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Development review staff contact information

Jeremy Frantz

jeremyfrantz@colliergov.net

(239) 252-2305.

LDC Amendment Request

ORIGIN: Architectural and Site Design Standards Ad Hoc Committee

AUTHOR: The Ad Hoc Committee is comprised of members that served on the previous Ad Hoc Committee which produced the current architectural and site design standards prior to 2004 as well as other public citizens, including:

James Boughton, AIA
Rocco Costa, AIA
Kathy Curatolo, CBIA
Dalas Disney, AIA
Bradley Schiffer, AIA
Dominick Amico, P.E.

AMENDMENT CYCLE: Independent Cycle

LDC SECTION(S): 5.05.08 Architectural and Site Design Standards

CHANGE AND REASON: This section describes the proposed updates and revisions recommended by the Architectural and Site Design Standards Ad Hoc Committee (Committee). Staff notes have been included throughout to provide additional analysis of committee proposals.

Architectural and site design standards were originally adopted in Ordinance 96-66. The ordinance describes that the standards were created with the following purpose:

“Commercial development depends on high visibility from major public streets. In turn, their design of building(s) and site determines much of the image and attractiveness of the streetscapes and character of a community. Massive and/or generic developments that do not contribute to, or integrate with, the community in a positive manner can be detrimental to a community’s image and sense of place.”

As a result, the goal of those standards was “to provide for architectural and site design treatments which will enhance the visual appearance of commercial development in Collier County.” This ordinance included numerous illustrations which were intended to visually depict the standards; however, this had the unintended consequence of architectural features frequently being designed exactly as illustrated.

The first comprehensive review of the architecture and site design standards occurred in 2004. At that time, it was found that the standards created in 1996 no longer addressed the needs of the development community, design professionals, or review staff. The review resulted in changes such as:

- Transferring regulations related to landscaping, parking, and fencing to the appropriate sections of the LDC to make the section more user-friendly;
- Providing for more flexibility in implementing the standards by expanding the application of the administrative approval of deviations from specific standards;
- Adding new standards in place of requirements that proved to be ineffective in achieving the stated purpose and intent of the standards;
- Adding new standards to respond to new development pressures that resulted in taller buildings and multi-story garages;
- Proposing separate standards for specific building types; and
- Making house-keeping changes to clarify existing language and eliminating discrepancies.

On July 24, 2012 the Board of County Commissioners (Board) approved a Staff request for Board direction to review LDC section 5.05.08 in its entirety, with the 2004 authoring committee, in order to propose amendments to the entire section. Staff indicated these amendments would go through the normal vetting process, including the committee that authored the 2004 amendments to the architectural and site design standards.

As a result, Resolution 2013-172 established the Collier County Architectural and Site Design Standards Ad Hoc Committee “to review the architectural standards of the LDC.” The resolution further establishes that the committee’s functions, powers, and duties shall be to “aid and assist the Board in reviewing the current architectural and site design standards contained in the LDC and make recommendations for updates and revisions.”

This proposed amendment represents the second comprehensive review of the architectural and site design standards. At the first meeting on December 11, 2013, the Committee established several goals for their review process, including:

- Concentrate on making the architectural standards more user-friendly
- Reduce the number of standards
- Provide relief from over-restrictive PUD standards
- Focus the applicability to the most appropriate areas
- Refine applicability for redevelopment projects
- Ensure that the standards are focused on big-box stores
- Reduce costs to businesses
- Remove civil engineering or site design elements from the architectural standards

On January 9th, 2014, a straw poll of the members present resulted in a recommendation (4-1) to eliminate architectural standards entirely. However, the committee determined the review should continue as that was the task assigned by the Board.

Changes to purpose and intent (page 28):

LDC section 5.05.08 A describes the purpose and intent of Collier County's architectural and site design standards. This section currently lists several design goals and describes that the standards are intended to result in "the development of a positive, progressive and attractive community image and sense of place [which] is vital to the economic health and vitality of Collier County." While the purpose and intent section does not contain any specific regulations, it provides general guidance and aids in the analysis of proposed alternative architectural designs allowed in LDC section 5.05.08 G.

Proposed Section 5.05.08 A.5 (page 28)

This section currently describes that the architectural standards are intended to be consistent with the goals, objectives, and policies of the Collier County Growth Management Plan, Land Development Code, and to promote crime prevention. During their review, the Committee received public comments from the Conservancy of Southwest Florida identifying several causes of avian collisions with buildings such as substantial glass façades, the use of highly reflective glass, and upward facing lighting. The Conservancy requested additional standards in order to limit the use of glazing materials and designs which contribute to avian collisions. In response, the Committee has indicated that *restricting or prohibiting* reflective, mirrored, or clear glazing would not be feasible for the following reasons:

- The energy code already limits the use of clear glazing and will be updated soon to become even more restrictive.
- The term "reflective" would be difficult to define given that all windows are reflective to various degrees.
- Regulating textures, decals, or patterns on windows would not be feasible.
- Mirrored glass is not used in Collier County.
- Corner office glazing is too valuable to eliminate or restrict.
- Up-lighting on buildings is sometimes required for security.

The Committee also noted that they have already proposed to reduce the amount of required glazing. However, in order to acknowledge the concern for avian collisions, the Committee has added a statement to this section of the purpose and intent which states "Additionally, the use of glazing materials and designs which reduces bird collisions is encouraged." The Committee relayed that adding this statement to the purpose and intent will help to increase awareness of the issue. Additionally, the Committee has proposed a new design treatment option to LDC section 5.05.05 D.4.w which provides an incentive for the use of bird-safe designs.

Changes to applicability:

OVERVIEW of Proposed Section 5.05.08 B (page 29)

Currently, the provisions set forth in section 5.05.08 of the LDC apply to buildings or projects in four scenarios:

1. First, the standards apply to all new buildings and projects within commercial, non-residential PUD districts, and Business Park zoning districts.
2. Second, the standards apply to non-residential buildings, when located on an arterial or collector roadway or within a certain distance of a residential zoned area.
3. Third, the standards also apply to non-residential renovations and redevelopment projects under certain circumstances.
4. Fourth, the standards apply under certain circumstances after the abandonment and discontinuance of use of a building.

The Committee proposes to make changes to these scenarios as detailed below.

Proposed Section 5.05.08 B.1 (page 29)

This section establishes the zoning districts to which the architectural standards apply. Currently, these districts include commercial zoning districts, non-residential PUD districts and non-residential components of any PUD district (i.e. Mixed Use PUDs which include more than one type of PUD district like commercial, civic, or institutional tracts), and business park districts. In order to limit the applicability of architectural standards to commercial areas only, the Committee proposes the section apply to “commercial components of PUD zoning districts, and Business Park zoning districts.”

Staff notes: This change means that non-residential PUD districts (like mixed use PUDs, research or technology park PUDs, industrial PUDs, or community facilities PUDs) will not be required to comply with architectural standards unless they meet the location criteria in proposed section 5.05.08 B.2. This change may impact the aesthetic predictability of schools, churches, or other community facilities.

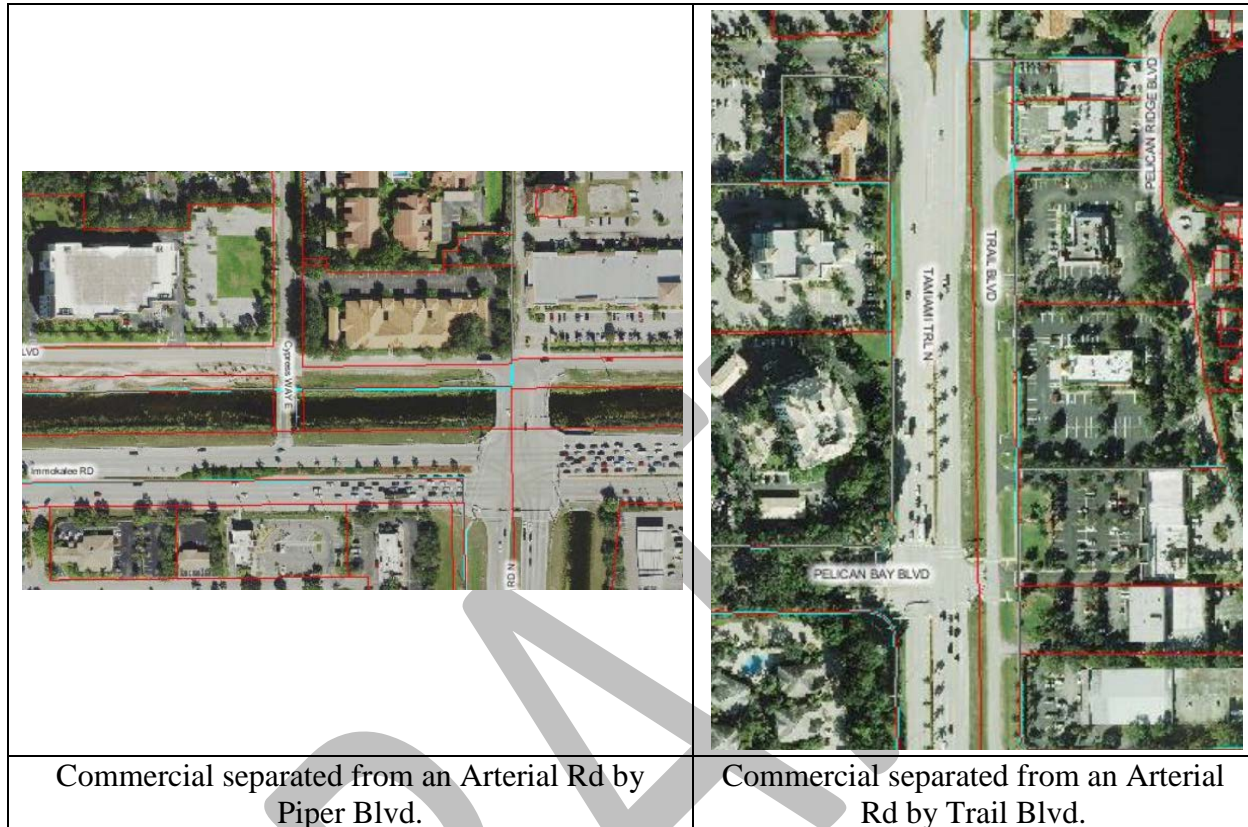
Proposed Section 5.05.08 B.2 through B.2.b (page 30)

Currently, compliance with the architectural standards is required for all non-residential buildings and projects that are located on an arterial or collector road. The Committee proposes that the architectural standards apply differently under three scenarios:

- 1) *Project sites in a non-industrial zoning district that abut an arterial or collector road, including project sites separated from arterial or collector roads by up to 150 feet of ROWs or easement, and*
- 2) *Project sites in an industrial zoning district that are on an arterial road, and*
- 3) *Proposed buildings within 150 feet of the boundary of a residentially zoned district.*

Figure 1 provides an example of sites separated from arterial roads by ROWs or easements. For all sites outside of an industrial zoning district on an arterial or collector roadway, the proposed change is based on the lack of visibility by the general public of an industrial building as the structure is mainly viewed by employees. Although generally an industrial structure is utilized for production, LDC section 2.03.04 A.1.b.3 allows for 20 percent of the gross floor area to be used as retail space in Industrial Zoning Districts. Therefore, customers may visit the site to purchase goods. Many of the industrial buildings utilize this option and have incorporated show/sales rooms for clientele.

Figure 1: Examples of commercial lots separated from arterial roads by ROWs or easements.



Proposed Section 5.05.08 B.2.c (page 30)

Currently, architectural standards apply when a proposed building's footprint is located within 300 feet (the length of a football field) of a residential zoning district boundary. The Committee proposes a change to 150 feet is sufficient based on examples such as;

- 1) The football and track area of St. John Neumann High School:
 In this case a concession building/PE fitness building was required to have a primary façade and a landscape buffer to shield an overhead door that was located 300 feet away from residential property. However, the football field fronted a local street. It was argued that the architectural features required in this case were not effective.
- 2) The First Baptist Academy:
 In this case a field house was required to meet architectural standards because it was within 300 feet of residential property. The Committee described that the building's entrance faced an internal parking lot and the rear of the building was separated from residential property by a track and field area. The building was required to meet primary façade requirements, but not required to incorporate any treatments to the side of the building facing the residential area.

In addition, the Committee relayed that landscape buffers or walls could be within the 150 feet and provide visual relief.

Staff notes: Typically, when this provision has been triggered in the past, it has been used to ensure that buildings such as activity centers for residential projects, churches in non-commercial districts, and industrial buildings comply with architectural standards. The proposed change may allow these types of buildings, which do not meet the other zoning or location criteria, to have more of a negative visual impact on residential property as a result of the reduction to 150 feet. Additionally, since other applicability criteria in 5.05.08 B.2.a-b are proposed to change, this provision may be triggered more frequently. This change will rely on landscape buffers as required in LDC section 4.06.02 to reduce visual impacts to neighboring properties. For instance, industrial properties are required to construct a Type C buffer when adjacent to single family residential zoning and a Type B buffer when adjacent to other types of residential zoning.

OVERVIEW of proposed Section 5.05.08 B.3 (page 30)

This section currently establishes that when renovations or redevelopment meet the criteria of the section, the entire façade or building must comply with the architectural standards. The Committee proposes to change the criteria so that it is based on the total floor area of the building or alteration rather than the percentage of the building that has been affected and to exempt portions of existing buildings which are not affected by the renovation from complying with the architectural standards. Additionally, the committee proposes that interior renovations to existing buildings which do not affect the external appearance should not be required to comply with architectural standards. Additional detail regarding the changes to the exemptions section is provided below.

The Committee believes that the proposed change incentivizes re-use, renovation, infill development, and the use of existing infrastructure by reducing the number of building alterations required to comply. In utilizing nonconforming and older structures, the provision is designed to maintain and increase the value of the current building. The committee utilized the vested rights section of the LDC as a basis for this change.

Proposed Section 5.05.08 B.3.a (page 30)

Currently, when an addition or renovation exceeds 50 percent of the assessed value of the existing structure or 25 percent of the gross square footage of existing structures the entire structure and the site improvements must conform to the architectural standards. The proposed change modifies the applicability so that only alterations must comply with the architectural standards, and only when the alteration results in an addition greater than 4,000 square feet of floor area. When alterations meet this criterion, only the area changed by the alteration must comply. This change is intended to meet the Committee's goal to ensure that the architectural standards are focused on big-box stores.

Staff notes: The change from a percentage of the value or gross square footage to only alterations greater than 4,000 square feet of floor area could allow buildings with less than 4,000 square feet of existing floor area to more than double their size

without requiring the existing structure or site improvements to conform to the architectural standards.

Proposed Section 5.05.08 B.3.b (page 30)

Currently, if 50 percent of a building façade wall area is renovated the entire façade and site design elements must comply with the architectural standards. The proposed change modifies the applicability so that the entire façade must comply only when the façade improvements to buildings with greater than 20,000 square feet in floor area result in a change to more than 50 percent of any façade area. This change is intended to meet the Committee's goal to ensure that the architectural standards are focused on big-box stores.

