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CITYWIDE DESIGN STANDARDS

5th Edition



THE CITY OF PORT ST. LUCIE

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1.0. INTRODUCTION

BACKGROUND

A well-designed city is a rewarding place to live, work, and visit; a place that attracts businesses and visitors and makes residents proud to call home. It provides a sense of place. Incorporated in 1961, the City of Port St. Lucie has experienced periods of significant growth over the decades. To facilitate the development of aesthetically appealing buildings and site design, the City first adopted the Citywide Design Standards in 1997. The design standards set forth in this document include both design requirements and design guidelines and are intended to enhance building and site design to make the city a more attractive place to live.

The Citywide Design Standards (CDS) do not require that buildings adhere to a particular architectural style. However, the design standards do promote certain architectural features such as standing seam pitched metal roofs, horizontal siding, and wide roof overhangs that are loosely associated with features of the Florida Vernacular style. Florida Vernacular is an architectural style that was prevalent during the 19th century in Florida. It is a product of many distinct influences from the “Cracker”, “Folk Victorian” and “Key West” styles. The CDS promotes the use of light to medium pastel and earth-tone colors. These architectural features and colors are intended to facilitate the expression of a coastal ambiance for the city. Of most importance is that these standards promote development that exhibits good design. The following are important design considerations:

1. Good design can be achieved by adhering to time-tested design principles of good scale and proportion that have existed from ancient Greek and Roman times.
2. Well-designed buildings and urban places are very important to the overall success of a community.
3. The built environment must be considered in its entirety inclusive of proposed and existing buildings, vehicular and pedestrian access, parking lot location, and landscaping.

It is well established that written descriptions of good design principles can only go so far in achieving effective requirements and guidelines that inform potential developers. The Citywide Design Standards utilize two approaches to foster good design: *Development Standards* and *Design Guidelines*. The *Development Standards* articulate minimum building and site design requirements and the *Design Guidelines* articulate design principles and offer specific building design suggestions that are not code requirements.

In Chapters 12 and 13, the *Design Guidelines* provide illustrations of existing buildings that have design deficiencies and provide illustrations showing proposed changes to the existing buildings that would create a better result. In each example, the following design principles have been applied:

1. Good building scale and proportions applied to the building and its parts,
2. Appropriate materials and building details,
3. Harmonious overall design,
4. Good site planning, and
5. Good use of color.

2.0. Intent and Purpose

ADMINISTRATION

2.0. INTENT AND PURPOSE

The intent of this document is to provide standards and guidelines to implement the Citywide Design Standards (CDS) for the following purposes:

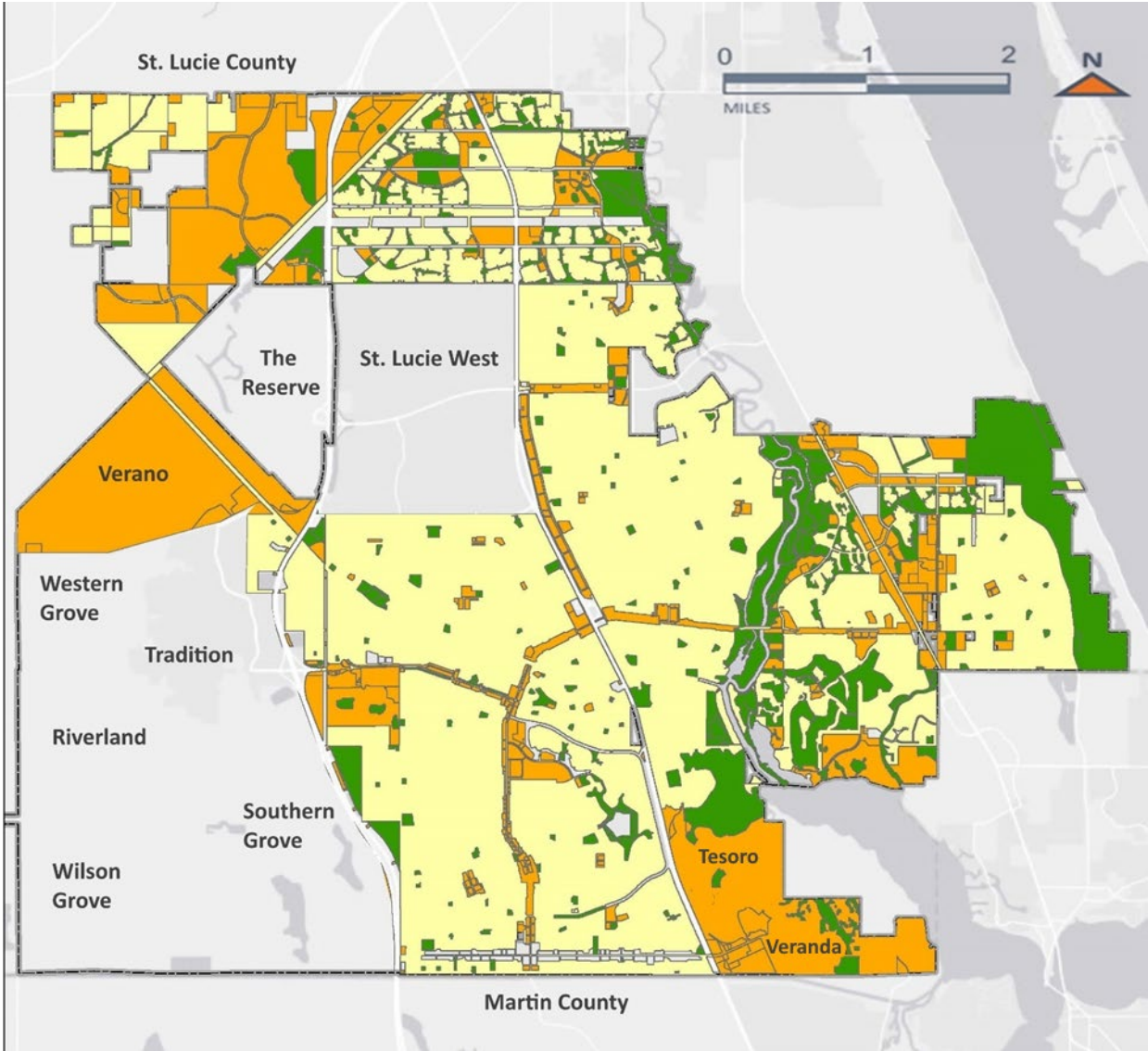
1. Establish land development regulations applicable to land use and zoning districts located within the CDS.
2. Foster economic activity and development that is compatible in use, scale, design, and intensity with surrounding development.
3. Promote aesthetically appealing growth.
4. Promote pedestrian-friendly environments.
5. Promote environmentally sensitive development.
6. Improve the city's image.
7. Maintain or improve property values, and
8. Promote the public health, safety, and welfare.

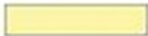


2.1. Applicability ADMINISTRATION

2.1. APPLICABILITY

The Citywide Design Standards (CDS) apply to the following future land use areas as depicted on Map 2-1. below.

Map 2-1. Citywide Design Standards Applicable Future Land Use Area Map.



-  Low Density Residential (RL) - Applicable, Excluding Single-Family Dwelling Units
-  Other Future Land Uses as per Table 2-1 - Applicable, See Exceptions Sec. 2.1.1.
-  Open Space (OSC, OSR, OSP) - Not Applicable

2.1. Applicability ADMINISTRATION

2.1. The Citywide Design Standards (CDS) apply to the following future land use and zoning districts for private and public development as depicted in Table 2-1., Applicable Future Land Use and Zoning Districts table below.

Table 2-1. Applicable Future Land Use and Zoning Districts

Future Land Use	Zoning ¹
Low Density Residential (RL)	RM-5 ² , I, GU ³
Medium Density Residential (RM)	RM-5 ² or Residential PUD between 5 ² -11 DUPA
High Density Residential (RH)	RM-5 ² or Residential PUD between 5 ² -15 DUPA
Residential Golf Course (RGC)	PUD ² , GU ³ , I
Residential Office Institutional (ROI) ²	LMD, P, RM-5 ² , PUD ² , I, Residential PUD between 5 ² -11 DUPA
Mixed-Use (MU)	PUD
Office (O)	P, PUD
Institutional (I)	I, GU ³
General Commercial (CG)	CG, CN, P, LMD, GU ³ , PUD
Limited Commercial (CL)	CN, P, LMD, GU ³
Highway Commercial (CH)	CH, GU ³
Service Commercial (CS)	CS, GU ³ , WI
Light Industrial (LI)	WI, IN, GU ³
Heavy Industrial (HI)	WI, IN ⁴ , GU ³
Planned Industrial Park (PIP)	PUD

Footnotes to Table 2-1.

1. **Zoning Acronym Definitions:** General Commercial (CG), Neighborhood Convenience Commercial (CN), Highway Commercial (CH), Service Commercial (CS), Limited Mixed-Use (LMD), Professional (P), Multifamily Residential (RM-5, RM-8, RM-11, RM-15), Planned Unit Development (PUD), Institutional (I), Warehouse Industrial (WI), Industrial (IN), General Use (GU), Dwelling Units Per Acre (DUPA).
2. **Single-Family Residential Uses:** Not applicable to single-family uses.
3. **Visibility:** Applicable only to buildings / structures that are visible from a street right-of-way.

2.1. Applicability ADMINISTRATION

2.1.1. Applicability and Exemptions to the Citywide Design Standards (CDS)

The Citywide Design Standards (CDS) apply to all new buildings and undeveloped properties located within the city as identified on Map 2-1 and Table 2-1, except:

1. Properties with single-family homes, model homes, and model home sales centers.
2. Properties located within the Becker Road Corridor as set for in the Becker Road Overlay District (BROD) Design Standards manual. See Section 158.228 of the Zoning Code.
3. St. Lucie West, Tradition, Southern Grove, Western Grove, and City Center PUD are exempt from these standards since these Master Planned Areas adopted other design standards with their inception. Other future Master Planned Areas with an NCD (New Community District) future land use designation may be exempt from CDS with the adoption of that adopt independent design standards.
4. Planned Units Developments (PUDs) where exemption from CDS is approved by PUD ordinance.
5. Historic buildings as identified on a Historic Properties Survey.

All development that is exempt from the CDS is encouraged to meet or exceed the requirements of the Citywide Design Standards (CDS).

2.1.2. Conflict with Other City Codes

Where conflict occurs with the CDS and other provisions of City Code, City ordinances, or City resolutions, this document shall supersede.

2.1.3. Multiple Future Land Use Designations

Where a future land use for a property consists of a multiple designations such as CS/LI/HI/ROI, the future land use that is most consistent with the proposed use/s shall be applied when determining whether the Commercial, Industrial, or Residential category is most appropriate.

2.1.4. Conversion of Existing Single-Family Homes / Model Homes in City Conversion Areas

The conversion of a single-family home or a model home to a commercial or non-single-family use is permitted provided the CDS and other applicable development regulations are met. The conversion may require significant renovation. The removal of houses from conversion areas is preferred.

2.1.5. Existing Buildings, Articulated Building Face - Modifications 50% or More

The Citywide Design Standards (CDS) apply to both the site and any existing building or structure undergoing renovation, repair, or improvement where 50% or more of the total articulated building face area is affected. When more than one building is located on a parcel, the CDS apply to the building and the site area, defined by the limits of the required parking area, undergoing renovation, repair, or improvement.

2.1. Applicability

ADMINISTRATION

2.1.6. Existing Buildings - Articulated Building Face - Modifications Less than 50%

The Citywide Design Standards (CDS) apply only to the specific renovation, repair, or improvement proposed for any existing building or structure when less than 50% of the total articulated building face area is affected. Such renovation, repair, or improvement does not trigger compliance with other site or building requirements of the CDS. When more than one building is located on a parcel, the CDS apply to the building and the site area, defined by the limits of the required parking area, undergoing renovation, repair, or improvement. Example: A proposal to paint the walls would only require compliance with Section 9.1, Building Face Color.

2.1.7. Existing Buildings - Roof Colors and Materials - Modifications

The Citywide Design Standards (CDS) requirements for roof color and material apply to the roof area of all existing buildings and structures with sloped roofs undergoing roof renovation, repair, or improvement where 50% or more of the roof color or material area is proposed to be affected. When more than one building is located on a parcel, the CDS apply to the building and the site area, defined by the limits of the required parking area, undergoing renovation, repair, or improvement.

2.1.8. Existing Buildings - Destruction Due to Casualty

When a building or structure is destroyed or damaged by fire, flood, wind, or other casualty to an extent equal to or exceeding 50% of the replacement cost of the building or structure, both the site and any building or structure shall conform in all respects to the regulations and requirements of the Citywide Design Standards (CDS) for any renovation, repair, or improvement. If replacement cost is less than 50%, the CDS apply only to the specific renovation, repair, or improvement proposed for any building or structure. Code requirements from other regional or state regulatory agencies apply. When more than one building is located on a parcel, the CDS apply to the building and the site area, defined by the limits of the required parking area, undergoing renovation, repair, or improvement.

