy (DOE) has documented that air loss attributable to windows in most buildings is about 10% of the total air loss. Studies have shown that window replacement does not pay for itself in energy savings in a reasonable amount of time. Moreover, there are ways to improve the performance of historic windows that do not require replacement. In addition, historic windows can usually be repaired and are, thus, sustainable, while most new windows cannot be repaired, or even recycled, and may end up in landfills.

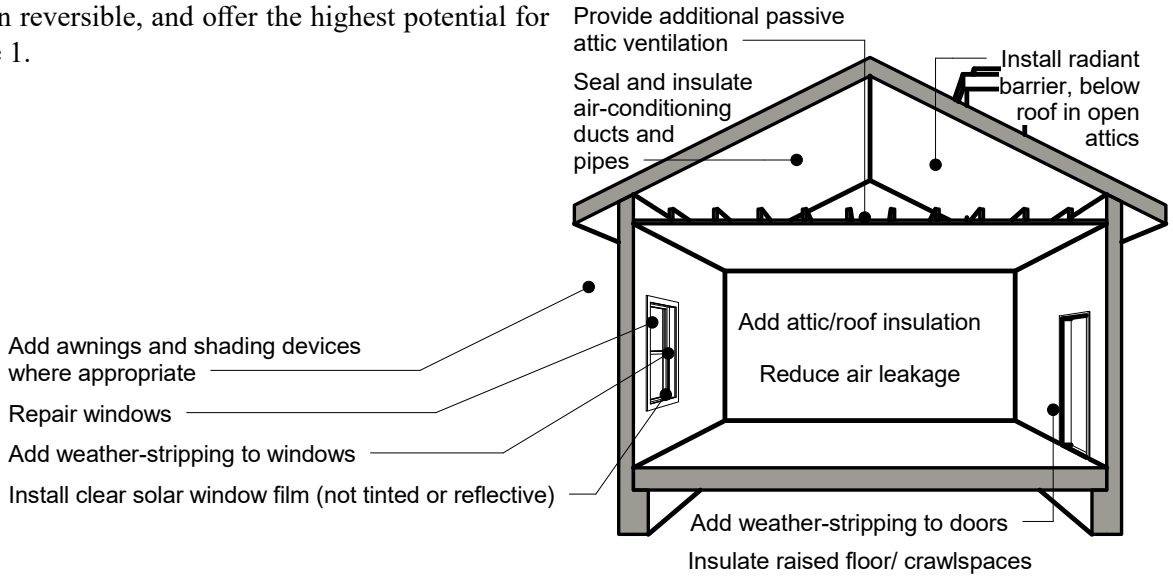


Figure 1

Requires More Alteration – Upgrades that may pose technical problems and damage to historic building materials and architectural features. Their installation costs may also outweigh the anticipated energy savings and must be evaluated on a case-by-case basis with advice from professionals experienced in historic preservation and building performance. Figure 2.

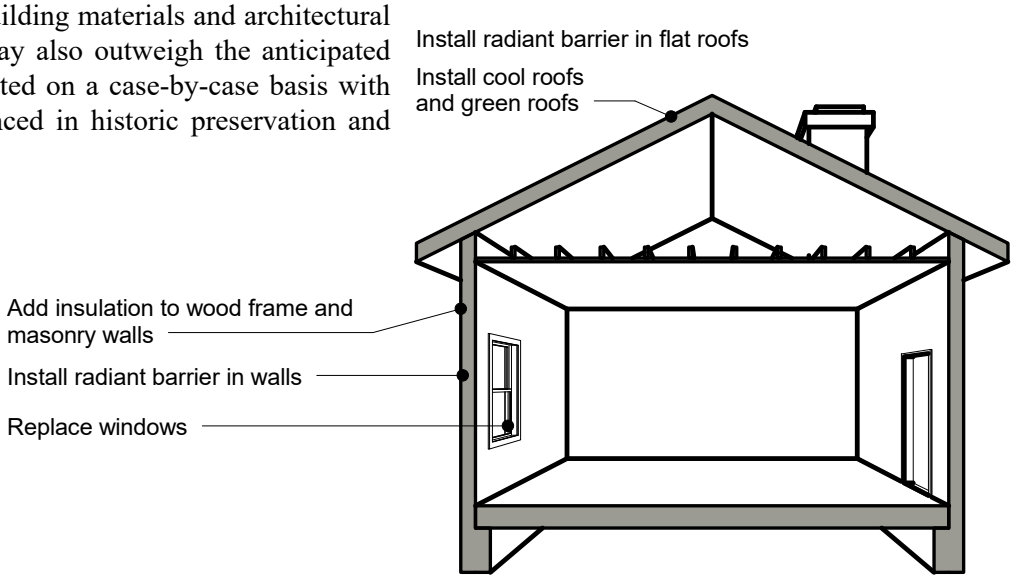


Figure 2

5. *Alternative Energy Sources* - Devices that utilize solar, geothermal, wind and other sources of energy to help reduce the consumption of fossil fuel-generated energy can often be successfully incorporated in historic building retrofits. The use of most alternative energy strategies should be pursued only after all other upgrades have been implemented to make the building more energy efficient first, because the initial installation cost is usually high.

- Solar Energy
- Geothermal energy
- Wind Energy

KEY CONSIDERATION:

Adding technology to historic buildings, however, must be done in a manner that has a minimal impact on historic roofing materials and preserves their character by placing them in locations with limited or no visibility.

SUMMARY

With careful planning of energy efficiency upgrades, you can ensure that the character-defining features of your property are preserved, while employing property specific cost-effective measures to save energy.

RECOMMENDED

+ Alterations should do as little damage or change as possible.
+ Alterations should not remove character-defining features or key spaces.
+ Alterations should be reversible.

RELOCATION

One alternative to demolition is relocation. Relocation of a historic structure is preferable over demolition, but should only be considered as a last resort. Several historic properties have been relocated in St. Petersburg including the Henry Bryan House and the Monticello Apartments. If relocation becomes a viable option, it is important to remember that the context surrounding the structure in its original location may be just as significant as the structure itself. Therefore, the new location of the structure should be contextually compatible to the structure being relocated, or its historic designation may be at risk.

Relocation of a historic structure requires the issuance of a Certificate of Appropriateness (COA) by the CPPC. An applicant seeking relocation must show any contribution of the building to the existing context and prove there are definite reasons for the site being vacated; whether the building can be moved without damage to the structure's integrity and the compatibility of the structure with its new site.

RECOMMENDED

+ Consider relocation of a historic structure only when there is no alternative to preserve it in its historic location.
+ Relocate a structure within the same historic district or context.
+ The relocated structure should utilize the same lot setbacks, and should be architecturally compatible to the new surrounding context.
+ Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible and reuse as veneer on new foundation.

NOT RECOMMENDED

× Relocate a building not threatened by demolition.
× Relocate a structure to a context that is different from its original.
× Relocate a structure with sight orientation, layout and yard setbacks different from the original context.
× Relocate a structure to create a false sense of history.
× Placing the building on a new foundation whose design and materials are incompatible with the original. (Example: Slab foundation or unfinished concrete blocks.

Overnight relocation of the Snell House to the University of South Florida St. Petersburg Campus August 1993.

DEMOLITION

The decision to demolish a historic building should not be influenced merely by the fact that it is old. Many older structures offer character and quality that cannot be replaced in today's economy. Older buildings can be retrofitted to contain modern amenities in ways that do not destroy the historic character of the building.

Demolition of a historic structure requires the issuance of a Certificate of Appropriateness by the CPPC. An applicant seeking demolition will have to prove that there is no other feasible alternative to demolition. To establish lack of feasibility, the applicant will be required to submit a report from a licensed architect or engineer with demonstrated expertise in rehabilitation, attesting to the soundness of the structure and its suitability for rehabilitation, which includes an estimated cost to rehabilitate the property. The report should also indicate economic feasibility of rehabilitation or reuse of the property including, but not limited to: the amount paid for the building; date of purchase and current mortgage; the most recent assessed value of the property and tax liability; income generated; liabilities and cash flow of the property in the preceding two years.

The demolition application should also include photographs and a written description of the property and its current condition; also documentation of attempts to sell or lease the property within the last two years must also be furnished.

In some instances, demolition may be appropriate and may even enhance a historic neighborhood, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant components of a building complex can be removed. Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or neighborhood; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant out-buildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in St. Petersburg have had additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4 of the Secretary of the Interior's Standards. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

RECOMMENDED

+ Evaluate the possibility of making the building productive or viable through such measures as creating more space through the construction of an addition.
+ A building threatened by demolition should be explored for other options including relocation of the structure.
+ A vacant site created by demolition should be cleared of all debris and planted with a continuous uniform groundcover. The site should be maintained properly so it will not create code violations or detract from the adjacent sites.
+ Document when a demolition takes place.

NOT RECOMMENDED

× Demolish a building because it is old or deteriorated.
× Demolish a structure that could be convened to a new use.
× Demolish a structure without exploring the alternatives, including relocation of the structure to another site.
× Demolition of a building by neglecting the structure and allowing it to deteriorate. If a historic structure is boarded or vacant, routine maintenance must still be performed, and the structure must be maintained to prevent deterioration.
× Demolish a historic structure with no plans in place (including financing) to rebuild upon the created vacant site.
× Demolish a structure to remove it from the tax rolls.

NEW CONSTRUCTION

Architectural styles fall in and out of favor as societies' tastes change. In some neighborhoods, such as Granada Terrace, there are concentrations of architectural styles such as the Mediterranean Revival style. In other neighborhoods a variety of styles coexist. Despite the differing styles, other factors; i.e., building orientation, yard setbacks, building mass and architectural fenestration, also reinforce a specific context which creates a relationship between the buildings. It is important that all aspects of a building and its site layout be considered when constructing a new building within the existing historic context. The design of a new building should relate to the architectural styles surrounding the site. While the new structure should be a product of its own time, it should incorporate design elements of the primary architectural style or styles prevalent within the immediate context and that of St. Petersburg. Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in a historic neighborhood can threaten the coherence of the historic context. When designing new construction within historic neighborhoods, keeping in mind the following standards of visual compatibility will help ensure that proposed new construction blends in harmoniously within the historic neighborhood.

Architectural Styles

St. Petersburg's historic neighborhoods have a range of architectural styles (as discussed in chapter 3). Prevalent styles changed with the times and reflect trends in architecture that were occurring as these neighborhoods developed. New construction should take design inspiration from the architectural styles already present in historic neighborhoods. This will help ensure it better relates to the historic neighborhoods and offers an opportunity to create modern interpretations of classic styles.

Rhythm of the Street

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as character. Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic neighborhoods should maintain or extend these shared streetscape characteristics in blocks where they appear.

Scale

Defined as relative size and composition of openings, roof forms and details to the building mass and its configuration. The scale and massing of the new structure should relate to the surrounding context. If the surrounding context consists of one story structures, a three story structure would not be appropriate.

Height

The height and width of new construction should be compatible with surrounding historic buildings: Design proposals should consider the width to height relationships as well as the depth of setback to height relationship.

Orientation

New construction should relate to adjacent buildings in the directional character (orientation) of its facade. The siting of new construction is critical. In historic neighborhoods there is usually a typology of entry and connection to the street shared by the neighborhood buildings that helps create a consistent fabric. Pedestrian and vehicular access to the property should relate to the existing context. If the context of the neighborhood is to have garages entering off the alley system, new development should also enter from the alley. New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.

Setbacks

The careful placement of buildings on lots is essential to maintaining the building patterns of historic neighborhoods. The distance a building is located from its property lines is referred to as a setback. In locating new buildings, the front side and rear setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

Details and Materials

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level. Architectural detailing should be consistent on all sides of a structure, not simply the front. The rear facade of new commercial structures should also feature architectural treatment. Blank utilitarian facades, especially when visible from adjoining properties and Rights of Way should not occur.

Commercial structures must also relate to the existing surrounding context. In the development of new structures, the existing context should be reinforced. Generally, commercial buildings were set to the front of the property. New development should reinforce this pedestrian link to the sidewalk and place parking to the side or rear.

New buildings should feature architectural fenestration patterns consistent with the context of the neighborhood. Windowless and blank facades are not appropriate to the context of St Petersburg.

RECOMMENDED

+ Encourage rehabilitation and adaptive use of existing structures and landscapes.
+ Design new buildings to be compatible in scale, size, materials, color, and texture.
+ Employ contemporary design that is compatible with the character and feel of the historic neighborhood.

NOT RECOMMENDED

× Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
× Using architectural styles which do not relate to the context of the historic neighborhoods.

COMMUNITY CHARACTERISTICS

CULTURAL LANDSCAPE

Cultural landscapes include both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values; in essence, every natural site affected by humans becomes a cultural landscape. Like historic buildings and districts, these special places reveal aspects of our City's origins and development through their form and features and the ways they were used. The development of the land and the placement of structures on the land help to influence St. Petersburg's sense of place.

While historic buildings and the sites upon which they are situated can be considered Cultural Landscapes or as a part of them, they are processed differently in the St. Petersburg Register of Historic Places and would be designated as such.

According to the National Park Service, there are primarily four types of cultural landscapes, although any given landscape may fall under more than one type, as follows:

- Historic Designed Landscape—a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.
- Historic Vernacular Landscape—a landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.
- Historic Site—a landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president's house properties.
- Ethnographic Landscape—a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

Why are cultural landscapes important?

Cultural landscapes are a legacy for everyone. These special sites reveal aspects of our country's origins and development as well as our evolving relationships with the natural world. They provide scenic, economic, ecological, social, recreational, and educational opportunities helping communities to better understand themselves.

Why is it important to protect cultural landscapes?

The landscape is always changing. However, neglect and inappropriate development put our most treasured places at risk. Too often, these important cultural artifacts are threatened or eliminated through a lack of understanding of how they contribute to society as a whole. The ongoing care and interpretation of these sites improves our quality of life, gives identity to a community, and deepens a sense of place and identity for future generations.

Along with building materials and architectural styles, the landscape and certain site features common to St. Petersburg play a major role in forming the "sense of place" or the characteristics that make St. Petersburg unique and special.

Hexagon Block Sidewalks

Hexagon blocks, six-sided and sometimes multicolored stones, have been used for sidewalks in St. Petersburg since about 1914. Some are white, some gray, others are blue, red, green or yellow. Historically, hexagon blocks were probably the easiest way to install a sidewalk because concrete sidewalks were time-consuming due to hand mixing and pouring. Over the years, these sidewalks have been replaced with inexpensive concrete sidewalks. In 1992 City Council approved an amendment to the Historic Preservation Ordinance that set up a designation process that allows citizens to adopt a hexagon block district to preserve these special sidewalks

Brick Streets

St. Petersburg began its brick paving of City streets in 1903 when a bond issue was passed to brick Central Avenue from Second Street to Fifth Street. In a four-year period between 1909 and 1913, $202,000 was allocated for road improvements, and by 1923 St. Petersburg had a good system of brick roads. By 1930 brick paving declined greatly because of the development of new paving techniques. In 1941 there were 339 miles of brick streets in the City. By 1960 this number dwindled to approximately 113 miles since many streets were overlayed with asphalt. By I 992 about 93 miles of brick streets remained, These brick streets provide charm and character to the neighborhoods in which they still exist. They have semipermeable characteristics which allow for less water runoff. Brick has proven to be a reasonable street material by accommodating large amounts of vehicular traffic while requiring minimal maintenance. City Council passed a Brick Street and Granite Curb Protection and Preservation Policy in 1992 which was designed to protect the existing brick streets and granite curbing in the City, thereby preventing the paving of brick streets and removal of granite curbs.

Above images Courtesy, Tampa-Hillsborough County Public Library System.

Parks and Green Space

In 1893 the citizens of St. Petersburg realized a need to escape the urbanization of the growing City. It was then that a group of citizens banded together to press for site amenities such as parks, sidewalks, and improved street conditions. This organization, the Park Improvement Association, converted a grassy field into a downtown city park. Today it is known as, Williams Park.

In the early 1900's, the City became more industrialized with the expansion of the railroad, and an economic interest arose to transform St. Petersburg's waterfront into a harbor. William L. Straub, editor of the St. Petersburg Times, began a campaign to save the waterfront from this industrialization by converting it to waterfront parkland. In the tradition of Frederick Law Olmstead and Horace Cleveland, he reasoned that the inner city needed beautiful green spaces to compensate for the accelerated pace and unnatural character of urban life." In 1902 this issue became a heated debate throughout the City. With the help of J.M. Lewis, they won the votes of City Council with a Comprehensive Plan to turn the entire downtown waterfront into a park. Soon they adopted a plan to buy private waterfront properties and hold them in a trust until City Council could afford to buy them. By 1916, St. Petersburg had one of the largest series of public waterfront parks in the nation. These parks, which have survived through the years, are a symbol of St. Petersburg and its unique sense of place as an urban waterfront community. Today there are eight miles of continuous public waterfront park along the downtown area and adjacent neighborhoods, representing over 220 acres of land.

Above images Courtesy, Tampa-Hillsborough County Public Library System.

Fencing and Garden Walls

In studying old postcards and photographs, it quickly becomes apparent that fencing was not prominent in St. Petersburg, especially privacy style fencing. More typical, but still not prolifically used, were masonry garden walls which accompanied a fair number of Mediterranean Revival style structures. These walls were usually located to the side and the rear of the property, constructed of masonry materials that matched the house. Gates were made out of decorative wood or wrought iron. Front yards were not typically fenced.

Because fencing was not a common practice, great thought should be given to adding fencing. Alternatives such as landscaping may be a better solution. Fencing and walls should match the style of the house they surround. This should include architectural style, materials and finish color. The scale of the fence should also relate to the house. Three-foot and four-foot fences are more appropriate than six-foot fencing. Typically, fencing made of materials not developed until after the period of significance of the building or district are not compatible.

Walls and fences should be stained or painted to match or complement the color of the structure they surround. Raw wooden fences and

fences treated with clear sealants are not appropriate. Chain link fencing does not relate to historic structures, and therefore, is not ordinarily appropriate.

While fencing was not a common feature in the front yards, small retaining walls separating the front sidewalk and the front yard were a common feature of structures built from the turn of the century through the 1920's. These retaining walls were approximately one to two feet high and constructed of rusticated block. Decorative caps and small bollards marked the entries to the homes and property lines.

Rusticated Block

Rusticated blocks are masonry blocks which have roughly hacked or picked faces with each block containing deeply recessed joints. These 8"x 16" rough-faced blocks were used in retaining walls and foundation materials for many houses in the area. The rusticated block retaining walls, which were usually two to four courses high, were used on lots with elevation changes from the house to the street. These retaining walls defined the separation of the public space of the street and sidewalks from the private space of yard and porch. Rusticated block retaining walls can be round in the Roser Park Historic District and surrounding neighborhoods.

Image Courtesy, Tampa-Hillsborough County Public Library System.

Cuban Tile

In many historic St. Petersburg properties of the 1920's up to the 1950's, Cuban Tile was a popular decorative treatment, and was commonly used for front porch flooring. It can be found in Mission Revival, Craftsman, and Mediterranean Revival style homes and commercial properties. Cuban tile is a mixture of Portland cement, marble powder and earth pigments for coloring. They can be as shiny as Terrazzo floors and as beautiful as hand-painted tiles.

Cuban Tile, known also as Cement Tile, Encaustic Cement Tile or Hydraulic Mosaic Tile, can be traced back to mid-19th century Catalonia, Spain where The Industrial Revolution allowed for the technical innovation and mass production of these tiles that did not need to be fired. Later, this technology spread around the world, most notably into France, Italy, Morocco and Latin America. With the introduction of hydraulic tile production in Havana in 1886, Cuba became the second country, after Mexico, to introduce this technology in the Americas.

Photo by Paul Anater

Pergolas and Arbors

Pergolas and arbors are typical garden features which were found in St. Petersburg's landscapes beginning in the early 1900's. These are open, wood-framed structures supported by regularly spaced posts or columns. They were used as entry features to front yards and as shelters in public parks. Plants such as roses, bougainvillea or jasmine vines would climb these structures creating beautiful "blooming" roofs.

Many of the original arbors have vanished due to deterioration, and the structures fell out of favor. They are, however, making a comeback. Entry arbors should be used, based on

photographic evidence that they originally existed on the property. If an arbor is to be rebuilt or added, it should be of an appropriate scale and design and relate to the residence.

As with the retaining walls, the pergolas and arbors helped define the public and private spaces of streets and yards. Granada Terrace Historic District contains pergolas in the green yard plazas along 23rd Avenue Northeast and Coffee Pot Boulevard. These pergolas were used as community public spaces.

Above images Courtesy, Tampa-Hillsborough County Public Library System.

Decks and Patios

Decks are a contemporary exterior feature that have gained popularity as a way to take advantage of St. Petersburg's climate. Historic properties generally utilized covered porches or brick patios to achieve this. A deck is generally created out of pressure treated wood or newer composite materials that replicate the look of wood.

If a deck addition is proposed, location should be carefully considered. Locations that are visible from the street or that obscure significant architectural or site features should not be considered. They should be sited to the rear of the historic structures, so as not to impact their historic character. Decks should relate visually to the historic structure without duplicating historic architectural detailing. They should be designed in a manner that compliments the historic structure, while still being recognizable as a contemporary feature. In order to prevent decay and damage from water and sunlight, they should be stained or painted to compliment the colors of the main structure.

Ribbon Driveways

Ribbon driveways were introduced shortly after the advent of the car. A ribbon driveway contains two strips of paved concrete with sod between. Historically, parking for both residential and commercial properties throughout the City was accessed from the rear of the property; however, as the car became more popular, so did its presence in the landscape. Ribbon driveways were introduced along the side yards of residential property to make it easier to enter the main house. Environmentally and aesthetically, ribbon driveways have gained more popularity as they produce less paved surface area which allow less water runoff and more grass area along the street

Swimming Pools

Swimming pools are a popular site feature on newer residences in St. Petersburg, but were far less common in its historic, pre-WWII residential architecture. Additions of swimming pools should be sited behind the rear wall line of the principal building and should be constructed of materials that are compatible with and compliment the design of the main structure. Pool enclosures should be constructed in a manner that they do not impact or obscure significant features of the building and are subordinate to the primary building.