Staff notes: Few façade improvements on existing buildings that are currently required to comply with architectural standards occur on buildings with greater than 20,000 square feet in floor area. A review of 6 applications from October 2011 to July 2015 demonstrated that only 1 building had a floor area greater than 20,000 square feet. Based on this review, it is likely that a majority of façade improvements will not require the existing façade to be improved and only the addition would be required to comply with the architectural standards. The effect of this change on building façade applicability is depicted in the following table:

<i>Building Size</i>	<i>Façade Area Alteration</i>	<i>Entire Façade and Site Design Elements Must Comply?</i>
<i>20,000 sq ft or less</i>	<i>≤ 50%</i>	<i>No</i>
<i>20,000 sq ft or less</i>	<i>> 50%</i>	<i>No</i>
<i>> 20,000 sq ft</i>	<i>≤ 50%</i>	<i>No</i>
<i>> 20,000 sq ft</i>	<i>> 50%</i>	<i>Yes</i>

Proposed Section 5.05.08 B.3.c (page 30)

Currently, additions, renovations, or redevelopments of an existing project require all existing structures and site improvements to conform to the current architectural standards when the cost of the project exceeds:

- 50 percent of the assessed value of the existing structure, or
- 25 percent of the square footage of the gross area of the existing structures.

The committee proposes that only the alteration should be required to comply with architectural standards and that unaltered portions of a nonconforming building or the project site should not be required to meet architectural standards. For the purposes of this proposed change, alterations shall be any change to the external features or dimensions of a building or façade and excludes interior renovations that do not affect the external appearance of the building. The proposed change is based on the fact that if a building were never altered, there would never be a trigger for the building to comply with architectural standards. The Committee relayed that if an alteration to the building would not increase the nonconformity, any architectural or site design issues related to the nonconforming portions of the building would not be affected and should therefore not suddenly be required to comply with architectural standards. Furthermore, this change would incentivize the renovation of older buildings and the cost associated. The Committee's intent is to

improve the design of older buildings, by reducing restrictions, and associated costs. The Committee further stated that if the County always requires a renovation to comply with the code it won't allow for historic buildings.

Staff notes: Staff recommends that this section could be limited to smaller buildings only.

Proposed Section 5.05.08 B.3.d (page 30)

Currently, alterations to existing buildings are required to comply with the materials and colors standards in LDC section 5.05.08 D.12. This includes standards for paint colors and limits on exterior building materials like metal panels and the prohibition on neon tubing. The Committee proposes that alterations to existing buildings only be required to comply with paint standards. The Committee relayed that this change would assist in improving the design and renovation of older buildings and the cost associated. The Committee's intent is to improve the design of older buildings, by reducing restrictions, and associated costs. The Committee stated further that if the County always requires a renovation to comply with the code it won't allow for historic buildings.

Staff note: Removing the requirement to comply with materials standards in LDC section 5.05.08 D.12 could result in the use of corrugated metal panels or pre-manufactured buildings as additions to buildings and would allow the use of neon tubing on alterations.

Proposed Section 5.05.08 B.4 (page 30)

This section currently identifies when the architectural standards apply to buildings which have been abandoned or their use has been discontinued. The Committee proposes the removal of this section as it is a detriment to redevelopment opportunities and prevents reinvestment in existing buildings. In addition, the Committee relayed that buildings lose value due to this regulation and it will assist in maintaining market value of existing structures. If the section is removed, architectural standards would only apply to abandoned or discontinued buildings if alterations to the building are proposed and required to comply by the remaining applicability sections.




This section has been replaced with a list of exceptions which identify when a building or project that would otherwise be required to comply with architectural standards is exempt from complying with all or parts of this section. As a result, historic buildings (pursuant to LDC section 2.03.07 E or designated by the State of Florida or the Federal Government), buildings in agricultural zoning districts, and façades located interior to courtyards are proposed to be exempt from all architectural standards. Routine repairs and maintenance to existing buildings, buildings with 4,000 square feet or less of floor area, the Immokalee CRA, and public utility ancillary systems would only be required to comply with paint color standards (This does not include the materials standards in LDC section 5.05.08 D.12).

Staff notes: As a result of this change, a large number of buildings may become exempt from architectural standards as a result of the "less than 4,000 sq. ft." exemption in section B.4.c.ii. Buildings such as fast food restaurants, banks, gas stations and other types of businesses are frequently less than 4,000 square feet (seen in Figure 2). These types of businesses also frequently attempt to develop

according to corporate design criteria that do not comply with Collier County's current architectural standards. Based on recent approvals, (see examples of typical corporate designs for small buildings that have been subject to Collier County's architectural standards in Figure 3) staff feels these standards have helped to create attractive corporate buildings. Without these standards, the buildings may have been developed according to basic corporate models.

Additionally, while the Committee recommends exempting the Immokalee CRA from architectural standards, it is important to note that the CRA intends to adopt its own architectural standards at a later date.

Figure 2. Examples of building types which are typically less than 4,000 square feet.

Buildings Constructed After Adoption of 2004 Architectural Standards	
	
<p>McDonalds = 3,678 sq ft Year built: 2010</p>	<p>AmSouth/Regions Bank = 3,820 sq ft Year built: 2007</p>
	
<p>Steak 'n Shake = 3,400 sq ft Year built: 2005</p>	

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Buildings Constructed Prior to Adoption of 2004 Architectural Standards



Loving Hut = 2,932 sq ft
Year built: 1984



Cracklin' Jacks = 2,400 sq ft
Year built: 1975



Kangaroo Express = 1,952 sq ft
Year built: 1981

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Figure 3. Examples of typical small building corporate designs.



Changes to building design standards:

Old Section 5.05.08 C.2.b (page 31)

Currently, this section requires that primary facades on the ground floor have features along 50 percent of their horizontal length. The committee proposes to delete this section from the text. The committee relayed that this requirement is found elsewhere in the design features elements and is therefore redundant.

Proposed Section 5.05.08 D.2.b. (page 31)

This section requires a minimum of two design features on primary façades. The current list of potential design features includes five potential options. The Committee is proposing changes to the existing options and to add five new options as detailed in the following sections.

Proposed Section 5.05.08 D.2.b.i (page 31)

Currently, this option requires a minimum of 30 percent of the primary façade area consisting of window and glazed door openings. The Committee proposes the minimum is amended to 25 percent and further clarifies that the standard is to be applied to the exterior primary façade area and not any facades in interior courtyards. The Committee determined that with the other design standards to choose from the 30 percent standard is excessive for buildings of all sizes.

Furthermore, the Committee proposes to add a provision in LDC section 5.05.08 D.2.b.i.a) which allows for up to 50 percent of the window area to be substituted with trellises or latticework. This option also outlines the planting area and opacity requirements required to qualify as a primary façade element. The planting and opacity requirements are based on LDC section 5.03.02 regarding planting requirements for fences and walls. This feature is proposed because it allows an alternative to the glazing requirement. Further, this alternative is currently an option that is allowed and is utilized by buildings within PUDs.

Proposed Section 5.05.08 D.2.b.ii (page 32)

Currently, this option requires that a minimum of 20 percent of the recessed covered entrance is devoted to windows and glazed door openings. The proposed change is to reduce the percentage to 15 percent. The Committee determined that with the other design standards to choose from, requiring 20 percent in this standard is excessive for buildings of all sizes.

Proposed Section 5.05.08 D.2.b.iii (page 32)

The Committee proposes the addition of a new design feature option that allows for a monumental covered entrance with a minimum horizontal dimension of sixteen feet and a minimum area of 200 square feet. Additionally, this section requires glazing on a minimum of 15 percent of the primary façade area. This standard was added to allow for more variability among options for primary façades.

This option exceeds the dimensions established for covered entrances in 5.05.08 D.2.b.ii by 100 percent and is therefore considered by the Committee to be the minimum dimension necessary to create a “monumental” entrance. The Committee has clarified that the dimensions determine compliance with the standard, not to define the term “monumental.” Instead, the term “monumental” is used to inspire designers.

Proposed Section 5.05.08 D.2.b.iv (page 32)

Currently, this option states that a permanent covered walkway or arcade must be 8 feet wide and the total length must measure 60 percent of the length of the associated façade. The Committee proposes to reduce the required length to 40 percent of the length of the associated façade because the prior percentage was too great given the number of requirements and is based on experience of applying the 60 percent standard to projects. Additionally, the committee proposes adding a requirement for glazing on a minimum of 15 percent of the primary façade area.

Proposed Section 5.05.08 D.2.b.v (page 32)

Another new design standard option is proposed to include awnings over window or doors as a design feature. This section allows applicants to utilize awnings both over windows and in a creative style where they may be placed in locations absent of windows. Additionally, this section requires glazing on a minimum of 15 percent of the primary façade area.

Staff notes: Examples of the use of awnings over ornamental design features can be seen in Figure 4 below.

Figure 4: Examples of awnings over ornamental design features.



Proposed Section 5.05.08 D.2.b.vi (page 32)

Currently, this option requires a porte-cochere have a minimum horizontal dimension of 18 feet and 20 percent of the primary façade area must be devoted to windows or glazed door openings. The Committee proposes to reduce the minimum glazing requirement to 15 percent. They determined that the 20 percent glazing requirement combined with one of the other design elements is excessive in application on a single primary façade.

Proposed Section 5.05.08 D.2.b.vii (page 32)

Currently, this option requires that if a tower element is utilized there must also be 20 percent of the façade dedicated to windows and glazed door openings. The Committee proposes to reduce this standard to 15 percent to be consistent with the window and glazing requirements in the accompanying options.

Proposed Section 5.05.08 D.2.b.viii (page 32)

The Committee is proposing to add another design feature option that allows trellis or latticework covering a minimum of 15 percent of the primary façade. This option also outlines the planting area and opacity requirements required to qualify as a primary façade element. The planting and

opacity requirements are based on LDC section 5.03.02 regarding planting requirements for fences and walls. This feature is proposed because it allows an alternative to the glazing requirement. Further, this alternative is currently an option that is allowed and is utilized by buildings within PUDs.

Proposed Section 5.05.08 D.2.b.ix (page 32)

The Committee is proposing to add the option of an entry plaza of 200 square feet that includes seating and is connected to the primary façade. A minimum of 15 percent glazing is also required by this section. The Committee relayed that this element adds a welcoming feature to the primary façade and is the only one that gives credit for seating.

Staff notes: This primary façade design feature could also qualify as one of the two required site design elements found in proposed section 5.05.08 F.1.a.

Proposed Section 5.05.08 D.2.b.x (page 32)

The Committee is proposing to add an elevated monumental entry to the options for primary façade design features. The monumental entry would be required to be 400 square feet in area, 16 inches above the primary finished floor of the building, and to be adjacent or connected to the building face. Additionally, this design feature would require a minimum of 15 percent glazing on the primary façade. The Committee relayed that this feature would allow for grand features to be recognized as an option for credit.

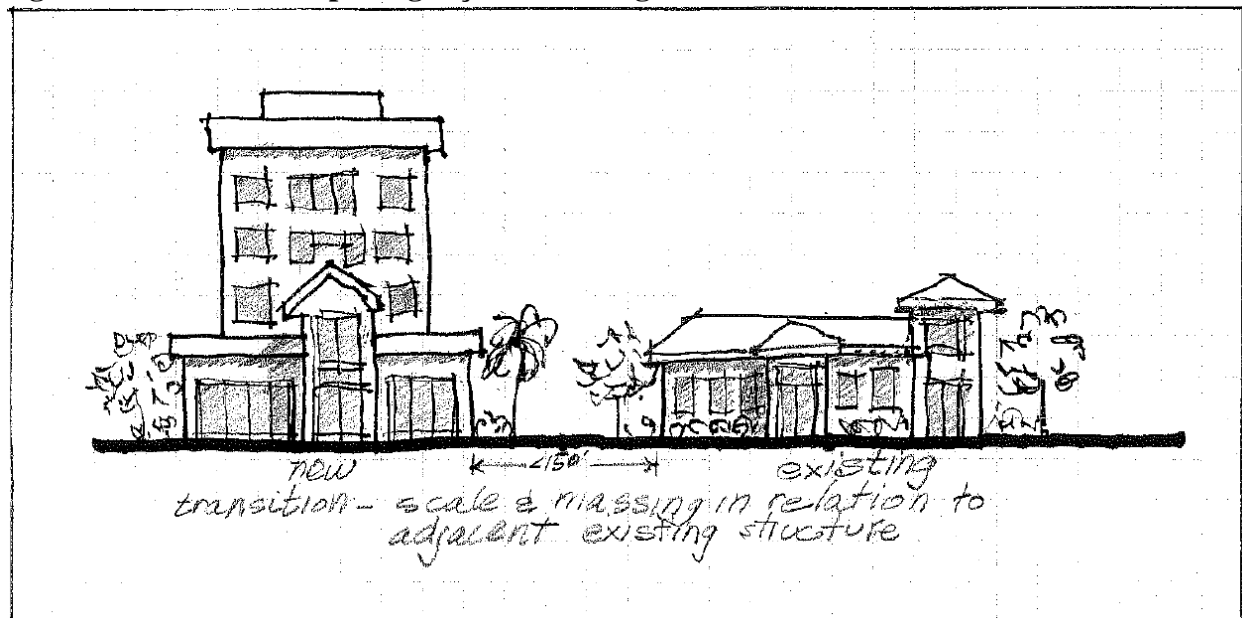
Proposed Section 5.05.08 D.2.b.xi (page 32)

The Committee is proposing to add a new design feature option of an entry courtyard. This option would require the courtyard to be contiguous with the building entry and connected to the primary façade. It must also have a defined space of at least 650 square feet consisting of any combination of hard or softscape with walkways, a defined hard edge, decorative fencing, or low 4 foot wall(s). Additionally, this design feature would require a minimum of 15 percent glazing on the primary façade. The Committee relayed that this change provides increased design flexibility and incorporates language from the Planned Unit Development requirements.

Old Section 5.05.08 C.3 - Façade/wall height transition elements (page 33)

LDC section 5.05.08 C.3 currently provides for façade/wall height transition elements. The intent of these standards is to ensure that buildings relate in mass and size to the adjacent built environment and streetscape. The section currently applies to all buildings that are at least twice the height of any building within 150 feet. These transitional elements can include wall plane changes, roofs, canopies, colonnades, balconies with minimum depths for projections and recesses in coordination with the building size. The Committee is proposing to eliminate this section of the code as the requirements for canopies, porte-cocheres, and other design elements would also provide for transitional elements.

Staff notes: This section provides a gradual visual relief from buildings of different heights in close proximity to one another. The proposed change will allow buildings twice the height of buildings within 150 feet which may create buildings that appear out of scale with surrounding uses. The intended effect of the current section is demonstrated in Figure 5.

Figure 5: Illustration depicting façade/wall height transitions**OVERVIEW** of Section 5.05.08 D.3 – Variation in Massing (page 33)

This section requires variation in building massing in order to avoid a single, large, dominant building mass. These variations are required to be integral to the structure and not merely for cosmetic effect. The Committee has revised the following sections with the view that the massing requirements are best suited for larger big box stores in order to help break up the bulk of the structure and make the building more visually appealing.

Proposed Section 5.05.08 D.3.a.ii (page 33)

Currently, this section requires buildings between 20,000 and 39,999 square feet to have projections and recesses with a depth of 8 feet. The Committee proposes to reduce the depth to 6 feet. It was determined that an 8 foot projection or recess was severe for smaller buildings. The Committee determined that lowering this standard would not be detrimental because this is a requirement in excess of the primary façade requirements for all buildings that are not exempt.

Proposed Sections 5.05.08 D.3.a.iii-v (page 34)

Currently, these three sections establish standards for variation in massing for buildings with up to 19,999 square feet in gross building area. The Committee proposes to eliminate the projection and recesses requirements for buildings less than 20,000 square feet. The Committee determined that smaller buildings generally already include these features.