2.1.9. Renovation, Repair, Improvement

For purposes of this chapter, “renovation, repair, or improvement” does not apply the following:

1. Historic preservation as identified on a Historic Properties Survey.
2. Development activity on existing, previously approved developments, for the sole purpose of complying with Chapter 553, Part II, Accessibility by Handicapped Persons of the Florida Statutes.

2.2. Approval Process ADMINISTRATION

2.2 APPROVAL PROCESS

Development review for site plan approval shall follow adopted procedures for all applicable development within the City of Port St. Lucie as established in Sections 158.235 to 158.246 of the City Zoning Code. After receipt of a complete application, City staff will review the drawings and documents and provide written comments to the applicant prior to the Site Plan Review Committee (SPRC) meeting. The Planning and Zoning Department encourages applicants to request a pre-application meeting to discuss their initial design concepts prior to submitting a site plan, floor plans, elevations, and construction plans to the City Planning and Zoning Department for SPRC review.

2.2.1. Submittal Requirements

All site plan submittals shall be made utilizing the City's online application portal. Provide one (1) digital set and one (1) hard copy set to the Planning and Zoning Department:

2.2.2. Site Plan: See City Zoning Code Section 158.238 for the list of Site Plan requirements. A more detailed Site Plan Checklist may be downloaded from the Planning and Zoning Department website.

2.2.3. Architectural Elevations: Architectural elevations and floor plans for all building and structures shall be included with site plan submittal. The following information shall be provided on the elevations:

1. Provide architectural elevations of all sides of proposed building/s or structure/s. Indicate building and roof form, location and shape of windows and doors, materials, and other architectural details. For each elevation, indicate the height and width of the building/s or structure/s and the height of each floor for multistory buildings.
2. Indicate the window and door glass area and the window and door wall opening dimensions for each building face where the transparency requirement is applicable. See Chapters 5 and 6 for Window and Door Transparency.
3. List the selected architectural elements from Chapter 10, Architectural Elements.
4. Provide a note that indicates that the elevation design and colors may not be modified without approval from the City.
5. If the building has a parapet wall and a flat roof, provide a note that indicates that no mechanical equipment shall be visible from above the height of the parapet wall.
6. List the proposed building face and roof color name, number, and brand. Identify building and roof colors on the elevation drawings. Refer to Chapter 9, Building Face & Roof Colors.
7. If using the Trim (2% or 5%) or Accent (20%) Colors as depicted in Appendix A, Approved Colors Chart, indicate the percentage of the Trim or Accent Color depicted for each side of elevation. Show the dimensions of the Trim or Accent Color area on the elevation.
8. Provide color elevations or renderings of all sides of buildings visible from a public or private street, to patrons, or to residents.
9. Include the Planning and Zoning Department project number at the lower right corner of drawings. (Example: P21-123) Planning staff will send this file number to the applicant after the project has been reviewed.

2.3. Nonconformities, Variances, Design Relief ADMINISTRATION

2.3. NONCONFORMITIES, VARIANCES, DESIGN RELIEF

2.3.1. Nonconformities

Nonconforming lots, uses, and site conditions shall be subject to the provisions of Article XIV, Nonconforming Uses, of the City Zoning Code.

2.3.2. Variances

Proposed variances to the provisions of the Citywide Design Standards (CDS) shall be subject to the rules and procedures established in Article XV, Variances, of the City Zoning Code. Variance applications shall be considered in accordance with Chapter 158.295-302 of the City Zoning Code.

2.3.3. Design Relief

Design relief is related to design requirements identified in the CDS. Design relief is similar to a variance except that rather than going to the Planning and Zoning Board for variance approval, the design relief application is reviewed by the Planning and Zoning Department's Zoning Administrator for administrative approval. The intent of design relief is to provide shorter review time and less expense for minor variance requests to the CDS. The Zoning Administrator may grant or deny approval for design relief, or the Zoning Administrator may recommend sending the design relief request to the Planning and Zoning Board ~~as for~~ a variance.

2.3.4. Design Relief Criteria

Design relief from certain requirements of the CDS may be considered for approval by the Zoning Administrator if the administrator finds that the proposed design changes will accomplish the intent of the CDS as effectively or better than strict compliance with the adopted standards as follows:

1. Promotes the development of an urban form that is pedestrian-friendly.
2. Provides compatibility with surrounding properties.
3. Provides safety and convenience for pedestrians, cyclists, and transit riders.
4. Provides safe vehicular circulation.
5. Provides a similar or better design solution that encompasses the design principles described in the Citywide Design Standards or historically accepted design practices.

2.3.5. Design Relief Application

Applications for design relief shall be uploaded to the City's online application portal. The application consists of a letter along with drawings, as necessary, from the applicant that describe the requested design relief. The letter must describe the hardship created by the required design standard and the proposed minimum change to the design standard to relieve the hardship. If the original application was for site plan approval, then the design relief application must be uploaded to the site plan application file, and similarly for other application types. The sections of the CDS that are eligible for the design relief process are listed below. Any items not listed below require a variance:

2.3. Nonconformities, Variances, Design Relief ADMINISTRATION

- 1. Relief from Section 3.0.2. Drive-Through Windows:** If there is no other option than to orient a drive-through window along an arterial or collector street, Zoning Administrator may permit a drive-through window to orient along such street provided that the window is completely screened from view from the street by a continuous screen of vegetation having a height of six feet at time of planting.
- 2. Relief from Section 3.0.1. Building Entrance Orientation:** The Zoning Administrator may allow the primary building entrance to be oriented toward the rear of the property if 1) a front or side entrance is not practicable, and 2) there is no parking located in front of the building, and 3) at least 50% of the required parking is located at the rear of the property. If such conditions are applicable, the Zoning Administrator may increase the minimum amount of window transparency required along the primary street frontage or other building face by up to 20% as substitution. Example: 20% required (if applicable) + up to 20% = up to 40% total.
- 3. Relief from Section 3.0.8. Garage Doors or Open Bays Facing Arterial or Collector Roads:** ~~Where a lot abuts an arterial or collector road and it is not practicable to orient garage doors or open bays to the side or rear of the property, the Zoning Administrator may approve the orientation of garage doors or open bays to such roads.~~ Where a corner lot abuts an arterial or collector road and it is not practicable to orient garage doors or open bays to a side of the property that does not abut an arterial, collector, or local road corner, the Zoning Administrator may approve the orientation of garage doors or open bays to one of the corner roads.
- 4. Relief from Section 3.0.10. Exterior Garbage Cans:** The Zoning Administrator may modify the spacing distance requirement of garbage cans from building entrances or reduce the number of required garbage cans if it is determined that the number of required garbage cans is not practicable.
- 5. Relief from Sections 5.1.1, 6.1.1, and 7.1.1 Wall Articulation:** The Zoning Administrator may allow the maximum spacing distance of the building articulation features to extend an additional 10 feet provided the proposed elevations address the design principles of proportion, scale, harmony, and detailing as described in Chapter 12.
- 8. Relief from Sections 5.2 and 6.2 Window and Door Transparency:** Zoning Administrator may approve up to a 30% reduction to the required window and door transparency requirement. See below. On the side of the building that transparency is reduced, the Zoning Administrator may require the amount of required perimeter building landscaping to be increased by up to 20% and/or require that minimum perimeter building landscape buffer width to be increased from 5 feet to up to 10 feet. Example: 10 trees required x 1.2 = 12 trees.

2.3. Nonconformities, Variances, Design Relief ADMINISTRATION

Example: 20% transparency requirement at 30% reduction = 14%, or 6% reduction (.3 x 20 = 6%).

1. 30% transparency requirement may be reduced to 21%
2. 20% transparency requirement may be reduced to 14%
3. 10% transparency requirement may be reduced to 7%

6. **Relief from Sections 5.3 and 6.3 Building Height:** Zoning Administrator may approve a reduction of up to 2 feet to the required 22-foot minimum building wall height based on whether the proposed elevations address the design principles of proportion, scale, harmony, and detailing as described in Chapter 12.

~~7. **Relief from Section 5.4 Flat Roofs – 25% Pitched Roof:** The Zoning Administrator may waive or reduce the sloped roof percentage requirement for the front and sides of commercial type buildings with flat roofs with the option to require none or all of the following as substitution for the sloped roof features based on whether the proposed elevations address the design principles of proportion, scale, harmony, and detailing as described in Chapter 12:~~

- ~~1. Window and door transparency requirements, if applicable, may be increased by up to 30% and may be applied to the front and/or sides of a building. If window and door transparency requirements are not applicable, the Zoning Administrator may require that up to 30% of the front or side building face area between 2 and 8 feet in height from the finished floor consist of glass windows or doors.~~
- ~~2. The amount of required perimeter building landscaping may be required to be increased by up to 20% and the perimeter landscape buffer may be required to be increased from 5 feet to up to 10 feet. Example: 12 trees required x 1.2 = 12 trees.~~
- ~~3. Up to two (2) additional architectural elements may be required to be added to the building or site.~~

9. **Relief from Sections 9.1.1.1 through 9.1.1.4, Building Face Color Percentage and Appendix A. Approved Colors Chart:**

1. **2% or 5% Trim Color Area Allowance:** The Zoning Administrator may allow the 2% Trim Color Area to be increased to a maximum of 4% of the building face area and may allow the 5% Trim Color Area to be increased to a maximum of 10% of the building face area.
2. **20% Accent Color Area Allowance:** The Zoning Administrator may allow the Accent Color Area to be a maximum of 30% of the building face area.

3.0. Site Plan Design

DEVELOPMENT STANDARDS

3.0. SITE PLAN DESIGN

3.0.1. Building Entrance Orientation

The main entrance/s of a building shall be oriented toward the primary street front or to the side of the property if the parking layout serves a side entrance. Orientation of the main entrance/s toward the rear of the property is prohibited.

3.0.2. Drive-Through Windows

Drive-through windows shall be located on the side or rear of a building face not facing a collector or arterial road.

3.0.3. Vehicular and Pedestrian Connections to Adjacent Parcels

Vehicular and pedestrian connections shall be provided between adjacent parcels and buildings unless such connections are not physically feasible. Legal documentation establishing the connections must be executed by the property owner and approved by the City Attorney prior to site plan approval. The legal documentation in the form approved by the City Attorney must be recorded in the Public Records of St. Lucie County, Florida prior to issuance of building permits pursuant to the site plan.

3.0.4. Interior Pedestrian Sidewalk Connections

Interior sidewalks shall inter-connect all buildings and uses on a site. For each site, at least one sidewalk connection shall extend to an existing or future sidewalk in a street right-of-way. Sidewalk stub-outs shall be provided for designated future public sidewalks within a street right-of-way.

3.0.5. Vehicular Access to Streets

A single point of vehicular access shall be provided along the primary street frontage, or the minimum driveway separation requirements shall apply as per City Code. One additional access is permitted if the parcel abuts an adjacent side or rear street and if the requirements of the Zoning Code and/or Conversion Manual have been met.

3.0.6. Building/Parking Location

Parking located in front of a building is permitted provided at least one additional architectural element as identified in Chapter 10, Architectural Elements, is included in the design of the building. Refer to Chapter 10, Architectural Elements for the number of architectural elements required. Parking is encouraged to be located along the rear and/or side of a building.

3.0.7. Bicycle Racks

Each building shall provide a bicycle rack conveniently placed near the main building entrance within 100 feet of the main building entrance. Bicycle parking shall be at least as close to the entrance as the nearest non-handicapped vehicular parking space. Bicycle racks shall be visible from the building's main entrance/s. Bicycle racks are not required for a car wash, vehicle repair or service facility, warehouse, or storage facility.

3.0. Site Plan Design DEVELOPMENT STANDARDS

3.0.8. Garage Doors or Open Bays Facing Arterial or Collector Street

Buildings with commercial or industrial land uses as per Chapters 5 and 6 may not have garage doors or open bays facing an arterial or collector road. For corner lots that face an arterial or collector road, garage doors or open bays must be oriented to a side of the property not facing an arterial, collector, or local road corner.

3.0.9. Mass Transit Accommodations

Non-residential buildings greater than 75,000 square feet and residential developments greater than 100 units shall provide at least one bus shelter per development. The bus shelter design shall compliment the architectural style of the building/s on site.

3.0.10. Exterior Garbage Cans

Commercial, office, and civic uses shall provide exterior garbage cans to discourage littering.

