Article 7

Architectural Provisions

The architectural elements of building type, definition, style, and character serve as essential elements of City design. This Article serves as the framework for the architectural and building design requirements in Chapter 26.

Section 7.1. Applicability and Modifications

(a). All new construction within the Traditional Punta Gorda Zoning District shall conform to the architectural provisions of Sections 7.2, 7.3, 7.4 and 7.5 of this Article except as follows:

(1). Buildings in the Flex Commercial Corridor Regulating District are not required to comply with Architectural Style Standards Article 7.5.

(2). Single-family and duplex homes outside the Community Redevelopment Area (CRA) are not required to comply with Article 7.

(b). All new construction within the following Zoning Regulating Districts are subject to the provisions of Section 7.7:

(1). Neighborhood Center District

(2). Highway Commercial District

(3). Interchange Commercial Overlay District

(c). The Zoning Official or their designee may approve minor variations to this section provided similar materials, configurations, and/or techniques are used that fulfill the intent of this Code. Major variations to building facade requirements due to unique building use requirements may be approved by the City Council, provided the overall pedestrian nature of the street is maintained in accordance with all other standards. All variations shall be noted on the final approved plan.

Section 7.2. Architectural Standards

(a). Façade Composition. The façade, or front, of a building, should be designed with an intentional rhythm of openings and solids that creates a sense of

harmony and helps differentiate buildings that are attached or close to one another (see Figure 1).

Figure 1: Example of Façade Compositions

(b). Balance. To achieve a better balance of openings and solids it is important to avoid duality, which means the distribution of similar or identical elements in even numbers along a façade. The 2-bay example in Figure 2 demonstrates how duality creates a façade without any obvious focal point. In general, an odd number of bays and a central bay that is wider than those on either side help to prevent duality and achieve a more balanced façade composition (see Figure 3).

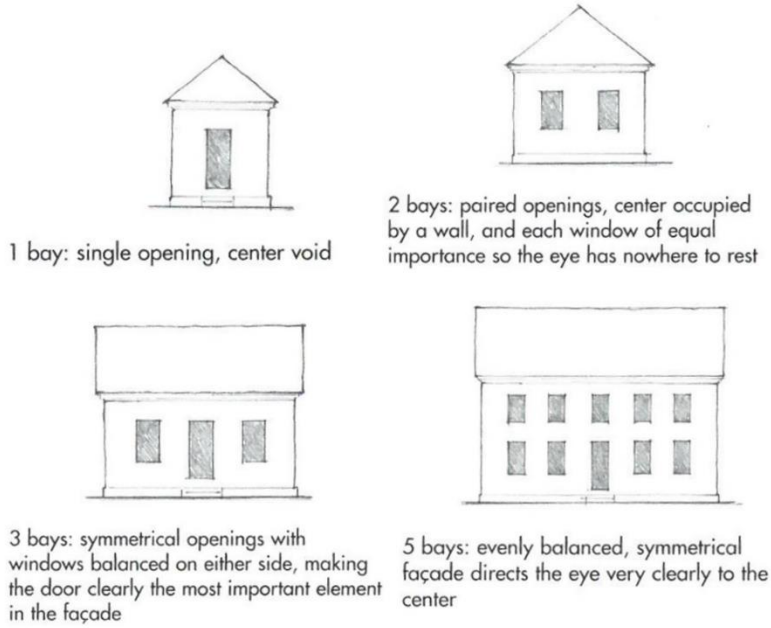

Figure 2: Understanding Bays.
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 24, fig. 2.8 'Unity and Duality'.