Staff notes: Removing these sections means that variation in massing will no longer apply to buildings such as Walgreens, CVS, and other medium sized buildings which are commonly under 20,000 square feet. While smaller buildings could voluntarily include these features, the proposed change would allow flat walls and a single dominant building mass for these buildings. Some examples of buildings which are typically smaller than 20,000 square feet are shown in Figure 6.

Figure 6: Examples of buildings under 20,000 square feet.



Retail Center – Naples Blvd = 15,000 sq ft



Retail Center – Tamiami Trail = 17,990 sq ft

Changes to building design treatments:

Old Section 5.05.08 C.5.a – Project standards (page 35)

The building design treatments currently begin with section 5.05.08 C.5 and is currently titled “project standards,” however, subsection C.5.a more accurately describes submittal requirements. This section is proposed to be relocated in its entirety to 5.05.08 C and has been re-titled “submittal requirements.”

Proposed Section 5.05.08 D.4 (page 35)

This section is proposed to be reorganized and renumbered and as a result will be re-titled “Building design treatments.” The proposed description regarding this section has been relocated from old section 5.05.08 C.8.a in its entirety. As a result, this proposed section requires that building design treatments (which are listed in sections 5.05.08 D.4.a-v) “must be an integral part of the building’s design...” and, “must not consist solely of applied graphics or paint.”

Proposed Section 5.05.08 D.4.t (page 36)

This section is proposed to be revised to correct a scrivener’s error and to clarify that solar shading devices may count as building design treatments when they extend a minimum of 50 percent of the length of the building façade and not when they cover or shade 50 percent of the building.

Proposed Section 5.05.08 D.4.u (page 36)

Currently, this section provides translucent glazing as a menu option for building design treatments if it exceeds the minimum required glazing. The Committee is proposing to decrease the requirement from 15 to 10 percent beyond the minimum glazing requirement. The committee determined 15 percent beyond the code requirement is too high and therefore it was excessive as an additional option.

Proposed Section 5.05.08 D.4.v (page 36)

Currently, this section provides glass block as a menu option for building design treatments if it exceeds the minimum required glazing by 15 percent. The Committee re-iterated the purpose of the Architectural and Site Design Standards is to regulate the “look” of buildings not the actual construction techniques. The Committee proposes to decrease the requirement from 15 to 10 percent beyond the minimum glazing requirement. The committee determined 15 percent was excessive as an additional option.

Proposed Section 5.05.08 D.4.w (page 36)

The Committee proposes adding this new building design treatment to provide an incentive for the use of bird-safe glazing materials. This building design treatment option could be utilized if the optional design feature in LDC Section 5.05.08 D.2.b.i is chosen and at least 85 percent of all exterior glazing on the first three stories of the building incorporates one of four potential bird-safe glazing techniques. This treatment was added to address public comments from the Conservancy of Southwest Florida requesting the addition of standards to reduce avian mortalities due to collisions with buildings.

Old Section 5.05.08 C.5.c - Site design elements (page 36)

Currently, section 5.05.08 C.5 – project standards includes site design elements after the list of building design standards. The Committee proposes to move this section to Proposed LDC section 5.05.08 F – Site Design Standards. It was determined that it made the most sense to keep all of the site design elements together. This will help make the architectural section more user friendly for the applicants. *See discussion regarding section 5.05.08 F below.*

Proposed Section 5.05.08 D.5 (page 36)

The Committee proposes to relocate the blank wall areas provision from the old section 5.05.08 C.8.b to this section to improve readability of the building design treatment standards.

Proposed Section 5.05.08 D.6.a-b (page 36)

This section currently states that windows must not be false or applied. The Committee proposes to allow for false windows, however, false windows shall not be included in the required glazing for primary facades. Further, the Committee proposes to allow for spandrel panels in curtain wall assemblies to be included in the minimum glazing requirement for primary facades. The Committee relayed that even though spandrel glass does not function as regular glass, it looks like glass and should be allowed to count toward minimum glazing requirements. Public comments regarding this section supported the Committee's change to allow spandrel panels to count toward minimum glazing requirements.

Staff notes: Examples of false windows and spandrel panels are demonstrated in Figure 7.

Figure 7: Examples of False Windows and Spandrel Panels.



Proposed Section 5.05.08 D.7 (page 37)

This section currently allows overhead doors on primary façades only when sufficient screening is proposed. The Committee proposes to revise this section for clarity and to allow an exception from screening requirements for overhead glass doors with a minimum of 75 percent transparent

glazing (*transparent* defined: allowing light to pass through so that object behind can be distinctly seen). In some instances, like restaurants and fire stations, buildings utilize transparent glazing on overhead doors as amenities but this section requires screening for all overhead doors. Providing an exemption from screening requirements in these cases would codify existing interpretations of this section and would allow the use of glass overhead doors except in the case of self-storage buildings.

Old Section 5.05.08 C.8.a (page 37)

The Committee proposes to relocate this section to proposed section 5.05.08 D.4.

Old Section 5.05.08 C.8.b (page 37)

The Committee proposes to relocate this section to proposed section 5.05.08 D.5.

Proposed Sections 5.05.08 D.8.a-b (page 37)

These sections establish additional standards for outparcels and freestanding buildings within a PUD and common ownership developments including façade standards and other design standards. Changes to these sections clarify and revise cross-references to other LDC sections.

Additionally, the Committee received public comments regarding the requirement in this section that all facades must meet the primary façade design standards for outparcels and freestanding buildings within a PUD. Specifically, it was requested that the Committee consider reducing the number of required primary facades on a freestanding building in a PUD, however, no action was taken by the committee.

Proposed Section 5.05.08 D.8.c (page 38)

Currently, this section includes design standards for freestanding buildings which require common design elements throughout the site. At the request of the County Attorney's Office, it is proposed that the phrase which states that freestanding buildings "must employ architectural, site and landscaping design elements integrated with, and common to those used on the primary structure and its site" be removed.

Additionally, the Committee received comments from the public which indicated that this section requires that "all freestanding buildings must provide for vehicular and pedestrian interconnection between adjacent outparcels or freestanding sites and the primary structure." Public comments indicated that this requirement addresses traffic issues, not aesthetic criteria and are already addressed in other sections of the LDC. Moreover, it was argued that PUDs generally provide access roadways interior to the PUD which serves as interconnection. Instead, it was argued that this additional requirement increases impervious areas and stormwater treatment requirements and creates a liability issue for individual landowners granting easements between outparcels. As a result, the Committee recommended eliminating this requirement.

Proposed Section 5.05.08 D.8.d.ii (page 38)

This section includes additional primary façade standards for outparcels and freestanding buildings within a PUD and common ownership developments. The Committee proposes to remove the provision which allows trellis or latticework plant coverage area to count as window area. Since

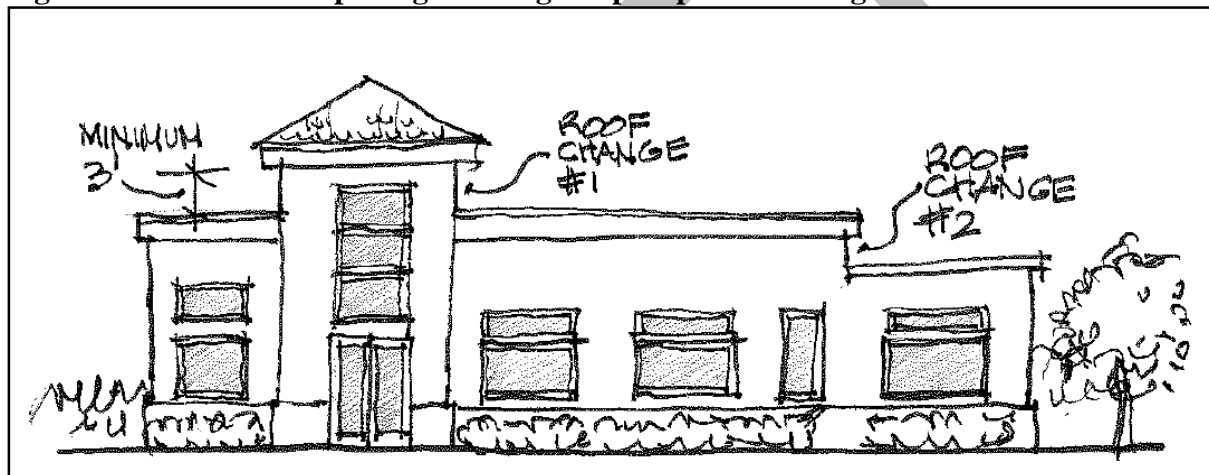
the Committee proposes to allow this as a design treatment on any building in proposed section 5.05.08 D.2.b, it is not necessary here.

Proposed Section 5.05.08 D.9.b.i (page 38)

This section currently requires buildings larger than 5,000 square feet in gross area must have two roof-edge or parapet line changes. The Committee proposes to change this standard to buildings larger than 10,000 square feet. The Committee's consensus was that this does not provide architectural benefit for smaller buildings and on many smaller buildings begins to look forced. This change works in conjunction with the change to massing standards, which are proposed to apply to buildings of 20,000 square feet and greater, to provide relief for smaller buildings.

Staff notes: The intended effect of requiring roof-edge or parapet line changes is depicted in Figure 8.

Figure 8: Illustration depicting roof-edge or parapet line changes.



Proposed Section 5.05.08 D.9.c.i (page 38)

This section currently states that the average height of parapets must not exceed 15 percent of the height of the supporting wall. The committee proposes to change this standard to 20 percent. This change will allow for larger parapets.

Staff notes: Figure 9 provides an example of a parapet.

Figure 9: Parapet example in elevation view.*Proposed Section 5.05.08 D.10.b.ii (page 39)*

Currently, awnings must be located above windows or doors. The committee proposes to also allow awnings over “other ornamental design features.” The committee relays the awnings will be an extension of a decorative feature.

Staff notes: Examples of the use of awnings over ornamental design features can be seen in Figure 4 above.

Proposed Section 5.05.08 D.11.b.ii (page 39)

Currently, this section states the front entry on single-tenant buildings must be set back from a drive or parking area by a minimum distance of 15 feet. The Committee is proposing to reduce this distance to 10 feet. It was determined that the current distance is difficult to comply for properties with larger buildings located on smaller properties. This requirement makes parking difficult on the project, as they must lose parking spaces in order to comply.

Proposed Section 5.05.08 D.11.c.ii (page 40)

Currently, this section states that multiple-tenant buildings and developments must provide a shaded outdoor community space. The Committee proposes that this single space could be broken up and multiple smaller spaces, each with a minimum area of 75 square feet, as long as the total area of all shaded outdoor community spaces meets the existing standard.

Proposed Section 5.05.08 D.11.c.iii (page 40)

Currently the front entries of multiple-tenant buildings and developments are also required to provide a 15 foot setback from a drive or parking area. The Committee proposes to change this distance to 10 feet. It was determined that the current distance is difficult to comply for properties

with larger buildings located on smaller properties. This requirement makes parking difficult on the project, as they must use potential parking spaces for landscaping in order to comply.

Changes to design standards for specific building uses:

Proposed Section 5.05.08 E.3.c (page 42)

Currently, this section states that areas like management and business offices, check-out areas, restrooms, customer service areas, and food service areas within mercantile buildings that can be accommodated within a space with a ceiling height of 16 feet or less must be designed and built within a single story envelope and must be located along the building edge that fronts the public right-of-way. The Committee proposes to delete this section as it dictates the internal workings of the building and exceeds the intent of the architectural standards. Additionally, there are other requirements in the proposed standards that control the design of big box stores.

Staff notes: As stated in the discussion of the Committee's initial goals, it is the intent of the Committee to apply standards to big box stores only and this standard applies to big box stores.

Proposed Section 5.05.08 E.5.b.i.b) (page 43)

Currently, this section states that covered walkways or arcades on a hotel/motel must be constructed with columns at least 12 inches wide. The committee is proposing to delete this specification. The Committee determined that there is no need for column massing on an open canopy and it will allow for more design flexibility.

Proposed Section 5.05.08 E.6.c (page 44)

Currently, this section states that variation in massing on warehousing/distribution buildings applies to primary facades and facades facing residential districts. The committee proposes to limit this applicability to “facades facing residential zoning districts within 150 feet of the property line.” The committee proposes this change to ensure that the applicability standards in this section are consistent with the proposed applicability standards in section 5.05.08 B.2.

Proposed Section 5.05.08 E.7.b.i (page 45)

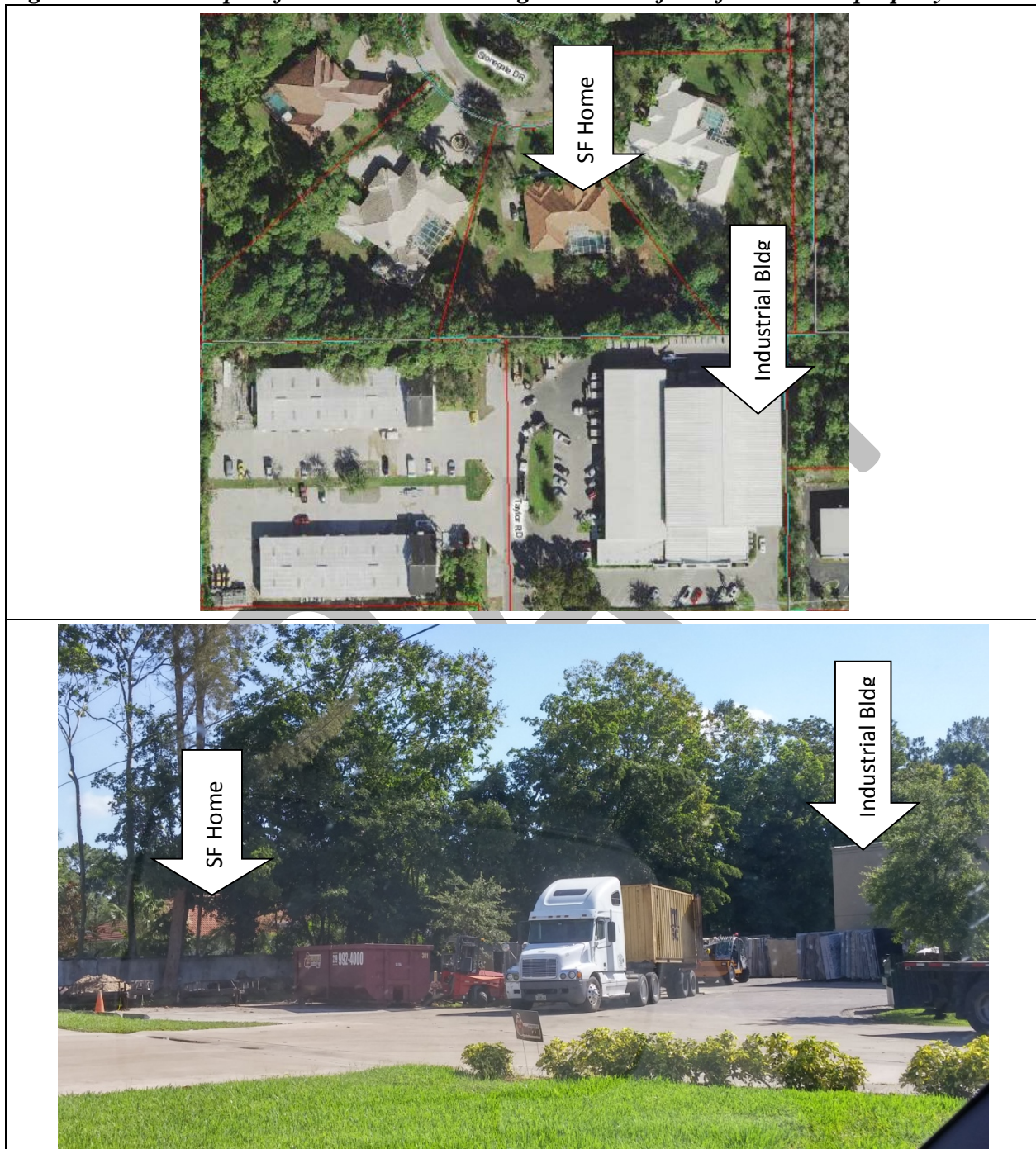
Currently, section 5.05.08 E.7.b provides standards to replace the façade standards in proposed section 5.05.08 D.2. This section provides that windows at a minimum of 25 percent of the façade area are an option for a design feature on industrial and factory buildings. The Committee is proposing to reduce this percentage to 20 percent. They determined that the glazing standards in proposed section 5.05.08 D.2.b have been reduced so this reduction will provide consistency with the proposed reduction in required glazing throughout the architectural standards.