LOCAL HISTORIC DISTRICTS

St. Petersburg's local historic districts are among its most exceptional resources. These districts hold collections of buildings which not only relate to the City's history individually, but come together to provide a sense of cohesiveness and immersion in history. The following section provides a brief overview of each district that is listed in the St. Petersburg Register of Historic Places, their architectural and historic significance, their prevalent styles, and their important landscape elements. This section should be used by owners of properties within local historic districts in conjunction with the preceding style guide as they determine appropriate approaches to the maintenance and modernization projects they take on.

Courtesy, Tampa-Hillsborough County Public Library System.

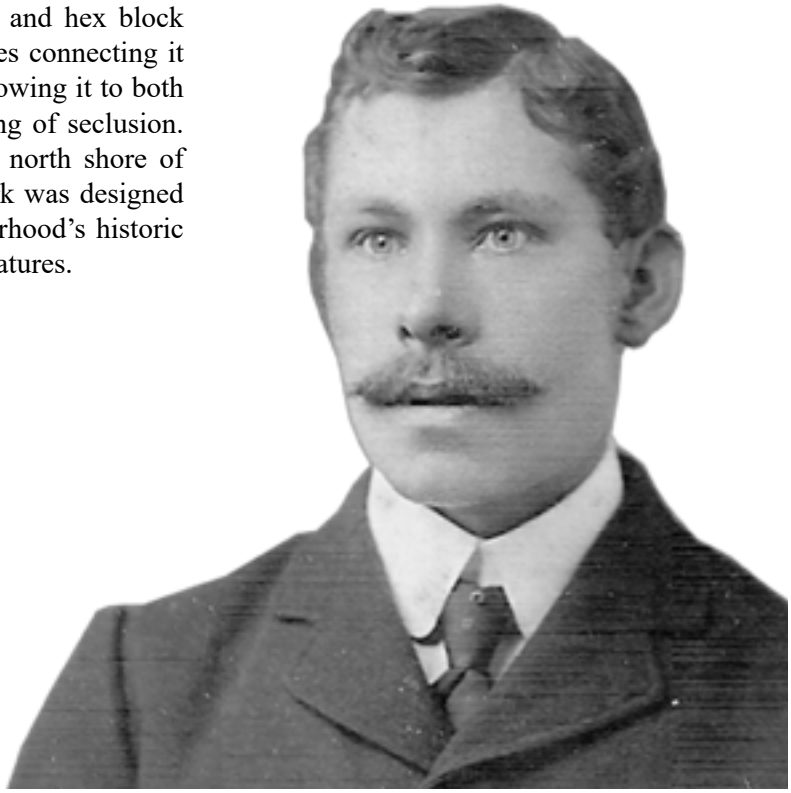
LOCAL HISTORIC DISTRICT

ROSER PARK

One of St. Petersburg's most unique historic neighborhoods, Roser Park has the distinction of being the City's first designated Local Historic District in 1987 and listed in the National Register of Historic places in 1998.

Roser Park was the vision of Charles Martin Roser. He and his wife, Ruth, came to St. Petersburg from Ohio in 1910. He was impressed with the area's hilly topography, an unusual feature in St. Petersburg. Roser purchased just over ten acres of land in 1911 and began to construct one of the City's early streetcar suburbs at what was then St. Petersburg's southern outskirts. Greenwood Cemetery had been established along Ninth Street in the 1890s, but residential development in the area remained sparse. Much of the land that became Roser Park had been a citrus grove.

Inspired by the City Beautiful movement, Roser designed the neighborhood to highlight the naturally hilly landscape, Booker Creek, and landscaped public spaces. The neighborhood featured brick streets, granite curbstones, rusticated block retaining walls, and hex block sidewalks. Roser Park was situated along trolley lines connecting it to downtown St. Petersburg and nearby Gulfport, allowing it to both provide convenient access to town and offer a feeling of seclusion. The district's focal point, Roser Park, occupies the north shore of Booker Creek through much of the district. This park was designed in 1914 and given to the City in 1918. The neighborhood's historic landscapes remain among its most striking historic features.



LOCAL REGISTER LISTING DATE: 1987

NATIONAL REGISTER LISTING: Roser Park National Register Historic District was listed in 1998

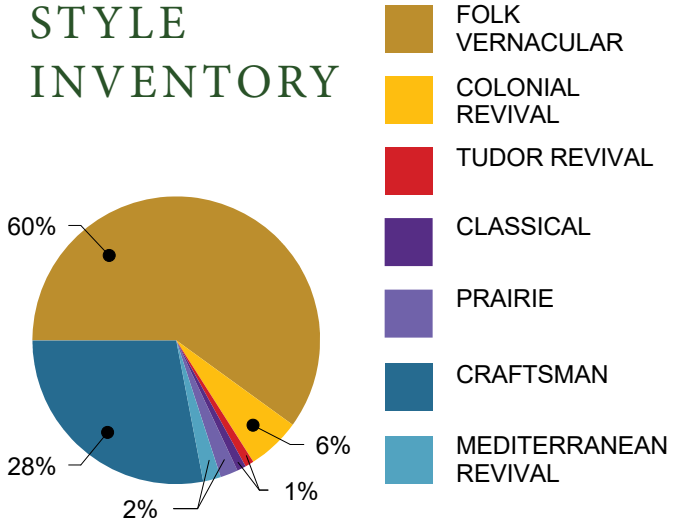
PERIOD OF SIGNIFICANCE: 1910-1926

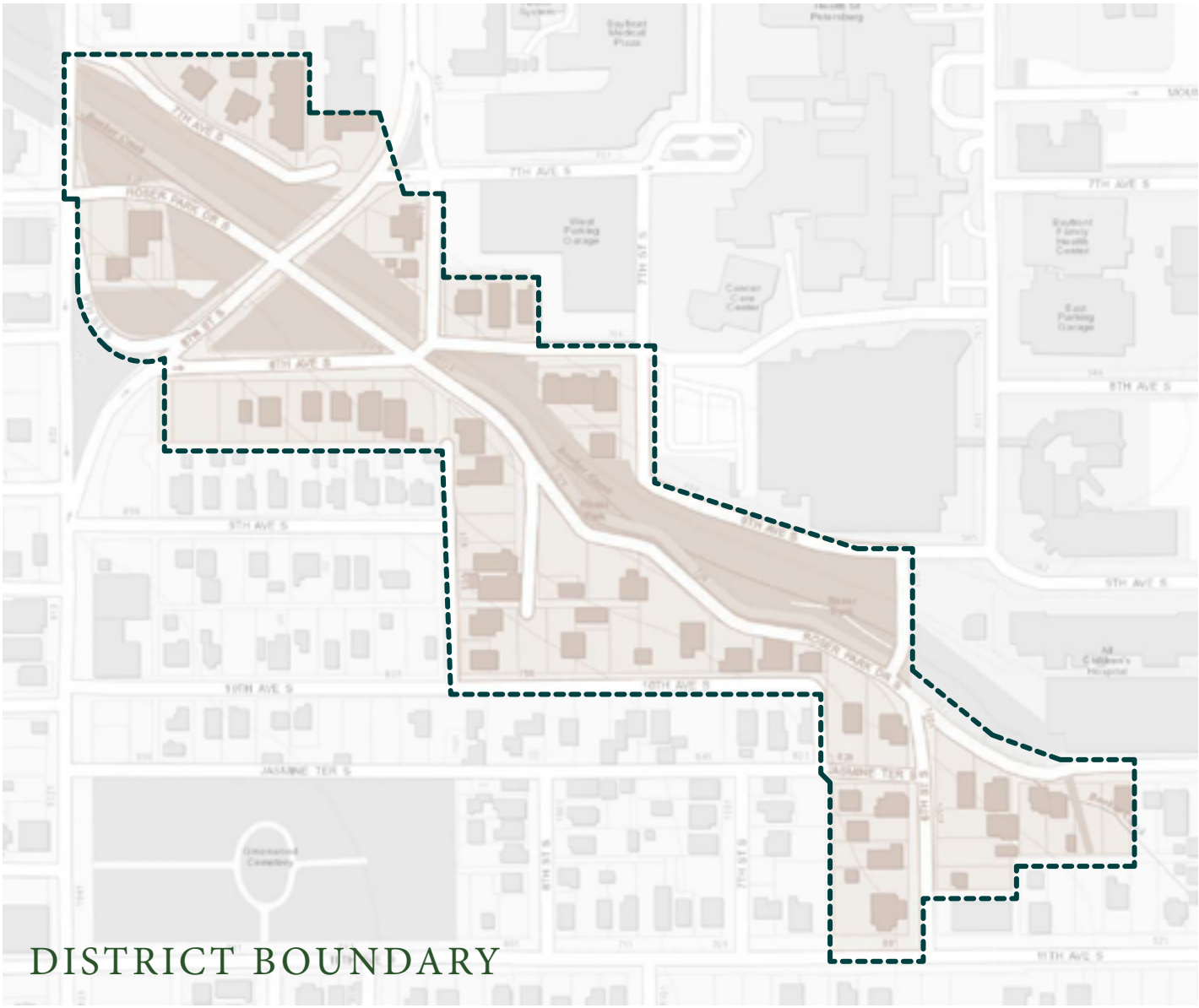
AREAS OF SIGNIFICANCE: Community Planning & Development, Architecture, and Landscape Architecture

PREDOMINANT ARCHITECTURAL STYLE: Craftsman, Colonial Revival, and Prairie

FEATURES AND CONTRIBUTING RESOURCES: Residential buildings, primarily single-family, Brick streets, Hexagonal concrete block sidewalks, Concrete stairs, Open park space, Vegetated islands, Concrete and wooden bridges, Rusticated concrete block retaining walls, and Booker Creek

STYLE INVENTORY





DISTRICT FEATURES

Roser Park Drive - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.

Scene in Roser Park - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.

Roser Park - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.

HEIGHT

Building height varies from one to three stories, with one and one half to two stories being the most common.

MASSING & SCALE

There is a great deal of variation in the scale of houses, ranging from single-story cottages to large, three-story houses; the houses along Roser Park Drive tend to be the largest in the district. Adding variety to the neighborhood's appearance was one of developer C.M. Roser's goals, and this diversity makes it difficult to generalize.

BUILDING DESIGN

The predominant architectural style is Craftsman, though Colonial Revival and Prairie styles are also common. A number of houses feature full or partial basements, which is unusual for the City. A number of historic detached garages, many with second-floor apartments, are present.

RELATIONSHIP

Lot width is typically 50 - 55 feet, but lot depth varies from 100 - 210 feet. House placement is fairly regular, with houses set back at least 20 feet from the street front and centered on lots, with the exception of houses on steeply-graded sites.

Houses near the creek are oriented toward the view, even if it creates awkward site planning. Detached garages are often built very close to, or on, lot lines within the district.

RHYTHM & EXPERIENCE

The placement, form, and design of manmade features was largely dictated by the area's topography creating the district's highly varied rhythm. Buildings are spaced most closely together along ridges. Some of the most steeply-sloped areas are either separated from the streets below by retaining walls or remain as undeveloped community/parkland.

MATERIALS & DETAILS

The majority of houses are wood frame with clapboard siding; several feature stucco over wood frame construction. Less frequent are houses with cast concrete and terra cotta hollow tile with brick veneer or stucco exteriors. A handful of houses feature masonry first floors and wood frame second floors; occasionally rusticated concrete blocks are used in conjunction with stucco or clapboard. The majority of houses have gabled roofs or a hip-gable combination with widely projecting eaves. Many roofs were originally covered in composition shingles, but wood shingles and sheet metal roofs also existed.

EXTERIOR SPACES

The mature landscaping within the Historic District is especially important. The extensive use of rusticated concrete block retaining walls and flights of poured in place concrete stairs are the most obvious special features of the district's house sites. Historically, arbors had been located along walkways and stairs, and within parks and gardens. Although the house sites were cleared of native vegetation at the time they were built, they were lushly planted in exotic flora. The introduction of foreign tropical plants was at its zenith in the early twentieth century, and the district reflects this trend in horticulture.

The visual focal point of the district is Booker Creek and its surrounding parkland; the slope of the district's topography, the ravine, and the creek should be addressed as highly significant resources. The natural course of the creek was not altered when seawalls were installed in 1914. These seawalls were originally constructed of rusticated concrete block, but many collapsed and were replaced with concrete slab seawalls between the 1930s and 1950s.

STREETSCAPE

The grid pattern of the City's downtown was not extended into this district, due to topographical and economic reasons. Streets are narrower than those downtown, intended to maximize developers' profits. However, in 1928, a City Ordinance renamed many of the non-conforming streets to the grid attempting to create unity throughout neighborhoods.

The streets and alleys are all brick with rough granite curbs and were laid before 1917; they are comprised of Augusta or Ragland brand vitrified bricks, laid in sand. Historic hexagonal concrete block sidewalks, also laid in sand, remain within the majority of the district; most are about four feet wide. Although none of the original wooden bridges crossing Booker Creek remain, several concrete bridges were constructed within the period of significance and are considered contributing resources, as are historic bollards, signage, and other wayfinding aids throughout the district.

Tourists in Roser Park - Saint Petersburg, Florida. 19--. Black & white photonegative. State Archives of Florida, Florida Memory.

River and park view, Roser Park - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.

Roser Park - Saint Petersburg, Florida . 19--. Color postcard. State Archives of Florida, Florida Memory.

Postcard showing Roser Park in St. Petersburg, Florida. 19--. Color postcard. State Archives of Florida, Florida Memory.

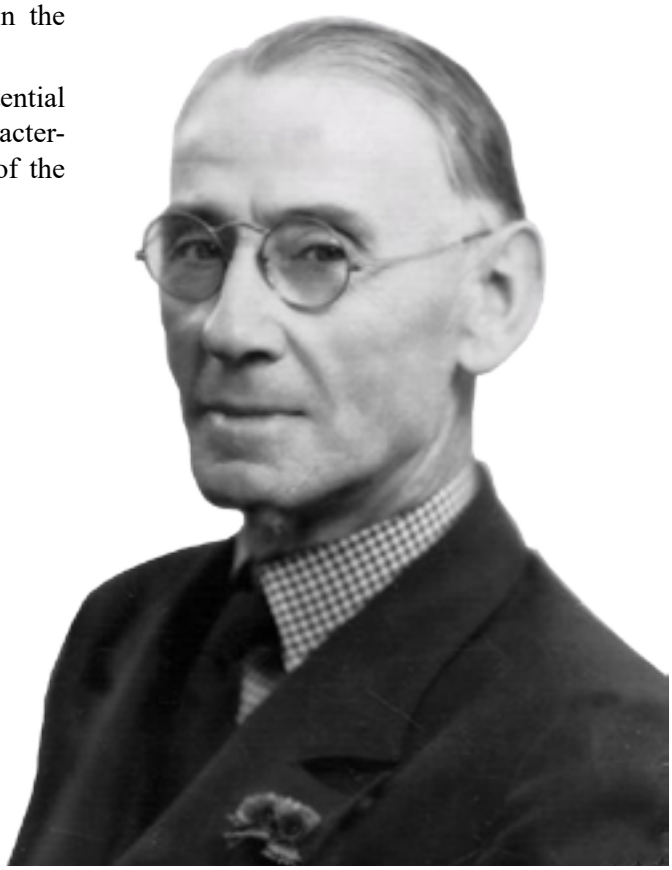
LOCAL HISTORIC DISTRICT

LANG'S BUNGALOW COURT

Albert Fielding Lang filed the plat for Lang's Bungalow Court on February 19, 1912. Lang created this subdivision between Third and Fourth Avenues North and Eighth and Ninth Streets North soon after his arrival in St. Petersburg. Planning to develop it along the lines of a California bungalow court, he built and lived in the bungalow at 336 Lang Court North from the time of its construction until around 1917. He served as Mayor of St. Petersburg, from 1916 until 1919.

Lang's Bungalow Court is significant as a distinct yet representative product of St. Petersburg's first real estate boom, which lasted from roughly 1910 to 1916. This boom, unlike that of the 1920s, primarily included the sale of homes that had already been constructed rather than of vacant lots. Many were purchased by northerners as winter homes or investment properties. Homes continued to be built along Lang Court until 1925. The final contributing property in the small district was constructed in the 1950s.

Residents of Lang's Bungalow Court should approach potential rehabilitation projects with the preservation of the district's character-defining features in mind. This includes not only the design of the buildings themselves, but the landscapes that unite the district.



Al Lang, Tampa Bay Times: Remembering Al Lang, St. Petersburg's Mr. Baseball. Saturday, March 22, 2008.

LOCAL REGISTER LISTING DATE: 2014

NATIONAL REGISTER LISTING: Located entirely within boundaries of Downtown St. Petersburg Historic District, listed in the National Register of Historic Places in 2004

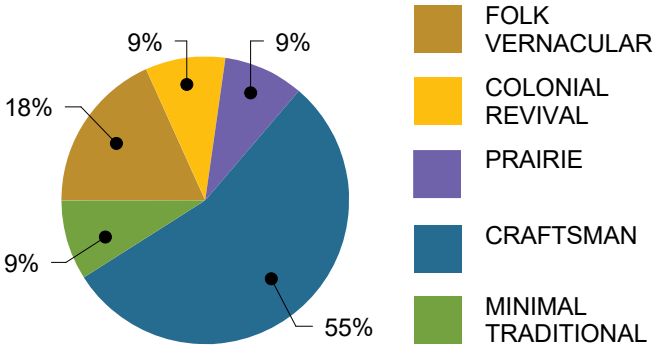
PERIOD OF SIGNIFICANCE: 1912-1956

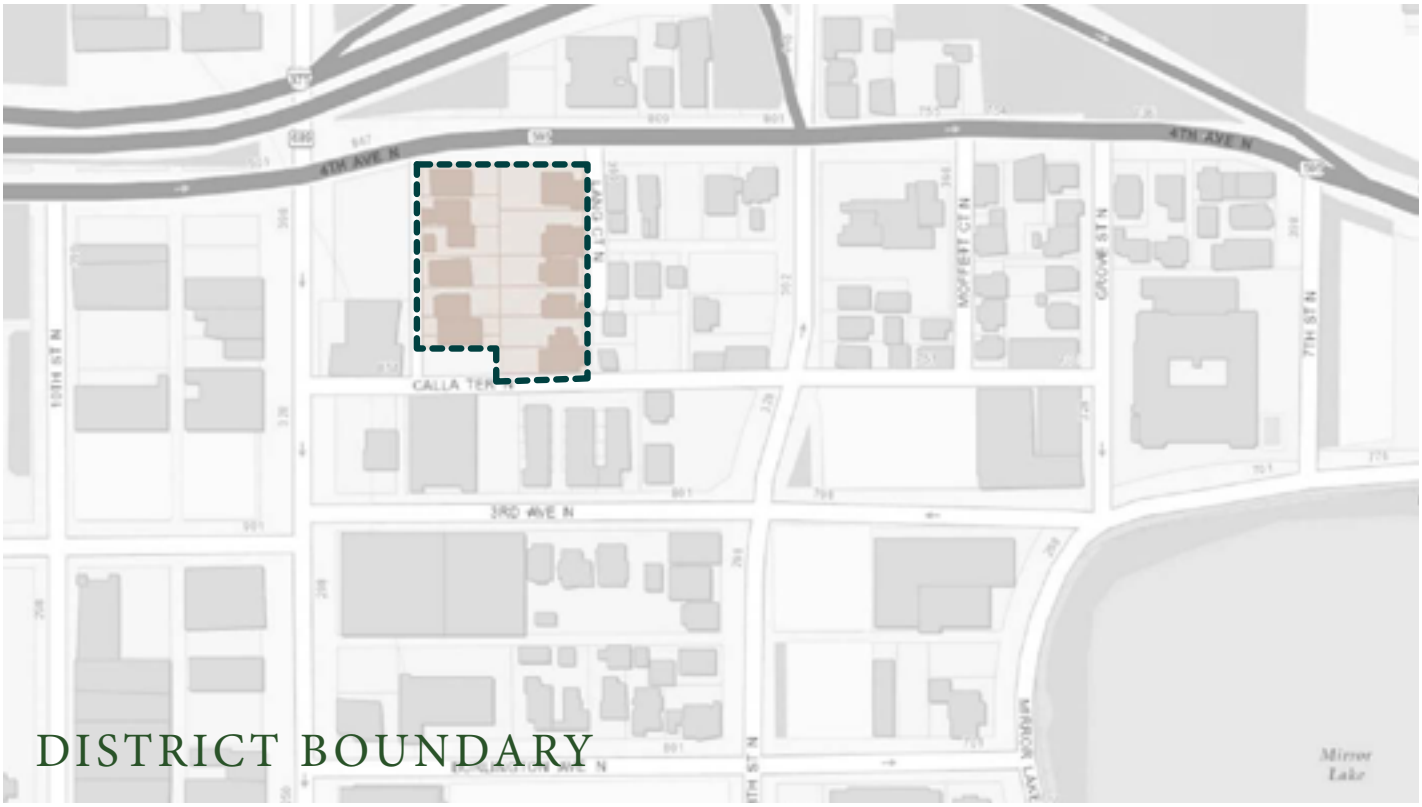
AREAS OF SIGNIFICANCE: Community Planning & Development, Architecture, and Association with Al Lang as an individual significant to St. Petersburg's history

PREDOMINANT ARCHITECTURAL STYLE: Craftsman

FEATURES AND CONTRIBUTING RESOURCES: Single family houses, Hex-block sidewalk along the center of the district, Metal arbor feature at the front (north) entrance to the sidewalk, Rusticated concrete block retaining wall along front (north) of court, parallel to Fourth Avenue North, and District layout of houses fronting pedestrian walkway, with auto access limited to rear alleyways.

STYLE INVENTORY





DISTRICT FEATURES

HEIGHT

The houses are one to two stories in height; many are one and one-half stories, meaning they feature living space – often lit by shed-roof dormers – within their rooflines.

MASSING & SCALE

All of the contributing properties in the district are relatively small-scale Craftsman-style bungalows. The Craftsman style generally places an emphasis on horizontal massing, with low-pitched roofs and wide eaves.

RELATIONSHIP TO STREET & PROPERTY LINE

The houses within the district feature large front yards and follow a fairly uniform setback of approximately 35 to 40 feet. Front yards were originally left open, though many contributing resources within the district now feature low fences of less than three feet that have since become historic in their own rite. These fences tend to be constructed of wood or metal and are often covered with climbing tropical vines. The low height, high degree of opacity, and natural aesthetic of these wooden fences and their relationship to the surrounding landscape contribute to an overall feeling of openness that unites the district.