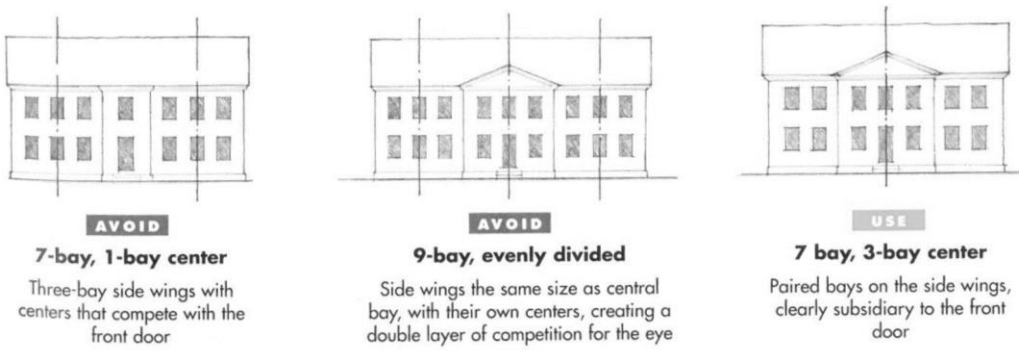

Figure 3: Do's & Don'ts of Façade Composition.
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 25, fig. 2.10 'Applying Unity and Duality'.

(c). Building Articulation. Building articulations that respond to the site's unique urban condition, such as but not limited to locations on corners, near public open spaces, terminating the visual axis of a street, and/or that emphasize main building entries, shall be clearly expressed in the design (Figure 4).

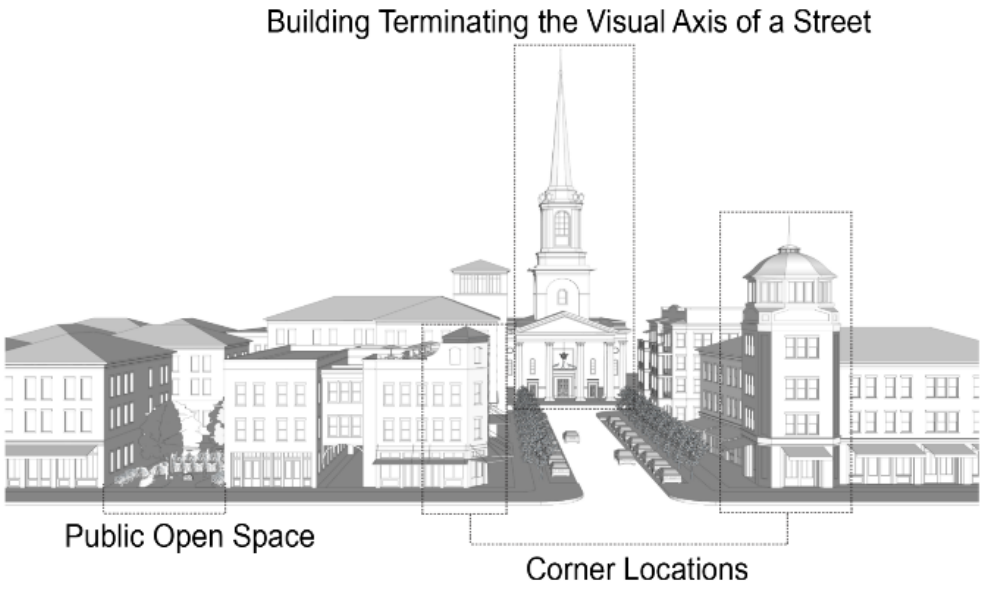

Figure 4: Example of Building Articulation

(1). Building articulations shall be reinforced by changes in roof design, fenestration patterns, or architectural elements.

(2). In the Main Street Overlay, building facades longer than 50' shall be varied with at least one change of architectural expression. This may be a vertical element running from the ground plane to the roof, a change in color or texture, or a break in the building façade plane or roof line. Strive for an appearance of authenticity when subdividing a large façade

into multiple smaller facades resembling distinct buildings (Figure 5).