Proposed Section 5.05.08 E.7.c (page 45)

Currently, the requirement for variation in massing on industrial/factory buildings only applies to primary facades and facades facing residential districts. The committee is proposing to change this to read “facades facing residential zoning districts within 150 feet of the property line.” The committee proposes this change to ensure that the applicability standards in this section are consistent with the proposed applicability standards in section 5.05.08 B.2.

Staff notes: Aerial and streetview examples of an industrial building within 150 feet of residential property are depicted in Figure 10.

Figure 10: An example of an industrial building within 150 feet of residential property.



Proposed Section 5.05.08 E.7.d.i (page 45)

Currently, primary facades on industrial and factory buildings are required to include a minimum of two of the seventeen building design treatments listed. The committee proposes to eliminate the reference to the total number of options available. The committee determined the total number of

options listed is inaccurate, may change again in the future, and removing the reference to the total number adds clarity to the section.

Proposed Section 5.05.08 E.7.d.ii (page 45)

Currently this section states that industrial and factory buildings are required to provide at least one of the four listed site design elements. The committee proposes to eliminate the reference to the total number of options available. The committee determined the total number of options may change in the future and removing the reference to the total number adds clarity to the section.

Changes to site design standards:

Proposed Section 5.05.08 F.1. (page 47)

The committee proposes to relocate the site design elements from the existing location in old section 5.05.08 C.5.c since these standards are related to site design.

Proposed Section 5.05.08 F.1.a (page 47)

Currently, this site design option allows for the use of decorative landscape planting areas and areas for shaded seating. The Committee proposes to remove the term “shaded,” from this option. It was noted that it is difficult to define the term shaded. However, one Committee member disagreed noting that if seating is provided, shading should also be provided.

Proposed Section 5.05.08 F.1.d (page 48)

Currently, this site design option allows for site sculptures. The Committee proposes to add the option of water features including fountains to this option. This addition will allow for a water feature on the site to be recognized as an architectural site design element. The addition of fountains will give the applicant more site design elements to choose from. Currently the menu only has four options and the applicant must choose two. The Committee recognizes the menu list is limited which makes it hard for some projects to incorporate the required two options. The addition of more site design elements will allow applicants to select options that are better suited to their site rather than utilizing an element simply because it is included on the list of site design options.

Proposed Section 5.05.08 F.2.b.i (page 48)

Currently, this section applies the requirements for landscaping in vehicular use areas found in LDC section 4.05.04 C (which apply only to projects requesting 120 percent of minimum parking if at least 80 spaces are required) to all projects subject to architectural standards regardless of the minimum number of spaces. This means that any project requesting 120 percent of minimum required parking must devote 20 percent of the vehicular use areas to landscaping, pursuant to LDC section 4.06.03 B.1.

The committee determined the current language punished smaller parking lots by requiring much more landscaping. For example, an applicant that is required to provide 10 parking spaces but that is requesting to provide 12 parking spaces would meet the 120 percent threshold and would be required to provide twice as much landscaping, whereas required landscaping would not increase for an applicant required to provide 80 parking spaces that is requesting 15 additional spaces. This additional landscaping then becomes difficult to fit on the site. The proposed change to simply cite section 4.05.04 C for maximum parking requirements would make this standard consistent with

LDC section 4.05.04C and will only apply to projects with at least 80 required spaces where an increase of 120 percent of the required parking spaces is requested.

Proposed section 5.05.08 F.2.b.ii (page 48)

Currently, this section provides parking design standards for projects which limit the amount of off street parking that can be located between the primary façade and the abutting street. The Committee proposes to eliminate these standards. The Committee relayed that the requirement to provide parking in the rear of the building can cause safety concerns related to delivery and service vehicles.

Staff notes: This change will likely result in a larger mass of parking in front of the building. For interior lots, 20 percent more parking could be located in front of the building and for Corner lots, 50 percent more parking could be located in front of the building.

Proposed Section 5.05.08 F.3.c (page 49)

Currently, this section requires an equal number of pedestrian pathway connections and vehicular connections. Additionally, this section states that when drive aisles lead to main entrances, a walkway must be provided on at least one side. The Committee proposes to remove this section. The Committee indicated that pedestrian connectivity is addressed in other codes such as the Americans with Disabilities Act (ADA), the Florida Accessibility Code, and other sections of the LDC. The Committee also received public comments indicating this standard is more stringent than ADA requirements and additional pedestrian pathways can sometimes cause drainage issues when designing a site.

Staff notes: This change will allow fewer pedestrian pathway connections on sites with more than one access to arterial or collector roadways.

Proposed Section 5.05.08 F.3.e (page 49)

Currently, this section requires a minimum five foot wide building perimeter path connecting all entrances and exits (excluding emergency exits) of a building and along the full length of the row of parking spaces if parking is proposed along the building façade within 15 feet of a building wall. The Committee proposes to change the name of “building perimeter path” to “building pedestrian pathway,” and to eliminate the requirement to provide a pedestrian pathway that interconnects all entrances and exits. The Committee relayed that this change will decrease the impervious area on sites and will make it easier for smaller buildings to comply. The Committee indicated that smaller buildings often struggle to fit all of their site design elements, parking, and sidewalks on site.

Section 5.05.08 F.3.g.i (page 49)

Currently, this section requires pedestrian pathways to provide intermittent shaded areas every 50 linear feet of the walkway. The Committee determined this requirement becomes difficult to fit if the pathway is located in front of a building. They also suggested that because parking lot regulations require an island with a tree every 10 parking spaces this requirement is not necessary for parking lots. Finally, it was noted that mature trees have canopy spans of 30 feet meaning a tree every 50 linear feet would actually have tree canopies overlapping after maturity. As a result,

the Committee has proposed increasing this the requirement for intermittent shaded areas to every 100 feet.

Staff notes: The requirement for trees providing shading for pedestrian pathways is intended for pathways that are not adjacent to or near parking areas and therefore not covered by any required landscaping for parking lots. This condition occurs when pathways are provided away from parking areas and connecting buildings, recreational uses, and other functions, particularly on larger sites where these pathways distances can be lengthy.

Proposed Section 5.05.08 F.3.g.ii (page 49)

Currently, this section requires site amenities on site development plans that enhance safety and convenience and promote walking or bicycling like bike racks, drinking fountains, and benches. The Committee proposes to eliminate this section. The Committee reported this change will eliminate redundancy with other sections of the LDC.

Staff notes: While bike racks are required by other sections of the LDC, drinking fountains are not addressed elsewhere and the use of benches is optional in LDC section 5.05.08. As a result, staff suggests that bike racks may be removed from this section to eliminate redundancy, but that the other amenities should remain or additional amenities added.

Section 5.05.08 F.4.b. (page 49)

Currently, this section requires all visual and acoustic impacts of service function areas to be screened and fully contained from adjacent properties. The Committee determined acoustic impacts are impossible to fully contain, and propose removing the requirement to screen acoustic impacts.

Section 5.05.08 F.6.b (page 50)

Currently, this section requires drive through facilities be a minimum of 1,000 square feet. The committee is proposing to eliminate the minimum square footage requirement. They determined that no minimum square footage should be required if all other site plan requirements are met. There were no perceived situations where a smaller square footage building would be an issue. During the discussion, one committee member noted the drive through portion of a facility should only be allowed in conjunction with the primary use and not an accessory use and that removing the minimum square footage requirement would allow for a small “kiosk” type drive through (Figure 11) as an outparcel.

Figure 11: Example drive through kiosk in Cape Coral.



Section 5.05.08 F.7.e (page 51)

Currently, this section specifies that foreground spaces such as building entrances, plazas, and seating areas must utilize local lighting that defines the space without glare. The Committee proposes to eliminate the words “without glare.” They determined glare is covered by 5.05.08 F.7.b in shielding standards for lighting.

Section 5.05.08 F.8 (page 51)

Currently, this section cross references section 4.06.02 D. for water management area design standards. The Committee is proposing to add “in buffer areas” to the description for clarity and coordination of the title since 4.06.02 D. is the Buffers section of the LDC.

No changes to alternative architectural review

Existing Section 5.05.08 G (page 51)

The committee voted not to change any provisions related to Deviations and Alternate Design Compliance. The section is renumbered to reflect changes in prior sections.

Changes to exceptions for PUDs

Old Section 5.05.08 G (page 51)

This section currently provides an exception for Planned Unit Developments. This section is proposed to be deleted by the County Attorney’s Office because it already exists elsewhere in the LDC.

FISCAL & OPERATIONAL IMPACTS: TBD

RELATED CODES OR REGULATIONS: TBD

GROWTH MANAGEMENT PLAN IMPACT: TBD

OTHER NOTES/VERSION DATE:

Amend the LDC as follows:

1 **5.05.08 Architectural and Site Design Standards**

2 A. Purpose and Intent.

3 1. The purpose of these standards is to supplement existing development criteria in
4 order to complement, enhance and enrich the urban fabric of Collier County with
5 an abundant variety of architecture. The development of a positive, progressive
6 and attractive community image and sense of place is vital to the economic
7 health and vitality of Collier County.

8 2. Among the recurring details that are present in the architecture of Collier County
9 include, but are not limited to, the following:

- 10 a. Elements of Mediterranean design employing sloped barrel tile roofs,
11 arcades and stucco;
- 12 b. Old Florida design with wide verandas, metal roofs and lap siding;
- 13 c. Modern International; and
- 14 d. Various traditional historic references to Colonial, Bermuda and Island
15 forms.

16 3. **Building** design contributes to the uniqueness of the project area and the Collier
17 County community with predominant materials, design features, color range and
18 spatial relationships tailored specifically to the site and its context.

19 4. While architectural embellishments are not discouraged, emphasis on scale,
20 massing, form-function relationships, and relationship of the **building** or
21 **buildings** to the site and surrounding context is strongly encouraged.
22 Recognition of the environment and climate present in Collier County must be
23 evident in the architecture. Gratuitous decoration applied to the **building** is
24 strongly discouraged.

25 5. These standards and guidelines are intended to result in a comprehensive plan
26 for **building** design and site **development** consistent with the goals, policies and
27 objectives of the Collier County Growth Management Plan ("GMP") and the
28 purpose and intent of the Land Development Code ("LDC"). These regulations
29 are intended to promote the use of crime prevention through site design
30 principals, including visibility-site lines for law enforcement as well as the general
31 public. Additionally, the use of glazing materials and designs which reduces bird
32 collisions is encouraged.

33 6. To maintain and enhance the attractiveness of the streetscape and the existing
34 architectural design of the community, all **buildings** must have architectural
35 features and patterns that provide visual interest from the perspective of the
36 pedestrian, reduce **building** mass, recognize local character, and respond to site
37 conditions. **Façades** must be designed to reduce the mass/scale and uniform
38 monolithic appearance of large unadorned walls. **Façades** must provide, through
39 the use of detail and scale, visual interest that is consistent with the community's
40 identity and character. Articulation is accomplished by varying the **building's**
41 mass, in height and width, so that it appears to be divided into distinct elements
42 and details.

43 ~~B. Applicability. The provisions of section 5.05.08 apply:~~

44 ~~1. To all new **buildings** and projects submitted on or after November 10, 2004 in
45 the zoning districts set out below. At the applicant's request, projects submitted
46 between November 10, 2004 and January 2, 2005 may be reviewed for
47 compliance with the requirements of section 5.05.08 as they were set forth in the
48 LDC before November 10, 2004.~~

- 49 ~~a. Commercial zoning districts.~~

- 1 b. ~~Non-residential PUD districts, and non-residential components of any~~
2 ~~PUD district.~~
- 3 c. ~~Business park districts.~~
- 4 2. ~~To non-residential **buildings** and projects submitted on or after November 10,~~
5 ~~2004 in any zoning district, but only when the following conditions exist:~~
 - 6 a. ~~The project site is located on an arterial or collector road, as described by~~
7 ~~the Traffic Circulation Element of the GMP, or~~
 - 8 b. ~~A proposed **building's** footprint would be located within 300 feet of the~~
9 ~~boundary of a residentially zoned district.~~
- 10 3. ~~To all renovations and redevelopment, including applicable additions of a~~
11 ~~**building** or site, as follows, except that "renovation" is not intended to apply to~~
12 ~~routine repairs and maintenance of an existing **building**:~~
 - 13 a. ~~Any addition or renovation of an existing **building** or project including~~
14 ~~vehicular use area (i.e. - approved for use and occupancy as of~~
15 ~~November 10, 2004) that will result in a change to the exterior of the~~
16 ~~**building** or site such that in the case of:~~
 - 17 i. ~~A **building** façade renovation where such addition, renovation, or~~
18 ~~redevelopment exceeds 50 percent of the wall area of an existing~~
19 ~~façade, that entire façade must comply with the standards of~~
20 ~~Section 5.05.08~~
 - 21 ii. ~~An addition or renovation to, or redevelopment of, an existing~~
22 ~~**building** or project, where the cost of such addition, renovation, or~~
23 ~~redevelopment exceeds 50 percent of the assessed value of the~~
24 ~~existing structure(s), or would exceed 25 percent of the square~~
25 ~~footage of the gross area of the existing structures, the existing~~
26 ~~**building(s)** and the site improvements must conform with the~~
27 ~~standards of Section 5.05.08~~
 - 28 iii. ~~Upon repainting an existing **building**, the colors to be applied~~
29 ~~must comply with Section 5.05.08 C.13. Materials and colors.~~
- 30 4. ~~Abandonment or discontinuance of use.~~
 - 31 a. ~~**Buildings** or projects that are abandoned (i.e. - their existing use ceases)~~
32 ~~are subject to this Section notwithstanding Section 9.03.02 F.:~~
 - 33 i. ~~Where the use of a structure, **building** or project ceases for any~~
34 ~~reason, except where government action impedes access to the~~
35 ~~premises, for a period in excess of one year, the provisions of~~
36 ~~Section 5.05.08 apply before re-occupancy. Compliance with this~~
37 ~~Section may require structural alterations.~~
 - 38 ii. ~~The site design standards of this Section apply where the use of a~~
39 ~~structure ceases for any reason, except where governmental~~
40 ~~action impedes access to the premises for a period of more than~~
41 ~~180 consecutive days.~~
- 42 B. Applicability. The provisions of LDC section 5.05.08 shall apply to the zoning districts,
43 locations, and to existing buildings as established below.
 - 44 1. Buildings and projects within the following zoning districts:
 - 45 a. Commercial zoning districts and commercial components of PUD zoning
46 districts.
 - 47 b. Business park zoning districts.