Parcels within the district are narrow, resulting in very small side setbacks. The distance between contributing resources within the district ranges from as little as seven feet to just over 20 feet.

Multiple detached garages, which face the access alleyways, date to the neighborhood's early development and are contributing resources to the district. One non-contributing townhouse occupies the district's southwestern corner.

STREETSCAPE

The subdivision's unique plan features a central hexagonal concrete block walkway, which all of the district's houses face. Auto access to the homes is restricted to the rear alleys flanking the development. This creates an intimate and pedestrian-oriented scale. A rusticated concrete block wall defines the district's northern and southern edges, with a wrought iron gate highlights the northern entrance from Fourth Avenue North. These landscape features and the circulation provided by the pedestrian walkway and rear alleyways are among Lang Bungalow Court's most significant resources and together serve to unite and define the district.

MATERIALS & DETAILS

The contributing resources from the early twentieth century are primarily Craftsman in style; Queen Anne and Prairie influences are also visible. The mid-century infill was constructed in the Minimal Traditional style with scale and massing that are appropriate to the neighborhood and is considered to have gained historic significance. Exterior material treatments include clap-board, masonry, and brick veneer. Exposed eaves, a common feature of the Craftsman style, are found on many contributing properties. In an attempt to keep construction costs down and make the development affordable, some of the cast materials were created onsite by Al Lang himself.

RHYTHM & DISTRICT EXPERIENCE

Lang's Bungalow Court is significant as one of only two known bungalow court subdivisions still surviving fairly intact within City limits, though several were speculated, a trend in development from Southern California, where hundreds were built. The neighborhood form of the bungalow court focused on a central pedestrian walkway, with vehicular access and utilitarian functions such as delivery entrances relegated to rear alleyways. The hierarchy of uses and separation of pedestrian and vehicular traffic remains one of the noteworthy and significant elements of the small district.

The pedestrian-only walkway that serves as a spine for Lang's Bungalow Court development is among the district's most unique features. Since the district's houses' facades face this walkway, the small community's character can only be truly experienced on foot, and not from a vehicle. This is a unique detail of the district that sets it apart from other districts within the City of St. Petersburg.

Although the contributing resources vary slightly in height, their similarity of overall scale, small side setback, and the unity provided by consistent front setback create the feeling of a continuous wall of building facades from which individual characteristics emerge. Like many early twentieth century houses, the facades of the contributing resources are generally dominated by wide front porches, the use of which is encouraged by the quiet nature of the pedestrian walkway.

LOCAL HISTORIC DISTRICT

GRANADA TERRACE

Granada Terrace Historic District is located in the Old Northeast residential section of St. Petersburg on the west side of Coffee Pot Bayou. It is surrounded on three sides by predominantly one and two-story single family residential areas that have been laid out on the grid system. The district is bounded by 22nd Avenue Northeast on the south, First Street North on the west, the alley right-of-way between 25th and 26th Avenues Northeast on the north, and the Coffee Pot Boulevard seawall on the east.

The Granada Terrace subdivision was platted in February, 1924, by prominent local developer C. Perry Snell. It was laid out with parkways, circular plazas in the roadway, and curved streets. This small, compact neighborhood was oriented toward these parkways and plazas which feature large concrete monuments. All of the concrete features, including the pylons placed on street corners marking the entrance to the Granada Terrace subdivision are painted white. The streets are all paved with red brick and lined with concrete sidewalks which are separated from the road by a five-foot wide parkway.

Architecturally, Granada Terrace was intended as an exclusive, homogeneous enclave of custom Mediterranean Revival houses as specified in the original deed restriction which dictated the architectural styles owners could build (Pinellas County Deed Book 170). Most of the houses are asymmetrically massed, in imitation of the picturesque building tradition of the Mediterranean Revival style, and present a bold silhouette which contrasts with the flat terrain. Many have Spanish tile roofs or parapet caps and applied, glazed tile decoration. Wrought iron is also frequently used to accent windows, balconettes, and loggias. Loggias, porches, patios, or roof terraces are common. All contributing structures are stuccoed, representing the range of period finishes including smooth, troweled, and rough—textured. Many perpetuate the original pastel color schemes. Most of the houses have a detached garage set to the rear of the lot.

Both the period houses as well as later infill construction share common setbacks and side yards which contributes greatly to the visual homogeneous character of the district as does the landscaping of the individual lots with a variety of subtropical plant materials including hibiscus, pittosporum, bougainvillea, and palms. Hardier materials are also used, especially azaleas. Oak shade trees dominate, but fruit trees are also very common, especially in side and rear yards. Many of the period homes have walled rear gardens and terraces.

LOCAL REGISTER LISTING DATE: 1988

NATIONAL REGISTER LISTING: Located entirely within the North Shore Historic District, which was listed in the National Register of Historic Places in 2003

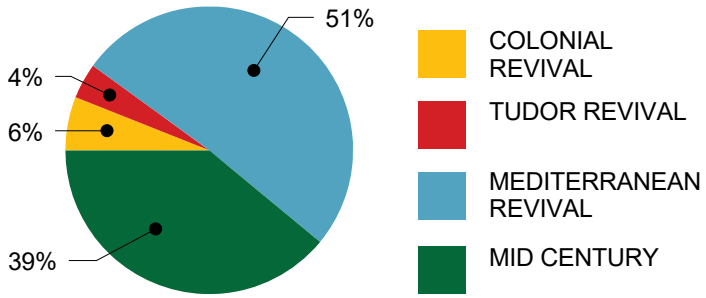
PERIOD OF SIGNIFICANCE: 1923-1939

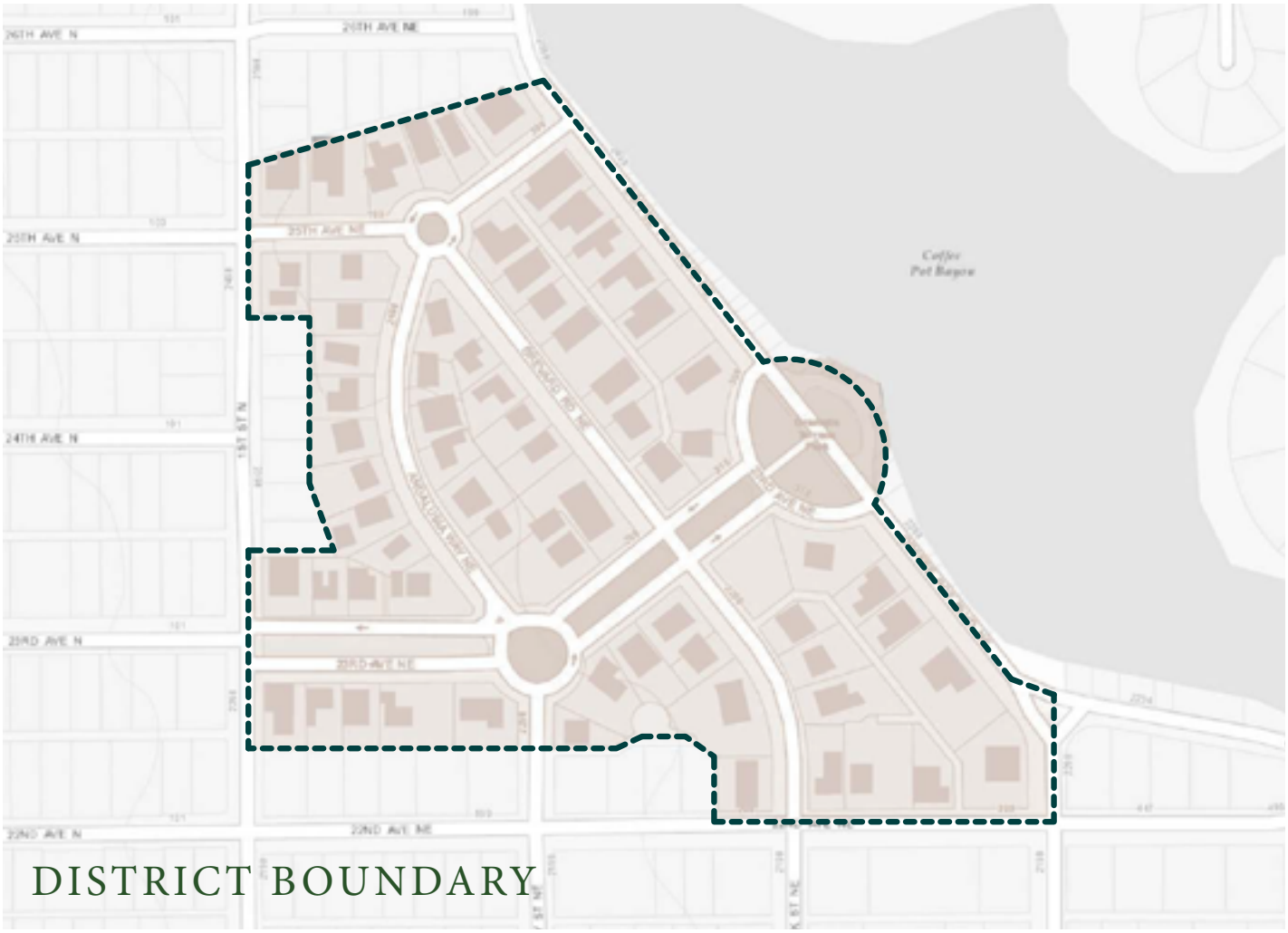
AREAS OF SIGNIFICANCE: Architecture, Community Planning & Development, and Landscape Architecture

PREDOMINANT ARCHITECTURAL STYLE: Mediterranean Revival

FEATURES AND CONTRIBUTING RESOURCES: Single family residential buildings, Waterfront vista, Landscaped boulevards, Brick paved streets, Public plazas, Pergolas, and Concrete monuments, urns and pylons

STYLE INVENTORY





DISTRICT FEATURES

Courtesy, Tampa-Hillsborough County Public Library System.

HEIGHT

The buildings, both contributing and non-contributing, are generally between one and two stories in height. A small number of resources along Coffee Pot Boulevard feature partial third stories in the form of cupola, square towers, or domes.

MASSING & SCALE

All of the contributing buildings within Granada Terrace are Mediterranean Revival, and therefore exhibit the, vertically-oriented, often asymmetrical massing characteristic of the style. The contributing buildings were relatively grand for single-family houses of their era, with the largest being located on waterfront lots within the district.

RELATIONSHIP TO STREET & PROPERTY LINE

The district's houses are built at a relatively low density, especially in comparison to other areas of the North Shore neighborhood. Setbacks generally measure about 25 feet from the street. The impact of the district's large, open front lawns is heightened by the irregular shapes of the parcels along curved roads and the district's parks and plazas.

RHYTHM & EXPERIENCE

Despite the relatively low density of the residences within the district, the resources are united by similarity of style. Broad front lawns are generally unbroken by solid or high fencing, which creates a sense of fluidity throughout the district, as do parks and plazas along 23rd Avenue Northeast. Low, stucco or masonry garden walls or low wrought iron fences have historically bordered some properties, while others remain open.

MATERIALS & DETAILS

The contributing properties in Granada Terrace are of high style and generally feature rough or smooth stucco exteriors, Spanish tile roofs, and details such as glazed tile, banks of casement windows, and wrought iron accents are employed to achieve a grand appearance.

The highly articulated nature of the Mediterranean Revival style often creates small balconies and open porches, though the broad front porch is less common in Granada Terrace than in other historic areas of St. Petersburg. Some contributing homes in Granada Terrace feature side or central courtyards that are partially or fully visible from the street.

EXTERIOR SPACES

The southern portion of the neighborhood is bisected by Granada Terrace Park, the central parkway comprised of a series of rounded boulevard plots that runs from First Street Northeast to the water. It ends on the east side of Coffee Pot Boulevard. This parkway opens into a large, ovular vista which includes a grand rectangular, concrete pylon pergola (a structure consisting of parallel colonnades supporting an open roof with girders and cross rafters, similar to an arbor or trellis) and benches on the west side of Coffee Pot Boulevard, the street that parallels the waterfront. A corresponding semi-circular feature and a wide concrete terrace with steps to the water's edge dominate its extension into Coffee Pot Bayou on the east side of the boulevard.

Arranged in line with the vista is Plaza Andalusia, a large, round island with a circular concrete pergola and benches surrounding a central well with an elaborate arch. A second round plaza known as Plaza Valencia is located on 25th Avenue Northeast at the terminus of Andalusia Way and Brevard Road. It features a large, classically inspired, cast-concrete urn on a three-tier terrace. It is the dominant feature of the north portion of the district.

STREETSCAPE

The streets within the district are paved with vitrified brick and dressed with granite curbs. Concrete sidewalks are spaced five feet away from the roads.

APPENDIX

CRITERIA FOR LISTING HISTORIC PLACES

Criteria for Listing in the National Register of Historic Places

Per the Code of Federal Regulations, Title 36, Part 60,

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria for Listing in the St. Petersburg Register of Historic Places

Per St. Petersburg's Code of Ordinances' Historic and Archaeological Preservation Overlay, Section 16.30.070.2.5.D,

The Community Planning and Preservation Commission shall recommend the designation of a property as a local landmark after a public hearing if the principal structure is at least 50 years old and meets one or more of the following criteria:

a. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;

b. Its location is a site of a significant local, state, or national event;

c. It is identified with a person who significantly contributed to the development of the City, state, or nation;

d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;

e. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;

f. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

g. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;

h. Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development; or

i. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

If a property meets the criteria for designation set forth in paragraph 1. above, then the Commission shall also consider the following seven factors of integrity as they apply to the property:

a. Location. The place where the historic property was constructed or the place where the historic event occurred.

b. Design. The combination of elements that create the form, plan, space, structure, and style of a property.

c. Setting. The physical environment of a historic property.

d. Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

f. Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

g. Association. The direct link between an important historic event or person and a historic property.

In order to be designated as a local landmark, a property shall meet at least one of the foregoing factors of integrity; however, feeling and association, without meeting at least one other factor, are insufficient to support designation.

GLOSSARY

ASBESTOS SHINGLES - a siding and roofing material that was used beginning in the 1930's until the 1970's when it was banned. Asbestos siding was made by adding asbestos — a naturally occurring mineral — to Portland cement. That cement was then pressed into siding and roofing shingles that came in a wide variety of sizes, profiles, and textures. The resulting product was very durable, fire-resistant, and absorbed paint well. It also can be extremely dangerous if the siding is broken up and asbestos fibers are released into the air.

AWNING WINDOW - a sash hinged at the top and swinging outward

BALUSTER – a post or spindle supporting a handrail on a stairs or balcony railing.

BALUSTRADE – a section of low "fencing" consisting of intermittent supporting posts and horizontal rails with balusters or crossbars in between.

BAY WINDOW – An exterior wall projection filled with windows; if curved, called a "bow window," if on an upper floor, called an "oriel window."

BEAD BOARD - paneling that features decorative beading. Typically, on walls (as for wainscoting) and ceilings.

BRACKET - a small supporting piece of stone, wood, metal, or other material that projects from a wall

CAMES - cast lead strips, usually of "H" sections and soldered into place, used to fix small panes of glass in windows.

CANTILEVER – a beam or structure projecting horizontally beyond its support, supported by leverage.

CASEMENT WINDOW – a window frame hinged on one side so that it swings out or in to open.

CERTIFICATE OF APPROPRIATENESS - is required for any exterior alteration to a designated landmark, landmark site, or property within a historic district prior to undertaking construction

CHARACTER-DEFINING FEATURE – a feature that possesses a prominent or distinctive aspect, quality, or characteristic that contributes significantly to its physical character. Land use patterns, vegetation, decorative details, and materials may be such features.

CLAPBOARD – a wooden piece of horizontal siding, usually thicker at the bottom than the top, installed in an overlapping fashion.

CONTEXT – patterns or trends by which a specific occurrence, property, or site is understood and its meaning and significance within history is made clear. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic context may relate to an event or series of events, pattern of development, building form, architectural style, engineering technique, landscape, artistic value, use of materials of methods of construction, or be associated with the life of an important person; also the setting in which a historic element, site, structure, street, or district exists.

COPING – capping covering the top of a wall or parapet.

CORNICE - the decorative projecting element at the top of an exterior wall.

CULTURAL LANDSCAPE - a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

DORMER – a vertical, upright, window lighting the space under a roof. A dormer projects from the slope of the roof and has a roof of its own.

DOUBLE-HUNG – window having sash that operate vertically past each other;

EAVE – the lower edge of a roof extending beyond the exterior wall.

FACADE – the front, or chief elevation, of a building.

FASCIA – the finish board which covers the ends of roof rafters.

FAN LIGHT – a window, typically positioned over a front door. They are typically semi-circular in shape.

FENESTRATION – the arrangement of window in a building.

FESTOON – a carved loop or garland of leaves and flowers suspended between two points, used to embellish or decorate a building.

FLASHING – waterproof material, often metal, which makes and intersection of materials weathertight; found at all roof openings.

GABLE – the triangular portion of the end wall of a building under a ridge roof.

GINGERBREAD – decorative elements of intricately turned or sawn wood applied to the exterior trim. Popular on buildings during the Victorian era.

GLAZING – another term for glass that is used in a window.

GRADE – the ground level of a building.

HALF-TIMBERING – type of early frame construction in which the spaces between the heavy timbers are filled with brick, stone or plaster, sometimes called "nogging"; also used to describe a decorative treatment of this type. Commonly found on Tudor style buildings.

HOPPER WINDOW – an inswinging window hinged at the bottom.

INTEGRITY – the authenticity of a property's historic identity, evinced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The seven qualities of integrity as defined by the National Register Program are location, setting, feeling, association, design, workmanship, and materials.

JALOUSIE WINDOWS – a window comprised of glass louvers that overlap one another and tilt open to permit air flow. Jalousie windows were popular in the mid-20th century in mild-winter climates.

JAMB – side of a window or door opening.

LATH – strips or sheets of wood or metal attached to the structural members to serve as a backing for plaster.

LIGHT – individual pane of glass in a window or door.

LINTEL – beam supported on posts or sections of a wall to span a window or door opening.

MASSING – the bulk or size of a building.

MULLION – a vertical divider between panes of glass in a window.

MUNTIN – vertical or horizontal divisions between lights in a window or door sash.

NATIONAL HISTORIC PRESERVATION ACT -

NATIONAL REGISTER OF HISTORIC PLACES The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

PARAPET – an extension of an exterior wall projecting above the roof plane, commonly used to hide the plane of a low-sloped roof.

PIER – a vertical support of masonry.

PILASTER – a half-column attached to a wall.

PERGOLA – an arbor or open structure constructed of wood and serving as a framework upon which vines grow.

PORTE COCHERE – a covered entry, wide enough to allow carriages or automobiles to pass through.

PORTICO – a covered porch attached to the main facade of a building, supported by classical order columns.

PRESERVATION – the act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property.

QUOIN – in masonry, accented stone or brick blocks used to accentuate the outer corners of a building.

RAFTER – one of a series of smaller structural members forming a roof and to which a roof covering is applied.

RECONSTRUCTION - is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REHABILITATION - the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

RESTORATION - the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

REVERSIBILITY - means that if new work were to be removed sometime in the future, the essential form and material integrity of the historic property would remain; however, a project cannot be determined to meet the Standards simply because unacceptable work is reversible, e.g., that it can be undone.

RIBBON DRIVE - a vehicular driveway of concrete or other paving material divided by a landscaped median.

ROOF FORM - see opposite page

RUSTICATED – masonry cut in large rectangular blocks and set in deep joints, giving a bold and assertive accent.

ST. PETERSBURG REGISTER OF HISTORIC PLACES -

SASH – a window frame that can slide up and down.

SETBACK - The distance between a building or structure from property lines or from other buildings.

SHUTTERS - Pairs of solid or slatted window coverings, traditionally hinged to the exterior of a building to either side of a window, used to block light or wind from the interior of a building.

SIDELIGHT – narrow window located immediately adjacent to an entrance door.

SIGNIFICANCE - the meaning or value ascribed to a property based on the National Register criteria for evaluation. It normally stems from a combination of association and integrity.

SILL – beam or member located at the top of a foundation and upon which the house rests; also bottom member of a window or door opening.

SINGLE-HUNG – a window with two-sashes, one above the other, the lower of which slides vertically.

SLEEPING PORCH – porches, usually located on the corner of upper floors of a home that were used for sleeping during the summer months. popular on homes of the Victorian era.

SOFFIT – underside of an eave, lintel, arch or other element.

STUCCO – a cementitious building material used as an exterior covering on walls.

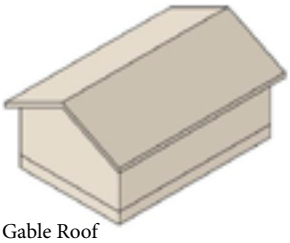
TRANSOM – operable solid panel or sash over a door to provide ventilation.

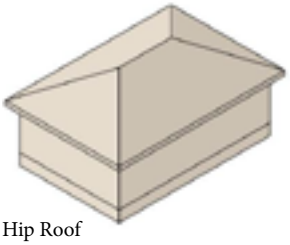
VERNACULAR – native or peculiar to a certain region.

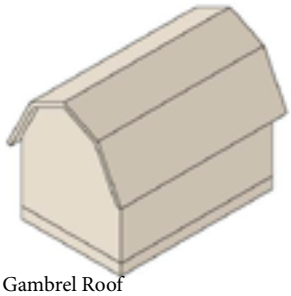
WAINSCOT – decorative treatment, in wood paneling or other material, given to the lower part of an interior wall.

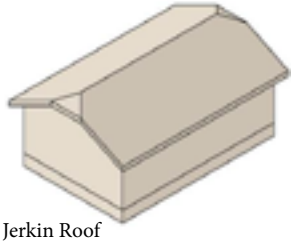
WROUGHT IRON – a tough, durable form of iron with little carbon in it, that is malleable and soft enough to be forged and welded easily. Often used to create railings, gates, and decorative elements.