1. Garbage cans shall be located within 20 feet of a commercial, office, civic building entrance, outdoor eating area, or bus stop shelter. Shopping centers and strip commercial buildings must have at least one exterior garbage can for every 300 linear feet of the walkway located in front of the building.
2. Garbage cans must include a feature to allow cigarettes and cigars to be extinguished and discarded or a separate receptacle must be provided.
3. Garbage cans cannot be larger than 35 gallons in size capacity.
4. The material and color of the garbage can must be compatible with the building or structure on the site. Brightly colored garbage cans are prohibited. Text must be no taller than 5" and graphics must be no taller than 8".
5. An image, size specifications, and product name of the proposed garbage can/s must be provided with the site plan submittal.



Figure 3-1. Examples of Exterior Garbage Cans.

4.0. General Building Design

DEVELOPMENT STANDARDS

4.0. GENERAL BUILDING DESIGN

Chapter 4.0, General Building Design requirements apply to Chapters 5.0, Commercial Building Design, 6.0, Industrial Building Design, and 7.0, Residential Building Design.

4.0.1. Prohibited Building Features and Materials

The following facade features and materials are prohibited for all buildings and/or uses, unless otherwise stated.

1. Large, blank, unarticulated walls that are visible from the street or to the public or patrons,
2. Corrugated metal siding/butler buildings (permitted in LI, HI, PIP future land use districts),
3. Plastic siding, plastic laminates,
4. Concrete block walls without stucco or paint,
5. Plywood (board and batten plywood walls permitted),
6. Corrugated fiberglass,
7. Square, box-like buildings without articulation of windows or façade,
8. Reflective glass windows, tinted windows on ground floor retail uses,
9. Mansard roofs, backlit awnings, brightly colored roof tiles.

4.0.2. Determining Articulated Building Face Area

Articulated building face area includes wall, windows, doors, and other features directly or indirectly attached to the building face such as, but not limited to, awnings, canopies, colonnades, porches, and porticos. The roof area of any sloped roof structure attached to the building face is included as part of the articulated building face area. Any building face that is not articulated shall not be included in calculating the total articulated building face area. Example: The rear wall of a shopping center or strip commercial center is often a plain concrete wall with several service doors and is not generally visible to the public. This area of the rear wall shall not be included in calculating the total articulated building face area.

4.0.3. Determining Articulated Building Face Area for Indirectly Attached Architectural Features

For buildings with colonnades, porches, porticos, and other architectural elements indirectly attached to the building face, the articulated building face area includes the combined (flattened) area of the walls, windows, doors, and the other directly or indirectly attached features located in front of the wall as depicted on the building elevations. The total proposed *percentage* of articulated building face area to be modified shall be calculated as follows: Total *proposed* building face area to be modified that is visible on the elevation drawing divided by total *existing* building face area that is visible on the elevation drawing.

4.0. General Building Design

DEVELOPMENT STANDARDS

4.0.4. Window and Door Transparency: Window and door area transparency refers to the ratio of glass window and/or door area to the total building face area inclusive of glass windows and/or doors. Buildings with a higher ratio of glass area or transparency typically evoke a more inviting appearance. In a pedestrian-oriented environment, a high degree of transparency on the ground floor is necessary to provide a visual connection between the outside and inside of a building. This dynamic gives visual interest or animation to a street or path.

4.0.5. Building Face and Roof Color

As indicated in Appendix A, Approved Colors Chart and Section 9.1, Building Face Colors, the use of pastel and muted earth tone colors is permitted for building walls and features directly or indirectly attached to the building walls, except for roof colors. Darker or brighter colors are permitted for accent and trim colors as per Approved Colors Chart. Refer to Section 9.2, Roof Colors, for permitted roof colors.

5.0. Commercial Building Design DEVELOPMENT STANDARDS

FUTURE LAND USES: CG, CL, CH, ROI, I, MU, O

5.1. FACADE ARTICULATION – COMMERCIAL

Building articulation shall be achieved by providing windows and doors, color changes, material changes, major or minor wall offsets, height variation, and other strategies listed below. See Chapter 12, Design Principles, and Chapter 13, Building Typologies for design suggestions.

5.1.1. Wall Articulation

Articulation requirements apply to the front and side building faces of all buildings. Articulation of the rear face of a building is required if the face of building is visible to the public or to residents – or patrons if 30% or more of the required parking is located at the rear side of building. Varying wall offsets or other architectural features must be provided to create horizontal and vertical building articulation.

Each floor of the front façade facing a street shall not exceed 20 horizontal feet without including at least one of the following elements. The sides of buildings that face a street, parking lot, or Interstate highway shall not exceed 30 horizontal feet without including at least one of the following elements.

1. A window or door (excluding garage door),
2. Awning, shutters, canopy, wall trellis, marquee, or other architectural feature,
3. A wall offset (min. 1 ft.) or columns, void, or pilaster with a minimum depth of 8 inches,
4. Colonnade, balcony, porch, portico, or bay window,
5. Complementary change in building face material, texture, or color.

5.1.2. Architectural Accent Features

Architectural treatments on a building face, such as cornices, wall bands, string courses, shall be continued around the sides of a building.

5.1.3. Out-Parcels

All buildings located on out-parcels shall require building face and roof articulation on all sides.

5.1.4. Entrance Articulation

Special articulation of the building's main entryway is required to enhance the arrival experience. A porch, portico, colonnade, canopy, or other architectural feature shall be located at the main entrance/s of the building.

5.0. Commercial Building Design

DEVELOPMENT STANDARDS

5.1.5. Architectural Elements

The applicant must select at least five (5) architectural elements from Chapter 10, Architectural Elements to incorporate into the building design. If parking is located in front of the building, one additional architectural element must be added. List the selected architectural elements on the architectural elevations.

5.2. WINDOW AND DOOR TRANSPARENCY

5.2.1. Future Land Use: CG, CL, CH (Single user spaces less than 25,000 sq. ft. attached or detached) **Mixed-Use and Single-Use Buildings.** At least 30% of the front facade area that is between 2 and 8 feet in height from the finished floor shall consist of glass windows and/or doors for each floor of a building. Window transparency requirements do not apply to the sanctuary for a religious use.

Example: Applies to the individual units or tenant spaces in a shopping center that are less than 25,000 sq. ft. or to a free-standing building that is less than 25,000 sq. ft. Total building area including other users or tenant spaces may exceed 25,000 square feet.

Single-use buildings 25,000 sq. ft. or More (Detached or Attached):

No transparency requirements.

Accessory Uses: Transparency requirements do not apply to a car wash or accessory use buildings less than 1,600 square feet.

5.2.2. Future Land Use: ROI, O, I

Office and Institutional Uses: At least 30% of the front facade area between 2 and 8 feet in height from the finished floor shall consist of glass windows and/or doors for each floor of the building. At least 20% a side building face area between 2 and 8 feet in height from the finished floor shall consist of glass windows and/or doors for each floor of a building that faces a street, driveway, or parking lot. Window transparency requirements do not apply to the sanctuary for a religious use.

Residential Uses: No transparency requirements.

5.2.3. Future Land Use: MU or NCD - Refer to specific requirements for Commercial, Office, Residential, and Institutional type future land uses as listed above.

5.2.4. Corner Lots: For buildings located on a corner lot that abuts an arterial or collector road, at least one of the following conditions must be met:

1. **Window Transparency:** If side building face facing a street is 60 feet or wider, at least 20% of the side building face area that is between 2 and 8 feet in height from the finished floor shall consist of glass windows and/or doors.

2. **Perimeter Landscaping:** If not restricted by pavement, the amount of required perimeter building landscaping shall be increased by 20% and the perimeter landscape buffer shall be increased from 5 feet to 10 feet. Example: 12 trees required x 1.2 = 15 trees.

5.0. Commercial Building Design DEVELOPMENT STANDARDS

5.3. MINIMUM BUILDING HEIGHT

Intent: To promote the development of spatially defined corridors by creating spatial definition along arterial and collector roads by establishing a minimum building height.

5.3.1. Building Wall Height

The façade of a building that faces an arterial or collector road or Interstate highway shall have a minimum building wall height of 22 feet, exclusive of sloped roof height, for at least 60% of the length of the building.

5.4. FLAT ROOFS

5.4.1. Flat Roof Design

Flat roofs may be used provided one of the following conditions is met:

1. Peaked or pitched sloped roof elements shall extend at least 25% of the length of the front and two sides of the building. A cornice or wall band that is at least 14" in height shall be provided at the top of wall.
2. A green (vegetative) roof shall cover at least 75% of the roof area. A parapet wall or railing shall be provided.

5.4.2. Flat Roof Mechanical Equipment

Roof mechanical equipment shall not be visible from an elevation that is horizontal to the location of the roof equipment. Roof mechanical equipment must be screened on all sides of a building with a parapet wall or other integrated architectural element that is part of the overall building design from a perspective that is 6 feet above grade for a distance of at least 300 feet. Parapet walls shall be at least 24" in height. Individual screens for equipment are not acceptable.

5.5. SLOPED ROOFS

5.5.1. Sloped Roof Design

1. Primary Structure Roof Types Permitted: Gable, Hip, Shed (may be curved),
2. Primary roof height shall not exceed the height of the supporting walls located below the roof,
3. The average slope of a primary roof shall be greater than or equal to four (4) feet of rise for every twelve (12) feet of horizontal run: 4:12 minimum slope,
4. The average slope for a primary shall be less than or equal to twelve (12) feet of rise for every twelve (12) feet of horizontal run: 12:12 maximum slope,

5.0. Commercial Building Design DEVELOPMENT STANDARDS

5. The roof pitch for a porch, bay window, cupola, dormer, or other similar building feature shall have a minimum slope of 2:12 and a maximum slope of 12:12. There is no maximum roof pitch for a steeple or a spire.
6. Building roof overhang, excluding accent roofs, shall be at least 24" with a minimum fascia depth of 8".

5.5.2. Sloped Roof Materials

Roofing material on sloped roofs must consist of one of the following:

1. Standing seam metal roofing. The use of standing seam metal roofs with 5-V panels or 16-inch pattern is encouraged,
2. Concrete, stone, metal, wood (or wood composite) shingles,
3. Clay, terra-cotta, or concrete tiles,
4. Architectural grade, laminated, asphalt shingles 320 lb. 30-year.

5.5.3. Solar Roof Panels on Sloped Roofs

Solar roof panels shall not be located on a sloped roof on the front façade or on a sloped roof facing a street. Solar panels located on sloped roofs shall appear as an integral part of the building's design. See City Code Section 158.230, Solar Energy.

6.0. Industrial Building Design DEVELOPMENT STANDARDS

FUTURE LAND USES: CS, LI, HI, PIP

6.1. FACADE ARTICULATION – INDUSTRIAL

6.1.1. Wall Articulation – Varying wall offsets and other architectural features shall be provided to create horizontal and vertical articulation. At least one of the following features listed below shall be incorporated at least every 30 feet on a building face that fronts a street or Interstate highway:

1. A window or door (excluding garage door),
2. Awning, shutter, canopy, wall trellis, or other architectural feature,
3. A wall offset (min. 1 ft.), void, or pilaster with a minimum depth of 8 inches,
4. Colonnade, porch, portico, balcony, bay window, or other architectural feature,
5. Complementary change in building face material, texture, or color.
6. Expression lines, minimum ½ -inch wide and ½-inch deep, or horizontal bands may be counted for up to 70% of the building face length provided there are other horizontal ~~vertical~~-articulation features at base and upper area of the building face such as change in material, texture, ~~or~~ color, or other architectural features and there are other vertical articulation features every 30 feet or 25% of façade length, whichever is greater.

6.1.2. Entrance Articulation

Special articulation at the building's main entryway is required to enhance the arrival experience. A porch, portico, colonnade, canopy, or other architectural feature shall be located at the main entrance/s of the building.

6.1.3. Architectural Elements

The applicant must select at least three (3) architectural elements from Chapter 10, Architectural Elements to incorporate into the building design. If parking is located in front of the building, one additional architectural element must be added. List the selected design elements on the architectural elevations.

6.2. WINDOW & DOOR TRANSPARENCY

6.2.1. Uses Located on an Arterial or Collector Road or Facing an Interstate Highway

At least 10% of the front façade area between 2 and 8 feet in height from the finished floor shall consist of glass windows or doors. Or, at least 3% of the total front facade area shall consist of glass doors or windows.

6.0. Industrial Building Design

DEVELOPMENT STANDARDS

6.2.2. Corner Lots: For buildings located on a corner lot that abuts an arterial or collector road, at least one of the following conditions must be met:

1. **Window and Door Transparency:** 5% of the side building face area that is between 2 and 8 feet in height from the finished floor shall consist of glass windows and/or doors. Or, at least 1.5% of the total front facade area shall consist of glass doors or windows.
2. **Perimeter Landscaping:** The amount of required perimeter building landscaping shall be increased by 20% and the perimeter landscape buffer shall be increased from 5 feet to 10 feet. Example: 10 trees required x 1.2 = 12 trees

6.3. MINIMUM BUILDING HEIGHT

The façade of a building that faces an arterial or collector road or Interstate highway shall have a minimum building wall height of 22 feet, exclusive of sloped roof height, for at least 60% of the length of the building.