- 1 2. Non-residential buildings and projects in any zoning district when at least one of
2 the following conditions exists. For the purposes of this section, arterial and
3 collector roads are identified in the Traffic Circulation Element of the GMP.
4 a. The project site is abutting an arterial or collector road and is located in a
5 non-industrial zoning district. This shall include project sites separated
6 from an arterial or collector road by up to 150 feet of right-of-ways or
7 easements.
8 b. The project site is located on an arterial road and is located in an
9 industrial zoning district.
10 c. A proposed building's footprint would be located within 150 feet of the
11 boundary of a residentially zoned district.
12 3. Alterations to an existing building which is subject to LDC section 5.05.08 B.1 or
13 B.2 above shall comply with this section when one or more of the following
14 alterations occurs. For the purposes of this section, an alteration shall be any
15 change to the external features or dimensions of a building or façade. Interior
16 renovations to an existing building that do not affect the external appearance of
17 the building are excluded.
18 a. Where an alteration results in an addition(s) greater than 4,000 square
19 feet of floor area, the area changed by the alteration shall comply.
20 b. Where façade improvements to buildings with greater than 20,000 square
21 feet of floor area results in a change to more than 50 percent of any
22 façade area, the entire façade shall comply.
23 c. Nonconforming buildings shall not be enlarged or altered in a way which
24 increases the nonconformity. All alterations to nonconforming buildings
25 shall be consistent with this section and shall be reviewed for compliance
26 by the County Manager or designee; however, unaltered portions of the
27 nonconforming building will not be required to comply.
28 d. Upon repainting the exterior of an existing building or fence, the exterior
29 building colors shall comply with the standards identified in LDC section
30 5.05.08 D.12.b.
31 4. Exceptions.
32 a. An historic site, structure, **building**, district, or property that is designated
33 historic by the Board of County Commissioners pursuant to LDC section
34 2.03.07 E or is designated historic by the State of Florida or the Federal
35 Government.
36 b. Agricultural zoning districts.
37 c. **Façades** located interior to courtyards provided the **façades** are not
38 visible from any public property (e.g. street, right-of-way, sidewalk, alley),
39 interior drive, parking lot or adjacent private property.
40 d. The following shall be exempt from the standards of LDC section 5.05.08,
41 but shall comply with the exterior building color standards identified in
42 LDC section 5.05.08 D.12.b.
43 i. Routine repairs and maintenance of an existing **building**.
44 ii. **Buildings** with 4,000 square feet or less of **floor area**.
45 iii. Immokalee Community Redevelopment Area as defined in Collier
46 County Ordinance 2000-42.
47 iv. **Public utility ancillary systems** provided that a **building** shall
48 not have any wall planes exceeding 35 feet in length, excluding
49 storage tanks, or have an **actual building height** greater than
50 eighteen (18) feet, excluding storage tanks and communications
51 equipment. See LDC section 4.06.05.B.4 for screening

requirements of fences and walls surrounding **public utility ancillary systems.**

5. ~~Public utility ancillary systems in Collier County are not required to meet the provisions of this Section provided that a **building** containing any of these uses shall not have any wall planes exceeding 35 feet in length, excluding storage tanks, or have an actual **building** height greater than eighteen (18) feet, excluding storage tanks and communications equipment. Fences and walls surrounding public utility ancillary systems must be screened with plant materials as described in Section 4.06.05.B.6. and are exempt from Sections 5.05.08.C.3 and 5.05.08.D.1.~~

C. Submittal Requirements. An **applicant** shall submit architectural drawings with the site **development** plan or site improvement plan according to LDC section 10.02.03 and the Administrative Code Chapter 4.A. to comply with LDC section 5.05.08. Architectural drawings must be signed and sealed by a licensed Architect who is responsible for preparing the drawings, and who is registered in the state of Florida as set forth in F.S. Chapter 481.

CD. **Building** design standards.

1. **Building Façades.** All ~~façades~~ of a **building** must be designed with consistent architectural style, detail and trim features.
 - a. All **façades** of a **building** must be designed with consistent architectural style, detail and trim features.
 - a. ~~In case of **buildings** located on outparcels, and freestanding **buildings** within a unified plan of **development**, all exterior **façades** shall adhere to the requirements of this Section with respect to architectural design treatments for primary **façades**. (See LDC Ssection 5.05.08 CD.98. Outparcels and freestanding **buildings** within PUD and common ownership **developments** for additional design standards).~~
 - b. **Buildings** or projects located at the intersection of two or more arterial or collector roads shall include design features, ~~such as corner towers, corner entrances, or other such features,~~ to emphasize their location as gateways and transition points within the community.
2. Primary façade standards.
 - a. **Building** entrance. **Buildings** located along a public or private street must be designed with the main entrance clearly defined, and with convenient access from both parking and the street.
 - b. ~~Ground floor. Primary **façades** on the ground floor must have features along a minimum of 50 percent of their horizontal length. These features include, but are not limited to: arcades; display windows; entry areas; or other similar design elements.~~
 - eb. Design features. The design of primary **façades** must include, at a minimum, two of the following design features:
 - i. Glazing covering a minimum of ~~30~~25 percent of the exterior primary façade area, consisting of window and glazed door openings.
 - a) Alternative. Trellis or latticework on the primary façade used as a support for climbing plants may count for up to 50 percent of the window area on primary facades. The planting area shall be an irrigated bed with 3 gallon vines at 3 feet on center at time of installation and climbing plants shall achieve 80 percent opacity on the trellis within one year.

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- ii. Projected or recessed covered ~~entrance~~ ~~public entry~~ providing a minimum horizontal dimension of eight feet and a minimum area of 100 square feet. In addition, a minimum of ~~20~~15 percent of the primary façade area must be devoted to windows and glazed door openings.
- iii. Monumental covered entrance with a minimum horizontal dimension of sixteen feet and a minimum area of 200 square feet. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.
- ~~iii~~iv. Covered walkway, or arcade (excluding canvas type) constructed with columns at least 12 inches wide, attached to the **building**, or located no more than 12 feet from the **building**. The structure must be permanent and its design must relate to the principal structure. The minimum width must be eight feet, with a total length measuring ~~60~~40 percent of the length of the associated façade. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.
- v. Awnings located over doors, windows, or other ornamental design features projecting a minimum of 2 feet from the façade wall and totaling a minimum of 40 percent of the façade length in width. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.
- iv~~i~~. Porte-cochere with a minimum horizontal dimension of 18 feet. In addition, a minimum of ~~20~~15 percent of the primary façade area must be devoted to windows and glazed door openings.
- vii. A tower element such as but not limited to a clock or bell tower element. In addition, a minimum of ~~20~~15 percent of the primary façade area must be devoted to windows and glazed door openings.
- viii. Trellis or latticework covering a minimum of 15 percent of the primary façade and used as a support for climbing plants. The planting area shall be an irrigated bed with 3 gallon vines at 3 feet on center at time of installation and climbing plants shall achieve 80 percent opacity on the trellis within one year. This provision shall not be utilized with the alternative design feature identified in LDC section 5.05.08 D.2.b.i.a.
- ix. Entry plaza to the **building** of a minimum 200 square feet in area that includes seating. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.
- x. Elevated monumental entry a minimum of 16 inches in elevation above the primary finished floor of the building adjacent or connected to the building face with a minimum of 400 square feet in area. The area calculation may include interior and exterior spaces of raised surface with not more than 50 percent of interior area. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.
- xi. Entry Courtyard contiguous with the building entry connected to the primary façade consisting of a defined space with a minimum area of 650 square feet. Courtyard may be any combination of hard or softscape with walkways and defined hard edge.

decorative fencing, or low 4 ft. wall(s). In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

3. ~~Façade/wall height transition elements.~~

a. ~~Purpose. The intent of this section is to ensure that the proposed **buildings** relate in mass and scale to the immediate streetscape and the adjacent built environment.~~

b. ~~Applicability. Transitional massing elements must be provided on proposed **buildings** that are twice the height or more of any existing **building** within 150 feet, as measured from the edge of the proposed **building**.~~

c. ~~Design standards.~~

i. ~~Transitional massing elements can be no more than 100 percent taller than the average height of the adjacent **buildings**, but no more than 30 feet, and no less than ten feet above the existing grade.~~

ii. ~~Transitional massing elements must be incorporated for a minimum of 60% of the length of the façade, which is in part or whole within the 150 feet of an existing **building**.~~

iii. ~~Transitional massing elements include, but are not limited to, wall plane changes, roofs, canopies, colonnades, balconies, other similar architectural features, with the minimum depth for projections and recesses relative to the **building** size, and must meet the following requirements:~~

a) ~~For **buildings** 40,000 square feet or larger in gross **building** area, projections and recesses must have a minimum depth of ten feet.~~

b) ~~For **buildings** between 20,000 and 39,999 square feet in gross **building** area, projections and recesses must have a minimum depth of eight feet.~~

c) ~~For **buildings** between 10,000 and 19,999 square feet in gross **building** area, projections and recesses must have a minimum depth of six feet.~~

d) ~~For **buildings** up to 9,999 square feet in gross **building** area, projections and recesses must have a minimum depth of four feet.~~

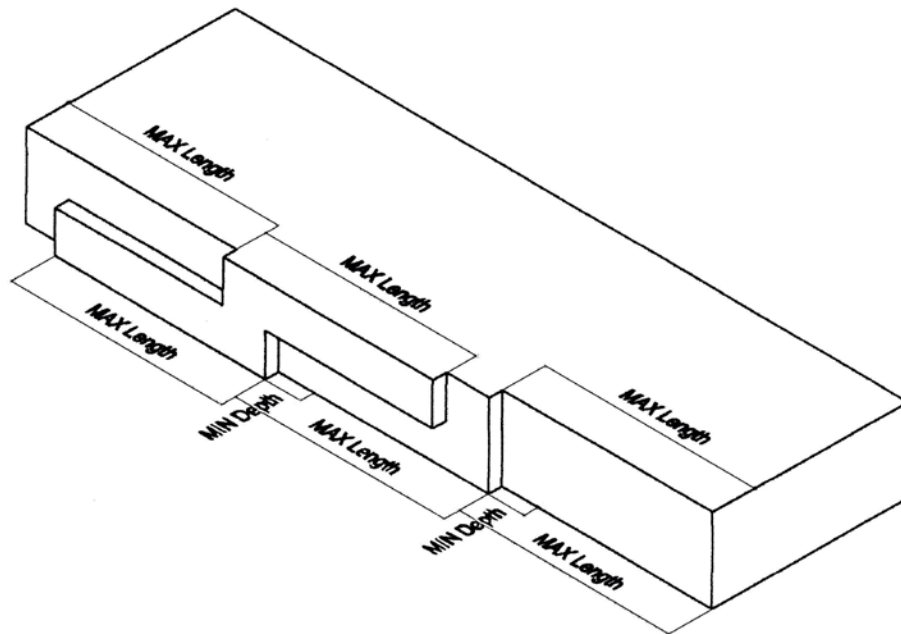
43. Variation in massing. A single, large, dominant **building** mass must be avoided. Changes in mass must be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts or parapets create insubstantial appearance and are discouraged. All **façades**, excluding courtyard area, shall be designed to employ the design treatments listed below.

a. Projections and recesses.

i. For **buildings** 40,000 square feet or larger in gross **building** area~~area~~ floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 150 linear feet. Projections and recesses must have a minimum depth of ten feet within the 150 linear feet limitation.

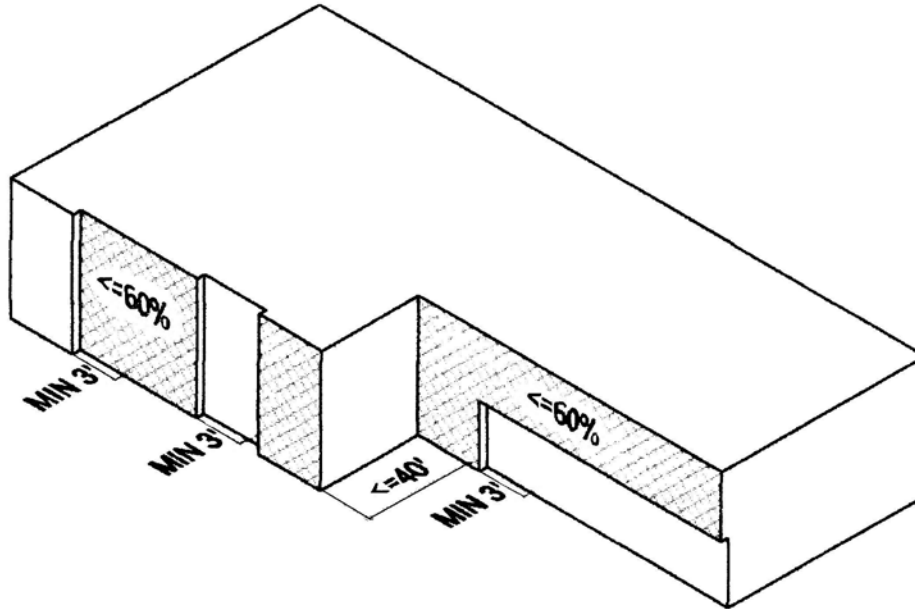
ii. For **buildings** between 20,000 and 39,999 square feet in gross **building** area~~area~~ floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 125 linear feet.