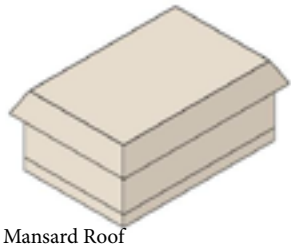
ROOF FORM

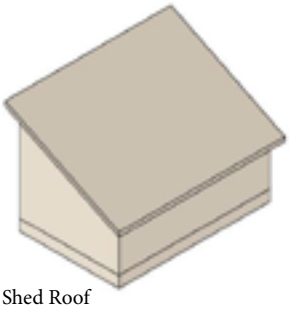

Gable Roof

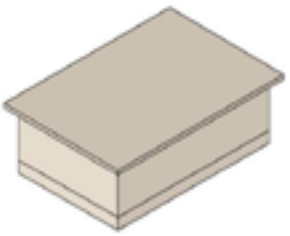

Hip Roof


Gambrel Roof


Jerkin Roof


Mansard Roof


Shed Roof


Flat Roof

The shape of a structure's roof is one of the most architecturally defining features of a building. Architectural styles employ various roof shapes as key components of the style.

GABLE ROOF consists of a triangular formed roof having two exposed sides. Gable roofs promote quick run off of rain. Additional living space would often be gained under steeper pitched gables.

HIPPED ROOF slopes away from center on all sides. Hipped roofs emphasize horizontal movement. This is further accentuated by the wide overhangs, a common feature of the hipped roof.

GAMBREL ROOF is most noted in barn design. It consists of a steeply pitched gable roof that flattens at the top. These roofs are typically connected to the Dutch Colonial Revival style of architecture, popular in St. Petersburg during the 1920's and 1930's. These roofs allowed for almost the entire area under the roofline to be used for living space while still maintaining the appearance of a one-story building.

JERKIN ROOF or "clipped gable" roof is a variation of the gabled roof where the comer is chamfered (cut at an angle).

MANSARD ROOF is derived from the French. It appears similar to a hipped roof as all sides slope; however, instead of rising to a peak, the Mansard roof is capped by a flat or a slightly sloping cap. This style of roof is most often associated with the French Second Empire style of architecture which had fallen out of favor prior to 1he development of St. Petersburg. However, a variation known as the "False" Mansard roof was adopted in the 1970's and 1980's for commercial structures, (both new construction and remodeling). The false Mansard consists of a sloping roof which is placed on the front parapet of a shopping center which creates a canopy.

SHED ROOFS resemble half of a gable roof. Shed roofs are not typically used for the main roofs of historic structures, but were used for appendages to buildings such as porches and additions.

FLAT ROOFS were not actually flat, but slightly tapered to allow for water to run off. Flat roofs were associated with commercial buildings. However, they are also characteristic of Mission Revival style homes. Flat roofs were surrounded on the sides by a parapet wall, (a low wall of two to four feet in height). These walls, often decorated with curvilinear shapes or decorative tiles or carvings, accentuate, the architectural style of a building.

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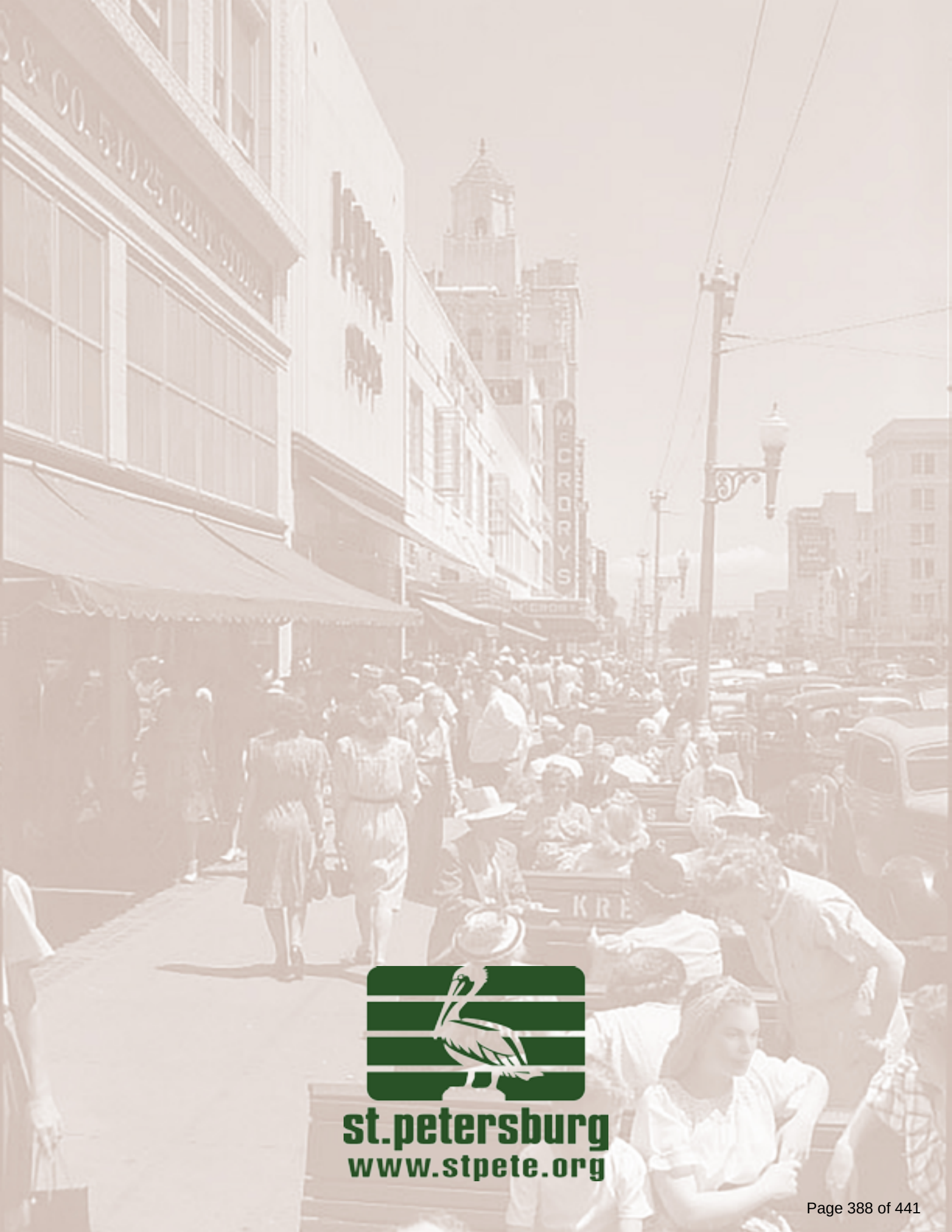

st.petersburg
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ARTICLE XIV. - EAST PLANT STREET CHARACTER AREA

DIVISION 1. - IN GENERAL

Sec. 118-1636. - Establishment.

In addition to and supplemental to the requirements of this chapter, there is hereby created the east plant street character area ("character area"). The character area contains two overlay zoning districts known as the east plant overlay district and gateway overlay district. The development standards for each overlay district are calibrated to the varied development conditions and desired character for lots and parcels within each overlay district.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1637. - Purpose.

The general purpose of the character area and the development standards of this article are intended to:

(a) Create a livable transportation network with people-oriented transportation focusing on a network of street and trail connections rather than a limited system of roads;

(b) Create a strong sense of place by building on the existing character of the West Orange County communities;

(c) Create and encourage mixed and multi-use development creating more activity at more times of the day and more days of the week to ensure a vibrant level of exchange;

(d) Create a robust public realm by linking the community with parks, trails, and open spaces;

(e) Create a front-door gateway for the downtowns of the City of Winter Garden and City of Ocoee by creating a more inviting urban form that carries a similar character to the rest of downtown Winter Garden;

(f) Maintain and enhance property values; and

(g) Encourage high quality and high value economic development.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1638. - Boundaries of the overlay districts.

The boundaries of the east plant overlay district and gateway overlay district are graphically depicted as the adopted by Ordinance No. 17-06, as may be amended from time to time.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1639. - Applicability of design and development standards.

The design and development standards for parcels within each overlay district established under this article shall govern new development and redevelopment of parcels of land within the overlay districts. Nothing in this article is intended to amend or supersede the non-conforming use and structure provisions

of this chapter. Uses, buildings and structures legally permitted and existing as of the adoption of this article are not required to come into compliance with article unless and until the property upon which such are in use or constructed is redeveloped. To the extent the overlay district design and development standards of this article do not speak to an issue governed by other provisions of this chapter, the other provisions of this chapter still apply. Except for the accessory uses described in sections 118-1645 and 118-1646 desired for new development or redevelopment, all underlying permitted uses, special exception uses and prohibited uses for the underlying zoning district assigned shall remain in full force and effect for each lot and parcel within the character area. For the purposes of this article, a "redevelopment" occurs when: (i) an existing principal structure is or is proposed to be demolished and replaced with a new structure, or (ii) the existing principal structure loses or would lose its legally non-conforming status under this chapter due to the construction or development proposed. In the event of a conflict between this article and other provisions of this chapter, the provisions of this article shall control to the extent of the conflict.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1640. - Design principles for east plant street character area.

The plant street character area design plan ("design plan") is hereby adopted by reference and incorporated herein. To the extent the provisions of the design plan are not codified in other sections of this article, the design plan shall serve as a guideline for development with the character area.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1641. - Administrative waiver.

An administrative waiver may be granted by the community development director from those certain development standards of this article as set forth in the Table A (allowable administrative waivers) below upon making the required findings.

Table A - Allowable Administrative Waivers

Administrative Relief Type	Required Findings	Allowed Administrative Relief
Lot Dimensions. A decrease or increase in the minimum building requirements.	Increasing and/or decreasing the size of the building lot will provide some modifications for site constraints, parking garage dimensions, that do not change and/or alter the overall block perimeter requirements or building relief requirements as set forth in the standards.	15% maximum
Dwelling Unit Size. A decrease in the minimum dwelling unit size.	Decreasing the unit size requirement will provide for flexibility of market availabilities and need within the area.	20% maximum

Mix of Uses. An adjustment of the target mix of uses by sub-district.	Permitting a range of a mix within a sub-district to allow for some flexibility without creating a single use development is permitted.	5—10% mix adjustments, per land use
Parks. An adjustment of percentage of park space required by development area.	Reducing the percentage of park space required because of proximity of existing parks site constraints, etc.	1—2% maximum
Parking Zones. Where parking areas cannot be located in the rear if the parcel because of site constraints.	If parking has to be located adjacent to a street, because of site constraints, a street wall edge may be considered when designated with landscape and hardscape materials that provide 100% visual coverage up to 36" in height.	Parking zone location modifications only where site constraints exist and restrict the minimum parking ratios to maximum parking standards.
Maximum Block Perimeter. An increase in the maximum block perimeter may be considered if site constraints (adjacent to natural systems or SR 429 or a roadway with access restrictions).	Increasing the block perimeter would not adversely affect the walkability of the area as denoted in that character area. May require additional pedestrian pathways.	10% maximum
Street Section. Modify the size, type of new street.	Provisions to reduce size of travel lanes without reducing parking, tree/planter or walkways.	Reduction of travel lane, design only
Landscape. Spacing and percentage may be adjusted.	Provides flexibility if an applicant exceeds the minimum size requirement by tree and/or shrub species or preserves existing trees and shrubs on site.	Reduction of percentage of coverage by 5%
Landscape Palette. Selection flexibility.	An applicant may proposed a similar species of tree/shrub for consideration.	Species change is permitted if considered Florida friendly.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1642. - Submittal of landscape plans.

A landscape plan delineating the location, height, and type of all plant and groundcover materials, as well as the irrigation system must be provided with the submittal of a planned unit development rezoning or site plan application for developments subject to this article. Unless otherwise approved by the city community development director, the landscape plan must be prepared by a landscape architect licensed to practice in the State of Florida.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1643. - Architectural drawings.

Architectural elevations of all facades, buildings and structures subject to this article shall be submitted with applications and a required exhibit for a planned unit development rezoning or site plan approval. Such exhibits shall include colors, materials, building dimensions, elevations of all building sides, location of service areas and mechanical equipment, screening devices, site furnishings, lighting fixtures, all signage and any other information as determined necessary to ensure consistency with the intent of this article by the city. All elevations must be signed and sealed by a licensed architect registered in the State of Florida.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1644. - Screening of mechanical systems, equipment and facilities.

Equipment and appurtenances mounted on the tops of buildings shall be screened from view. Mechanical systems, equipment and facilities such as, but not limited to, utility, transformers, backflow preventers, condensers, hardware, loading and unloading areas, dumpsters, exterior storage and work areas, shall be screened from public view or located at a location that is not visible from public streets or from the parking area. All screening shall be, at a minimum, the same height as the mechanical systems, equipment, or facility. Screens shall be compatible to the building, proximate properties and reflect or complement the architecture, color, and materials of the building as determined by the city-based upon sound and generally accepted architectural practices and principles. Landscaping is permitted for at-grade screening as long as it provides 100 percent opacity within 12 months. All outside electrical, telephone, cable and gas equipment or facilities shall be placed as close to the building as feasible and screened with landscaping and to the extent practicable such utilities shall be placed underground.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1645. - Outdoor storage and sales prohibited.

Notwithstanding the underlying zoning district designation of a parcel or lot, within the character area (including within all overlay districts therein), outdoor storage is prohibited. Without limiting the foregoing, outdoor commercial or merchandise sales or display areas, commercial play devices, kiosks, and tents are prohibited.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1646. - Drive-through.

Notwithstanding the underlying zoning district designation of a parcel or lot, within the character area (including within all overlay districts therein), drive-in or drive-through components of retail and other commercial uses are only allowed with special exception approval.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

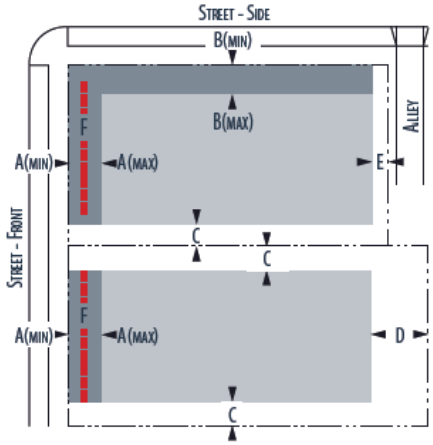
Sec. 118-1647. - Building types.

There are eight building types within the character area which are identified in the design plan. The overlay district assigned to a parcel of land determines which of the building types are permitted and the maximum stories allowed. Only the building types permitted in each overlay district are allowed for each respective overlay district. Each building type has a maximum story limitation, schematic example, illustrative photos, regulations, and standards that are required within the character area.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1648. - Building setbacks.

The placement of buildings on a parcel or lot is dictated by the setbacks and frontage requirements. All setbacks must be landscaped according to the requirements of each building type. In addition to setbacks, a frontage requirement is specified, which defines the percentage of a lot's dimensions adjacent to a street that must have a building's ground floor within the street setback area. A reference diagram of building placement standards is shown below.

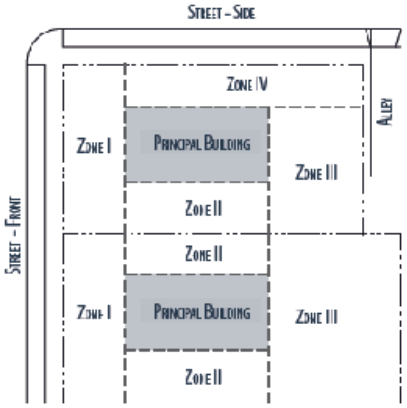


See ***4.2: District Standards Table*** in the Design Plan for specific building setback requirements for each District

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1649. - Parking placement.

Off-street parking facilities are permitted only in certain zones within a lot or parcel, depending on the overlay district within which the lot or parcel is located. A reference diagram for parking zone location is provided below.



See ***4.2: District Standards Table*** in the Design Plan for specific parking location requirements for each District

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1650. - Parks.

A minimum of five percent of developable area shall be reserved for park use for all development on all properties that are one acre or more within the character area generally consistent with the park types standards set forth in the design plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1651. - Façade types.

There are five façade types within the character area which are identified in the design plan. The overlay district assigned to a parcel of land determines which of the façade types are required and permitted. Only the façade types permitted in each overlay district are allowed for each respective overlay district. Each façade type also has signage and encroachment standards as set for in the design plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1652. - Planned unit development.

(a) The character area planned unit development (CAPUD) zoning category is hereby created as an additional mechanism to implement this article. Additional standards governing the character area planned unit development zoning category are set forth in article V of this chapter.

(b) The use of character area planned unit development zoning is encouraged for the lands within the character area. Character area planned unit development zoning allows for a mixture of permitted uses that a parcel's or lot's current underlying zoning district may not. Further, the character area planned unit development zoning provides some flexibility to allow minor deviations from the strict requirements of this article without the need to meet the requirements of an administrative waiver.

(c) The city recognizes the constraints of meeting the development standards of this article for an infill development project and the use of character area planned unit development zoning is encouraged to address and approve required deviations for such projects beyond those of which may be granted by administrative waiver.

(d) In addition to the rezoning criteria, when considering a rezoning to character area planned unit development that incorporates deviations from the development standards of this article, the city shall consider the extent to which the proposed development, taken as a whole:

(1) Advances the stated vision and principles of the character area, including:

a. Promotes modes of transportation other than the automobile, including walking and transit;

b. Creates a built environment that is in scale with pedestrian-oriented activities and provides visual interest and orientation for pedestrians; and

c. Contributes to a mix of uses in the area that are compatible with each other and work together to support the stated vision.

(2) Is consistent with the intent of the standards applicable to the sub-district and district in which it is located.

(3) Is physically and functionally integrated with the built environment in which it is located; and

(4) The potential impacts of the proposed deviation on surrounding properties and the extent to which any adverse impacts from such deviation can be mitigated.

(e) A development of lots and parcels within the gateway overlay district or multi-use development (MUD) future land use designated properties within the character area may obtain densities and intensity bonuses up to a maximum density of 30 dwelling units per acre for residential and maximum of 2.0 FAR for commercial and office uses provided that the developer/owner submits an application for and obtains a rezoning to a character area planned unit development designation, complies with the requirements of this article and proves that the proposed development is in substantial compliance with the principles and guidelines set forth in the design plan. The implementation of this subsection is contingent upon and subject to the city commission's adoption of comprehensive plan policies providing for such density bonuses.

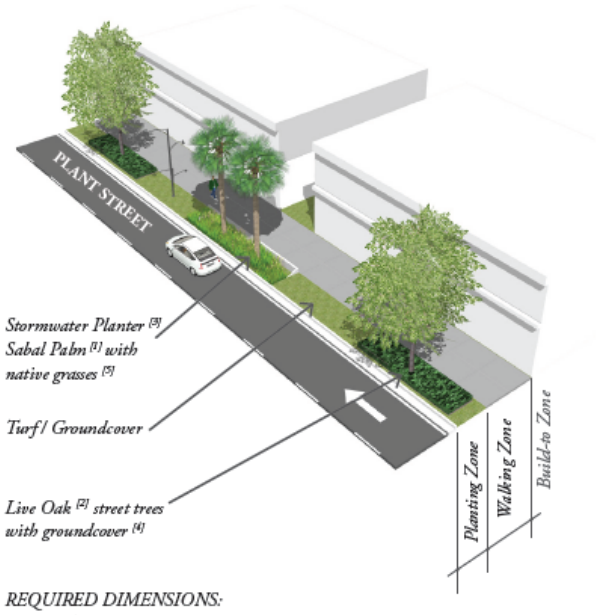
(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1653. - Plant street streetscape.

Throughout the character area, development fronting Plant Street is required to provide at the developer's/owner's expense streetscape treatments of landscape and hardscape consistent with the following plan.

Required Treatment

Typical Plant Street Streetscape: Standard Treatment

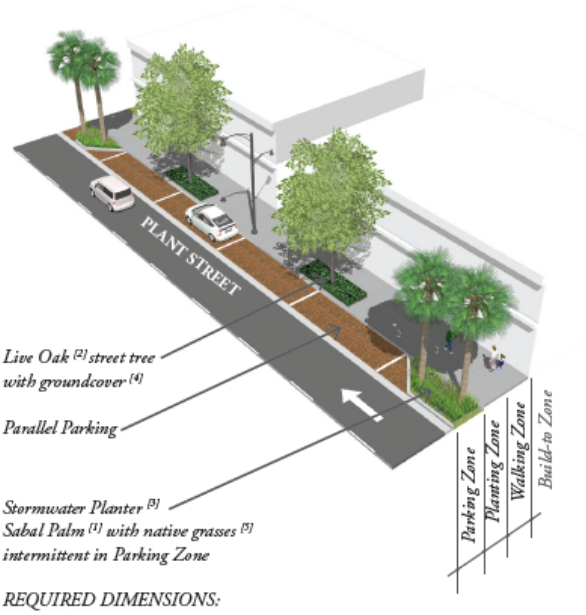


REQUIRED DIMENSIONS:
Planting Zone:
7' minimum width
Walking Zone:
6' minimum North side
12' minimum South side
Planter Length: 20'
Planter Spacing: 50' center to center

NOTE: All overhead utilities to be placed underground prior to site development.

Optional Treatment

Typical Plant Street Streetscape: On-Street Parking Treatment



REQUIRED DIMENSIONS:
Parking Zone:
8' minimum width
Planting Zone:
6' minimum width
Walking Zone:
6' minimum North side
12' minimum South side
Planter Length: 20'
Planter Spacing: 50' center to center

NOTE: All overhead utilities to be placed underground prior to site development.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Secs. 118-1654—118-1657. - Reserved.

DIVISION 2. - EAST PLANT OVERLAY DISTRICT

Sec. 118-1658. - East plant overlay district.

In addition to the provisions of division 1 of this article, the provisions of this division shall govern the development of lands within the east plant overlay district.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1659. - Building setbacks.

The following building setbacks shall apply within the east plant overlay district:

Building Setbacks

Setback	Min	Max
A-Front Tard (ft)	0	10
B-Street Side Yard (ft)	5	15
C-Side Yard (ft)	0	na
D-Rear Yard (ft)	20	na
E-Alley Rear Yard (ft)	3	na
F-Frontage (%)	80	100

See 4.1.1: Setback Location Diagram in the Design Plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1660. - Building types.

The following building types are required and permitted within the east plant overlay district:

Building Type	Permitted	Max Stories
House	Y	2
Duplex/Quadplex	Y	2
Townhouse	Y	3
Tuck-Under Townhouse	Y	3
Apartment Building	Y	3
Commercial Building	Y	3
Industrial Building	N	na
Civic/Institutional	Y	3

Building		

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1661. - Façade types.

The following façade types are required and permitted within the east plant overlay district:

Façade Type	Permitted
Storefront	Y
Stoop	Y
Porch	Y
Civic/Institutional	Y
Industrial	N

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1662. - Parking.