6.4. FLAT ROOF MECHANICAL EQUIPMENT

Roof mechanical equipment shall not be visible from an elevation that is horizontal to the location of the roof equipment. Roof mechanical equipment must be screened on all sides of a building with a parapet wall or other integrated architectural element that is part of the overall building design from a perspective that is 6 feet above grade for a distance of at least 300 feet. Parapet walls shall be at least 24" in height. Individual screens for equipment are not acceptable.

6.5. SLOPED ROOFS

6.5.1. Sloped Roof Design

1. Primary Structure Roof Types Permitted: Gable, Hip, Shed (may be curved),
2. Primary roof height shall not exceed the height of the supporting walls located below the roof,
3. The average slope of a primary roof shall be greater than or equal to four (4) feet of rise for every twelve (12) feet of horizontal run: 4:12 minimum slope,
4. The average slope for a primary shall be less than or equal to twelve (12) feet of rise for every twelve (12) feet of horizontal run: 12:12 maximum slope,
5. The roof pitch for a porch, bay window, cupola, dormer, or other similar building feature shall have a minimum slope of 2:12 and a maximum slope pf 12:12. There is no maximum roof pitch for a steeple or a spire.
6. Building roof overhang, excluding accent roofs, shall be at least 24" with a minimum fascia depth of 8".

6.0. Industrial Building Design DEVELOPMENT STANDARDS

6.5.2. Sloped Roof Materials

Roofing material on sloped roofs must consist of one of the following:

1. Standing seam metal roofing. The use of standing seam metal roofs with 5-V panels or 16-inch pattern is encouraged,
2. Concrete, stone, metal, wood (or wood composite) shingles,
3. Clay, terra-cotta, or concrete tiles,
4. Architectural grade, laminated, asphalt shingles 320 lb. 30-year.

6.5.3. Solar Roof Panels on Sloped Roofs

Solar roof panels shall not be located on a sloped roof on the front façade or on a sloped roof facing a street. Solar panels located on sloped roofs shall appear as an integral part of the building's design. See City Code Section 158.230, Solar Energy.

7.0. Residential Building Design DEVELOPMENT STANDARDS

FUTURE LAND USES: RL, RM, RH, RGC

7.1. FACADE ARTICULATION – RESIDENTIAL

7.1.1. Wall Articulation

Articulation requirements apply to the front, side, and rear of all buildings visible from a street, driveway, parking lot, or other buildings. Varying wall offsets and other architectural features shall be provided to create horizontal and vertical building articulation. Each face of the building shall not exceed 20 horizontal feet without including at least one of the following elements to avoid having a blank wall:

1. A window or door (excluding garage door),
2. Awning, shutter, canopy, wall trellis, or other architectural features,
3. A wall offset (min. 1 ft.), void, or pilaster with a minimum depth of 8 inches,
4. Colonnade, porch, portico, balcony, or bay window,
5. Complementary change in building face material, texture, or color.

7.1.2. Architectural Accent Features

Architectural treatments on a building face, such as cornices, wall bands, string courses, shall be continued around the side of the building.

7.1.3. Entrance Articulation

Special articulation at the building's main entryway/s is required to enhance the arrival experience. A porch, portico, canopy, or other architectural feature shall be located at the main entrance/s of the building.

7.1.4. Architectural Elements

The applicant must select at least four (4) architectural elements from Chapter 10, Architectural Elements to incorporate into the building design. If parking is located in front of the building, one additional architectural element must be added. List the selected design elements on the architectural elevations.

7.2. FLAT ROOF MECHANICAL EQUIPMENT

Roof mechanical equipment shall not be visible from an elevation that is horizontal to the location of the roof equipment. Roof mechanical equipment must be screened on all sides of a building with a parapet wall or other integrated architectural element that is part of the overall building design from a perspective that is 6 feet above grade for a distance of at least 300 feet. Parapet walls shall be at least 24" in height. Individual screens for equipment are not acceptable.

7.0. Residential Building Design DEVELOPMENT STANDARDS

7.3. SLOPED ROOFS

7.3.1. Sloped Roof Design

1. Primary Structure Roof Types Permitted: Gable, Hip, Shed (may be curved),
2. Primary roof height shall not exceed the height of the supporting walls located below the roof,
3. The average slope of a primary roof shall be greater than or equal to four (4) feet of rise for every twelve (12) feet of horizontal run: 4:12 minimum slope,
4. The average slope for a primary shall be less than or equal to twelve (12) feet of rise for every twelve (12) feet of horizontal run: 12:12 maximum slope,
5. The roof pitch for a porch, bay window, cupola, dormer, or other similar building feature shall have a minimum slope of 2:12 and a maximum slope of 12:12. There is no maximum roof pitch for a steeple or a spire.
6. Building roof overhang, excluding accent roofs, shall be at least 24" with a minimum fascia depth of 8".

7.3.2. Sloped Roof Materials

Roofing material on sloped roofs must consist of one of the following:

1. Standing seam metal roofing. The use of standing seam metal roofs with 5-V panels or 16-inch pattern is encouraged,
2. Concrete, stone, wood (or wood composite) shingles,
3. Clay, terra-cotta, or concrete tiles,
4. Architectural grade, laminated, asphalt shingles 320 lb. 30-year.

7.3.3. Solar Roof Panels on Sloped Roofs

Solar roof panels shall not be located on a sloped roof on the front façade or on a sloped roof facing a street. Solar panels located on sloped roofs shall appear as an integral part of the building's design. See City Code Section 158.230, Solar Energy.

8.0. Fueling Station Canopies

DEVELOPMENT STANDARDS

8.0. FUELING STATION CANOPIES

Intent and Purpose: The fueling station canopy is a prevalent and often dominant feature along major roads today. The architecture and design of gas stations has a significant impact on the appearance of the city. These standards are intended to facilitate the development of fueling station canopies that are more visually compatible with the surrounding environment.

8.0.1. Roof Types

Fueling station canopies shall consist of one of the following roof types:

1. Gable or hip roof with standing seam metal roofing or clay, concrete, wood (or composite), or metal shingles that match or are compatible with the materials or style of the principal building. Minimum 3:12 pitch and a maximum 12:12 pitch. The fueling station canopy roof fascia shall have a maximum height of 24". ~~Roof beams and girders that are encased within an exterior face covering shall not extend more than 24" below the roof fascia to avoid creating a more prominent and bulky appearance.~~ See **Figure 7.1**, right.
2. A thin, flat or curved roof canopy and roof fascia that is 24" or less in depth. Exposed trusses or structural supports may be located below roof canopy. If the fueling station canopy roof is angled, the highest side of the roof shall be oriented toward the interior of the site. See **Figures 7-1, 7-2, 7-3**, next page.

8.0.2. Design and Color

If a retail convenience store or other building is located on site, the fueling station canopy shall be compatible with the architectural design, details, colors, features, and style of the building. A light color, such as white, cream, pale gray, pale beige shall be used for the fueling station canopy fascia, columns, and ceiling that is consistent with a color on the principal building. A thin stripe with a maximum height of 10" may be placed on one or more sides of the top or bottom of the canopy fascia. The color shall relate to a color used for the principal building. The base of metal columns shall be clad in a material that is consistent with the building such as wood, stone, brick, or stucco that is ~~between 6-10~~ a minimum of 6 feet in height. All downspouts shall be integrated into the canopy structure.

8.0.3. Canopy Height and Length

~~A minimum clearance height of 14 feet shall be provided to allow for tall vehicles to pass under the fueling station canopy, unless a taller height is required by other regulatory agencies.~~ The height to the top of a flat roof shall not exceed 20 feet. The height to the midpoint of a pitched roof shall not exceed 22 feet. The fueling station canopy length shall not exceed 140 feet.

8.0.4. Lighting

Lighting fixtures shall not be located on the top or side of the fueling station canopy. Neon lighting and illuminated panels shall not be located on the fueling station canopy or columns. Also, refer to City Zoning Code Section 158.221, Off-Street Parking and Lighting.

8.0.5. Signage (includes Logos)

Business name signage or advertising shall not be located on the fueling station roof canopy or columns. Refer to City Code Chapter 155, Sign Code.

8.0. Fueling Station Canopies DEVELOPMENT STANDARDS

8.06. Examples of Allowed and Not Allowed gas station canopies.



Figure 8-1. Roof Style - Flat Roofs greater than 24" in Height and Mansard Roofs – NOT ALLOWED.

(Left) The Mobile station features a canopy height that is greater than 24" in height and the deep blue color is not permitted for the canopy fascia. The color of the canopy is required to be a light color such as white, cream, light gray, or light beige.

(Right) The Kwik Trip station features a canopy that is greater than 24" and it also has a mansard roof that is not allowed. Pitched roofs are required to be a gable or hip roof. A maximum 10" high stripe is permitted at the top or bottom of the canopy fascia.



Figure 8-2. Roof Style - Flat Roofs greater than 24" in Height – NOT ALLOWED

In addition to having a roof height greater than 24", neon lights or illuminated panels are not permitted.



Figure 8-3. Roof Style – Hip Roof Canopy – ALLOWED

This example features two gas station canopies since the length of a single canopy exceeds 140 feet. The space between the top of brick columns and bottom of the roof gives a more attractive, less heavy appearance to the canopy.



Figure 8-4. Roof Style - Gable Roof Canopy - ALLOWED.



Figure 8-5. Roof Style – Flat (or Curved) Roof with Thin Profile, 24” Height or Less – ALLOWED.



Figure 8-6. Roof Style – Flat Roof with Thin Profile, 24” Height or Less – ALLOWED.

(Left) The canopy thickness is less than 2 feet in height. The space between the top of brick columns and bottom of the roof gives a more attractive, less heavy appearance. (Right) The thin canopy and thin columns allow the building to be a more dominant feature.

9.0. Building Face & Roof Colors

DEVELOPMENT STANDARDS

9.0. BUILDING FACE & ROOF COLORS

Intent and Purpose: The CDS promotes the use of light to medium pastel and earth-tone colors. In limited amounts, darker colors are permitted for accent and trim. The permitted colors reflect the type of colors that are historically associated with the city. The approved colors in the CDS are intended to enhance the aesthetic appeal of the city.

Colors for a building face shall be selected from either Appendix A. Approved Colors Chart. Colors for a primary or accent roof shall be selected from Section 9.2, Roof Colors. The Approved Colors Chart references Sherwin-Williams® paint colors and numbers. The paint color numbers listed on the Approved Colors Chart are used as reference and are not intended to limit paint selection to any one paint manufacturer. The applicant may use any manufacturer's paint, provided the color matches a Sherwin-Williams® color listed in the Approved Colors Chart.

9.1. BUILDING FACE COLOR

Building Face Color is the color applied to the building face including a roof fascia and other building trim features, excluding any sloped roof areas utilizing metal sheeting, shingles, tiles, or other roofing materials.

9.1.1. Building Face Color Percentage

Appendix A. Approved Colors Chart indicates the maximum percentage of Building Face Color allowed. The percentage of Accent or Trim Color must be listed on the elevations for each side of a building face.

1. Main Color - 100% - These colors may be used for the entire building face, no limit.
2. Accent Color – 20%: These colors may be used as a single color or in combination with other Accent Colors in this category for up to 20% of the building face area.
3. Trim Color – 5%: These colors may be used as a single color or in combination with other Trim Colors in this category for up to 5% of the total building face area.
4. Trim Color – 2%: These colors may be used as a single color or in combination with other Trim Colors in this category for up to 2% of the total building face area.

9.1.2. Patterns

Checkerboard, stripe, geometric, or floral patterns are permitted for up to 20% of the building face.

9.1.3. Brick and Stone

When utilizing brick, earth-tone colors are permitted. All colors of natural stone are permitted.

9.1.4. Color Modifications

When a color change is proposed on the building face of an existing use as indicated in Table 2-1 of the (CDS), the proposed color/s shall comply with colors listed in the Approved Colors Chart.

9.0. Building Face & Roof Colors

DEVELOPMENT STANDARDS

9.2. ROOF COLORS

Roof color requirements apply to sloped primary roofs and to sloped accent roofs that are attached to the building face and utilize metal sheeting, shingles, tiles, or other roofing material.



















9.2.1. Metal Roof Colors

Metal roof colors shall be selected from Table 9-2. Metal Roof Colors Chart depicted below.