- 1 Projections and recesses must have a minimum depth of ~~eight~~ six
 2 feet within the 125 linear feet limitation.
 3 iii. ~~For buildings between 10,000 and 19,999 square feet in gross~~
 4 ~~building area, a maximum length, or uninterrupted curve of any~~
 5 ~~façade, at any point, must be 100 linear feet. Projections and~~
 6 ~~recesses must have a minimum depth of six feet within 100 linear~~
 7 ~~feet limitation.~~
 8 iv. ~~For buildings between 5,000 and 9,999 square feet in gross~~
 9 ~~building area, a maximum length, or uninterrupted curve of any~~
 10 ~~façade, at any point, must be 75 linear feet. Projections and~~
 11 ~~recesses must have a minimum depth of four feet within 75 linear~~
 12 ~~feet limitation.~~
 13 v. ~~For buildings less than 5,000 square feet in gross building area,~~
 14 ~~a maximum length, or uninterrupted curve of any façade, at any~~
 15 ~~point, must be 50 linear feet. Projections and recesses must have~~
 16 ~~a minimum depth of three feet, and a minimum total width of 20~~
 17 ~~percent of the façade length.~~



18 *Illustration 5.05.08 C.4.a-1D.3.a – Measurement of projections and recesses*

- 19 b. Wall plane changes.
 20 i. **Buildings** subject to the projections or recesses depths required
 21 by LDC section 5.05.08.C.4D.3.a must not have a single wall
 22 plane exceeding 60 percent of each façade.
 23 ii. If a **building** has a projection or recess of 40 feet or more, each is
 24 considered a separate façade, and must meet the ~~above~~
 25 requirements for wall plane changes in LDC section 5.05.08
 26 D.3.b.i.
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 2 *Illustration 5.05.08 C.4.b. 1D.3.b – Wall plane percentages*

3 54. **Project Standards.**

4 a. ~~An applicant must submit architectural drawings and a site development~~
 5 ~~plan or site improvement plan according to LDC section 10.02.03 and the~~
 6 ~~Administrative Code to comply with LDC section 5.05.08. Architectural~~
 7 ~~drawings must be signed and sealed by a licensed Architect who is~~
 8 ~~responsible for preparing the drawings, and who is registered in the state~~
 9 ~~of Florida as set forth in F.S. Chapter 481.~~

10 b. **Building** design treatments. The design treatments in the following
 11 standards must be an integral part of the **building's** design and
 12 integrated into the overall architectural style. These treatments must not
 13 consist solely of applied graphics or paint. Each **building** façade must
 14 have at least four of the following **building** design treatments:

- 15 ia. Canopies, porticos, or porte-cocheres, integrated with the **building's**
- 16 massing and style,
- 17 iib. Overhangs, minimum of three feet,
- 18 iiic. Colonnades or arcades, a minimum of eight feet clear in width,
- 19 ivd. Sculptured artwork,
- 20 ve. Cornice minimum two feet high with 12 inch projection,
- 21 vif. Peaked or curved roof forms,
- 22 viig. Arches with a minimum 12-inch recess depth,
- 23 viiih. Display windows,
- 24 ixi. Ornamental and structural architectural details, other than cornices, which
- 25 are integrated into the **building** structure and overall design,
- 26 xj. Clock or bell tower, or other such roof treatment (i.e. dormers,
- 27 belvederes, and cupolas),
- 28 xik. Projected and covered entry, with minimum dimension of eight feet and
- 29 the minimum area of 100 square feet,
- 30 xiii. Emphasized **building** base, minimum of three feet high, with a minimum
- 31 projection from the wall of two inches,
- 32 xiiim. Additional roof articulation above the minimum standards,
- 33 xivn. Curved walls,

- 1 ~~xv.~~ Columns,
- 2 ~~xvi.~~ Pilasters, or
- 3 ~~xvii.~~ Metal or tile roof material.
- 4 ~~xviii.~~ Expressed or exposed structural elements.
- 5 ~~xix.~~ Additional glazing at a minimum of 15 ~~percent~~% beyond the code
- 6 minimum requirement.
- 7 ~~xx.~~ Solar shading ~~devices~~ devices (excluding awnings) that ~~cover~~ extend a
- 8 minimum of 50 ~~percent~~% of the length of the **building** façade.
- 9 ~~xxi.~~ Translucent glazing at a minimum of ~~15%~~10 percent beyond the code
- 10 minimum glazing requirement.
- 11 ~~xxii.~~ Glass block at a minimum of ~~15%~~10 percent beyond the code minimum
- 12 glazing requirement.
- 13 w. If the optional design feature in LDC Section 5.05.08 D.2.b.i is chosen
- 14 and 85 percent of all exterior glazing within the first three stories of the
- 15 building have any of the following:
- 16 i. Low reflectance, opaque glazing materials (may include spandrel
- 17 glass with less than 15 percent reflectance);
- 18 ii. Glass with visual patterns consisting of opaque points or patterns
- 19 etched into or applied to the exterior of interior surfaces with frit,
- 20 frost, or film for single pane or IGU. A maximum of 2 inch spacing
- 21 between horizontal elements and 4 inch maximum space between
- 22 vertical elements, with a minimum line or dot diameter thickness of
- 23 1/8 inch;
- 24 iii. Glass with continuous etch or continuous frit on interior surface,
- 25 single pane, or IGU; or
- 26 iv. External screens.
- 27 c. Site design elements. All projects must have at a minimum two of the
- 28 following:
- 29 i. Decorative landscape planters or planting areas, a minimum of
- 30 five feet wide, and areas for shaded seating consisting of a
- 31 minimum of 100 square feet;
- 32 ii. Integration of specialty pavers, or stamped concrete along the
- 33 **building** perimeter walkway. This treatment must constitute a
- 34 minimum of 60 percent of walkway area;
- 35 iii. Two accent or specimen trees, above the minimum landscape
- 36 code requirements, for every 100 feet of the front façade and a
- 37 minimum of two for the rest of the project with a minimum height
- 38 of 18 feet at planting; or
- 39 iv. Site sculptures.
- 40 5. Blank wall areas on buildings with primary façades. Blank, opaque wall areas
- 41 must not exceed ten feet in vertical direction or 20 feet in the horizontal direction
- 42 of any primary façade. **Façades** connected to a primary façade shall be a
- 43 minimum of 33 percent of the attached **façades**. Control and expansion joints are
- 44 considered blank wall area unless used as a decorative pattern and spaced at
- 45 intervals 120 square feet per panel or less. The relief and reveal work must be a
- 46 minimum depth of ½ inch, and a minimum width of 1½ inch and may be of a color
- 47 that contrasts with the color of the wall.
- 48 6. Window standards.
- 49 a. Windows must not be false or applied. False or applied windows are
- 50 allowed but shall not be included in the glazing required for primary
- 51 façades.

- 1 b. ~~_____~~ Spandrel panels in curtain wall assemblies ~~iesy~~ are allowed and but may ~~not~~
2 be included in the minimum glazing required for primary façades.
- 3 7. Overhead doors.
- 4 a. Required screening. Overhead doors located on the primary façade shall
5 provide adequate screening. ~~must not be located on the primary façades,~~
6 unless sufficient screening is proposed. Sufficient screening is defined as
7 a screening wall, with a minimum height of 6 feet measured from the
8 centerline of the adjacent roadway~~90 percent of the overhead door~~
9 ~~height~~, or a landscape buffer achieving 75 percent opacity within one
10 year. The placement and the length of these screening devices must
11 block the view of the overhead doors from the street.
- 12 i. Exceptions. Overhead doors utilizing framed transparent glass
13 panels covering a minimum of 75 percent of the door area shall be
14 allowed on primary façades without the screening required in LDC
15 section 5.05.08 D.7.a.
- 16 b. Façades with overhead d~~Doors~~ facing one another. Overhead doors
17 facing one another may be treated as interior space, provided that:
- 18 i. the **buildings** meet all other requirements of LDC S~~section~~
19 5.05.08. ~~of this code,~~
- 20 ii. the distance between the doors facing one another is no greater
21 than 50 feet; and
- 22 iii. the view of the all overhead doors is properly screened from the
23 street.
- 24 8. ~~Detail features.~~
- 25 a. ~~The design elements in the following standards must be an integral part~~
26 ~~of the **building's** design and integrated into the overall architectural style.~~
27 ~~These elements must not consist solely of applied graphics or paint.~~
- 28 b. ~~Blank wall areas. Blank, opaque wall areas must not exceed ten feet in~~
29 ~~vertical direction or 20 feet in the horizontal direction of any primary~~
30 ~~façade. For **façades** connected to a primary façade this applies to a~~
31 ~~minimum of 33 percent of the attached **façades**. Control and expansion~~
32 ~~joints are considered blank wall area unless used as a decorative pattern~~
33 ~~and spaced at intervals 120 square feet per panel or less. The depth of~~
34 ~~the relief and reveal work must be a minimum of ½ inch, and a minimum~~
35 ~~width of 1½ inch and may be of a color that contrasts with the color of the~~
36 ~~wall.~~
- 37 98. Additional Standards for O~~ut~~parcels and freestanding **buildings** within a PUD
38 and common ownership **developments**.
- 39 a. Purpose and intent. To provide unified architectural design and site
40 planning for all on-site structures, and to provide for safe and convenient
41 vehicular and pedestrian access and movement within the site.
- 42 b. **Façades** standards. All **façades** must meet the requirements of LDC
43 section 5.05.08 C.5. Project standards.D.4. Building design treatments.
- 44 i. Primary **façades**. All exterior **façades** of freestanding structures,
45 including structures located on outparcels, are considered primary
46 **façades** and must meet the requirements of this section with
47 respect to the architectural design treatment for primary **façades** –
48 in LDC section 5.05.08 C.2.D.2., except for those **façades**
49 considered secondary **façades**.
- 50 ii. Secondary **façades**. One façade of a freestanding structure,
51 including structures located on outparcels, that is internal to the

- 1 site and that does not abut or face public or private streets
2 adjacent to the **development**. Outparcels and freestanding
3 **buildings** are allowed one secondary façade.
- 4 c. Design standards. The design for freestanding **buildings** ~~must employ~~
5 ~~architectural, site and landscaping design elements integrated with, and~~
6 ~~common to those used on the primary structure and its site. These shall~~
7 ~~include~~ common design elements ~~must include including~~ colors, **building**
8 materials, and landscaping associated with the main structure. All
9 ~~freestanding buildings~~ ~~must provide for vehicular and pedestrian inter-~~
10 ~~connection between adjacent outparcels or freestanding sites and the~~
11 ~~primary structure.~~
- 12 d. Primary façade standards. The following design features ~~are is~~ in addition
13 to the list of requirement options to meet LDC section 5.05.08 ~~GD.2~~.
14 Primary façade standards:
- 15 i. Walls expanding the design features of the **building**, not less than
16 7 feet high, creating a courtyard not less than 12 feet from the
17 **building** and length of no less than 60 percent of the length of the
18 associated façade. The courtyard may be gated and able to be
19 secured from exterior public access. Grilled openings are allowed
20 if courtyard is landscaped. Opening depths or wall terminations
21 must be a minimum of 12 inches deep. If the courtyard contains
22 service or utility equipment, the height and design must prevent
23 view from the exterior. Courtyard walls are not to be considered
24 fences.
- 25 ii. ~~Trellis or latticework used as a support for climbing plants may~~
26 ~~count as window area equal to the plant coverage area.~~
- 27 **409.** Roof treatments.
- 28 a. Purpose and intent. Variations in rooflines are used to add interest and
29 reduce massing of large **buildings**. Roof height and features must be in
30 scale with the **building's** mass, and shall complement the character of
31 surrounding **buildings** and neighborhoods. Roofing materials must be
32 constructed of durable, high-quality material in order to enhance the
33 appearance and attractiveness of the community. The following standards
34 identify appropriate roof treatments and features.
- 35 b. Roof edge and parapet treatment.
- 36 i. For **buildings** ~~larger than 5,000~~ with a roof area that is larger than
37 10,000 square feet, ~~in gross building area~~ a minimum of two roof-
38 edge or parapet line changes are required for all primary facades.
39 Each vertical change from the dominant roof condition must be a
40 minimum of ten percent of **building** height, but no less than three
41 feet. ~~At least one~~ One such change must be located on a primary
42 façades with ~~one~~ additional roof change ~~must be provided for~~
43 every 100 linear feet of the façade length.
- 44 ii. Roofs, other than mansard roofs, with the slope ratio of 3:12 or
45 higher are exempt from the above requirements for vertical
46 change for the **façades** that are less than 200 feet. One roof
47 edge, or parapet line change must be provided for every 200
48 linear feet of the façade length.
- 49 c. Roof Design standards. Roofs must meet the following requirements:
- 50 i. When parapets are used, the average height of such parapets
51 must not exceed 4520 percent of the height of the supporting wall,

- 1 with exception of the parapets used to screen mechanical
2 equipment. Parapets used to screen mechanical equipment must
3 be no less than the maximum height of the equipment. The height
4 of parapets shall not, at any point, exceed one-third the height of
5 the supporting wall.
- 6 ii. When a flat roof is screened with a parapet wall or mansard roof
7 at any façade, a parapet or mansard roof treatment must extend
8 along the remaining **façades**.
- 9 iii. When sloped roofs are used, the massing and height must be in
10 proportion with the height of its supporting walls. Sloped roofs
11 must meet the following requirements:
- 12 a) Sloped roofs that are higher than its supporting walls must
13 feature elements that create articulation and reduce the
14 massing of the roof. This includes: clearstory windows,
15 cupolas, dormers, vertical changes, or additional
16 complementary colors to the color of the roof.
- 17 b) The color(s) of a sloped roof must complement the color(s)
18 of the **façades**.
- 19 d. Prohibited roof types and materials. The following roof types and roof
20 materials are prohibited:
- 21 i. Asphalt shingles, except laminated, 320-pound, 30-year
22 architectural grade asphalt shingles or better.
- 23 ii. Mansard roofs and canopies, unless they meet the following
24 standards:
- 25 a) Minimum vertical distance of 8 feet is required for
26 **buildings** larger than 20,000 square feet,
- 27 b) Minimum vertical distance of 6 feet is required for
28 **buildings** of up to 20,000 square feet of gross floor area,
29 and
- 30 c) The roof angle shall not be less than 25 degrees, and not
31 greater than 70 degrees.
- 32 iii. Awnings used as a mansard or canopy roofs.
- 33 **11.10.** Awning standards. These standards apply to those awnings associated with and
34 attached to a **building** or structure.
- 35 a. Mansard awnings, which are those awnings that span 90 percent, or
36 more, of a façade length and those, which do not provide a connection
37 between **façades**, must adhere to all roof standards of LDC Section
38 5.05.08. C-10.D.9. of this Code.
- 39 b. All other awnings, which are awnings that constitute less than 90 percent
40 of a façade length, and those that do not provide a connection between
41 **façades**, must adhere to the following standards:
- 42 i. The portion of the awning with graphics may be backlit, provided
43 the illuminated portion of the awning with graphics does not
44 exceed size limitations and the other sign standards of LDC
45 Sections 5.06.00, 9.03.00, 9.04.00 and 10.02.06 Signs of this
46 Code.
- 47 ii. The location of awnings must relate to the window and door
48 openings, or other ornamental design features.
- 49 c. Automobile sales parking lot awnings. Shade awnings may be erected in
50 automobile sales parking lots subject to the following requirements and
51 standards:

- 1 i. Shade awning structures must not be constructed within 75 feet of
- 2 any public or private street.
- 3 ii. Single shade awning structures must not exceed an area sufficient
- 4 to provide cover to 20 automobiles or 3,240 square feet,
- 5 whichever is greater.
- 6 iii. The minimum separation between shade awning structures must
- 7 be 100 feet.
- 8 iv. Multi-colored shade awnings and the use of black or gray,
- 9 florescent, primary and/or secondary colors are prohibited. Earth
- 10 tone colors are encouraged.
- 11 **4211.** Entryway/customer entrance treatment. Please see LDC section 5.05.08 F.1. for
- 12 additional site design elements.
- 13 a. Purpose and intent. Entryway design elements are intended to give
- 14 protection from the sun and adverse weather conditions. These elements
- 15 must be integrated into a comprehensive design style for the project.
- 16 b. Single-tenant **buildings** and **developments**. Single-tenant **buildings**
- 17 shall have clearly defined, highly visible, customer entrances. The
- 18 customer entrance shall meet the following standards:
- 19 i. An outdoor patio area must be provided adjacent to the customer
- 20 entrance, with a minimum of 200 square feet in area. The patio
- 21 area must incorporate the following:
- 22 a) Benches or other seating components.
- 23 b) Decorative landscape planters or wing walls which
- 24 incorporate landscaped areas, and
- 25 c) Structural or vegetative shading.
- 26 ii. Front entry must be set back from a drive or a parking area by a
- 27 minimum distance of ~~45~~ 10 feet.
- 28 c. Multiple-tenant **buildings** and **developments**. Multiple-tenant **buildings**
- 29 and **developments** must meet the following standards:
- 30 i. Anchor tenants must provide clearly defined, highly visible
- 31 customer entrances.
- 32 ii. Shaded outdoor community space(s) must be provided at a
- 33 minimum ratio of one percent of the total gross floor area of all on-
- 34 site **buildings**. The community space(s) shall be a minimum area
- 35 of 75 square feet and located off, or adjacent to, the main
- 36 circulation path of the complex and must incorporate benches or
- 37 other seating components, and
- 38 iii. Front entries shall be setback from a drive or a parking area by a
- 39 minimum of ~~45~~ 10 feet.
- 40 **4312.** Materials and colors.
- 41 a. Purpose and intent. Exterior **building** colors and materials contribute
- 42 significantly to the visual impact of **buildings** on the community. The
- 43 colors and materials must be well designed and integrated into a
- 44 comprehensive design style for the project.
- 45 b. Exterior **building** colors.
- 46 i. The use of color materials or finish paint above level 8 saturation
- 47 (chroma) or below lightness level 3 on the Collier County
- 48 Architectural Color Charts is limited to no more than 10 percent of
- 49 a façade or the total roof area.