The requirements for on-site vehicular parking spaces within the east plant overlay district are as follows:

Parking	
Land Use Type	Required Spaces
Residential	1.5 sp/unit
Live/Work	2.5 sp/unit
Commercial	3.0 sp/1,000 sf

Manufacturing	N/A
Civic/Institutional	By study

The parking location on site shall be as follows:

Zone I	Not Permitted
Zone II	Permitted, subject to screening requirements
Zone III	Permitted
Zone IV	Permitted, subject to screening requirements

See 4.1.6: Parking Location Diagram in the Design Plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

DIVISION 3. - RESERVED

Secs. 118-1663—118-1667. - Reserved.

DIVISION 4. - GATEWAY OVERLAY DISTRICT

Sec. 118-1668. - Gateway overlay district.

In addition to the provisions of division 1 of this article, the provisions of this division shall govern the development of lands within the gateway overlay district.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1669. - Building setbacks.

The following building setbacks shall apply within the gateway overlay district:

Setback	Min	Max
A-Front Tard (ft)	0	10

B-Street Side Yard (ft)	0	10
C-Side Yard (ft)	0	na
D-Rear Yard (ft)	20	na
E-Alley Rear Yard (ft)	3	na
F-Frontage (%)	60	100

See 4.1.1: Setback Location Diagram in the Design Plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1670. - Building types.

The following building types are required and permitted within the gateway overlay district:

Building Type	Permitted	Max Stories
House	N	na
Duplex/Quadplex	N	na
Townhouse	Y	3
Tuck-Under Townhouse	Y	3
Apartment Building	Y	5
Commercial Building	Y	5
Industrial Building	N	na
Civic/Institutional Building	Y	5

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1671. - Façade types.

The following facades types are required and permitted within the gateway overlay district:

Façade Type	Permitted
Storefront	Y
Stoop	Y
Porch	Y
Civic/Institutional	Y
Industrial	N

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Sec. 118-1672. - Parking.

The requirements for on-site vehicular parking spaces within the gateway overlay district are as follows:

Parking	
Land Use Type	Required Spaces
Residential	1.5 sp/unit
Live/Work	2.5 sp/unit
Commercial	3.0 sp/1,000 sf
Manufacturing	N/A
Civic/Institutional	By study

The parking location on site shall be as follows:

Zone I	Not Permitted
Zone II	Permitted, subject to screening requirements
Zone III	Permitted
Zone IV	Not Permitted

See 4.1.6: Parking Location Diagram in the Design Plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

APPENDIX

Commercial Corridor Plant Material List.

All required landscape materials shall be selected from the Commercial Corridor Plant Materials List. These common plant materials shall be used along streets, buildings, buffers, and parking lots.

All new plant material to be used for material required in division 3 landscape design standards shall be container grown and shall equal the standards for Florida No. 1 as set forth in "Grades and Standards for Nursery Plants", Part I, 1963 and Part II State of Florida Department of Agriculture, and any amendments thereto. Plant material should be evaluated by texture, color, ultimate growth, Xeriscape properties and ease of maintenance.

Decorative plant materials, not included on the list, may be used only with written city approval. All landscape materials shall be allowed to grow in a natural condition and not be pruned back to avoid growth.

Canopy trees may be substituted for understory trees at a rate of three understory trees equal to one canopy tree. Palms may be used as an alternate for canopy tree requirements at a rate of three palms to one canopy tree except along buffers adjacent to residential uses. Understory tree substitution shall not be employed to eliminate 50 percent or more of required canopy trees.

Recreational Vehicles (RV's), Automobile/Truck and Boating Sales.

In the special case of front & side buffers for automobile/truck sale, recreational vehicle sale or boat sale property uses, all canopy trees shall be allowed to be substituted in favor of understory or palm trees in order to protect on site merchandise from leaf/bird droppings. For these uses only, two understory trees or palms may be substituted for one required canopy tree if the understory trees are at least 65-gallon industry standard or palms are at least 12 foot clear trunk height. Understory trees shall not be substituted for canopy trees adjacent to rear buffers or residential uses.

1. *Canopy shade trees.* Canopy trees shall be, at minimum: Two-inch to two and one-half-inch caliper, eleven to twelve foot height, five foot clear trunk, five-foot spread, container grown. (30-gallon tree container industry standards)

Acer rubrum	Red Maple*

Liquidambar styraciflua	Sweetgum*
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Pinus taeda	Loblolly Pine
Quercus laurifolia	Laurel Oak
Quercus shumaridii	Shumard Oak
Quercus virginiana	Live Oak
Magnolia grandiflora	Magnolia
*These trees best placed in naturally wet areas such as swales and along retention basins	

2. *Understory/ornamental trees.* Understory/ornamental trees shall be, at minimum: One and one-half-inch to two-inch caliper, five- to seven-foot height overall, three-foot spread, container grown. (15-gallon tree container industry standards.)

Eriobotrya japonica	Loquat
Gordonia lasianthus	Loblolly Bay*
Ilex cassine	Dahoon Holly*
Ilex opaca (or x attenuata)	American Holly and cultivars
Taxodium distichum	Bald Cypress*
Ulmus alata	Winged Elm
Ulmus parvifolia 'Drake'	Drake Elm

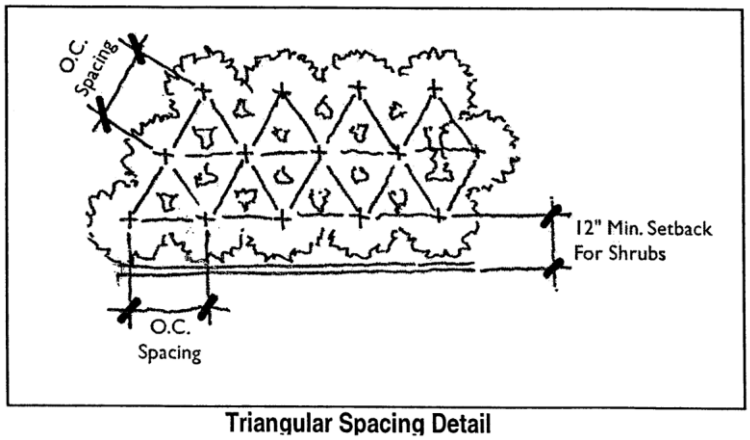
Multi-trunk trees shall have three to four one-inch trunks, minimum.

Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Tree Ligustrum
Myrica cerifera	Wax Myrtle
*These trees best placed in naturally wet areas such as swales and along retention basins	

3. *Understory/ornamental trees (palms).* Understory/ornamental palm trees shall be, at minimum: height varies, minimum eight feet clear trunk.

Sabal palmetto	Cabbage Palm
Phoenix dactylifera	Date Palm
Washingtonia robusta	Washington Palm

4. *Hedges, shrubs and groundcovers.* All hedge, shrub and groundcover landscaped areas shall be planted to achieve 100 coverage of the planting area within one year of installation. All continuous shrub hedges shall be installed at minimum 24″ overall height and maintained at a height of 36″—42″ and 90 percent opacity within one year of planting.



Triangular Spacing Detail

All hedges/shrubs shall be, at minimum: three gallon, container grown, planted 36″ on center maximum spacing. Plant count at 36″ triangular spacing equals planting area x .129.

Galphimia gracilis	Thryallis

Ilex cornuta 'Burfordi'	Burford Holly
Ilex vomitoria	Yaupon Holly
Ixora	Ixora
Ligustrum japonica	Glossy Privet
Nerium oleander 'petite salmon'	Dwarf Oleander
Pittosporum tobira	Pittosporum
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Raphiolepis 'majestic beauty'	Large Indian Hawthorn
Rhododendron	Azalea
Serenoa repens	Saw Palmetto
Viburnum odoratissimum	Sweet Viburnum

All groundcover plants shall be, at minimum: one gallon, container grown, planted 24″ on center maximum spacing. Plant count at 24″ triangular spacing equals planting area x .290.

Annuals	Annuals (4" pots, planted 6"-12" on center)
Aspidistra elatior	Cast Iron Plant
Cleyera japonica	Cleyera
Cuphea hyssopifolia 'Allyson'	Heather
Dietes vegeta	African Iris
Evolvulus glomeratus	Blue Daze
Hedera canariensis	Algerian Ivy

Hedera helix	English Ivy
Hemerocallis	Daylily
Ilex vomitoria 'nana'	Dwarf Yaupon Holly
Juniperus conferta 'compacta'	Shore Juniper
Juniperus squamata 'parsoni'	Parson's Juniper
Lantana montevidensis	Purple Lantana
Lantana camara 'Gold Mound'	Yellow Lantana
Lirope muscari 'Variegated Giant'	Aztec Grass
Lirope muscari 'Evegreen Giant'	Evergreen Giant Liriope
Pennisetum setaceum	Fountain Grass
Plumbago auriculata	Leadwort
Raphiolepis 'alba'	Dwarf Indian Hawthorn
Rhododendron	Azalea
Rhoeo discolor	Oyster Plant
Spartina bakeri	Cordgrass
Trachelospermum asiaticum	Dwarf Asian Jasmine
Trachelospermum jasminoides	Confederate Jasmine
Tulbaghia violacea	Society Garlic
Zamia pumila	Coontie

Accents: Limited use, may count toward total landscape area requirement.

Cycas revoluta	Sago Palm
Crinum asiaticum	Crinum Lily
Hibicus	Hibiscus
Philodendron selloum	Philodendron
Phoenix reclinata	Senegal Date Palm
Rhapis excelsa	Lady Palm
Strelitzia nicolai	White Bird of Paradise
Strelitzia regina	Bird of Paradise

5. *Lawns.*

   a. All landscape areas not planted with shrubs and groundcovers, mulched, or left in a natural vegetative state shall be sodded with St. Augustine "Floratam" solid sod.

   b. The sod shall be in good condition, free of weeds, two inches in thickness and planted within 24 hours of arrival to the site. The planting method shall avoid continuous running sod joints. All areas where a solid joint is not achieved shall be filled with topsoil or sprigs of grass sod.

6. *Approved aquatic plant material list.* Upper littoral zone (six inches above or below the normal water level).

Taxodium disticum	Bald Cypress (large native tree)
Iris hexagona	Blue Flag Iris (native perennial)
Scirpus californicus	Giant Bulrush
Canna flaccida	Golden Canna (native plant)
Spartina Bakeri	Cordgrass

Middle littoral zone (from one inch to three inches below normal water level).

Sagittatia lancifolia	Arrowhead (native plant)
Taxodium ascendens	Pond Cypress (large native tree)
Pontederia cordata	Pickerel Weed (native perennial plant)

Lower littoral zone (from three inches to five inches below normal water level)

Nymphaea odorata	Fragrant White Water Lily

Other aquatic plants may be used from the List of Aquatic Plants Found in Florida, as prepared by the Florida Department of Natural Resources, Bureau of Aquatic Plant Management.

(Ord. No. 03-30, § 2B(App.), 9-17-03)

https://library.municode.com/fl/winter_garden/codes/code_of_ordinances?nodeId=PTIICOOR_CH118ZO_ARTXSUDESTREREPESPCOCOWIWIGA

ARTICLE X. - SUPPLEMENTAL DESIGN STANDARDS, REQUIREMENTS AND REGULATIONS PERTAINING TO SPECIFIED COMMERCIAL CORRIDORS WITHIN THE CITY OF WINTER GARDEN

DIVISION 1. - GENERAL

Sec. 118-1502. - Applicability.

The design standards, requirements and regulations provided herein are in addition to and supplemental to the City of Winter Garden Code of Ordinances, including, but not limited to, all ordinances, resolutions, rules, or land development requirements, heretofore or hereafter adopted by the City of Winter Garden. Said design standards, requirements and regulations, or portions thereof, shall apply to all properties located within designated commercial corridors (or such other areas) as are identified by ordinance or may apply, in whole or part, as a condition of development, variance or special exception.

(Ord. No. 03-30, § 2B(1.1), 9-17-03)

Sec. 118-1503. - Conflict.

Unless otherwise provided for in the adopting ordinance designating the commercial corridor (or such other areas), if any provision of the design standards, requirements and regulations provided herein are found to be in conflict with any other provision of the City of Winter Garden Code, including, but not limited to, all ordinances, resolutions, rules, or land development requirements (including the underlying zoning classification), the provision which establishes the higher and/or more restrictive standard shall prevail. The provisions of the design standards, requirements and regulations provided herein, are declared to be severable and if any section, sentence, clause or phrase of said design standards, requirements and regulations shall, for any reason, be held invalid, unlawful or unconstitutional, such decision shall not be held to impair the validity, force or effect of the remaining sections, sentences, clauses or phrases or part thereof of said design standards, requirements and regulations.

(Ord. No. 03-30, § 2B(1.2), 9-17-03)

Secs. 118-1504—118-1510. - Reserved.

DIVISION 2. - RESERVED[20]

Footnotes:

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Editor's note— Ord. No. 13-19, § 6, adopted May 23, 2013, repealed §§ 118-1511—118-1515, which pertained to sign regulations and derived from Ord. No. 03-30, § 2B(2.1)—(2.5), 9-17-03; Ord. No. 10-08, § 3(Exh. B), 7-8-10.

Secs. 118-1511—118-1520. - Reserved.

DIVISION 3. - LANDSCAPE DESIGN STANDARDS

Sec. 118-1521. - General.

All landscaping shall be designed and located to provide a logical, consistent and attractive pattern of landscaping that relates to the human-scale, softens the built environment, and creates an attractive environment within the Commercial Corridors of Winter Garden.

All landscaping standards shall meet the requirements of the "Commercial Corridor Plant List" for plant species, specification standard and use.

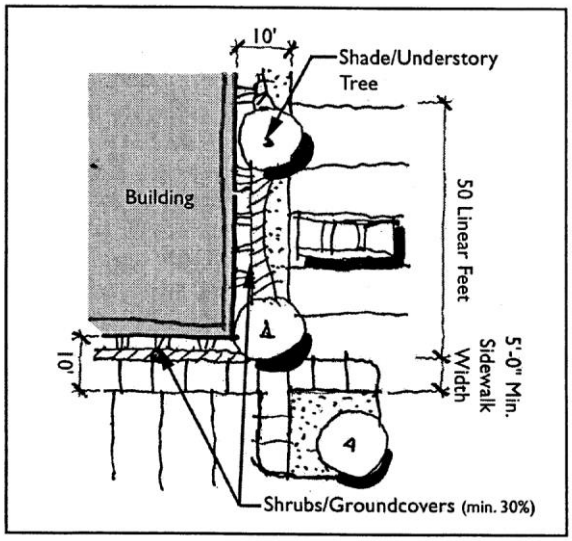
All parts of a required landscape buffer or other landscape planting area shall contain shrubs, groundcovers or sod. No portion of a required buffer may contain parking, non-landscaped retention or other non-landscaping treatment such as gravel or mulch.

(Ord. No. 03-30, § 2B(3.1), 9-17-03)

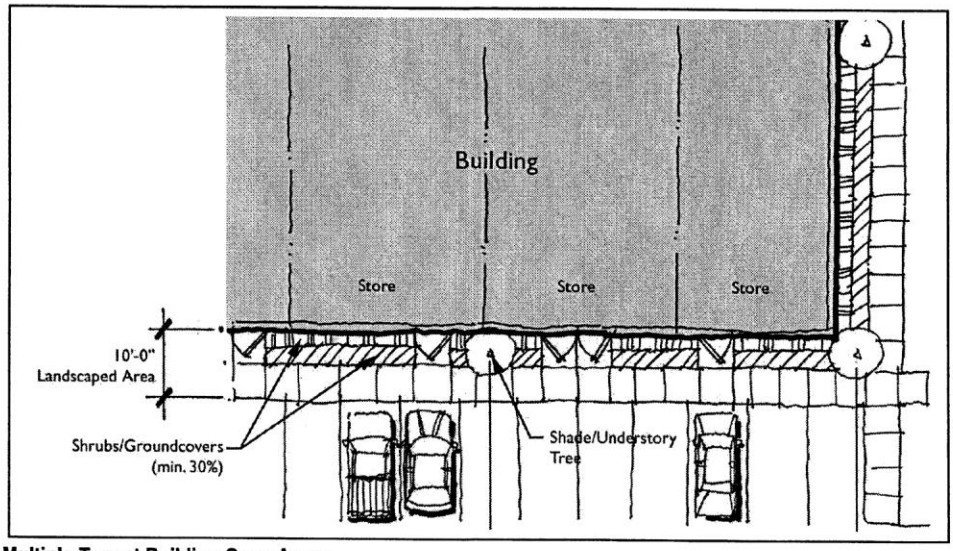
Sec. 118-1522. - Building open areas.

The green spaces around buildings shall be landscaped completely with trees, shrubs, groundcovers, annuals or sod.

(1) A minimum ten-foot wide landscape area shall be located around all buildings. A five-foot sidewalk may be included in this buffer area.



Building Open Areas



Multiple-Tenant Building Open Areas

(2) An average of one canopy tree shall be located for every 50 linear feet of building perimeter.

(3) All edges of buildings shall have a foundation planting of shrubs and groundcovers as a minimum. Shrubs and groundcovers shall comprise at least 30 percent of the required green space.

(4) Landscaping shall be required around the perimeter of large strip commercial centers or "big box" structures with a continuous building length of at least 250′—0″ along the primary street frontage as follows:

a. Rear/service area does not require planting.

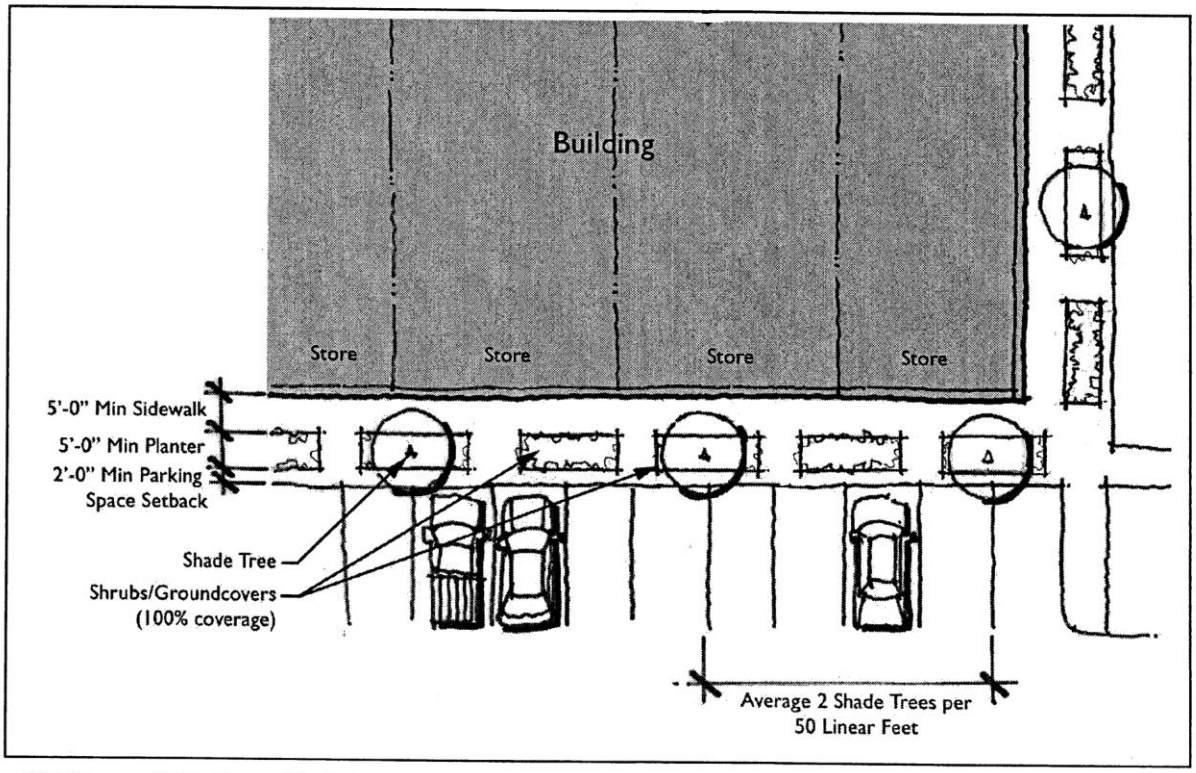
b. The remaining three sides of building perimeter shall include a 5′—0″ minimum continuous sidewalk as well as landscape planter areas along at least 60 percent of that linear distance.

c. The required 60 percent landscape coverage shall be in at-grade or raised planters at least 5′—0″ deep and 5′—0″ wide. Raised planters shall not exceed 24″ overall height.

d. Planters may be located along building edge, or along street, drive or parking edge. Planters along head-in parking shall be located at least 2′-0″ clear from edge of curb to allow for continuous pedestrian access without stepping in landscape area.

e. All required planters shall be planted 100 percent with shrubs and groundcovers. Sod is prohibited.

f. An average of one canopy tree per 50 linear feet shall be required for the remaining three sides of building perimeter. Trees may be placed in planter areas.



Strip Commercial Centers or 'Big Box" Structures with a continuous building length of at least 250'-0" along the primary street frontage.

(Ord. No. 03-30, § 2B(1.1), 9-17-03)

Sec. 118-1523. - Landscape buffer along public streets.

Landscape buffers along public streets shall meet the following guidelines:

(1) A minimum 15-foot wide landscape buffer is required for parcels along any public streets and requires 50 percent coverage with shrubs and groundcover. A ten-foot wide landscape buffer is otherwise allowed and requires 75 percent shrubs and ground cover for parcels with 100 or less existing and/or proposed parking spaces or any parcel with a parcel lot depth equal to or less than 250 feet. An administrative waiver may be requested for any existing parcel that may require a front buffer width reduction that results in a landscape buffer less than the required minimum 10 feet and was caused or created by the State Road 50 Road Improvements or any other third party.

(2) All planted shrub and groundcover areas shall achieve 100 percent coverage of their planting area within one year.

(3) In areas where the landscape buffer must be reduced to meet individual site constraints, the planting area should be planted according to the following table of required buffer standards. Landscape buffers smaller than ten feet may only be allowed through a variance process.

(4) Additional features such as maximum 24-inch knee walls and maximum 48 inches decorative 'wrought iron' picket fences shall also be allowable elements. Decorative fences must have at least 50 percent of required buffer planting adjacent to right-of-way.