The applicant shall provide the name of the roof manufacturer and the roof color number or color name on the proposed elevations. Since different manufacturers' colors vary for similar colors, the applicant may be required to provide a physical roof color sample from the manufacturer for the proposed color. The Zoning Administrator shall determine if the roof color of a different manufacturer submitted by the applicant is comparable to the Drexel® color shown on the chart below.

The Military Blue and Pacific Blue colors may only be used for a sloped accent roof attached to a building face for a maximum of 25% of the Building Face Area. These colors shall not be used for a sloped primary roof.

Table 9-2: Metal Roof Colors Chart – Reference: Drexel® Metal Roof Color Chart

				
STONE WHITE	BONE WHITE	SANDSTONE	ALMOND	SIERRA TAN
				
BUCKSKIN	MEDIUM BRONZE	CITYSCAPE	SLATE GRAY	GRANITE
				
PATINA GREEN	MILITARY BLUE	PACIFIC BLUE		
				
SILVER	ZINC	WEATHERED ZINC	CHAMPAGNE	DREXLUME

9.0. Building Face & Roof Colors

DEVELOPMENT STANDARDS

9.2.2. Shingle and Tile Colors

1. **Asphalt Shingle:** Approved asphalt shingle roof colors include the following: shades of white, cream, gray, beige, and brown.
2. **Stone or Concrete Shingle:** Approved stone or concrete roof colors include the following: shades of white, cream, gray, beige, and brown.
3. **Clay, Terra-cotta, or Concrete Tiles:** Approved clay or concrete tile roof colors include the following: earth-tone shades of the traditional brownish-orange, gray, beige, and brown. The tiles may have undertones of other colors such as green and blue provided the primary color is an earth-tone color.

10.0. Architectural Elements DEVELOPMENT STANDARDS

10.0. ARCHITECTURAL ELEMENTS

These architectural elements are intended to promote building articulation and good building and site design. The Citywide Design Standards do not require the implementation of a particular architectural style. However, the design standards encourage the design of buildings with a coastal ambiance loosely based on features of the Florida Vernacular style.

10.0.1. Architectural Elements Required: Table 8-1. below indicates the number of architectural elements required to be applied to the elevations and/or site based on the future land use of the subject parcel. List the required number of architectural elements on the elevation drawings. Refer to Section 2.2 for other information required on the elevation drawings.

Table 10-1. Architectural Elements Required

Future Land Use Designation	Number of Required Architectural Elements
CG, CL, CH, ROI, I, MU, O	5 plus 1 additional element if parking is located in front of building
CS, LI, HI, PIP	3 plus 1 additional element if parking is located in front of building
RL, RM, RH, RGC	4 plus 1 additional element if parking is located in front of building

1. Standing seam metal roof or green (vegetative) roof for 75% of roof area,
2. Vertical, rectangular windows - At least 50% of the window area on front building face,
3. Horizontal wood siding or stucco with horizontal groove line pattern between 4" and 12" or stacked stone. Must cover at least 5% of the front building face area,
4. Arbor / Pergola / Trellis / Decorative Screens or Panels,
5. Tower / Clock Tower / Bell Tower - (min. 2:1, height: width),
6. Bahama shutters - (Refer to Definitions),
7. Side window shutters - Shutters must be proportional to the size and shape of window so that they appear as functioning shutters,
8. Sloped primary roof with an overhang that is at least 3 feet.
9. Square columns spaced no greater than 1.5 the height of the column,
10. Porch / Portico,
11. Wood style railing (picket or Chippendale style),
12. Arcade/Loggia/Colonnade,
13. Cupola / Wall or Roof Dormers,
14. Brackets under roof eaves / Exposed rafter tails.
15. Balconies / Bay windows
16. Stone / Concrete / Brick pavers (350 sq. ft., min.)
17. Usable Open Space - Pedestrian courtyard, plaza, or green space with seating or tables with seating. At least .5% (.005) of site area or at least 2,000 sq. ft., whichever is less. Site area does not include upland preserve areas, lakes, or future phases,
18. Canopy / Awning,
19. Arched colonnade, porch, portico, or wall openings,
20. Expression lines that cover at least 30% of one side of a building face area (1/2" wide and deep, min.),
21. Raised cornice over doors and/or windows / Raised cornice under sloped roof soffit,
22. Medallion/s (on front and at least one side),
23. Exterior sculpture or other public or private art (art not visible to public does not count toward City Public Art requirement),
24. Display windows (See Definitions),
25. Green (vegetative) walls covering at least 25% of the building face area of the east and west walls,
26. LEED Certified Building.

11.0. Green Building Incentives
DEVELOPMENT STANDARDS

11.0. GREEN BUILDING INCENTIVES

Future

12.0. Design Principles Overview

DESIGN GUIDELINES

The Design Guidelines consist of design principles and illustrations of various before and after comparisons of building typologies typically found in the city or region. See Chapters 12 and 13.

The Design Guidelines are intended to promote good architectural design and should play an active role in the design of a building located within the City of Port St. Lucie.

12.1. Design Principles

DESIGN GUIDELINES

12.1. DESIGN PRINCIPLES

Great buildings are designed by applying the proven principles of proportion, scale, harmony, and detail, resulting in an overall pleasantly balanced composition.

A building's architecture should achieve a simple elegance derived from well-proportioned massing and fenestration, an appropriate color palette, appropriate materials and details that would make the building pleasing to pedestrians, and blend with and enhance the existing urban fabric.

The following design principles are provided as suggested guidelines for all buildings regardless of the architectural style.

PROPORTION



SCALE



HARMONY



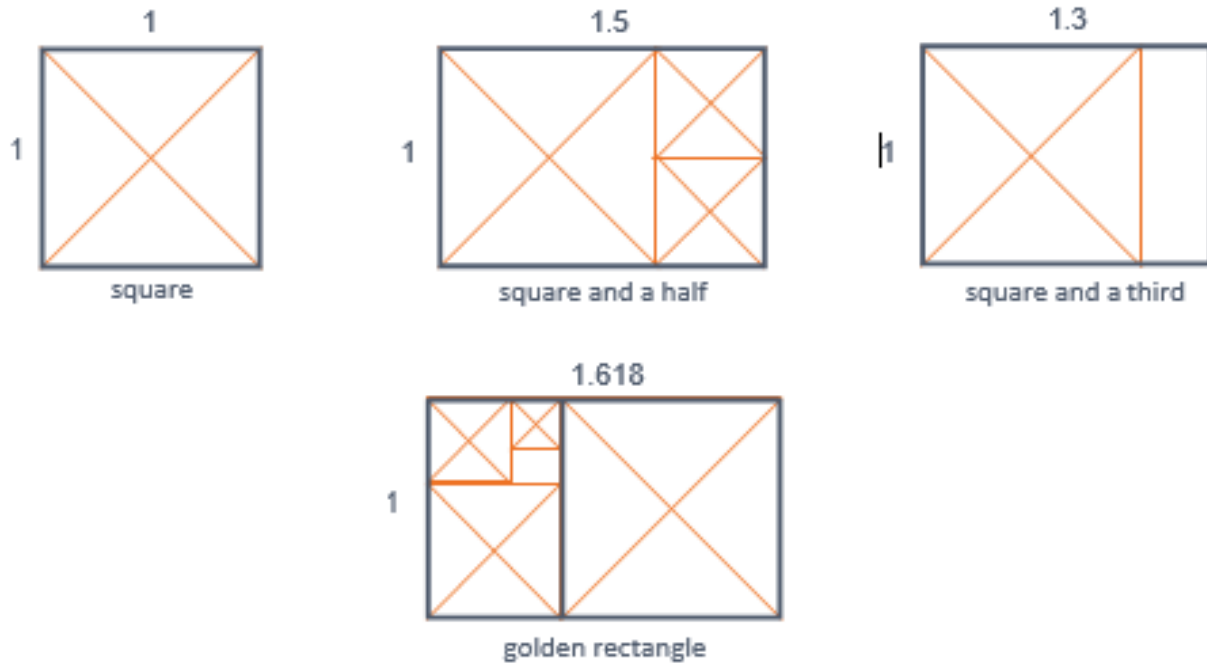
DETAILING



12.2. Design Principles - Proportion DESIGN GUIDELINES

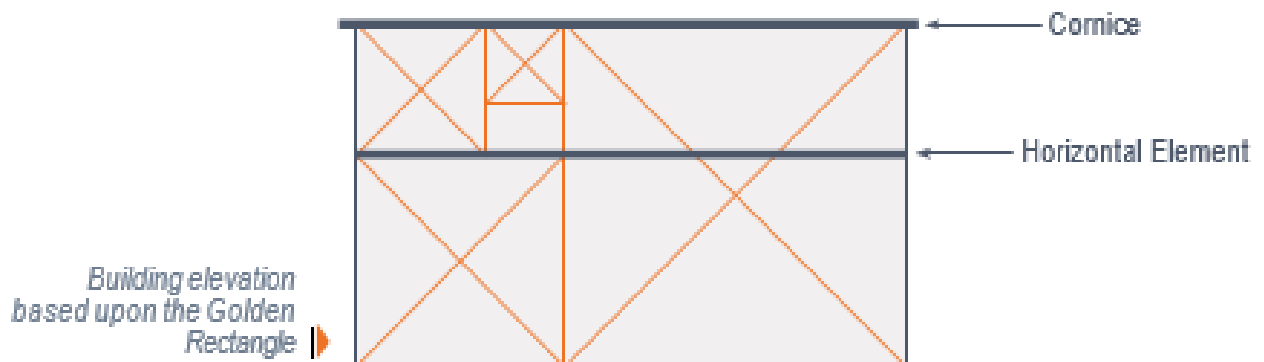
12.2. PROPORTION

Almost all great buildings have an architectural composition based on simple proportions. Primarily, all great buildings are composed of forms and elements that are designed using the following proportional ratios:



These simple proportions have been used in traditional architecture for centuries because they resonate with people and provide an innate sense of comfort and acceptance.

Align architectural features like cornices and horizontal elements with the regulating lines that make up the proportions. See below example:



12.2. Design Principles - Proportion DESIGN GUIDELINES

As part of the submittal package, all architectural elevations of all sides of proposed building/s are encouraged to provide an overlay of the applied proportions. See examples below and on the following page.



12.2. Design Principles - Proportion DESIGN GUIDELINES



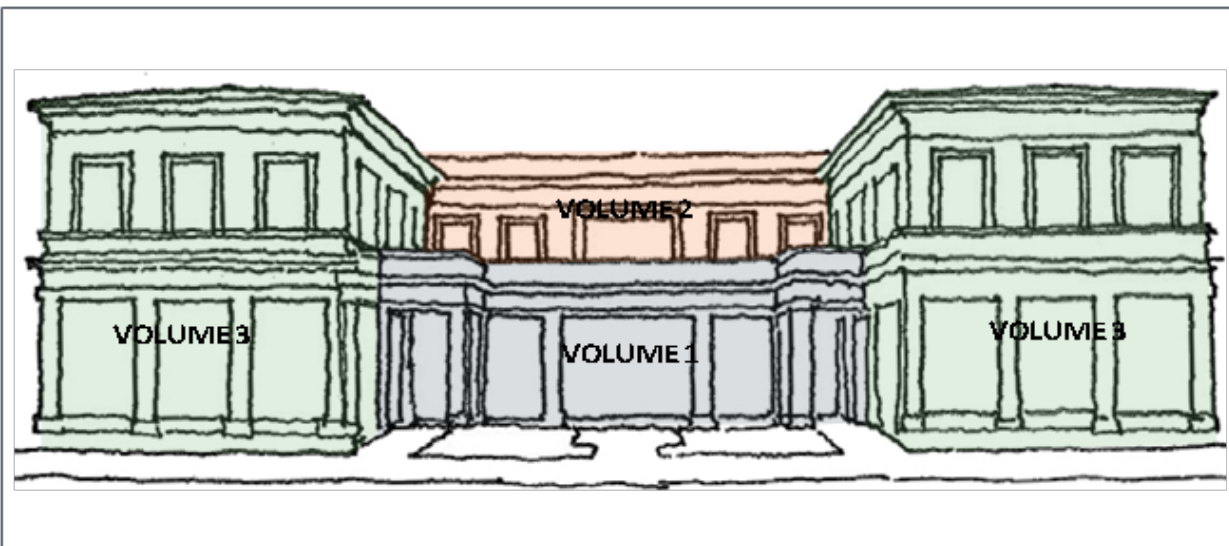
12.3. Design Principles - Scale

DESIGN GUIDELINES

12.3. SCALE

A building's scale refers not only to its size and height, but also to the composition of its volumes and the feeling imparted by the architectural details. Each building's design must take into consideration the overall context and location within the City of Port St. Lucie to determine the most appropriate height, massing, materials, and details. It is important that buildings not be designed in a vacuum, but with an awareness of the greater context.