- 1 ii. The use of naturally occurring materials are permissible, such as
- 2 marble, granite, and slate and the following man-made materials:
- 3 silver unpainted metal roofs.
- 4 iii. The use of florescent colors is prohibited.
- 5 c. Exterior **building** materials (excluding roofs). The following **building**
- 6 finish materials are limited to no more than 33 percent of the façade area:
- 7 i. Corrugated, or metal panels, and
- 8 ii. Smooth concrete block.
- 9 d. Neon tubing. The use of neon or neon type tubing is prohibited on the
- 10 exterior and the roof of a **building**.
- 11 4413. Barber Poles. All traditional size (not more than 54 inches in height and not more
- 12 than 6 inches in diameter) and style barber poles which contain any illuminated
- 13 moving or rotating part may be permitted if the following and all other applicable
- 14 requirements are met:
- 15 a. The barber pole is attached to the exterior wall of an establishment
- 16 providing the services of a licensed barber:
- 17 b. Each such establishment (barbershop, salon, etc.) is limited to only one
- 18 barber pole:
- 19 c. No barber pole may move or rotate except when the establishment is
- 20 open and providing the services of a licensed barber: and
- 21 d. All barber poles that ~~are illuminate~~, whether or not they rotate, ~~shall obtain~~
- 22 require a **building** permit.
- 23 DE. Design Standards for specific **building** uses.
- 24 1. Standardized design **buildings** must meet the provisions of this Code.
- 25 2. Self-storage **buildings**. Self-storage **buildings** are subject to all of the applicable
- 26 provisions of this section with the following exceptions and additions:
- 27 a. Overhead doors. Overhead doors cannot be located on the primary
- 28 façade of self-storage **buildings**.
- 29 b. Screen walls. When a wall is proposed to screen the facility, it must be
- 30 constructed of material similar and complementary to the primary
- 31 **building** material and architecture. Long expanse of wall surface shall be
- 32 broken into sections no longer than 50 feet, and designed to avoid
- 33 monotony by use of architectural elements such as pillars.
- 34 c. Window standards. Windows must not be false or applied. If the window
- 35 openings are into the storage area, translucent material must be used.
- 36 d. Single-story self-storage **buildings**. LDC Ssection 5.05.08 ~~GD.2~~. Primary
- 37 façade standards can be replaced with the following two options:
- 38 i. Option 1.
- 39 a) A minimum of 20 percent of the primary façade area must
- 40 be glazed; and
- 41 b) A covered public entry with a minimum roof area of 80
- 42 square feet and no dimension less than eight feet, or a
- 43 covered walkway at least six feet wide with a total length
- 44 measuring no less than 60 percent of the length of the
- 45 façade, or
- 46 ii. Option 2. If the project design incorporates a screen wall around
- 47 the perimeter of the self-storage facility, the following standards
- 48 apply:
- 49 a) Architecturally treated, eight-foot high, screen wall is
- 50 required to screen the facility, and

- 1 b) The roof slope for the **buildings** is a minimum of 4:12 ratio
2 for double slopes, and 3:12 ratio for single slope, and
3 c) A landscape buffer at least 7 feet wide is required on each
4 side of the wall.
- 5 iii. In the case that none of the above options are met, then LDC
6 Section 5.05.08 G.D.2. Primary **façades** standards must be met.
- 7 e. Multi-story self-storage **buildings**. The requirements of LDC Section
8 5.05.08 G.D.2. Primary façade standards can be replaced with the
9 following standards:
- 10 i. Option 1.
- 11 a) A minimum of 20 percent of the primary façade area must
12 be glazed; and
- 13 b) A covered public entry with a minimum roof area of 80
14 square feet and no dimension less than eight feet, or a
15 covered walkway at least six feet wide with a total length
16 measuring no less than 60 percent of the length of the
17 façade, and
- 18 c) Requirements of LDC Section 5.05.08 G-8-b-D.7.a. Blank
19 wall area apply to all **façades**, and
- 20 d) Foundation planting areas must be a minimum 15 percent
21 of the ground level **building area**, or
- 22 ii. Option 2. If project design incorporates a screen wall around the
23 perimeter of the self-storage facility. The following standards
24 apply:
- 25 a) Architecturally treated, eight feet high screen wall is
26 required to screen the ground floor of the facility, and
- 27 b) Landscape buffer, minimum 7 feet wide is required on
28 each side of the wall, and
- 29 c) Primary **façades** above the ground level must include
30 glazing, covering at a minimum 20 percent of the façade
31 area, and
- 32 d) Requirements of LDC Section 5.05.08 G-8-b-D.7.a. Blank
33 wall area applies to all **façades**, and
- 34 e) Foundation planting areas must be a minimum 15 percent
35 of the ground level **building area**.
- 36 iii. In the case that none of the above options are met, then LDC
37 Section 5.05.08 G.D.2. Primary **façades** standards must be met.
- 38 3. Mercantile.
- 39 a. Applicability. All standards listed in LDC Section 5.05.08. are applicable
40 with the following exceptions and additions.
- 41 b. Large Retail Structures. The purpose of this section is to break up the
42 monolithic appearance of large retail structures and present a more
43 human scale of architecture to the public road right-of-way view. Because
44 these **buildings** house a variety of functions that can accommodate ~~in~~ a
45 variety of spatial types, they must be designed to express these functions
46 in a manner that has the appearance of a group of **buildings** of varying
47 scale and size.
- 48 ~~c. All areas with the **building** that can be accommodated within a space~~
49 ~~with a ceiling height of 16 feet or less must be designed and built within a~~
50 ~~single story envelope or a multiple of envelopes. These **building**~~
51 ~~envelopes must have a maximum eave height of 16 feet and must be~~

- 1 expressed as single-story elements in the architectural form of the
- 2 **building** along the **building** edge or edges that front the public right-of-
- 3 way. These areas must include, but are not limited to:
- 4 i. ~~The management and business office.~~
- 5 ii. ~~Check out area.~~
- 6 iii. ~~Rest rooms.~~
- 7 iv. ~~Customer service area.~~
- 8 v. ~~Food service areas.~~
- 9 d. Windows and entrances. When more than two retailers with separate
- 10 exterior customer entrances are located within the principal **building**, the
- 11 following standards apply:
- 12 i. The first floor of the primary **façades** must utilize transparent
- 13 windows and doors for no less than 30 percent of the horizontal
- 14 length of the **building** façade.
- 15 ii. Primary **building** entrances must be clearly defined and
- 16 connected with a sheltering element such as a roof canopy or
- 17 arcade.
- 18 4. Facilities with fuel pumps.
- 19 a. In addition to the requirements of LDC section 5.05.05 Facilities with fuel
- 20 pumps, all standards established in this section are applicable.
- 21 5. Hotel/motel.
- 22 a. Applicability. All standards of LDC Ssection 5.05.08. are applicable with
- 23 the following exceptions.
- 24 b. Design features. LDC Ssection 5.05.08 CD.2. Primary façade standards-
- 25 Design features can be replaced as follows:
- 26 i. The design of the primary **façades** must include windows and
- 27 other glazed openings covering at least 20 percent of the primary
- 28 façade area, and one of the following design features:
- 29 a) Projected, or recessed, covered public entry providing a
- 30 minimum horizontal dimension of eight feet, and a
- 31 minimum area of 100 square feet, or
- 32 b) Covered walkway or arcade (excluding canvas type)
- 33 ~~constructed with columns at least 12 inches wide, that is~~
- 34 attached to the **building**, or located no more than 12 feet
- 35 from the **building**. The structure must be permanent and
- 36 its design must relate to the principal structure. The
- 37 minimum width shall be eight feet, with a total length
- 38 measuring 60 percent of the length of the associated
- 39 façade.
- 40 ii. For **buildings** located 200 feet or more from the street right-of-
- 41 way, the projected or recessed entry and covered walkway or
- 42 arcade, required by the above LDC Ssection 5.05.08 DE.5.b.i.,
- 43 can be located on any façade.
- 44 6. Warehousing/distribution.
- 45 a. Applicability. All standards listed in LDC Ssection 5.05.08. are applicable
- 46 except for the following:
- 47 b. Primary façade standards. The requirements of LDC Ssection 5.05.08
- 48 CD.2. Primary façade standards are replaced with the following
- 49 standards. **Façades** fronting on arterial or collector streets must have two
- 50 or more of the following design features:
- 51 i. Windows at a minimum of ten percent of the façade area.

- 1 ii. Projected or recessed covered public entry providing a minimum
- 2 of eight feet by eight feet cover.
- 3 i. Foundation planting consisting of trees and shrubs. The total
- 4 length of the planting area must be a minimum of 25 percent of
- 5 the façade length and be distributed along the façade to reduce
- 6 the blank wall area. The depth of the planting area must be a
- 7 minimum of ten feet. The plant material shall be as required by
- 8 LDC Ssection 4.06.05 of this Code.
- 9 iv. Masonry, concrete or tilt-up construction.
- 10 v. **Building** height of 40 feet or less and the **building** street setback
- 11 of 200 feet or more.
- 12 c. Variation in massing. The requirements of LDC Ssection 5.05.08 C-4-D.3.
- 13 Variation in massing applies only to primary **façades** and to **façades**
- 14 facing residential zoning districts within 150 feet of the property line.
- 15 d. **Building** design treatments. The requirements of LDC Ssection 5.05.08
- 16 C-5-e-D.4. **Building** design treatments are modified as follows:
- 17 i. Primary **façades** must include a minimum of two of the **building**
- 18 design treatments listed under this section.
- 19 e. Site design elements. The requirements of LDC Ssection 5.05.08
- 20 C-5-d-F.1. Site design elements are modified to require, at a minimum,
- 21 one of the four listed site design elements.
- 22 f. Detail features. The requirements of LDC Ssection 5.05.08 C-8-D.7.
- 23 Detail features are replaced with the following standards:
- 24 i. Blank wall areas. Blank, opaque wall areas must not exceed 15
- 25 feet in vertical direction or 50 feet in horizontal direction of any
- 26 primary façade or any façade facing a residential district.
- 27 ii. For **façades** connected to a primary façade, this must apply to a
- 28 minimum of 25 percent of the attached façade measured from the
- 29 connection point.
- 30 iii. Control and expansion joints within this area constitute blank wall
- 31 area unless used as a decorative pattern and spaced at intervals
- 32 of ten feet or less. Relief and reveal work depth must be a
- 33 minimum of ½ inch and may be different than the color of the wall.
- 34 g. Roof treatments. The requirements of LDC Ssection 5.05.08 C-10-D.9.
- 35 Roof treatments are replaced with the following standards:
- 36 i. If parapets are used, the end of the parapet must wrap corners for
- 37 a minimum distance of 25 percent of the length of the façade,
- 38 measured from the corner.
- 39 ii. The **façades** facing arterial or collector road and **façades** facing
- 40 residential district must have variations from the dominant roof
- 41 condition. The roof edge and parapets must have a minimum of
- 42 one vertical change for every 150 lineal feet of the façade length.
- 43 The vertical change must be a minimum of ten percent of the
- 44 **building** height, but no less than three feet.
- 45 iii. All rooftop-mounted equipment including air conditioning units,
- 46 vents, etc., must be shielded from view with parapets, louver
- 47 screens, or similar equipment screens.
- 48 h. Materials and colors. The requirements of LDC Ssection 5.05.08
- 49 C-13-D.12 Materials and colors are applicable with exception of
- 50 Ssubsection 5.05.08 C-13D.12.c. Exterior **building** materials, which is
- 51 replaced with the following standards:

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- i. Primary **façades**. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the façade area.
 - ii. **Façades** attached to a primary façade. The use of ribbed, corrugated, and reflective metal panels is limited to no more ~~than~~ 33 percent of the wall area for the 25 percent of the overall wall length of the **façades** attached to a primary façade, measured from the corners.
 - i. Special Height Requirements. All **buildings** over 30 feet in height, measured from the first finished floor to the roof eave, that are located within 300 feet from the arterial or collector street right-of-way, must comply with LDC Ssection 5.05.08 C-4-D.3. Variation in Massing, and Section 5.05.08 C-8-D.7. Detail features are applicable to all **building façades**.
7. Industrial/factory **buildings**.
- a. Applicability. All standards listed in LDC Ssection 5.05.08. are applicable with the following exceptions.
 - ~~b. **Building façades**.~~
 - ib. Primary Façade Standards. The requirements of LDC Ssection 5.05.08 C-D.2. Primary façade standards are replaced with the following standards. **Façades** fronting on arterial or collector streets must have two or more of the following design features:
 - a)i. Windows at a minimum of ~~25~~20 percent of the façade area.
 - b)ii. Projected or recessed covered public entry providing a minimum of eight feet by eight feet cover, and a minimum of 15 percent of the wall area devoted to windows.
 - c)iii. The total length of the planting area must be at least 33 percent of the façade length and be distributed along the façade to reduce the blank wall area. The depth of the planting area must be a minimum of ten feet. The plant material must be as required by LDC Ssection 4.06.05.
 - d)iv. Masonry, concrete or tilt-up construction, and 15 percent of the wall area allocated to windows.
 - e)v. **Building** height of 40 feet or less, with a **building** street setback of 200 feet or more.
 - ic. Variation in Massing. The requirements of LDC Ssection 5.05.08 C-4-D.3. Variation in massing applies only to the primary **façades** and to **façades** facing residential zoning districts within 150 feet of the property line.
 - iid. Project Standards.
 - a)i. The requirements of LDC Ssection 5.05.08 C-5-e-D.4. **Building** design treatments are modified to require industrial/factory **buildings** to provide, at the primary **façades** only, a minimum of two of the ~~17~~14 **building** design treatments listed under this section.
 - b)ii. The requirements of LDC Ssection 5.05.08 C-5-d-F.1. Site design elements are modified to require at least one of the ~~four~~ listed site design elements.
 - ee. Detail Features. The requirements of LDC Ssection 5.05.08 C-8-D.7. Detail features are replaced with the following standards:
 - i. Blank, opaque wall areas must not exceed 15 feet in vertical direction or 50 feet in horizontal direction of any primary façade and any façade facing a residential district.