Figure 5: Breaks in the Building Façade

(3). For any buildings outside of the Main Street Overlay with a principal building use that has not been designated as Industrial per Table 4 of Subsection 3.2(e), each façade longer than 100 feet in length abutting a public street or open space shall incorporate at least one of the following for each 100 feet of linear building frontage or part thereof

1. A change of building material and texture (not just color) at least ten (1) feet in width
2. A recess into the wall plane at least six (6) inches in depth and one (1) foot in width
3. A projection at least six (6) inches from the wall plane and extending at least one (1) foot in width (Figure 6)
4. A window extending at least ten (1) linear feet, inset into the building wall plane at least four (4) inches
5. A pedestrian entrance to the building, together with surrounding architectural recesses, projections, or foundation plantings to emphasize the visibility of the entrance, which together extend at least ten (10) linear feet (Figure 6).

Figure 6: Façade Variation

(d). Centerlines. The vertical centerlines of structural columns and walls, as well as windows (fenestration) shall be used to better the building facade (Figure 7).

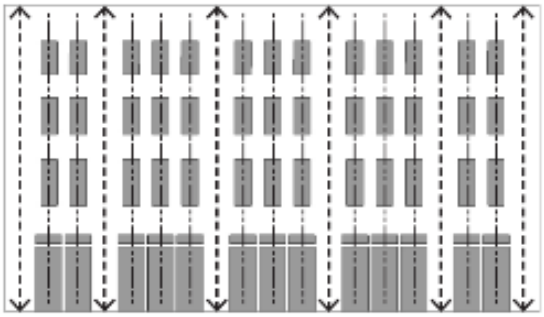

Figure 7: Structural & Window Centerlines

(1). Facades should feature alternating structural centerlines and fenestration centerlines.

(2). These centerlines should extend from the top of a mass to the bottom of a mass.

(3). Multiple windows and/or doors may be grouped symmetrically around a single fenestration centerline.

(4). The spacing of centerlines may be identical across a façade, or may vary.

(5). Dormers do not have to be aligned with structural centerlines.

(e). Cornices. A projecting cornice may be used to visually establish a top for a building facade (Figure 8).

Figure 9: Cornice with a Pitched Roof

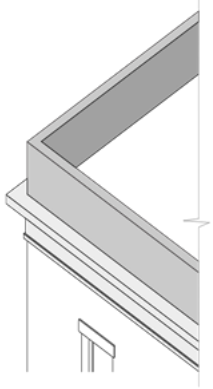

Figure 10: Wall extending above cornice

(1). The top of each primary and secondary mass should be emphasized with a projecting cornice. This cornice should feature a deeper projection and therefore a stronger shadow line than any other expression line on a façade.

(2). Cornice may be used to visually support a pitched roof (Figure 9).

(3). Wall plane may extend above a cornice to form a parapet (Figure 10).

(f). Expression Lines. In addition to cornices, horizontal architectural elements shall create expression lines that visually divide a façade into layers (Figure 11).

Figure 11: Facades divided by horizontal expression lines

(1). Expression lines are formed by horizontal molding which project minor shadow lines.

(2). Facades may feature a change of colors, materials, or textures at an expression line.

(3). Building mass may feature one of the following subdivisions by expression lines into horizontal layers: two layers, or three layers.

(4). Expression line shall always be used at the top of shopfronts. This expression line may incorporate a band for signage.

(g). Material Changes. In addition to projecting elements like cornices and moldings, material changes can add visual interest when composing a building façade.

(1). When materials are combined on a façade horizontally, heavier materials most naturally occur below lighter materials (Figure 12).

(2). For buildings three (3) stories of greater, the ground floor should be differentiated from those floors above in order to reinforce the pedestrian space (Figure 12).

(3). Changes from one material or color to another along the horizontal direction should occur at “inside corner” transitions (Figure 12).

(4). Changes in material or color along the vertical direction should occur at hard-edge “bump-out” transitions, which gives materials a surface to terminate into (Figure 12).