All buildings, regardless of architectural style, should be composed of simple and proportionate volumes, scaled to fit the existing context, taking into consideration the immediate surroundings, neighboring buildings and the larger area of which they are a part. A building's volumes should be articulated to visually lessen the overall size of the building and to achieve a pedestrian friendly scale. This is illustrated in the exhibit below.



This building is the sum of the parts and a result of a simple composition. It is assembled with 3 simple volumes arranged in a symmetrical composition that helps break the generally large size of the building.

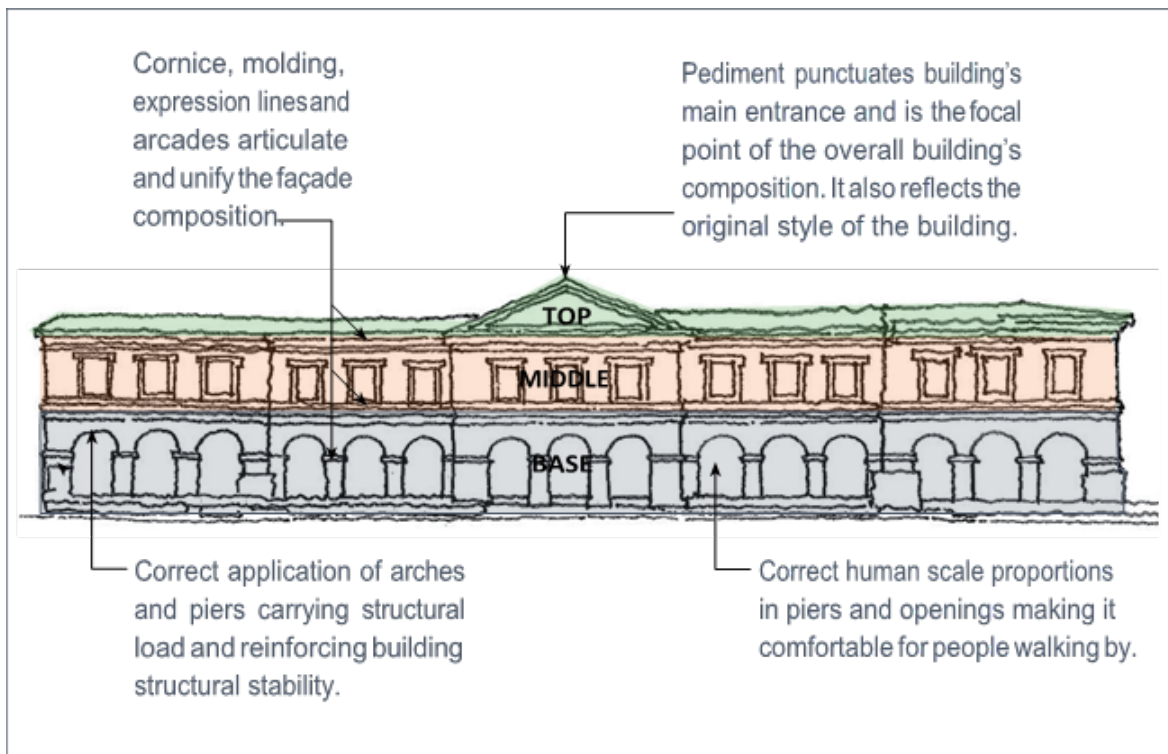
12.4. Design Principles - Harmony

DESIGN GUIDELINES

12.4. HARMONY

In balanced and harmonious buildings, the hierarchy of elements is clear. Each building should have a clear distinction between the top, middle and base. This differentiation is often compared to the human alignment of the head, body, and feet. Each architectural detail, material, feature, and element should have a justifiable place within the overall design.

All of the building's elements should work together to compose the overall architectural experience. Much of a building's beauty stems from the harmony that exists between the various building elements, which creates an interesting and appropriately scaled building. A truly harmonious building is one in which everything adds up to a balanced and meaningful composition, where an individual element cannot be changed without also affecting change to the building's overall design.



A harmonious building is one in which all the parts come together to make a pleasant and meaningful composition.

12.5. Design Principles - Detailing

DESIGN GUIDELINES

12.5. DETAILING

Architects sometimes say, “God is in the details”. A strong conceptual design alone is not enough to make a well-designed building. In addition to the scale, proportion, and harmonious composition of the building form, attention to the architectural details is important. The quality of the materials and methods of construction are included as part of the details.

The combination of a well-executed concept and architectural details creates a synergy that is greater than the sum of the individual parts. It is the appropriate combination of form, details, materials, and colors that make a building feel authentic and attractive or fake and unattractive. If the details are not well-executed, the entire building can feel wrong and inharmonious like the example below.



13.0. Building Typologies

DESIGN GUIDELINES

13.0. BUILDING TYPOLOGIES

The following Design Guidelines for Building Typologies for various building typologies are intended to encourage and guide developers to produce well-designed buildings that will enhance the overall community image and economic viability of the city.

The purpose of these illustrations is not to advocate changing the *Existing* buildings. Rather, the *Preferred Alternative* illustrations are intended to serve as inspiration for the design of new buildings or buildings undergoing renovation.

The Building Typologies illustrate examples of poor and unattractive design features. The Guidelines also illustrate how positive changes could be made to the existing design to make the building more attractive and consistent with the Citywide Design Standards (CDS).

The Guidelines provide examples of *Existing* and *Preferred Alternative* building typologies that exist throughout the city: shopping centers, restaurants, offices, retail outparcels, self-storage buildings, multifamily, and other types of development.

13.1. Building Typologies

DESIGN GUIDELINES

SMALL MULTIFAMILY BUILDING

EXISTING



1. Non-functional shutters
2. Decorative, non-functional vents
3. No entryway cover
4. Long, plain walls that elongate the building
5. Inappropriate landscaping blocks window views

PREFERRED ALTERNATIVE



1. Gables create opportunity for vaulted ceilings in the interior
2. Appropriately sized and functional shutters
3. Roof cover at main entry
4. Break-up long building mass to add balance and harmony

13.2. Building Typologies

DESIGN GUIDELINES

LARGE MULTIFAMILY BUILDING

EXISTING



1. Building entry is too busy and complicated
2. Base of building disproportional to middle portion
3. Poor landscape design
4. Mix of architectural styles and color

PREFERRED ALTERNATIVE



1. Simple entry with better proportions
2. Balconies create more appealing corners
3. Landscaping enhances the building entry

13.3. Building Typologies

DESIGN GUIDELINES

LOW-RISE OFFICE BUILDING

EXISTING



1. Large blank gable end
2. Lack of window articulation, black, non-transparent glass blocks visibility to inside
3. Unarticulated large box-like massing
4. Long plain walls

PREFERRED ALTERNATIVE



1. Massing proportions allow main entrance to be a focal point
2. Defined Base, Body, and Top of the building
3. Predominantly vertical windows distributed in smaller planes, transparent glass

13.4. Building Typologies

DESIGN GUIDELINES

TWO-STORY BUILDING

EXISTING



1. Entrance is out of proportion to the rest of the building
2. Poorly proportioned roof shapes
3. Inappropriate signage location
4. Large, box shaped walls

PREFERRED ALTERNATIVE



1. Entrance serves as the focal point and is well proportioned with the rest of the building
2. Simple and clean roof shape
3. Smaller, well-proportioned walls eliminate box shape
4. Appropriate signage location

13.5. Building Typologies DESIGN GUIDELINES

STRIP/MULTI-TENANT SHOPPING CENTER

EXISTING



1. Fake and over-sized tower
2. Non-functional vent louvers
3. Complicated facade shapes
4. Fake arches
5. Fake columns
6. Boring repetition

PREFERRED ALTERNATIVE



1. Good and proportionate massing
2. Well-integrated landscape elements
3. Elegant canopies and roof shades
4. Box planters enhance the streetscape

13.6. Building Typologies DESIGN GUIDELINES

STRIP/MULTI-TENANT SHOPPING CENTER

EXISTING



1. Avoid a fake transom window
2. Out of proportion with the rest of the structure
3. Large empty box area that is out of scale with the building
4. Avoid using fake arches
5. Inappropriate decorative profile
6. Avoid the use of long openings that further elongate the building

PREFERRED ALTERNATIVE



1. Appropriate roof shape and scale
2. Well-proportioned with gradual height increase
3. Appropriate massing scale
4. Use smaller proportions to break down long building shape

13.7. Building Typologies

DESIGN GUIDELINES

STRIP/MULTI-TENANT SHOPPING CENTER

EXISTING



1. Sidewalk is not inviting to pedestrians
2. Excessive ornamentation
3. Canopy size is not proportional to the storefront
4. Avoid canopy over a covered entryway

PREFERRED ALTERNATIVE



1. Better proportions
2. Appropriately sized canopies according to store front size
3. Add benches
4. Outdoor eating area with overhead cover
5. Planter boxes to separate eating area and walkways

13.8. Building Typologies DESIGN GUIDELINES

STRIP/MULTI-TENANT SHOPPING CENTER

EXISTING



1. Gables are heavy and out of scale with the rest of the building
2. Avoid horizontal openings that emphasize building length
3. Avoid elongating horizontal stripes

PREFERRED ALTERNATIVE



1. Simple roof shapes
2. Smaller gables better proportioned to roof size
3. Use of columns create better proportion and help to break up an elongated building

13.9. Building Typologies

DESIGN GUIDELINES

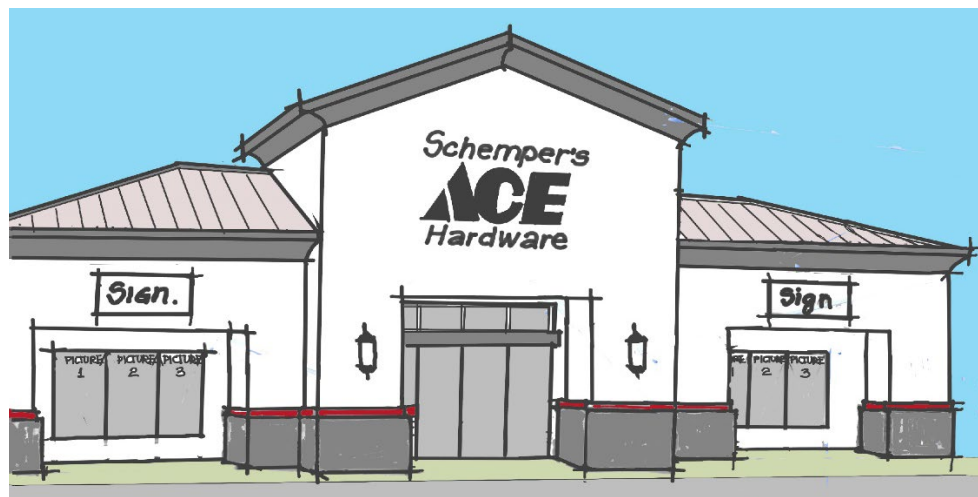
RETAIL OUTPARCEL

EXISTING



1. Inappropriate architectural gable trim profile
2. Over-scaled, inappropriate signage
3. Fake arch
4. Fake lintel beams
5. Avoid large empty wall area
6. Unify materials
7. Poor window proportion

PREFERRED ALTERNATIVE



1. Appropriate architectural profile
2. Add wall light features
3. Removed fake arches
4. Window framed with correct proportions
5. Articulated front elevation

13.10. Building Typologies DESIGN GUIDELINES

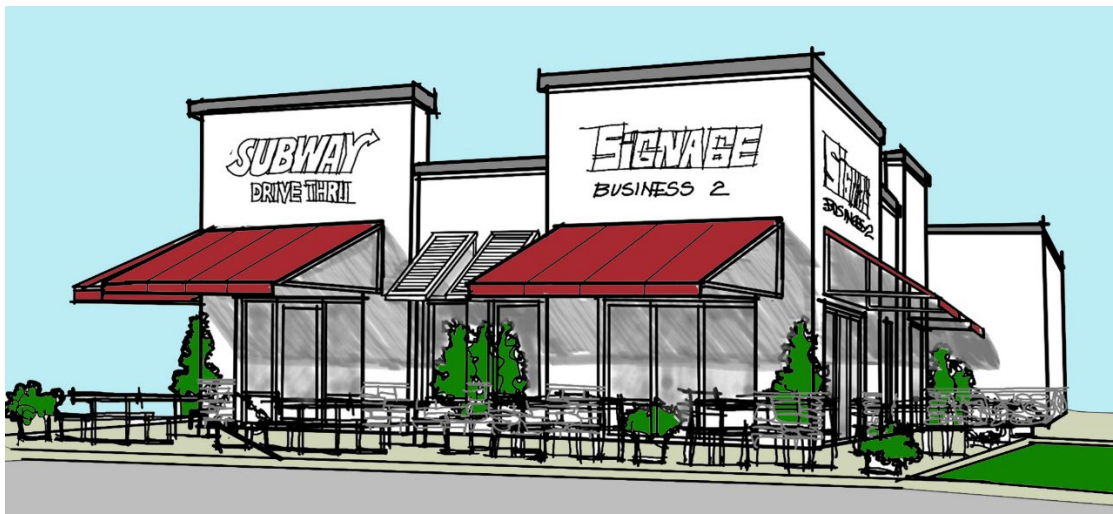
FREESTANDING RESTAURANT

EXISTING



1. Ineffective short canopy
2. Unpleasant area for outdoor tables (no shade)
3. Inappropriate stone finish location
4. Large blank wall