(5) Permitted features for front buffers include sidewalks, signs, low wall and "wrought iron" picket fences, retention features according to section 118-1527 and equipment according to section 118-1529.

(6) Prohibited features in front buffers include chain-link, wood or PVC fences, walls greater than two feet in height, loading, service or dumpster areas or similar items, which may not be placed in the front buffer or in any additional "open space" adjacent to the street or any direction visible from the street.

(7) The City of Winter Garden encourages the use of drought tolerant plants for all landscape buffers as recommended by the Florida-Friendly Landscaping Program as set forth by the Institute of Food and Agricultural Sciences ("IFAS") at the University of Florida. Further details may be found at http://fyn.ifas.ufl.edu/index.html.

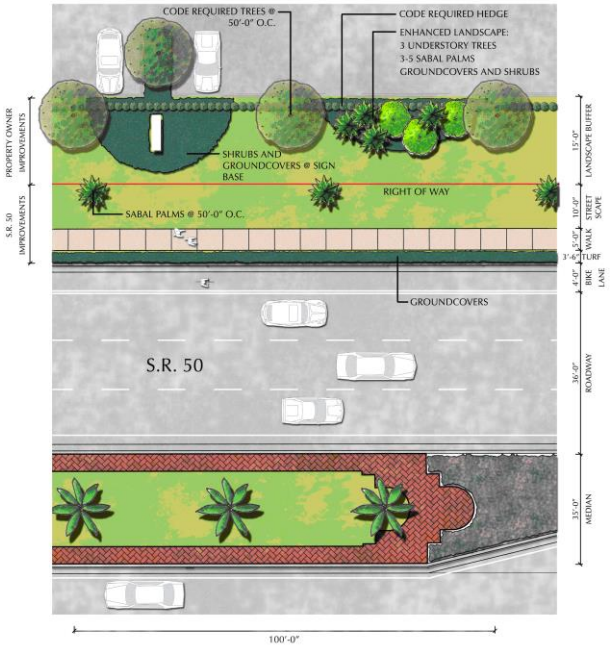
STATE ROAD 50 FRONTAGE BUFFER REQUIREMENTS:

Canopy Trees (per 70 LF)	One per 70 linear feet (LF) or fraction thereof.		
Buffer width (ft.)		15′	10′
CAL		3.5″	4″
Height		13′-0″	14′-0″
Container size		65 gal.	100 gal.
Understory trees (per 100 LF)	Three per 100 linear ft.		
Buffer width (ft.)		15′	10′
Tree height (ft.)		11′-0″	11′-0″
Container size		30 gal.	65 gal.
Buffer width (ft.)		15′	10′
Shrub screen (per 100 LF) Quantity of shrubs	(33) three-gallon plants, per 100 linear feet; a continuous hedge at least 36 inches high at time of planting to create a continuous landscape screen with a 90 percent opacity within one year of planting.		
Container size	3 gal.		
Groundcovers (per 100 LF)			
# of plants	As needed in combination with shrubs to meet total required landscaped area percentage.		

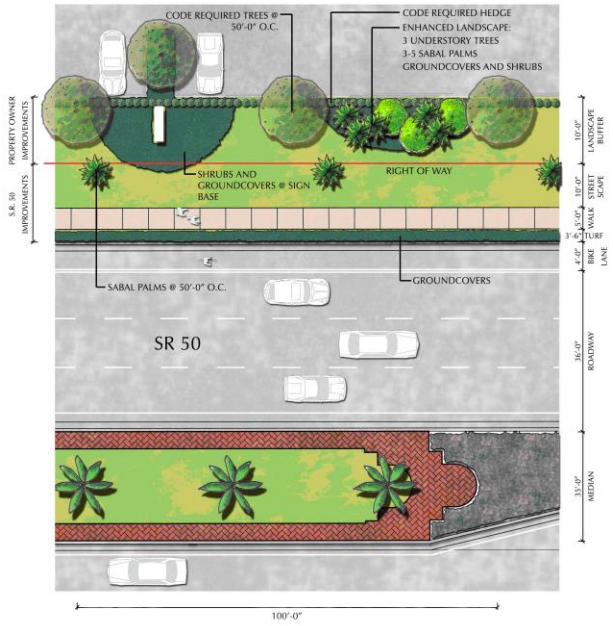
Container size	1 gal.		
Total required % landscaped area (shrubs & groundcovers vs. sod)		50%	75%

Note: An administrative waiver may be requested for any existing parcel that may require a front buffer width reduction that results in a landscape buffer less than the required minimum 10′ and was caused or created by the State Road 50 Road Improvements or any other third party.

Front Buffer Yard - 15′ Width Buffers. A 15-foot wide landscape buffer is required for parcels along any public streets and requires 50 percent coverage with shrubs and groundcover.



Front Buffer Yard - 10′ Width Buffers. A ten-foot wide landscape buffer is allowed and requires 75 percent shrubs and ground cover for parcels with 100 or less existing and/or proposed parking spaces or any parcel with a parcel lot depth equal to or less than 250 feet.



An administrative waiver may be requested for any existing parcel that may require a front buffer width reduction that results in a landscape buffer less than the required minimum ten feet and was caused or created by the State Road 50 Road Improvements or any other third party.

(Ord. No. 03-30, § 2B(3.3), 9-17-03; Ord. No. 10-08, § 3(Exh. B), 7-8-10)

Sec. 118-1524. - Landscape buffers between parcels.

(a) A minimum ten-foot width landscape buffer is required for rear property boundaries and shall be planted in accordance with Table 3.4.1. Shrubs and Groundcover shall comprise at least 50 percent of the landscaped areas.

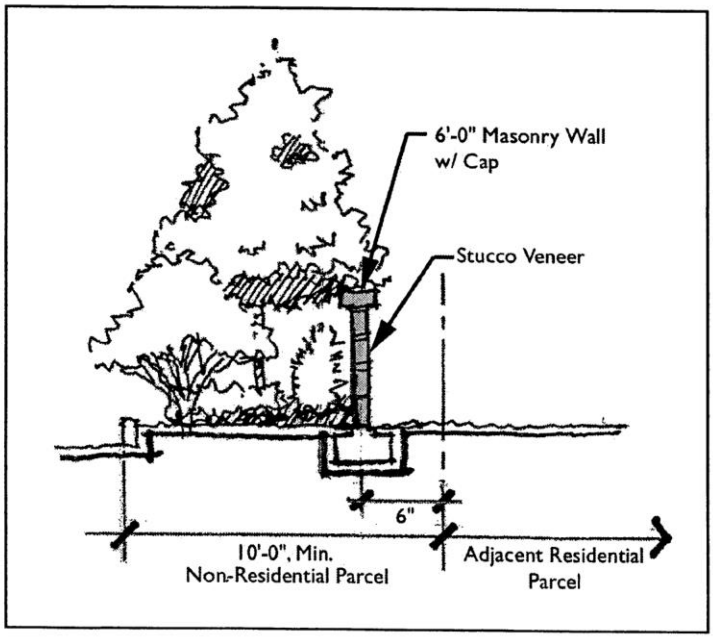
(b) A minimum five-foot width landscape buffer is required for side property boundaries and shall be planted in accordance with Table 3.4.2. Shrubs and ground cover shall comprise 50 percent of the landscaped areas.

(c) Side or rear buffers adjoining noncommercial or residential parcels, churches or institutional uses shall also require a six-foot masonry wall in addition to the minimum ten-foot wide landscape buffer requirement. The wall shall be constructed from decorative "split face" concrete masonry, "Norman" brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap and end column features. The wall shall be placed a minimum of six inches from the adjoining property line. In addition, all active "yard and shop" spaces with open work areas or other supply areas shall be treated with a similar six-foot masonry wall. The city and applicant must mutually agree on which landscape buffer requirements are most appropriate with the submission of the development and/or site plan proposal.

As an alternative to the six-foot masonry wall, a minimum 20-foot wide landscape buffer with 50 percent opacity may be permitted on application to and approval by the planning and zoning board at a duly noticed public hearing. The planning and zoning board shall review the proposed alternative buffer and approve such buffer upon determining that the buffer will (1) be planted in accordance with Table 3.4.1, (2) include additional shrubs and groundcover planting to achieve 100 percent coverage, and (3) meet all other relevant landscaping standards set forth herein.

Table 3.4.1 - Rear Yard Landscape Buffer Requirements

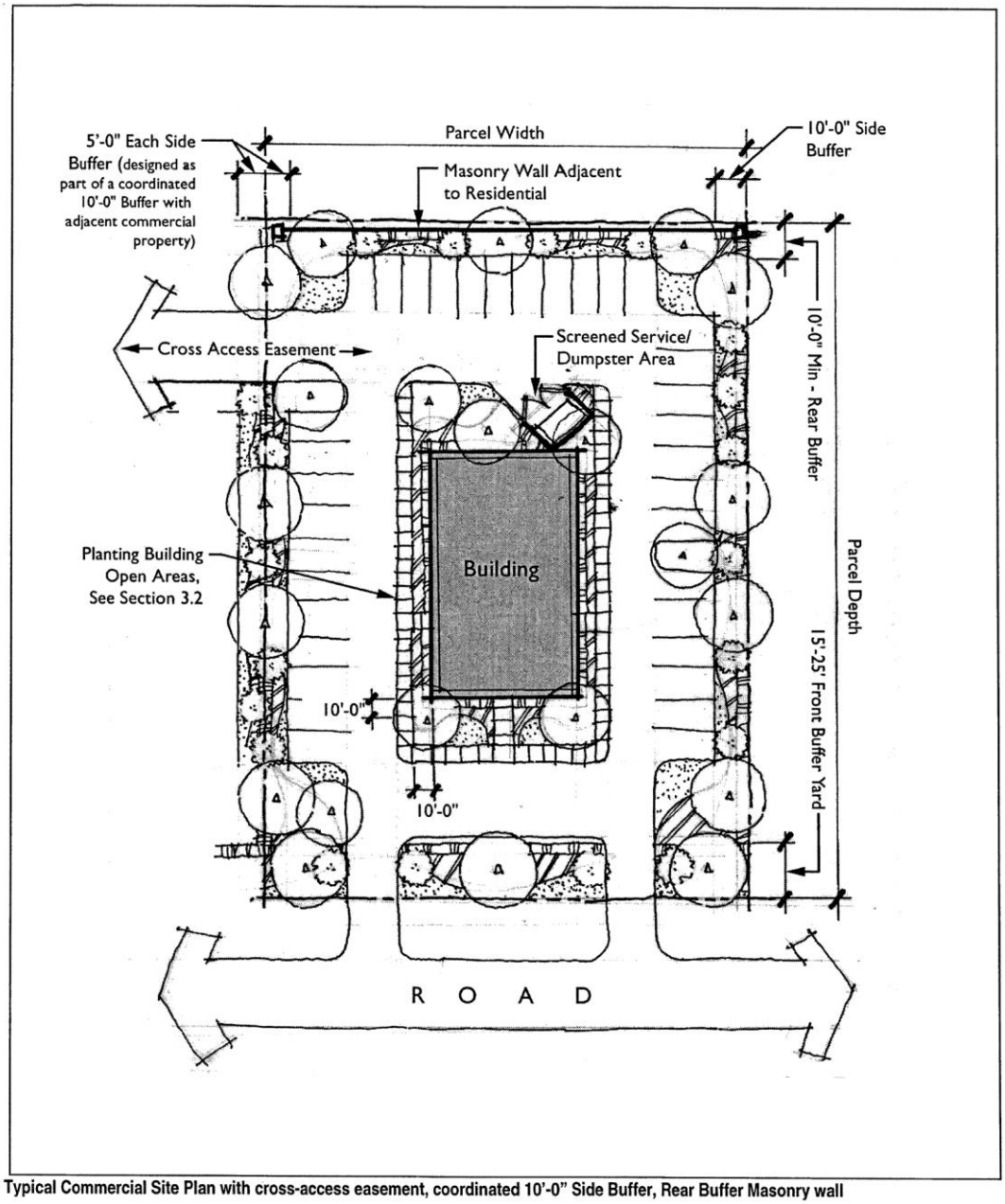
Canopy Trees (per 100 LF)	2 per 100 linear feet.
Tree CAL/height	2″ cal, 12′ overall height
Container size	30 gal.
Understory trees (per 100 LF)	Three per 100 linear feet.
Tree CAL/Height	1½″-2″ cal, 7′ overall height
Container size	15 gal.
Shrub screen (per 100 LF) Quantity of shrubs	(33) three-gallon plants, 24″ minimum at installation to create 36″—42″ high by 36″-wide hedge or continuous landscape screen with 90 percent opacity within one year of planting.
Container size	3 gal.



Section of typical Rear Buffer – adjacent residential use requires 6'-0" Masonry wall with cap.

Table 3.4.2 - Side Yard Landscape Buffer Requirements

Canopy Trees (per 50 LF)	1 canopy tree per 50 linear feet
Tree CAL/height	3" cal, 12' overall height
Container size	30 gal.
Shrub screen (per 50 LF) Quantity of shrubs	(33) three-gallon plants, a minimum 36" continuous hedge or landscape screen at time of planting with 90 percent opacity within one year of planting.
Container size	3 gal.



Typical Commercial Site Plan with cross-access easement, coordinated 10'-0" Side Buffer, Rear Buffer Masonry wall

(Ord. No. 03-30, § 2B(3.4), 9-17-03; Ord. No. 10-08, § 3(Exh. B), 7-8-10)

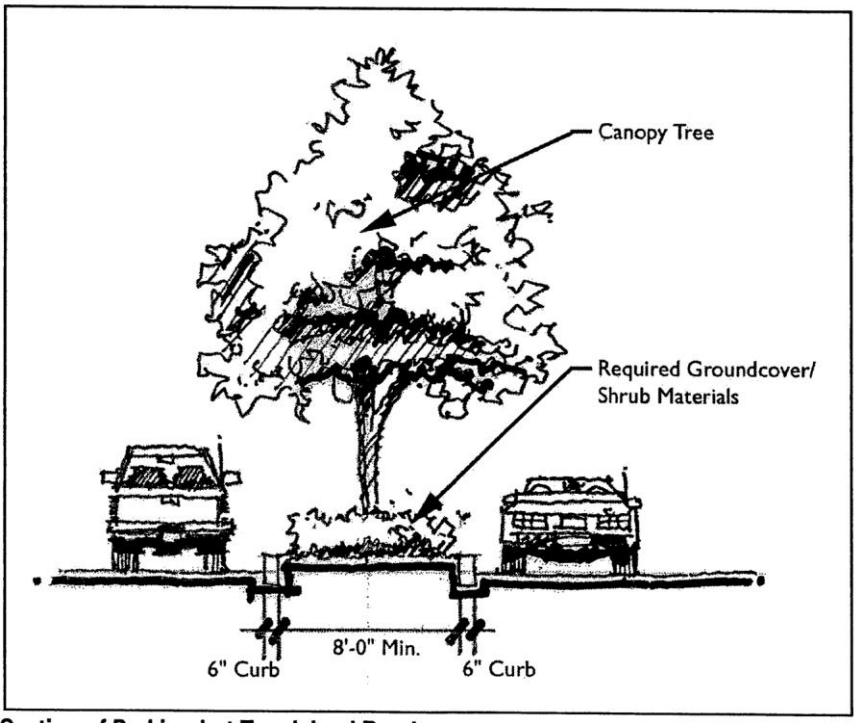
Sec. 118-1525. - Parking lot landscaping.

(a) Parking lots shall be planted with canopy trees at a rate of one tree per ten spaces. Parking shall not extend more than 12 spaces without a tree island break.

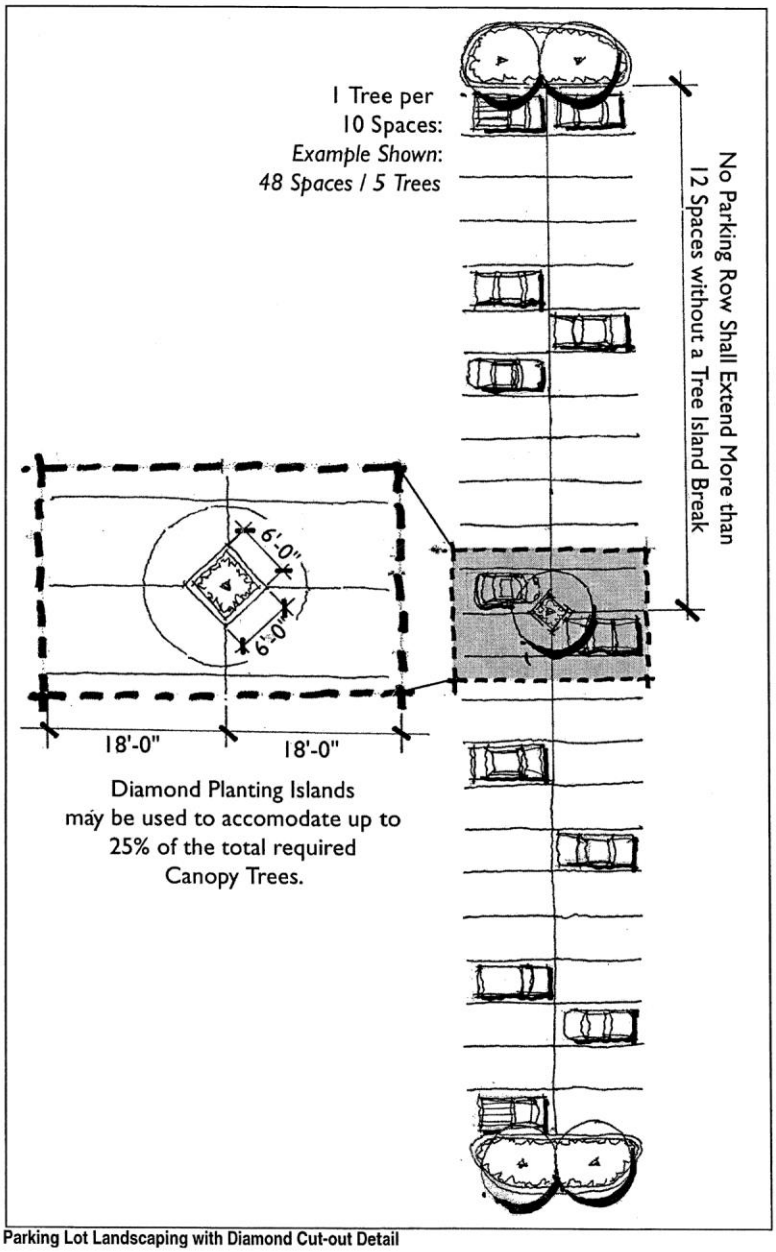
(b) At time of parking lot construction and planter installation, all planter islands shall be excavated to the full width of the parking planter island and through the full depth of compacted subgrade to remove all compacted material, all limerock or other material deleterious to plant health, and backfilled with clean planting fill.

(c) Planting areas shall be provided equal to or greater than ten percent of the paved area within the project site, not including building square footage or retention ponds.

Parking Lot/Pedestrian Areas	
Parking spaces	One canopy tree per ten parking spaces. No parking row shall extend more than 12 spaces without a tree island break.
Islands (widths)	200 s.f. planting area per tree, islands not less than eight feet wide.*
Total required % landscaped area (shrubs & groundcovers vs. sod)	40% of island planting area
Trees	2" cal., 12' ht. 30 gal. canopy tree
Other impervious	One canopy tree for each 50 linear feet of pedestrian walkway not associated with a required buffer or building frontage planting.
	One canopy tree for each 400 square feet of additional planting area
*"Diamond" or tree "cut-out" planter shall be permitted up to 25% of total required parking canopy trees.	



Section of Parking Lot Tree Island Break



Parking Lot Landscaping with Diamond Cut-out Detail

(Ord. No. 03-30, § 2B(3.5), 9-17-03)

Sec. 118-1526. - Walkways and pedestrian connections.

(a) Pedestrian walkways shall be landscaped with additional shade or understory trees equal to an average of one tree per 50 linear feet of walkway, unless the walkway is adjacent or included within an existing compliant buffer or frontage planting.

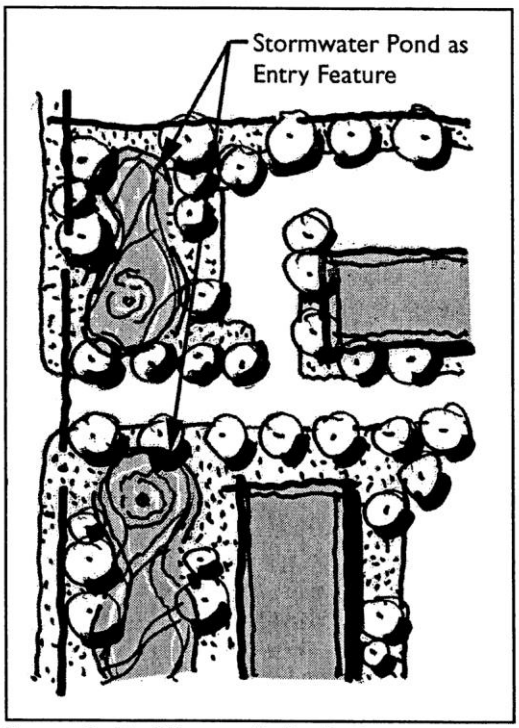
(b) One canopy tree shall be planted for each 200 square feet of separate additional landscaped area.

(Ord. No. 03-30, § 2B(3.6), 9-17-03)

Sec. 118-1527. - Stormwater facilities.

(a) Stormwater facilities (ponds and/or depressions) shall be designed and utilized as site amenities along entrances and street frontages or incorporated with buffers between incompatible uses. These areas shall count toward open space requirements if the impervious area of the site does not exceed 75 percent.

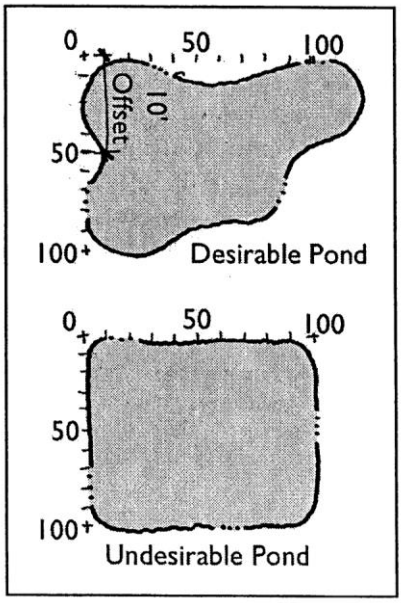
(b) Stormwater facilities should be designed and permitted so as not to require fencing. If fencing is required, a green or black vinyl/painted finish is required. Walls or other railings for structured stormwater "boxes" must be decorative. Fenced or walled ponds shall not count toward open space requirements within a project and shall only be located at the side or rear of a site. The maximum allowable fence height is 4′-0″.