- 1 ii. For **façades** connected to a primary façade, the blank wall
- 2 standards applies to a minimum of 25 percent of the attached
- 3 façade, measured from the connection point.
- 4 iii. Control and expansion joints within the façade area constitute
- 5 blank wall area unless used as a decorative pattern, and must be
- 6 spaced at intervals of ten feet or less. Relief and reveal work
- 7 depth must be a minimum of ½ inch and may be different than the
- 8 color of the wall.
- 9 df. Roof Treatments. The requirements of LDC Ssection 5.05.08 C-40-D.9.
- 10 Roof treatments are replaced with the following standards:
- 11 i. If parapets are used, the end of the parapet must wrap corners for
- 12 a minimum distance of 25 percent of the length of the façade,
- 13 measured from the corner.
- 14 ii. **Façades** facing arterial or collector roads and **façades** facing
- 15 residential districts must have vertical changes from the dominant
- 16 roof condition. The roof edge and parapets must have a minimum
- 17 of one vertical change for every 150 lineal feet of the façade
- 18 length. The vertical change shall be a minimum of ten percent of
- 19 the **building** height, but no less than three feet.
- 20 iii. All rooftop-mounted equipment including air conditioning units,
- 21 vents, etc., must be shielded from view with parapets, louver
- 22 screens, or similar equipment screens.
- 23 eg. Materials and Colors. The requirements of LDC Ssection 5.05.08
- 24 C-13-D.12. Materials and colors are applicable with exception of
- 25 Ssubsection 5.05.08 C-13-D.12.c. Exterior **building** materials, which is
- 26 replaced with the following standard:
- 27 i. Primary **façades**. The use of ribbed, corrugated, and reflective
- 28 metal panels is limited to a maximum of 33 percent of the façade
- 29 area.
- 30 ii. **Façades** attached to a primary façade. For 25 percent of the
- 31 overall wall length of **façades** attached to a primary façade,
- 32 measured from the corners, the use of ribbed, corrugated, and
- 33 reflective metal panels is limited to no more then 33 percent of the
- 34 wall area.
- 35 fh. Special Height Requirements. All **buildings** over 30 feet in height
- 36 measured from the first finished floor to the roof eave that are located
- 37 within 300 feet from the arterial or collector street right-of-way must meet
- 38 the Section 5.05.08 C.4.D.3. Variation in Massing, and LDC Ssection
- 39 5.05.08 C-8-D.7. Detail features are applicable to all **building façades**.
- 40 8. Parking structures. All standards listed in LDC Ssection 5.05.08. are applicable
- 41 unless otherwise specified below.
- 42 a. Primary **façades**. The requirements of LDC Ssection 5.05.08 C-D.2.
- 43 Primary façade standards are replaced with the following standards:
- 44 i. All exposed **façades** of any parking structure above the second
- 45 floor are considered primary **façades**.
- 46 ii. A minimum of 60 percent of the area of any primary façade of a
- 47 parking structure or covered parking facility must incorporate at
- 48 least two of the following:
- 49 a) Transparent windows, with clear or lightly tinted glass,
- 50 where pedestrian oriented businesses are located along
- 51 the façade of the parking structure,

- 1 b) Display windows,
2 c) Decorative grill work or similar detailing which provides
3 texture and screens the parking structure openings,
4 d) Art or architectural treatment such as sculpture, mosaic,
5 glass block, opaque art glass, relief work or similar
6 features, or
7 e) Vertical trellis or plant material screening the openings.
- 8 b. **Building** foundation planting. The perimeter of a parking structure at
9 grade must meet the **building** foundation planting requirements of LDC
10 ~~Section 4.06.05. of this Code.~~
11 c. Massing standards. The requirements of LDC Section 5.05.08 C.4.D.3.
12 Variation in massing are applicable, with the following exception:
13 i. If the ramps and inclines are on an exposed façade and they
14 exceed the maximum length or uninterrupted curve, a projection
15 or recess must occur at the start and end but not required at the
16 ramp/incline.
- 17 d. Wall Plan Changes. The requirements of LDC Section 5.05.08 C.4D.3.b.
18 are applicable with the following exception:
19 i. If the ramps and inclines are on an exposed façade and they
20 exceed the maximum horizontal length, a wall plane projection or
21 recess must occur at the start and end but not required at the
22 ramp/incline.
- 23 e. Detail features. The façade area within 42 inches above each floor/deck
24 shall not be open more than 50 percent, except at openings for vehicle or
25 pedestrian access.
- 26 9. Outside play structures.
27 a. Maximum coverage. Outside play structures must not cover more than 50
28 percent of the façade area.
29 b. Location. No portion of any play structure, located between the front
30 **building** line and any adjacent right-of-way, may exceed a height of 12
31 feet as measured from existing ground elevation. In all other cases, no
32 portion of any play structure may exceed a maximum height of 16 feet as
33 measured from existing ground elevation.
34 c. Colors. Play structures must be limited to earth tone colors, with a
35 maximum of three colors.
- 36 EF. Site Design Standards. Compliance with the standards set forth in this section must be
37 demonstrated by submittal of architectural drawings and a site **development** plan in
38 accordance with the Administrative Code and LDC section 10.02.03.
39 1. Site design elements. Please see LDC section 4.06.00 Landscaping, Buffering,
40 and Vegetation for landscaping standards and section 5.05.08 D.11. for
41 entryway/customer entrance treatment requirements. All projects must have at a
42 minimum two of the following:
43 a. Decorative landscape planters or planting areas, a minimum of five feet
44 wide, and areas for shaded seating consisting of a minimum of 100
45 square feet;
46 b. Integration of specialty pavers, tile, or stamped or decorative concrete
47 along the building perimeter walkway. This treatment must constitute a
48 minimum of 60 percent of walkway area;
49 c. Two accent or specimen trees, above the minimum landscape code
50 requirements, for every 100 feet of the front façade and a minimum of two
51 for the rest of the project with a minimum height of 18 feet at planting; or

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- d. Site sculptures and/or water features including fountains.
- 42. Off street parking design. As provided for in LDC Ssection 4.05.00, and subject to the following provisions:
 - a. Purpose and intent. Commercial **buildings** and projects, including their outparcels shall be designed to provide safe, convenient, and efficient access for pedestrians and vehicles. Parking shall be designed in a consistent and coordinated manner for the entire site. The parking area shall be integrated and designed so as to enhance the visual appearance of the community.
 - b. Design standards. Parking, utilizing the same degree of angle, shall be developed throughout the site to provide efficient and safe traffic and pedestrian circulation. A single bay of parking provided along the perimeter of the site may vary in design in order to maximize the number of spaces provided on-site. The mixture of one-way and two-way parking aisles, or different degrees of angled parking within any parking area is prohibited, except as noted above, or where individual parking areas are physically separated from one another by a continuous landscape buffer, a minimum five feet in width with limited access. Landscape buffers for these locations shall use landscape material other than grass for separation of parking areas.
 - i. Maximum parking. See LDC section 4.05.04 C for general parking space requirements. Parking in excess by 20 percent of the minimum parking requirements shall provide additional landscaping as described in section 4.05.04 of this Code.
 - ii. ~~Parking for projects. Projects shall be designed to adhere to the following standards:~~
 - a) ~~Interior lots. No more than 50 percent of the off-street parking for the entire commercial **building** or project shall be located between any primary façade of the commercial **building** or project and the abutting street or navigable waterway.~~
 - b) ~~Corner lots. No more than 80 percent of the off-street parking for the entire commercial **building** or project shall be located between any primary façade of the commercial **building** or project and the abutting street or navigable waterway area, with no single side to contain more than 65 percent of the required parking.~~
- 23. Pedestrian pathways.
 - a. Purpose and intent. To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the county and to provide safe passage from the public right-of-way to the **building** or project which includes the area between the parking areas and the **building** perimeter walk, and between alternative modes of transportation. The on-site pedestrian system must provide adequate directness, continuity, street and drive aisle crossings, visible interest and security as defined by the standards in this Section.
 - b. Pedestrian access standards. Pathways and crosswalks must be provided as to separate pedestrian traffic from vehicular traffic while traveling from the parking space to **building** entries and from **building** entries to outparcels and to pathways along adjacent roadways.

- 1 Pedestrians will only share pavement with vehicular traffic in marked
2 crosswalks.
- 3 ~~e. Minimum ratios. Pedestrian pathway connections must be provided from~~
4 ~~the **building** to adjacent road pathways at a ratio of one for each~~
5 ~~vehicular entrance to a project. Drive aisles leading to main entrances~~
6 ~~must have at least a walkway on one side of the drive isle.~~
- 7 ~~dc.~~ Minimum dimensions. Pedestrian pathways must be a minimum of five
8 feet wide.
- 9 ~~ed.~~ Materials. Pedestrian pathways must be consistent with the provisions of
10 Section 4.5 of the Americans with Disabilities Act (ADA), Accessibility
11 Guidelines. Materials may include specialty pavers, concrete, colored
12 concrete, or stamped pattern concrete.
- 13 ~~fe. **Building** pedestrian pathway, perimeter path. A minimum five feet wide~~
14 ~~**building** perimeter path is required as specified below:~~
- 15 i. A continuous **building** perimeter path interconnecting all public
16 entrances and exits of a **building** is required. For the purposes of
17 this section, employee, service, or delivery entrances, or
18 Emergency “exits-only” are excluded.
- 19 ii. If parking area is proposed along the **building** façade within 15
20 feet from a **building** wall, ~~a **building** perimeter path~~ the
21 pedestrian pathway shall ~~must be provided~~ along the full length of
22 the row of parking spaces facing the **building**.
- 23 ~~gf.~~ Pedestrian crosswalks. Standard crosswalks must be installed at stop-
24 controlled-crossings. Uncontrolled crossings must be high visibility
25 longitudinal lines as shown in the Florida Department of Transportation
26 Roadway and Traffic Design Standards.
- 27 ~~hg. Shade and site amenities. See LDC section 4.06.00 Landscaping,~~
28 ~~Buffering, and Vegetation for additional requirements.~~
- 29 i. ~~Required~~ Pedestrian pathways must provide intermittent shaded
30 areas when the walkway exceeds ~~50~~100 linear feet in length at a
31 minimum ratio of one shade canopy tree per every ~~50~~100 linear
32 feet of walkway. The required shade trees must be located no
33 more than ten feet from edge of the sidewalk.
- 34 ii. ~~**Development** plans must include site amenities that enhance~~
35 ~~safety and convenience and promote walking or bicycling as an~~
36 ~~alternative means of transportation. Site amenities may include~~
37 ~~bike racks (as required by Section 4.05.08 of this Code), drinking~~
38 ~~fountains, canopies and benches.~~
- 39 34. Service function areas and facilities. Service function areas include, but are not
40 limited to: loading areas and docks, outdoor storage, vehicle storage excluding
41 car display areas, trash collection areas, trash compaction and recycling areas,
42 roof top equipment, utility meters, antennas, mechanical and any other outdoor
43 equipment and **building** services supporting the main use or operation of the
44 property.
- 45 a. Purpose and intent. To diminish the visual and acoustic impacts of
46 service functions that may detract from, or have a negative impact on, the
47 surrounding properties and the overall community image.
- 48 b. Buffering and screening standards. Service function areas must be
49 located and screened so that the visual ~~and acoustic~~ impacts of these
50 functions are fully contained and screened from adjacent properties,
51 including public and private streets.

- 1 c. Screening material and design standards. Screening materials, colors
2 and design must be consistent with design treatment of the primary
3 **façades** of the **building** or project and the landscape plan.
- 4 d. Trash enclosures. For the location, size, and design standards for trash
5 enclosures, see LDC section 5.03.04 Dumpsters.
- 6 e. Loading areas and docks. Vehicle loading areas must be screened from
7 streets and adjacent residential districts. Screening must consist of wing
8 walls, shrubs, trees, berms, or combination thereof.
- 9 f. Conduits, meters and vents and other equipment attached to the **building**
10 or protruding from the roof must be screened or painted to match
11 surrounding **building** surfaces. Conduits and meters cannot be located
12 on the primary façade of the **building**.
- 13 g. All rooftop mechanical equipment protruding from the roof must be
14 screened from public view by integrating it into a **building** and roof
15 design.
- 16 h. Outdoor vending machines must be located so that they are not visible
17 from adjacent properties and streets.
- 18 45. Fencing standards. For restrictions on fence material, fence height, and design,
19 see LDC Section 5.03.02 Fences and Walls.
- 20 56. Drive-through facilities standards. See LDC section 4.05.09 Stacking Lane
21 Requirements for additional requirements.
- 22 a. Drive-through facilities location and buffering standards. Drive-through
23 facilities must be secondary in emphasis and priority given to any other
24 access and circulation functions. Such facilities must be located at side or
25 rear locations that do not interrupt direct pedestrian access and avoid
26 potential pedestrian/vehicle conflict.
- 27 i. If site constraints limit the location of the drive through facility to
28 the area between the right-of-way and associated **building**, the
29 vegetation required by a Type "B" landscape buffer must be
30 installed within the buffer width required for the project and
31 maintained along the entire length of the drive-through lane and
32 adjacent right-of-way. In addition to the vegetative buffer
33 referenced above, a permanent, covered, porte-cochere or similar
34 structure, (canvas awning and canopies are excluded), must be
35 installed extending the width of the drive-through with the roof
36 covering the service window(s). Such structure shall be an integral
37 part of the design of the **building**.
- 38 b. Required floor area. One drive-through facility is permitted per tenant.
39 ~~**Buildings** must be a minimum of 1,000 square feet.~~ For multi-tenant
40 **buildings**, an additional drive-through is allowed for each tenant with a
41 minimum of 5,000 square feet of gross floor area. Drive-through facilities
42 may have multiple drive lanes.
- 43 67. Lighting. See LDC sections 4.05.02 D and 6.06.03 E for additional requirements.
- 44 a. Purpose and intent. All **building** sites and projects, including outparcels,
45 shall be designed to provide safe, convenient, and efficient lighting for
46 pedestrians and vehicles. Lighting must be designed in a consistent and
47 coordinated manner for the entire site. The lighting and lighting fixtures
48 must be integrated and designed so as to enhance the visual impact of
49 the project on the community and blend with the landscape.
- 50 b. Shielding standards. Lighting must be designed so as to prevent direct
51 glare, light spillage and hazardous interference with automotive and

- 1 pedestrian traffic on adjoining streets and all adjacent properties. Light
- 2 sources must be concealed or shielded.
- 3 c. Height standards. Lighting fixtures within the parking lot must be a
- 4 maximum of 25 feet in height, and 15 feet in height for the non-vehicular
- 5 pedestrian areas.
- 6 d. Design standards. Lighting must be used to provide safety while
- 7 accenting key architectural elements and to emphasize landscape
- 8 features. Light fixtures must complement the design of the project. This
- 9 can be accomplished through style, material or color.
- 10 e. Illumination. Background spaces, such as parking lots, shall be
- 11 illuminated as unobtrusively as possible to meet the functional needs of
- 12 safe circulation and of protecting people and property. Foreground
- 13 spaces, including **building** entrances and plaza seating areas, must
- 14 utilize local lighting that defines the space ~~without glare~~.

15 78. Water management areas in buffer areas. For design standards for water
 16 management areas in buffer areas, including location and the required amenities,
 17 see LDC section 4.06.02 D. ~~of this Code~~.

18 FG. Deviations and Alternate Compliance. The following alternative compliance process is
 19 established to allow deviations from the requirements of this section as approved by the
 20 County Manager or designee.

21 * * * * *

22 G. ~~Exceptions.~~

23 1. ~~Exceptions to the provisions of this Code may be granted by the Board of County~~
 24 ~~Commissioners in the form of a PUD zoning district where it can be~~
 25 ~~demonstrated that such exceptions are necessary to allow for innovative design~~
 26 ~~while varying from one or more of the provisions of this Section, nonetheless are~~
 27 ~~deemed to meet the overall purpose and intent set forth herein. In the case of~~
 28 ~~individual projects subject to Section 5.05.08 standards, where site specific~~
 29 ~~factors may impact the ability to meet these standards, variance from one or~~
 30 ~~more of the provisions of this Section may be requested pursuant to the~~
 31 ~~procedures set forth in Section 9.04.00 Variances of this Code.~~

32 # # # # # # # # # # # # # #