PREFERRED ALTERNATIVE



1. Intentional parapet
2. Dedicated main signage location
3. Large canopies that provide shade for outdoor seating
4. Pleasant outdoor seating area
5. Large wall broken down to create better proportions

13.11. Building Typologies DESIGN GUIDELINES

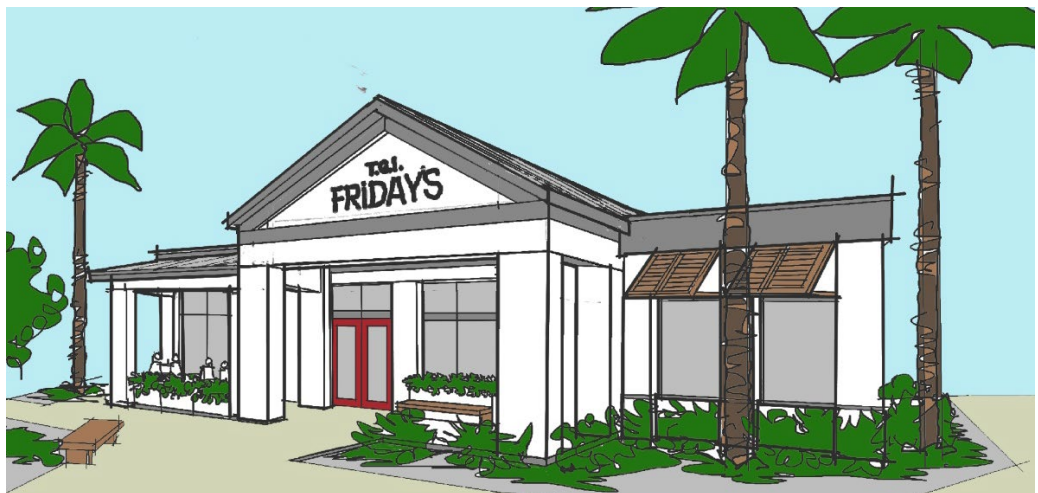
FREESTANDING RESTAURANT

EXISTING



1. Columns are out of scale
2. Parapet height out of scale
3. Canopies are out of scale
4. Avoid incongruous design shapes

PREFERRED ALTERNATIVE



1. Add cover to the entryway
2. Roof with vaulted ceilings
3. Simple roof design in scale with the structure
4. Exterior waiting area with cover
5. Add planters to accentuate design

13.12. Building Typologies DESIGN GUIDELINES

FREESTANDING NEIGHBORHOOD SHOPPING CENTER

EXISTING



1. Excessive ornamentation
2. Columns are not well proportioned
3. Poorly proportioned windows at entry way
4. Poorly proportioned windows

PREFERRED ALTERNATIVE



1. Simple detailing
2. Unified materials and simple articulation
3. Well-proportioned building

13.13. Building Typologies DESIGN GUIDELINES

SELF-STORAGE

EXISTING



1. Fake cupola
2. Long roof massing
3. Poorly proportioned
4. Non-functional canopies
5. Heavy, long, and boxy wall shape
6. Prominent, but poorly proportioned vertical component

PREFERRED ALTERNATIVE



1. No fake dormers or cupolas
2. Vertical articulations that break long wall massing
3. Use of landscape design breaks heavy, empty wall area
4. Classic proportions applied to vertical architectural components
5. Functional canopies
6. Functional windows and doors

13.14. Building Typologies DESIGN GUIDELINES

AUTO REPAIR

EXISTING



1. Poorly scaled signage
2. Heavy, fake, and not very effective canopy
3. Empty and boring wall area
4. Large heavy box appearance

PREFERRED ALTERNATIVE



1. Well sized signage
2. Well scaled, lower canopy at the entry
3. Different heights and wall planes
4. Less bulky features and planters to create a better entry
5. Wall base to provide scale and anchor building

13.15. Building Typologies DESIGN GUIDELINES

GAS STATION CONVENIENCE STORE

EXISTING



1. Out of scale signage
2. Disproportional and heavy entryway
3. Outer columns are out of proportion to the overall porch (too slim)
4. Not authentic use of stone material

PREFERRED ALTERNATIVE



1. Appropriate signage that is in scale with the building
2. Better entry proportions
3. Larger outer columns for more appropriate street scale

13.16. Building Typologies DESIGN GUIDELINES

FUELING STATION CANOPY

Refer to Chapter 8.0. Fueling Station Canopies

EXISTING



1. Exposed roof equipment
2. Heavy canopy shape

PREFERRED ALTERNATIVE



1. The use of transom windows helps increase verticality and balances elongated buildings
2. Simple and lighter roof design
3. Pitched, standing seam metal roof
4. Well-proportioned building massing

13.17. Building Typologies DESIGN GUIDELINES

DAY CARE

EXISTING



1. Avoid large, out of scale building elements
2. Avoid fake structural brackets
3. Decorative components that do not match with building style
4. Poor proportions and weak detailing
5. Poorly proportioned columns

PREFERRED ALTERNATIVE



1. Better proportions
2. Well-proportioned columns that are in scale with the overall building mass
3. Functional canopies and architectural components to accentuate design

13.18. Building Typologies DESIGN GUIDELINES

SMALL WAREHOUSE

EXISTING



1. Large plain wall area
2. Entryway does not match with the warehouse architecture
3. Plain, large boxy massing

PREFERRED ALTERNATIVE



1. Harmonious design principle applied
2. Smaller walls break up the facade
3. Entry porch adds articulation to building
4. Appropriate materials according to building style and use

14.0. Parking Structures DESIGN GUIDELINES

14.0. PARKING STRUCTURES

The most critical elements to consider in evaluating the design of parking structures are traffic impacts on adjacent streets. Building massing and urban design relationships to adjacent buildings should also be carefully considered.

Ideally, parking structures should not directly abut the public realm or be located on public streets; however, they should be easily accessible by pedestrians and drivers.

Locating parking garages to the rear of a parcel, behind the primary buildings is a good option for shielding parking structures from public view. When parking structures are proposed, liner buildings should be employed and should be taller than the parking garage in order to screen the structure from the sidewalk view shed.

If visible from the public realm, the façade of a parking structure should be well designed architecturally and well landscaped. The attractiveness of parking facilities should be considered in order to provide structures that add to, not subtract from, the city's urban character.



The architecture of parking structures should complement that of the primary building. Greenery can be used to soften the effect of the structure on the public realm of secondary streets.

15.0. Lighting

DESIGN GUIDELINES

15.0. GENERAL LIGHTING REQUIREMENTS

Outdoor building lighting can enhance or detract from the appearance of a building and can be distracting to pedestrians and motorists if used improperly.

Use lighting efficiently and sparingly to highlight entrances, plant materials, signage and architectural details.

Lighting should take on a security function, helping to make the exterior of the building visible after sunset. For office buildings, which are typically not occupied in the evenings, lighting takes on a security function helping to encourage passive surveillance by passersby.

At street level, the intensity of lighting should be balanced, and light sources should be shielded. Excessive spillover from interior lighting in buildings should be avoided as to not be a nuisance; for instance, light should not significantly affect upper story residential units. Avoid high-intensity floor lights or other lights directed at pedestrians or vehicles.

Down lighting is preferred as a best practice related to reducing light pollution and augmenting dark skies.

Refer to City Zoning Code Section 158.221 Off-Street Parking and Lighting for lighting requirements.

16. DEFINITIONS

Accent Roof

A sloped (pitched or peaked) roof that is attached to the building face and uses roofing material such as standing seam metal, wood, clay, or tile shingles.

Arcade

A line of arches on piers or columns, either freestanding or as part of a wall; a covered passageway with arches along one or both sides.

Arches

Curved construction spanning an opening and supported by structural members. Arches vary in shape from horizontal flat through semicircular and semi-elliptical shapes to pointed arch shapes.

Arbor

An outdoor garden feature forming a shaded walkway, passageway, or sitting area with vertical posts or pillars that usually support cross-beams and a sturdy open lattice, often upon which woody vines are trained.

Arterial Roads

Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Arterial streets and highways are intended to serve moderate to large traffic volumes traveling relatively long distances. Requirements for speed and level of service are usually quite high. Access to arterials should be well-controlled and, in general, limited to collector streets or highways. Refer to Chapter 17 for a list of the City collector and arterial roads.

Articulation

Building articulation refers to the many architectural design elements, both horizontal and vertical, that help create a streetscape or building of interest. Includes changes in the depth of the surface of a building face, columns, recessed windows or window bays, horizontal banding, and other architectural elements. Articulation gives texture to the building surface.

Articulated Building Face

A building face that exhibits articulation through the arrangement of architectural features that gives a building visual interest, texture, and dimension. Building face includes wall, windows, doors, and other features directly or indirectly attached to the face of wall such as, but not limited to, awnings, canopies, colonnades, porches, and porticos. The roof area of any sloped roof structure attached to the face of wall is included as part of the building face area.

The walls of buildings that do not feature architectural design elements or express architectural details do not have an articulated building face. Example: The rear wall of a shopping center is not an articulated building face if it consists of a plain concrete block wall and doors.

Awning

Any fixed or moveable roof-like structure, cantilevered, or otherwise entirely supported from a building.

16. DEFINITIONS

Bahama Shutters

A single vertical exterior window covering hinged at the top, made from framed horizontal louvers. Bahama shutters located on the ground floor shall not cover more than 25% of the top of window area in order to maintain visibility of the windows from the outside. Full length Bahama shutters are not permitted on the ground floor. Awnings with louvered panels are permitted. Bahama shutters on an upper floor may cover the entire window provided that the louvers are positioned so that the shutters are at least 50% semi-transparent and do not completely block the view of the window.

Bell Tower

A tall slender structure, either independent or part of a building, containing one or more bells.

Building

Any structure, temporary or permanent, which has a roof impervious to weather, a fixed base on a fixed connection to the ground and is used or built for the shelter or enclosure of persons, animals, or property.

Building Face

Articulated building face area includes wall, windows, doors, and other features directly or indirectly attached to the face of wall such as, but not limited to, awnings, canopies, colonnades, porches, and porticos. In addition, the roof area of any sloped roof structure attached to the face of wall is included as part of the building face area.

Canopy

A roof like cover, including an awning, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting over above an outdoor service area, such as at a gasoline station or ATM kiosk, serving the purpose of protecting pedestrians from rain and sun, covered with fabric, metal or other material.

Car Wash – Full or Self-Service

Full-service - A structure containing facilities for washing vehicles using a chain conveyor or other method of moving cars along, and automatic application of cleaner, brushes, rinse water, heat for drying, and wax. Self-service - A structure containing facilities for washing vehicles using a semi-automatic application of cleaner, rinse water, and wax.

Chippendale Style (Porch Railing)

Refers to a specific kind of railing that was inspired by the "Chinese Chippendale" designs of cabinetmaker Thomas Chippendale. The infill between the top and bottom rails and the vertical supports is a series of interlocking diagonals.

Clock Tower

A tall slender structure, either independent or part of a building, containing one or more functional clocks. The height must be at least twice the length of the width.

16. DEFINITIONS

Coastal Ambiance

A relaxed character and atmosphere that tends toward the use light to medium pastels and earth-tone colors; loosely associated with certain features of the Florida Vernacular style such as standing seam metal roofs, horizontal siding, and wide roof overhangs.

Collector Roads

Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Collectors are intended to serve as the connecting link for local streets and highways and to provide intra-neighborhood transportation. The traffic characteristics generally consist of relatively short trip lengths and moderate speeds and volumes. Access to collectors should be restricted to local streets and highways and major traffic generators. Refer to Chapter 17 for a list of the collector and arterial roads in the City.

Colonnade

A series of columns set at regular intervals and usually supporting the base of a roof structure.

Cornice

Exterior trim of a structure at the meeting of the roof and wall, usually projecting out from the wall to throw rainwater clear of the structure. Also refers to exterior trim located above windows and doors.

Cupola

Small tower on roof.

Curtain Wall (Glass)

A thin, usually aluminum-framed wall containing in-fills of glass often used for commercial storefronts. The framing is attached to the building structure and does not carry the floor or roof loads of the building.