Stormwater Facilities as a Design Feature

(c) Subject to the requirements of St. Johns River Management District, other governmental agencies, and a consideration of safety related issues, stormwater facilities that are located in the front of a property may be prohibited from having fencing.

(d) Wet stormwater detention/retention facilities adjoining public streets shall include a water feature such as a fountain or spray jet, and shall be planted with appropriate aquatic materials as outlined in the "Commercial Corridor Plant List." Detention/Retention along the front of a property shall be designed with curvilinear edges not as a straight "box." Retention embankments shall be planted with one tree per 50 linear feet of retention perimeter measured from top of slope. Trees shall be suitable for wet locations as identified in the Commercial Corridor Planter Materials List.



Desirable and Undesirable Detention/Retention Design

(e) Dry retention areas shall be planted with grass, and unless maintained as an open lawn swale, shall be screened from view with a continuous hedge of shrubs on 36-inch centers around at least 75 percent of the perimeter at the top of the slope.

(Ord. No. 03-30, § 2B(3.7), 9-17-03)

Sec. 118-1528. - Lake edges and wetlands.

Development abutting surface water bodies or wetlands shall be planted with appropriate aquatic plantings as outlined in the "Commercial Corridor Plant List."

(Ord. No. 03-30, § 2B(3.8), 9-17-03)

Sec. 118-1529. - Storage areas and site utilities.

(a) All storage or dumpster/solid waste areas shall be designed with a six-foot masonry wall. The wall shall be of a decorative "split face" concrete masonry, "Norman" brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap feature and closing gate.

(b) In addition to the masonry enclosure, storage and dumpster/solid waste areas shall be treated with a 24-inch high planted hedge that shall reach 36″—42″ height and 90 percent opacity within one year.

(c) Other above-ground utility elements such as pull boxes, transformers, and backflow preventers shall be located and designed to permit convenient maintenance access, painted dark green and screened with a 24-inch planted hedge that shall reach 36″—42″ height and 90 percent opacity within one year.

(d) Long-term storage containers are prohibited unless located on a parcel with a fully screened masonry or brick enclosure designed and constructed for that purpose.

(Ord. No. 03-30, § 2B(3.9), 9-17-03)

Sec. 118-1530. - Irrigation and maintenance.

(a) All landscaped areas within the commercial corridor shall be designed, installed and maintained at a high level of quality, following best management practices for landscaping. Broken lines or damaged spray heads shall be repaired to minimize wasted water.

(b) All landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers and providing coverage of not more than one and one half inches of water per week. (Use of xeric plant materials may require only three-fourths inch water per week).

(c) The automatic irrigation system shall include a rain gauge or other water saving features to minimize wasted water.

(d) All landscape areas shall have 100 percent irrigated coverage.

(e) Irrigation is not required in "existing wooded/forested" areas which are intended to be maintained in a natural condition.

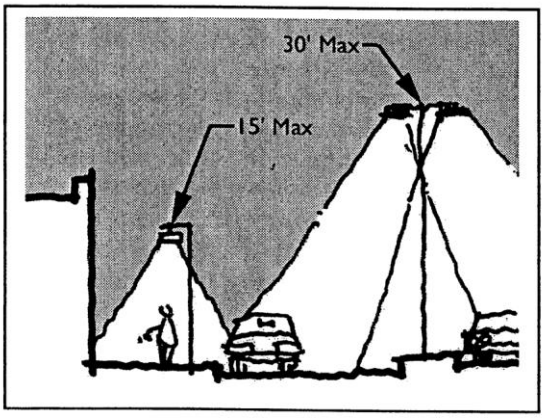
(Ord. No. 03-30, § 2B(3.10), 9-17-03)

Secs. 118-1531-118-1535. - Reserved.

DIVISION 4. - EXTERNAL SITE LIGHTING

Sec. 118-1536. - General requirements.

(a) Commercial buildings and projects, including their outparcels, shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire project. Lighting shall be used to accent key architectural elements and/or to emphasize landscape features, and shall be designed and installed to avoid the creation of hot spots, glare or a nuisance. Please refer to Ordinance 08-01; amending City Code sections 118-1536, 118-1537 and 118-1538 of article X, chapter 118, of the Code of Ordinances of the City of Winter Garden for additional lighting requirements.



Pedestrian and Street Lighting

(b) Light fixtures shall be designed as dark skies lighting and shall be an integral design element that complements the design of the project through style, material or color. All light poles and fixtures shall be black, dark green or some similarly dark color that is consistent with the architectural design scheme of the property. Lighting of on-site buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spillover lighting or glare. Site lighting shall not incorporate floodlight

fixtures mounted on building walls, roofs, or poles. Light fixtures shall be full cut off with zero light above 90 degrees.

(c) To provide cohesiveness and uniformity, a lighting plan prepared by an architect or engineer licensed to practice in the State of Florida shall be submitted to the city as part of an application for site plan, special exception permit or subdivision approval, and said professional shall: (1) certify that the lighting plans are compliant with the requirements of the design standards and regulations provided for herein; or (2) so certify to the extent said lighting plans are compliant with the requirements of the design standards and regulations provided for herein and provide a written explanation for any deviations.

(d) Lighting levels for fire lanes or driveways at building entrances shall not exceed five foot-candles (fc). Lighting at fire lanes or driveways at building entrances may exceed allowable standards of intensity for safety purposes upon demonstration to the city that compliance with these lighting criteria would otherwise create a safety hazard, provided, however, that such lights shall be directed downward to minimize spillover lighting and glare.

(e) Lighting intensities for ATM machines shall comply with Florida Statutes.

(f) Lighting intensities shall be designed as recommended by the Illuminating Engineering Society (IES).

(g) A light fixture (the pole and light source/luminary) shall be a maximum of 30 feet in height within any parking lot, and a maximum of 16 feet in height within any non-vehicular pedestrian area (with height being measured from the finished grade to the top of the light fixture).

(h) At service stations and convenience centers, lighting under awnings, canopies, porte-cocheres, etcetera, should be recessed. If not recessed, the box type or other lighting fixture shall be opaque on all sides (no light shall emanate from any side of the fixture). Additionally, the following lighting standards shall apply:

(1) The light source shall be metal halide (a maximum of 250 watts) or fluorescent;

(2) The metal halide shall be phosphor coated when used with a clear flat glass lens, or may be clear when used with a diffused flat glass lens; and

(3) The maximum foot-candle level shall be 20 fc with proper shielding of under canopy light fixtures to substantially reduce the "spray light" effect (average maintained maximum) - see the IES Lighting Handbook, 8th edition, at Chapter 11, Figure 11-1, Part IV, Outdoor Facilities, Service Stations (lighting level at grade).

(i) Illumination levels at the property line shall range between a minimum of 0.0 fc and a maximum of 1.0 fc, with as close to 0.0 fc as reasonably feasible when lighting is located next to residential. To keep light rays and glare from encroaching onto adjacent properties, illumination shall be installed with house-side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises. A photometric plan prepared by an engineer licensed to practice in the State of Florida shall be submitted to the city as part of an application for site plan approval, and said professional shall certify that the lighting plans are complementary with landscaping plans and compliant with the requirements of this guideline.

(j) All parking areas, pedestrian walkways, bikeways, loading/service and other areas shall, to the extent applicable, conform to these general requirements.

(k) Street lighting shall be provided on all private developments contiguous to all rights-of-way, roadways, streets, alleys or lanes.

(Ord. No. 03-30, § 2B(4.1), 9-17-03; Ord. No. 08-01, § 2, 1-10-08; Ord. No. 10-08, § 3(Exh. B), 7-8-10)

Sec. 118-1537. - Parking areas.

Except for areas of service stations and convenience centers located under an awning, canopy, porte-cochere, etcetera, as noted in section 118-1536(h) above, parking areas shall be illuminated as follows, with horizontal lamps highly recommended:

(1) Parking area lighting shall be shielded from adjacent properties by utilizing flat glass lenses, houseside shields, and "NEMA" type II, III, and IV reflectors.

(2) The lamp source shall be metal halide. Wattage shall not exceed 400 watts per bulb. Illumination levels shall range between a minimum of 0.6 fc to a maximum (outside a 20-foot radius from the pole) of 3.6 fc, not including overflow lighting in a transition zone adjacent to a service station and convenience center canopy.

(3) Phosphor coated lamps shall be utilized in all luminaries where the lamp source is not hidden by the luminary housing or equipped with a diffused lens.

(4) Where specifically approved by the city commission, decorative acorn-type fixtures shall not exceed 18 feet in height and 250 watts per bulb, and shall have a textured clear lens/globe, frosted/phosphor coated bulbs, and an internal optical system.

(Ord. No. 03-30, § 2B(4.2), 9-17-03; Ord. No. 08-01, § 2, 1-10-08)

Sec. 118-1538. - Pedestrian walkways and bikeways.

Pedestrian walkways and bikeways shall be illuminated as follows:

(1) The lamp shall be decorative in appearance, style and finish and shall be consistent with the architectural standards of the surrounding area. Selected luminaries shall have the lamp source shielded from view. Translucent diffusers may be an acceptable substitute to avoid visual glare and brightness.

(2) The lamp source shall be metal halide. Wattage shall not exceed 150 watts. Illumination levels shall range between a minimum of 0.5 fc to a maximum of 2.5 fc.

(3) Phosphor coated lamps shall be utilized in all luminaries where the lamp source is not hidden by the luminary housing or equipped with a diffused lens.

(Ord. No. 03-30, § 2B(4.3), 9-17-03; Ord. No. 08-01, § 2, 1-10-08)

Secs. 18-1539—18-1599. - Reserved.

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ARTICLE IX. - WEST STATE ROAD 50 OVERLAY COMMERCIAL DEVELOPMENT STANDARDS

DIVISION 1. - IN GENERAL

Sec. 118-1400. - Establishment.

In addition to and supplemental to the Code, there is hereby created an overlay zoning classification known as the "West State Road 50 Commercial Corridor" (the "commercial corridor district"). The effect thereof being the creation of an overlay zoning district consisting of the regulations and requirements of the existing, or as such may be amended from time to time, underlying zoning district and the regulations and requirements contained in this article. That is, the commercial corridor district shall be in addition to and shall overlay all other existing, or as such may be amended from time to time, underlying zoning classification where it is applied so that any parcel of land lying within the commercial corridor district shall also lie within one or more of the other zoning classifications provided in the city land development code.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1401. - Intent and purpose.

The recitals to the ordinance adopting this article are hereby incorporated into this section as legislative findings and represent the intent of the city commission in adopting this article to provide specific and uniform design standards for properties within the hereafter identified commercial corridor for the purposes of ensuring that said commercial corridor is developed in a manner which:

(1) Ensures that the commercial corridor is developed into a well-landscaped, scenic gateway into the city;

(2) Provides uniform design standards to establish high quality development with a positive visual ambiance;

(3) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures;

(4) Maximizes traffic circulation patterns and functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement;

(5) Maintains and enhances property values;

(6) Preserves natural features to the extent practicable;

(7) Encourages high quality economic development within the city;

(8) Preserves and enhances the high-quality lifestyle and standard of living available to the residents of the city;

(9) Takes into consideration the future widening of State Road 50 to a six-lane divided highway and development associated therewith;

(10) Creates and maintains a strong community image, identity and sense of place;

(11) Promotes a high degree of compatibility between surrounding structures and attendant uses;

(12) Fosters civic pride and community spirit by maximizing the impact of quality development;

(13) Recognizes and makes allowances for existing uses and buildings;

(14) Promotes the health, safety and general welfare of the commercial corridor, the city and its citizens;

(15) Promotes the orderly growth and development within the commercial corridor along with the achievement of the goals, objectives and policies of the city's comprehensive plan;

(16) Establishes coordinated and uniform standards and regulations which will encourage capital investment in the city and preserve the public investment in the commercial corridor spurring commercial activity and the attraction of new businesses and commercial activity; and

(17) Reduces the risk of creating blighted areas resulting from uncoordinated and non-uniform standards and regulations.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1402. - Boundaries of the commercial corridor.

The commercial corridor consists of those parcels within the city limits located within 350 feet of the centerline of State Road 50. The boundaries of the commercial corridor are graphically depicted on the commercial corridor map, attached hereto as Exhibit "A" and incorporated herein by this reference. Parcels located within the aforedescribed commercial corridor shall be subject to the provisions in this article, except as otherwise provided herein.

Where uncertainty exists with respect to the boundaries of the commercial corridor as shown on the commercial corridor map, the following shall apply:

(1) The boundaries for the West State Road 50 Overlay area extend 350 feet from the centerline of West State Road 50 and includes all parcels in the 350 foot distance. In addition, any parcel of land which is located within the 350 foot area that also has a portion of the entire parcel outside the 350 foot area but is part of the same parcel of land, shall be included within the commercial corridor as if the parcel was wholly situated within the stated corridor width and is also zoned C-2 or PCD. Single use residential zoned parcels are not included in the West State Road 50 Overlay Zone.

Parcels which are subsequently annexed into the city and are within the 350 foot distance requirement from the centerline of West State Road 50 and a portion of the entire parcel outside the 350 foot area but is part of the same parcel of land, shall be included within the commercial corridor as if the parcel was wholly situated within the stated corridor width shall be made part of the West State Road 50 Overlay as a part of the city approving annexation of the parcel and subject to the provisions as outlined in section 118-1403(3).

(2) Notwithstanding subsection (1) above, any parcel adjacent to State Road 50 or which has direct access to or from State Road 50 shall be included within the commercial corridor. Furthermore, notwithstanding subsection (1) above, any parcel, deriving in whole or in part from a parcel to which these commercial corridor standards and regulations apply as of the effective date of this article, shall also be subject to this article. Adjoining parcels created by subdividing a larger parcel shall be required to conform to these standards and regulations.

(Ord. No. 03-30, § 2, 9-17-03; Ord. No. 10-08, § 2(Exh. A), 7-8-10)

Sec. 118-1403. - Applicability.

(1) The standards and regulations set forth in this article, in addition to existing land development regulations provided for in the Code, shall be the minimum standards and regulations for parcels, buildings, structures and/or improvements within the commercial corridor which undergo new development or substantial modification after the effective date of this article. It is the express intent of this article that, except as provided in section 118-1431, the standards and regulations provided in this article shall not apply to existing developed parcels, or buildings, structures or improvements

existing as of the effective date of this article unless and until such time as said parcels, buildings, structures and/or improvements undergo a substantial modification or new development occurs.

(2) Existing buildings or uses. The site requirements of the West State Road 50 Overlay shall not apply to any modification, alteration, renovation or refurbishment of an existing building or use provided that: (1) such reconstruction is necessitated due to an Act of God; (2) such reconstruction is substantially similar to such building or accessory structure, or portions thereof, which was damaged or destroyed by an Act of God; and (3) such reconstruction does not cause nonconformity with the provisions of this article or increase its size, height, or other physical characteristics or intensity of the site when compared to the building or accessory structure, or portions thereof, which was destroyed or damaged by an Act of God. Any such modification, alteration, renovation or refurbishment shall, however, remain subject to the architectural requirements of the overlay of a building or accessory structure, or portions thereof, legally existing and lawfully conforming with the Code as of the effective date of this article.

(3) Annexation of commercial property. For the purposes of this article, the existing physical condition of properties annexed into the city after the date of this article shall be treated as if such physical condition existed on the effective date of this article.

(Ord. No. 03-30, § 2, 9-17-03; Ord. No. 10-08, § 2(Exh. A), 7-8-10)

Sec. 118-1404. - Definitions.

The following words, terms, phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building (or structure) footprint means the area of the lot covered by the building as measured from the outside of the perimeter walls of the building. In the absence of the exterior walls, the building footprint shall be the area under the horizontal projection of the roof.

City means the City of Winter Garden, Florida. As used throughout, the term "city" also includes the designated agent of the city.

Code means the City of Winter Garden Code of Ordinances, including, but not limited to, all ordinances, resolutions, rules, regulations or land development requirements, heretofore and hereafter adopted by the City of Winter Garden.

Commercial corridor means that geographic area identified in section 118-1402 as an overlay district and special area of control for the purposes provided in section 118-1401.

Design standards means the "Supplemental Design Standards, Requirements and Regulations Pertaining to Specified Commercial Corridors within the City of Winter Garden," as such may be amended from time to time. The design standards, adopted by the city as part of this article and attached thereto as Exhibit "B", are incorporated herein by this reference. It is the express intent of this article that the design standards, or any portion thereof, are in addition to and supplemental to the Code. Unless otherwise expressly provided for in the design standards, in the event of a conflict between the design standards, or any portion thereof, and any of the provisions of the Code the more restrictive provision shall control.

New development means the construction of a building upon a vacant parcel; construction of a building upon a parcel whereon a building existed as of the effective date of this Ordinance and such building was razed; or the construction, alteration, improvement, expansion, renovation or modification of a building which involves the complete demolition of said building. Notwithstanding the foregoing, "new development" does not include the construction, alteration, improvement, expansion, renovation or modification of all or part of a building razed or demolished by (or which is required to be razed or demolished due to) an Act of God when such building, or portions thereof, legally existed and lawfully conformed with the Code prior to the effective date of this article.

Substantial modification means any improvement, expansion, renovation, alteration, construction or modification of a building or accessory structure existing as of the effective date of this article in which said improvement, expansion, renovation, alteration, construction or modification:

(1) Results in greater than a 50 percent increase in the total square footage of the existing building and accessory structure footprint if said existing building and accessory structure footprint is 10,000 square feet or less; or

(2) Results in greater than a 25 percent increase in the total square footage of the existing building and accessory structure footprint if said building and accessory structure footprint is greater than 10,000 square feet; or

(3) Results in an improvement, expansion, renovation, alteration, construction or modification where the cost of the proposed improvements is greater than 50 percent of the assessed value of the existing improvements. For purposes of this paragraph, "assessed value" shall be as determined by the Orange County Property Appraiser and "costs of the proposed improvements" shall be submitted with a cost estimate from the contractor and approved by the building official; or

(4) Results in greater than a 100 percent increase in the number of parking spaces, as required by the Code, due to a change in the use of the subject property when compared to the number of paved parking spaces required for the prior use of the subject property.

Nonsubstantial modification means any improvements, expansions, renovations alterations or modifications of a building or accessory structure existing as of the effective date of this article in which:

(1) Results in a redevelopment, modification, alteration, renovation or refurbishment of the existing business building façade and building design with no proposed change of uses for the subject property. Although, the site may be exempt from the standards and regulations set forth in this article, all proposed building improvements shall comply with section 118-1441, building design standards, set forth in this article.

(2) It is expressly provided that the reconstruction of a building or accessory structure, or portions thereof, legally existing and lawfully conforming with the Code as of the effective date of this article shall not constitute a "substantial modification" provided that: (1) such reconstruction is necessitated due to an Act of God; (2) such reconstruction is substantially similar to such building or accessory structure, or portions thereof, which was damaged or destroyed by an Act of God; and (3) such reconstruction does not cause nonconformity with the provisions of this article or increase its size, height, or other physical characteristics or intensity of the site when compared to the building or accessory structure, or portions thereof, which was destroyed or damaged by an Act of God.

(Ord. No. 03-30, § 2, 9-17-03; Ord. No. 03-52, § 2, 12-11-03; Ord. No. 10-08, § 2(Exh. A), 7-8-10)

Sec. 118-1405. - Conflicts and severability.

Unless otherwise expressly provided for in this article, in the event of a conflict between this article, or any portion thereof, and any provision of the Code, the city's resolutions, ordinances, rules, regulations or policies, including but not limited to, any building, fire safety, or health ordinance, the provision which establishes the higher and/or more restrictive standard shall control. The provisions of this article are declared to be severable and if any section, sentence, clause or phrase of this article shall, for any reason, be held invalid, unlawful or unconstitutional, such decision shall not be held to impair the validity, force or effect of the remaining sections, sentences, clauses or phrases or part thereof of this article. It being the legislative intent that this article shall stand notwithstanding the invalidity of any part.

(Ord. No. 03-30, § 2, 9-17-03; Ord. No. 04-73, § 2, 11-11-04)

Secs. 118-1406, 118-1407. - Reserved.

Sec. 118-1408. - Special exceptions.

(a) In the commercial corridor, all permitted, prohibited, and special exception uses remain the same as identified in the underlying zoning districts. In addition, within the commercial corridor, display areas, outdoor sales areas, outdoor storage areas, commercial play devices, kiosks or other permanent enclosed structures used for commercial purposes may be permitted as a special exception use, provided, in addition to complying with the requirements of division 3, article II, chapter 118 of the Code, such use is consistent with sound and generally accepted land use planning principles and practices. Except as provided in this section, all special exception requests pertaining to this article shall be submitted, reviewed, advertised, granted, denied or granted with conditions pursuant to division 3, article II, chapter 118 of the Code. Appeals of the decision of the planning and zoning board shall be pursuant to division 5, article II, chapter 118 of the Code.

(b) Pursuant to section 22-28(b) of the Code, an open air vendor must obtain an occupational license as required of agents, peddlers and solicitors in section 66-104. It shall be unlawful for any open air vender to operate without a regulatory permit granted by the city commission.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1409. - Violations.

Code enforcement officers and fire inspectors are hereby expressly designated as designees of the city for purposes of issuing warning notices and citations for all violations of this article, including the adopted design standards, in accordance with the established procedures. Life safety violations are defined as those conditions which exist involving serious threat to the public health, safety or welfare, including violations of the state accessibility code or building construction, in which case no warning notice shall be required.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1410. - Classes of violations and penalties.

Violations of this article, including the adopted design standards, shall be classified as class 3 violations under division 3, article II, chapter 2, part II of this Code.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1411. - Non-exclusivity.

Nothing contained in this article shall prevent or restrict the city from taking such other lawful action in any court of competent jurisdiction as is necessary to prevent or remedy any violation or situation of noncompliance. Such other lawful actions shall include, but shall not be limited to, an equitable action for injunctive relief or an action at law for damages. All remedies and penalties provided for in this article shall be cumulative and independently available.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1412. - Suit to collect lien.