Display Window

Window used for merchandising goods or services on the ground floor, typically lit from the interior. Window area must cover at least 10% of a building face area between 2 and 8 feet from the finished floor of the ground floor of a front or side corner street building face.

Decorative Panels

A thin and flat architectural feature applied to an exterior wall that is usually rectangular or square in shape; serves to make a building more attractive; an ornamental feature.

Decorative Screens

An opaque or semi-transparent architectural panel or wall associated with a building or structure that is usually rectangular or square in shape; serves to make a building or site more attractive; used to reduce visibility to an area or define exterior space provide; may be affixed to a building or freestanding.

Expression Lines

A pattern of thin lines on the exterior face of a building created by a change in the wall surface depth of stucco, concrete, or other material. Lines must be a minimum of a ½ inch wide and ½ inch deep, and a maximum of 12 inches wide. Lines may be created on the building face through high relief or incised relief to the wall surface.

16. DEFINITIONS

Façade

That portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation, including window area. Principal face or front of a building.

Finished Floor Elevation

The top surface of the finished floor material on the ground level and its elevation above sea level or other benchmark elevation.

Fueling Station Canopy

A permanent structure with a roof and columns that is located above vehicular fueling pumps or service island; Canopy may be freestanding or attached to a commercial building for the purpose of providing shelter to people and automobiles.

Fusion

The City's Internet portal for applicants to submit applications, drawings, or other documents to the Planning and Zoning Department such as for site plans, rezonings, subdivision plats, variances, special exception uses, and compliance review: www.fusion.cityofpsl.com

Gable Roof

A roof with two sloping sides and a gable at each end.

Green Roof

The roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does not refer to roofs which are merely colored green, as with green roof shingles. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Green Wall

A wall, either freestanding or part of a building, that is partially or completely covered with vegetation and, in some case, soil or an inorganic growing medium. They are also referred to as living walls, bio-walls, or vertical gardens.

Hip Roof

A roof having sloping ends and sloping sides.

Improvement

Any man-made, immovable item which becomes part of, placed upon, or is affixed to real estate and is required to be reviewed by the Site Plan Review Committee (SPRC) or Planning and Zoning Department.

Landscaping

Vegetation including sod, groundcovers, shrubs, trees, palms, vines, as well as non-living material like rocks, pebbles, mulch, etc.

16. DEFINITIONS

LEED

(Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. Available for virtually all building types, LEED provides a framework for healthy, highly efficient, and cost-saving green buildings.

Local Road

Any street not designated as a collector or arterial street. The primary function of a local street or highway is to serve the adjacent property by providing the initial access to the highway network. These facilities are characterized by short trip lengths, low speeds and small traffic volumes. The design of the network should be directed towards eliminating through traffic from these facilities.

Loggia

An arcade or colonnade structure, open on one or more sides.

Mansard Roof

Historically, a roof having a double slope on all four sides, the lower slope having a much steeper slope. The term “mansard roof” also refers to a roof that is pitched on one side that wraps around the exterior of a building with a flat roof.

Parapet Wall

That portion of the façade or exterior wall which extends above the roof. A low wall built along the edge of a flat roof.

Pedestrian-oriented

An environment that is designed so that a person can comfortably walk from one location to another, encourages walking and strolling. Prioritizes the comfort of the pedestrians over the some of the practices favoring vehicular traffic.

Peaked Roof

A roof with two or more slopes that rises to a single ridge or point.

Picket Railing

Perimeter railing using vertical members between columns and horizontal top and bottom rail support members.

Pitched Roof

A single sloped roof with a pitch greater than 10 degrees.

Porch

An open-air covered shelter projecting in front of the entrance of a residential building, typically.

16. DEFINITIONS

Portico

A covered drop-off, porch, or covered walkway supported by columns on at least three sides often at the entrance of a building.

Primary Roof

A roof structure that is supported by setting on top of a wall or beam; a roof structure that is located above a wall or other support structure; a roof structure that is not affixed to the exterior building face. Example: gable or hip roof, or a roof on a tower or cupola.

Public Realm

External urban spaces that are publicly accessible like streets, sidewalks, plazas, etc.

Reflective Glass Windows

Reflective glass is a type of annealed or standard glass that has a thin layer of metallic or metallic oxide coating that gives a mirrored appearance. Reflective glass windows provide energy efficient properties but obscure the view from the exterior to the interior or a building.

Renovation

A project requiring a building permit that is being modified, repaired, or improved by construction. Renovation does not include the following: 1) Historic preservation or restoration or 2) Development activity on existing, previously approved developments for the sole purpose of complying with Chapter 553, Part II, Accessibility by Handicapped Persons of the Florida Statutes.

Right-of-way

Public land set-aside for public traverse or drainage.

Sculpture

The art of fashioning figures or objects of wood, clay, metal, or stone by molding, carving, casting, or welding. A free-standing, wall supported or suspended; kinetic, electronic; in any material or combination of materials.

Shed Roof

A roof containing only one sloping plane.

Shopping Center

A business establishment designed to provide retail shopping and personal service uses. Often includes a grocery store, a drug store, and indoor recreation activities.

Shutters (window)

Refer to Bahama shutters or side window shutters.

16. DEFINITIONS

Side Window Shutters

Shutters aligned along two sides of a window. Side shutters are not required to be operable, but side shutters are required to be proportionate in shape to the size of the window similar to an operable side window shutter.

Sloped Primary Roof

See Primary Roof. A primary roof that is sloped such as a gable or hip roof.

Solar Roof Panel

Consists of a collection of solar roof modules that convert light into electricity. Modules are typically flat and rectangular in shape and located on a roof.

Strip Commercial Building

Commercial development located immediately adjacent and parallel to a collector or arterial street that is generally 250 feet or less in depth.

Structure

Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

Square Column

A vertical supporting member with a square or rectangular shaped shaft.

Streetscape

Physical street environment, comprised of architectural elements, landscape, street furniture, etc.

Storage Facility (Includes Self-storage)

A building or structure used for storing raw materials and other materials, equipment, manufactured products, and the like. Self-storage is real property used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property.

Tower

A tall slender structure, either independent or part of a building. The height must be at least twice the longest width.

Transparency

Transparency refers to the glass windows and doors associated with a building. The transparency percentage is the ratio of glass window and/or door area to the total building face area inclusive of glass windows and/or doors.

Trellis

A structure of thin strips, esp. of wood, crossing each other in an open pattern of squares, diamonds, etc., on which vines or other creeping plants are trained; lattice.

16. DEFINITIONS

Variance

A relaxation of the terms of this zoning code where a variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or applicant, a literal enforcement of the requirements of this chapter would result in unnecessary and undue hardship on the land.

Vegetation

Refers to all plants and trees. Any plant species with geographic distribution indigenous to or introduced to all or part of Florida.

Vertical, Rectangular Window

A rectangular opening with proportions such that the vertical height is at least 1.25 the length the horizontal width.

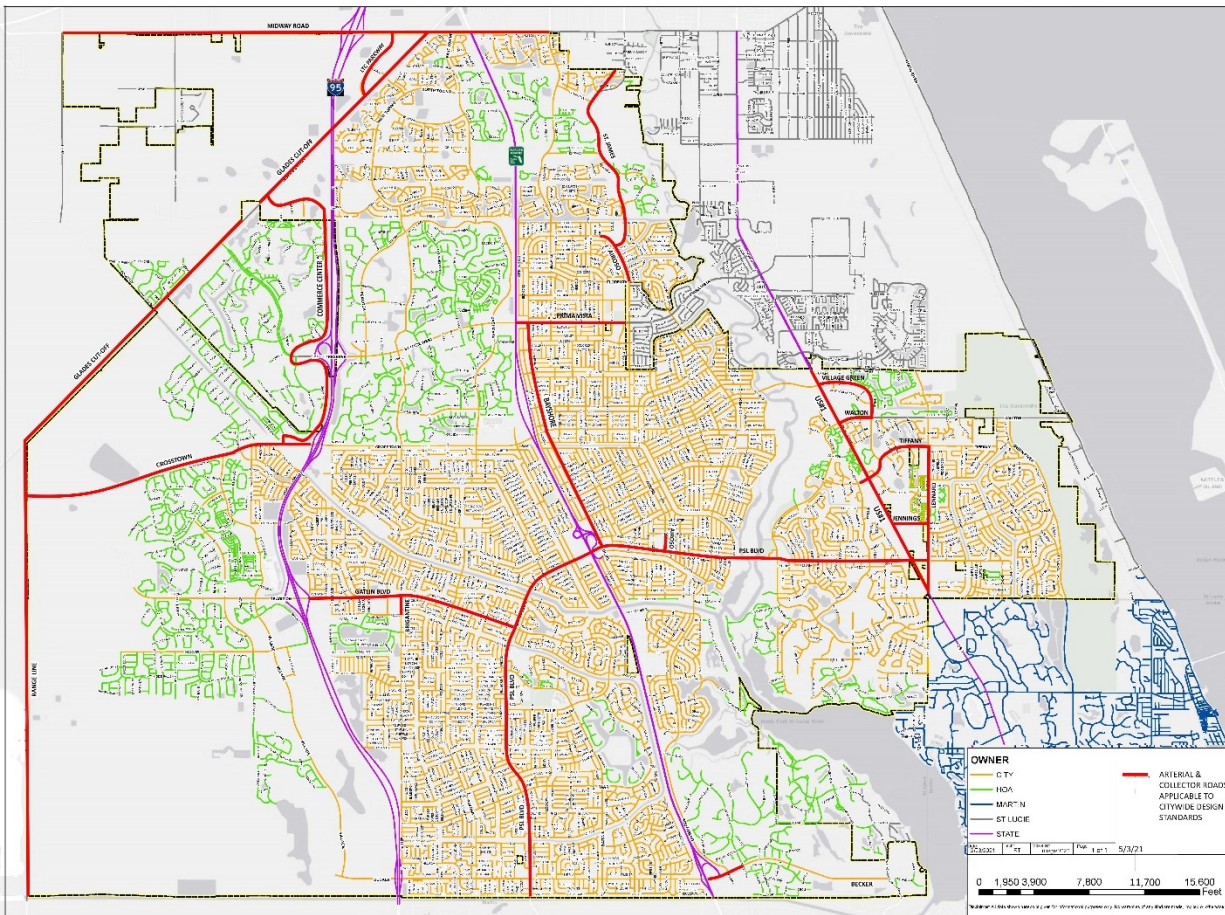
Warehouse

A building for storing goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc.

17. ARTERIAL & COLLECTOR ROADS

The Citywide Design Standards make several references to development located on an arterial or collector road. Map 17-1 and Table 17-1 identify the arterial and collector roads subject to the such references. .

Map 17-1. Arterial and Collector Roads Applicable to Citywide Design Standards.



See next page for list of roads

Table 17-1. City Arterial and Collector Roads.

Road Name	From	To	City
Airoso Blvd	Floresta	Viscaya St	Principal Arterial
Airoso Blvd	Port St Lucie Blvd	Thanksgiving	Minor Arterial
Bayshore Blvd	Port St Lucie Blvd	Prima Vista Blvd	Principal Arterial
Becker Road	Turnpike	SE Waterfallin	Minor Arterial
Cane Slough Rd	US-1	Lennard Rd	Minor Arterial
Commerce Centre Dr	Crosstown Pkwy	Glades Cut-off Rd	Collector
Crosstown Pkwy	Range Line Road	I-95	Principal Arterial
Gatlin Blvd	I-95	Port St Lucie Blvd	Principal Arterial
Glades Cut-Off Road	Range Line Rd	Midway Rd	Minor Arterial
Jennings Rd	US-1	Lennard Rd	Collector
Lennard Rd	US-1	Tiffany Ave	Minor Arterial
LTC Parkway	Midway Rd	Glades Cut Off Rd	Collector
Lyngate Dr	SE Morningside Blvd	US-1	Collector
Midway Rd	Western City Limits	Eastern City Limits	Principal Arterial
Port St Lucie Blvd	Martin County Line	Becker Rd	Minor Arterial
Port St Lucie Blvd	Becker Rd	US 1	Principal Arterial
Prima Vista Blvd	Bayshore Blvd	Airoso Blvd	Principal Arterial
Range Line Road	Glades Cut-Off Road	Southern City Limits	Minor Arterial
St James Dr	Airoso Blvd	Northern City Limits	Principal Arterial
US-1	South City Limits	North City Limits	Principal Arterial
Village Green Dr	Walton Road	US-1	Collector
Walton Rd	US-1	Village Green Dr	Minor Arterial

F&E = Freeways & Expressways NDA = No designation available RAB = Roundabout

Source: City of Port St Lucie Comprehensive Plan – Transportation Element, 2020. Modifications to applicable road have been made for purpose of Citywide Design Standards (CDS).