If the city brings suit to collect liens, expenses, costs or assessments or to restrain, enjoin or otherwise prevent or remedy any violation of this article, including the adopted design standards, the city is entitled to recover reasonable attorneys' fees and court costs from the named defendant in such action.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1413. - Variances.

(a) A variance may be granted from the regulations contained in this article, including the adopted design standards, by the planning and zoning board provided, in addition to complying with the requirements of division 4, article II, chapter 118 of the Code, the planning and zoning board concludes that literal enforcement of the provisions of this article, including the adopted design standards, would result in unnecessary and unreasonable hardships for the property at issue and that the granting of a variance is consistent with sound and generally accepted land use planning principles and practices. In order for a variance to be granted, the planning and zoning board must also find that, by granting the variance, the remaining regulations will protect the public safety and welfare of the city. Except as provided in this section, all variance requests pertaining to this article shall be submitted, reviewed, advertised, granted, denied or granted with conditions pursuant to division 4, article II, chapter 118 of the Code. Appeals of the decision of the planning and zoning board shall be pursuant to division 5, article II, chapter 118 of the Code.

(b) In considering the grant of a variance from the standards and regulations imposed by this article, the planning and zoning board shall not grant a variance if the request is based solely on the following:

(1) Compliance with this article will not allow the property or business owner to maximize profits; or

(2) As to sign and landscaping requirements, visibility of the business is not maximized.

(Ord. No. 03-30, § 2, 9-17-03)

Secs. 118-1414—118-1419. - Reserved.

DIVISION 2. - LANDSCAPING WITHIN THE COMMERCIAL CORRIDOR

Sec. 118-1420. - Submittal of landscape plans.

When a development request necessitates site plan approval, a landscape plan delineating the location, height, and type of all plant and groundcover materials, as well as the irrigation system must be provided with the submittal of a site plan. Unless otherwise approved by the city planning director, the landscape plan must be prepared by a landscape architect licensed to practice in the State of Florida.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1421. - Landscape design standards.

All landscaping shall be designed and located to provide a logical, consistent, and attractive pattern of landscaping that softens the as-built environment, provides visual relief, separates different land uses, eliminates or minimizes potential nuisances or adverse impacts such as dirt, litter, or noise and assists in reducing air pollution hazards. Except as provided in this article, the landscaping design standards, requirements, and regulations set forth in division 3 of the design standards shall apply to all properties within the commercial corridor.

(Ord. No. 03-30, § 2, 9-17-03)

Secs. 118-1422—118-1429. - Reserved.

DIVISION 3. - RESERVED[19]

Footnotes:

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Editor's note— Ord. No. 13-19, § 5, adopted May 23, 2013, repealed §§ 118-1430—118-1431, which pertained to signage within the commercial corridor and derived from Ord. No. 03-30, § 2, 9-17-03; Ord. No. 03-52, § 2, 12-11-03.

Secs. 118-1430—118-1439. - Reserved.

DIVISION 4. - BUILDINGS AND ACCESSORY STRUCTURES WITHIN THE COMMERCIAL CORRIDOR

Sec. 118-1440. - Required drawings.

Architectural elevations of all facades, buildings and structures subject to this article shall be a required exhibit for development plan approval. Such exhibits shall include colors, materials, building dimensions, elevations of all building sides, location of service areas and mechanical equipment, screening devices, site furnishings, lighting fixtures, all signage and any other information as determined necessary to ensure consistency with the intent of this article by the city. All elevations must be signed and sealed by a licensed architect registered in the State of Florida.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1441. - Building design standards.

(a) *Building Orientation.* All parcels adjacent to State Road 50 shall have as the primary customer entrance, an entrance along the facade that faces State Road 50. Additionally, secondary entrances facing other public streets or adjacent buildings shall be encouraged

(b) *Building setbacks.* Except as provided for herein, all new development and any additions to existing buildings must comply with the setbacks established by the underlying zoning classification of each specific parcel. The rear yard setback shall be at least 20 feet and the side yard setback shall be at least ten feet from the property line. In the event the rear or side yard is adjacent to a public street, the rear yard setback shall be at least 20 feet and the side yard setback shall be at least 20 feet from the property line.

(c) *Architectural cohesiveness.* Architectural style will be coordinated to create a visual cohesiveness that integrates individual projects, buildings, and signs within the commercial corridor.

(1) Buildings, principal structures, accessory structures, awnings, canopies, and signs shall have a consistent and cohesive style.

(2) This division is not intended to prohibit or discourage unique and distinctive designs but rather prohibit and discourage visually disjointed projects or buildings that are conspicuous to the casual observer.

(d) *Size and mass of buildings.*

(1) The design of buildings shall include elements such as color, shape, materials, varying height, and forms that break up large expanses of blank walls. All design plans submitted to the city for approval shall contain these design elements.

(2) Building designs shall create visually appealing entrances and provide decorative roof and facade treatments.

(3) Windows and door openings shall relate to human scale and integrate the building with the surrounding site. The wall or walls of any nonresidential structure, building, or addition shall be constructed without openings that would allow occupants of the structure to view directly into adjacent residential developments.

(4) All nonresidential sites included in this requirement shall be oriented in a manner that will promote and strengthen pedestrian activity.

(e) *Exterior designs, materials and color.*

(1) Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, sandstone or other stone, split-face decorative block, glass, stucco and/or masonry. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, unless the visible finish is brick, stucco, stone, or split-face decorative block. Except as provided in this division, the rear and side facades shall be of materials and design characteristics consistent with that of the front; use of inferior or lesser quality materials for side or rear facades shall be prohibited. Metal-skinned buildings or structures are prohibited.

(2) The use of day-glow or fluorescent colors shall be prohibited. The use of black, gray, primary and/or secondary colors are prohibited as the predominant exterior building or roof color(s). Earth-tone colors are encouraged.

(3) Building trim and accent areas may feature any color(s) not specifically excluded in this division provided said color is limited to ten percent of the affected facade segment, with a maximum trim height of 24 inches total for its shortest distance. Neon tubing shall not be an acceptable feature for building trim or accent areas.

(4) Walls not used as part of a structure shall not exceed a height of six feet, however, decorative features and appurtenances of a wall may project above the six feet a maximum of two feet. Walls shall be maintained and in good repair.

(5) Exterior building design shall integrate appropriate design features such as fenestration, bays, fascia, cornices, columns, cupolas, entry focal points, gables, belt courses, lintels, pilasters, porticos, or other decorative elements to enhance overall architectural design. Entrances to a building shall be articulated with porches, porticos or other architectural forms which create a distinct entrance.

(6) Awnings, arcades and canopies shall be designed to shelter pedestrians from sun and rain, create a transition of scale from the street to the building entry, reduce heat against the storefront glass, and provide a distinctive image and identity for each business in the building. Lighting shall not be directly attached to a canopy or awning.

(7) All building facades and exterior walls which are visible from adjoining properties and/or public rights-of-way shall be visually established by architectural features such as columns, ribs or pilasters, piers and fenestration pattern. In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, the following additional standards shall apply:

a. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 100 linear feet without including at least two of the following: pilasters, columns, canopies/porticos, arcades, colonnades, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions. Such walls shall also incorporate wall plane projections or recesses having a depth of at least two feet in off-set and extending at least 20 feet in length.

b. Building walls facing the front yard or street side yard shall have window(s) and door(s). Such facades shall have display windows a minimum of six feet in height along no less than 60 percent of their horizontal length. Side or rear walls that face walkways may

include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.

(f) *Roofs.* All buildings shall incorporate sloped roofs. Flat roofs may be permitted upon approval by the planning and zoning board provided that architectural features are incorporated which provide the appearance of a sloped roof structure. In addition, parapets concealing flat roofs and rooftop equipment such as HVAC units from public view shall be provided. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment or a decorative tower.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1442. - Screening of mechanical systems, equipment and facilities.

Equipment and appurtenances mounted on the tops of buildings shall be screened from view. Mechanical systems, equipment and facilities such as, but not limited to, utility, transformers, backflow preventors, condensers, hardware, loading and unloading areas, exterior storage and work areas, shall be screened from public view or located at a location that is not visible from public streets or from the parking area. All screening shall be, at a minimum, the same height as the mechanical systems, equipment, or facility. Screens shall be compatible to the building, proximate properties and reflect or complement the architecture, color, and materials of the building as determined by the city-based upon sound and generally accepted architectural practices and principles. Landscaping is permitted for at-grade screening. All outside electrical, telephone, cable and gas equipment or facilities shall be placed as close to the building as feasible and screened with landscaping.

(Ord. No. 03-30, § 2, 9-17-03)

Secs. 118-1443—118-1449. - Reserved.

DIVISION 5. - SITE SPECIFIC FACILITIES WITHIN THE COMMERCIAL CORRIDOR

Sec. 118-1450. - Parking.

Parking areas and driveways (including paved areas) shall be designed to establish a logical pattern of pedestrian access, traffic flow, and parking lots with visible connections between building entrances, parking lot entrances, roads, parking spaces, sidewalks and adjacent properties, all as are consistent with sound and generally accepted engineering principles and practices. Parking lots and driveways within the commercial corridor shall be subject to, in addition to other requirements imposed by the Code, the following standards and regulations:

(1) Parking areas containing more than 100 parking spaces shall be visually and functionally segmented into smaller lots. Parking in excess of 100 parking spaces shall divided into individual areas containing no more than 100 parking spaces per area. Said area shall be clearly delineated by landscaped or weather-protected pedestrian walkways, significant landscape or geographic features and/or by design components of the proposed building(s). The design of these separators shall consider pedestrian movements, conflict points with vehicles, aesthetics, site distances and angles, security site lighting and safety within the parking lot area.

(2) All parking lots shall provide box curbing unless a drainage design requires an alternative curbing.

(3) Parking of any vehicle for anyone other than persons engaging in commerce at the business located on the property is prohibited. Overnight parking of commercial motor vehicles, tractor

trailers, boats, vessels, recreational vehicles, campers, motor homes or similar means of conveyance or places of abode is prohibited, except in conjunction with a special event where a permit has been issued by the city.

(4) Loading and unloading of commercial vehicles or of any other vehicles used for commercial purposes is only permitted between the hours of 7:00 a.m. and 11:00 p.m. when property assigned a residential zoning classification or used for residential purposes is within 100 feet of the loading area. Within such areas, such activities are prohibited at all other times.

(5) Vehicular cross access shall be provided between adjacent parcels consistent with sound and generally accepted engineering practices and principles.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1451. - Walkways, pedestrian connections and pedestrian circulation.

All development shall encourage pedestrian-oriented ingress and egress through design features that enhance pedestrian safety, efficiency and connectivity with a clear delineation between vehicular areas and pedestrian walkways. All design plans submitted to the city shall incorporate the following minimum standards:

(1) Continuous internal pedestrian concrete walkways, no less than six feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all nonresidential establishments on the site. If a building fronts on more than one street, each street frontage shall have a connection. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than 50 percent of the length of the walkway. Commercial development greater than 25,000 square feet in size must provide a seating area for pedestrians along the portion of sidewalk which fronts the parcel. The surface of the seating area shall be constructed of concrete or decorative pavers.

(2) Sidewalks shall be constructed along the entire length of the property's frontage adjacent to public streets to facilitate direct pedestrian connections from surrounding neighborhoods and adjacent developments, shall be six feet wide, and the sidewalk's nearest edge to the street shall be located a minimum of four feet from the edge of the curb or five feet from the edge of pavement of each adjacent street. Upon a finding of good cause, including, but not limited to a finding that the Florida Department of Transportation plans provide for such sidewalks, the planning and zoning board may defer the foregoing requirement, in part or in whole, provided such relief is conditioned upon the applicant's contribution to the city's sidewalk fund in an amount approved by the city engineer to construct the otherwise required sidewalks. Said funds shall be used by the city for sidewalk improvement, construction or repair within the city.

(3) Benches, bicycle racks and trash receptacles shall be provided and located at the entrance to each building and within pedestrian areas situated along the main facade of the building and at the seating areas provided for in subsection (1). All selected materials must be similar in design and color to provide a consistent and cohesive style for each parcel.

(4) At vehicular entrances to properties abutting State Road 50, pedestrian crosswalks shall provide a specialty design which delineates said crosswalks in a decorative manner such as texture paving, brick pavers or other surface treatments; simple striping shall not be sufficient.

(5) Pedestrian cross access shall be provided between adjacent parcels consistent with sound and generally accepted engineering practices and principles.

(Ord. No. 03-30, § 2, 9-17-03; Ord. No. 10-08, § 2(Exh. A), 7-8-10)

Sec. 118-1452. - External site lighting.

In order to, among other things, provide uniform design standards as it pertains to exterior lighting, reduce light pollution, enhance the aesthetics and visual impact of the commercial corridor, promote a high degree of compatibility between surrounding structures, and for safety concerns, the site lighting design standards, requirements, and regulations set forth in division 3 of the design standards shall apply to all properties within the commercial corridor.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1453. - Water retention/detention areas (stormwater facilities).

In order to provide, among other things, uniform design standards as it pertains to water retention/detention areas (stormwater facilities), create useable and aesthetic open spaces in and adjacent to new developments, enhance the visual impact of the commercial corridor, promote a high degree of compatibility between surrounding properties, and for safety concerns, the water retention/detention areas (stormwater facilities) design standards, requirements, and regulations set forth in division 2 of the design standards shall apply to all properties within the commercial corridor.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1454. - Reserved.

Sec. 118-1455. - Outdoor displays/work.

(a) Shopping cart corrals adjoining the building are prohibited unless screened with masonry walls, landscaping or other buffers measuring at least one foot higher than the height of the shopping cart.

(b) Shopping cart corrals within parking areas must be located within an acceptably designed nonmetal enclosure. Such enclosures must be designed to be compatible with the design and overall aesthetic vision of the commercial building they serve and meet the design standards illustrated herein. Landscaping may be employed to enhance the acceptability of a design by camouflaging or otherwise enhancing the appearance of corrals.

(c) Outdoor freestanding propane stations must be opaquely screened from public view with landscaping or a wall.

(d) Subject to section 118-1408, commercial outdoor display areas, sales areas, tents, play areas, and commercial play devices are prohibited, except where a special event is held and a permit is issued. This subsection does not apply to garden supply areas. Chain link security fence enclosures may only be utilized within industrial areas if there is no reasonable alternative and only when screened by landscape material to create a six-foot tall opaque screen. If permitted, chain link fences, including posts and rails, shall be green and vinyl coated.

(e) Except as provided pursuant to chapter 62, streets and sidewalks, of the Code, the outdoor display of merchandise or operation of sidewalk cafes within the public ways or right-of-ways is prohibited.

(Ord. No. 03-30, § 2, 9-17-03; Ord. No. 10-08, § 2(Exh. A), 7-8-10)

Sec. 118-1456. - Reserved.

Sec. 118-1457. - Bicycle and transit facilities.

Individual projects shall create a safe enjoyable environment for pedestrians, motorists, and cyclists as well as encouraging transit ridership, at a minimum, by accomplishing the following:

(1) Accommodating bicycle and pedestrian facilities.

(2) Providing bicycle racks on each site at or near building entrances.

(3) Designating transit access points and pick-up areas and transit shelters on-site, if determined to be necessary by the city or LYNX.

(4) Providing for future transit stops, if determined to be necessary by the city or LYNX, if a project contains new commercial uses totaling more than 100,000 square feet.

(5) Providing a sidewalk connection to the front entrance of any adjoining building to transit stops located adjacent to a site.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1458. - Special building uses.

(a) Gas stations and commercial convenience stores shall utilize either gable or hip roof structures. The canopies over the gas pumps shall be attached to the main building and integrated into the architectural roof design.

(b) Automobile service areas containing more than four bays shall be totally screened from view from the right-of-way with walls and landscaping. No outside auto service operations shall be permitted. Automobile service bays, regardless of amount, shall not face State Road 50.

(c) Outdoor garden supply area centers (with or without a canopy) shall be constructed with a 100 percent opaque screen six feet in height, which shall be incorporated into the building architecture. Fencing shall be covered with green vinyl coating and the use of slats is prohibited. If landscape materials are used for the screen, the screen may be counted towards the ten-foot wide building perimeter landscape area.

(Ord. No. 03-30, § 2, 9-17-03)

Secs. 118-1459—118-1499. - Reserved.

DIVISION 6. - ADDITIONAL REQUIREMENTS FOR NONRESIDENTIAL USES WITH STRUCTURES EXCEEDING 25,000 SQUARE FEET OF BUILDING AREA OR AN IMPROVED SURFACE AREA EXCEEDING 50,000 SQUARE FEET.

Sec. 118-1500. - Development of community impact.

Because of its character, magnitude and impact on surrounding properties, the site plans for all new development within the commercial corridor that are greater than 25,000 square feet in building area or once developed, will generate more than 2,500 weekday trip ends shall be considered developments of community impact and must be approved by the city commission.

(Ord. No. 03-30, § 2, 9-17-03)

Sec. 118-1501. - Additional requirements.

The following additional requirements shall apply to all existing and proposed nonresidential structures and developments exceeding 25,000 square feet of building area or exceeding 50,000 square feet of impervious surface area:

(1) *General requirements.*

a. Such buildings must be separated from lands designated, zoned or used for a residential purpose by at least 50 feet, which distance shall be measured by the shortest distance between the building occupied by the use and nearest property line of the residential use.

b. Said buildings or developments must have frontage on a public street.

c. All shopping centers, complexes of buildings designed as a group, retail uses or uses exceeding 25,000 gross square feet having continuous covered pedestrian arcades shall provide such covering utilizing awnings or canopies at least eight feet in width extending for the length of the main entrance facade to provide shade for pedestrians and create human scale.

(2) *Outparcel/auxiliary uses.* When a development includes an outparcel site, the architecture of the outparcel buildings shall complement the architectural design of the non-outparcel buildings in types of colors, roof treatments and architectural details. Such architectural design shall be incorporated within the development orders and development permits relating to those buildings. Outparcels may be developed as permitted in the underlying zoning classification assigned to a parcel consistent with the provisions of this article. Outparcels must provide parking, independent of that provided by surrounding lots, as required by this Code. Outparcels shall conform to the master architectural, signage, lighting and landscaping plan prepared by the developer of the primary lot. All perimeter landscape buffers and sidewalks shall be maintained by the owner of the primary lot including, but not limited to, maintenance and irrigation until such time as the ownership of the outparcel is transferred. Prior to the recordation of the plat, the owner of the primary lot must enter into a lot tying developer's agreement, in a form acceptable to the city attorney, tying the ownership of the primary lot to the tracts. Sidewalks shall be installed between outparcels and the primary lot, and between each outparcel, to enhance internal circulation and create a streetscape experience for customers.

(Ord. No. 03-30, § 2, 9-17-03)

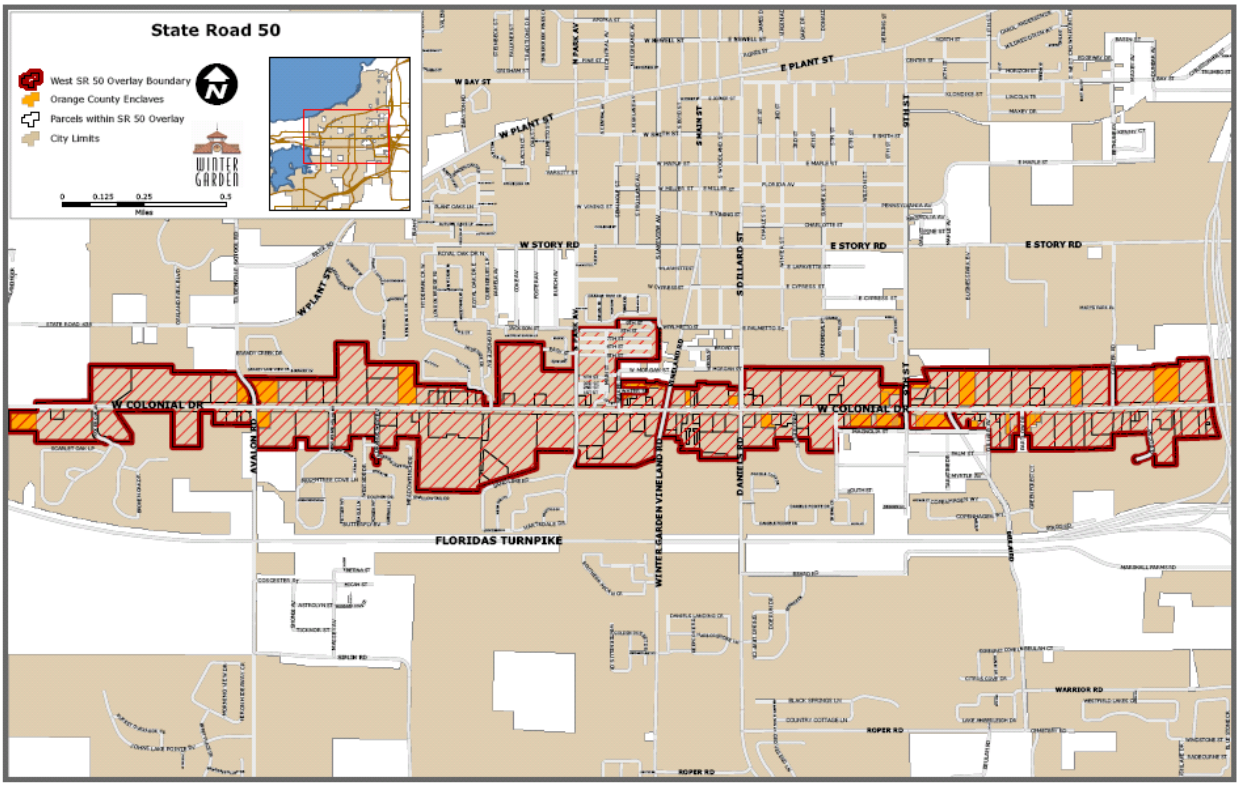

Exhibit A, Map of State Road 50

(Ord. No. 10-08, § 2(Exh. A), 7-8-10)

Design Guidelines Ad Hoc Committee

agenda item 4.b

item type
Discussion Item (s)

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August 19, 2024

prepared by

approved by
Allison McGillis, Director of Planning and Zoning

subject
Update on the Urban Design Advisor selection process.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None