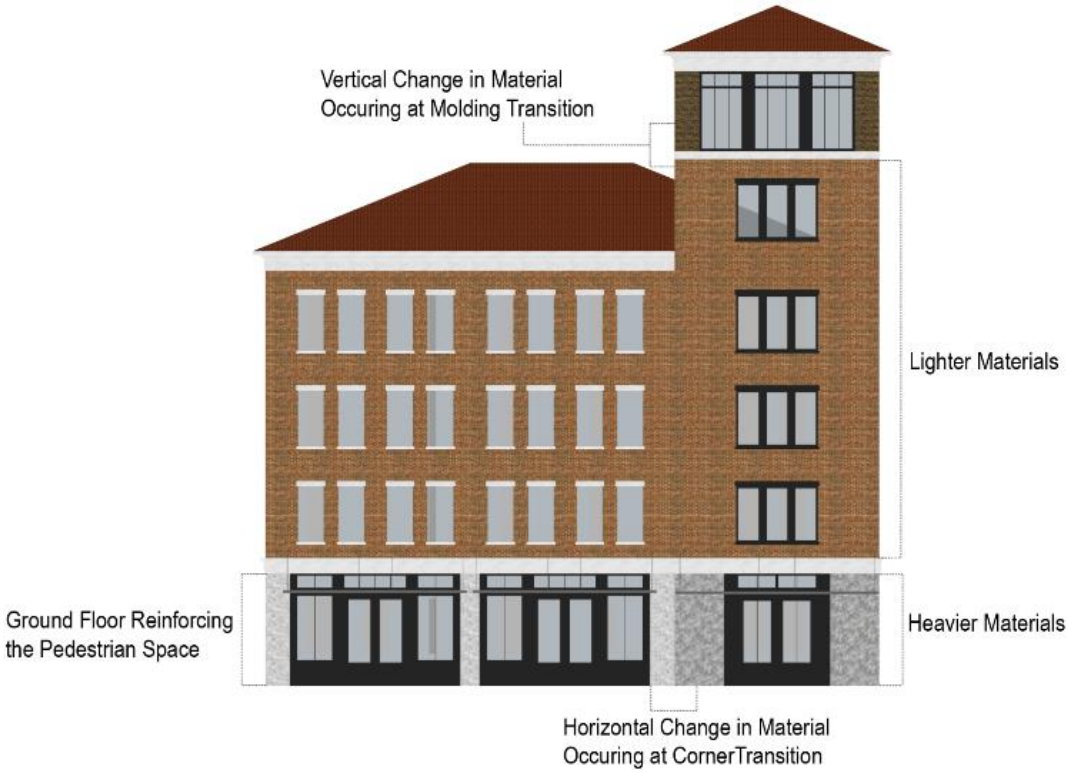

Figure 12: Material changes

(5). Facades with more than 3 primary finishes listed in Section 7.2(a)(7) Building Materials are discouraged.

(h). Windows and Transparency.

(1). Windows shall not be flush with the plane of the wall, but shall be recessed (Figure 13).

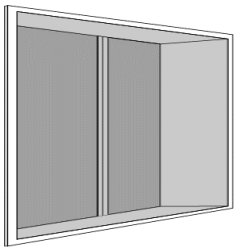

Figure 13: Recessed Window

(2). All windows shall be vertically proportioned. Window openings may be horizontally proportioned, but only if composed of vertically proportioned windows. Horizontally proportioned clerestory and transom windows are permitted, as well as circular, square, octagonal, and oval windows, so long as they fit the buildings overall Architectural Style, Subsection 3.2(f)(3).

(3). Windows shall be located no closer to the corner of a building than a dimension equal to the width of the window. Exceptions are permitted for

storefront windows and corner windows, which may be appropriate for the 'Masonry Modern' and 'Mid-Century Modern (20th)' Architectural Styles, Subsection 3.2(f)(3).

(4). On upper floors, a minimum of 25% of glazed window area per floor must be operable and openable, in order to allow for natural ventilation. Buildings with more than one façade with windows shall distribute the operable windows amongst the facades so that cross-ventilation is possible. Ground-floor storefront windows may be fixed.

(5). Operable windows may be casement, single-hung, double-hung, sliding or transom (Figure 14).

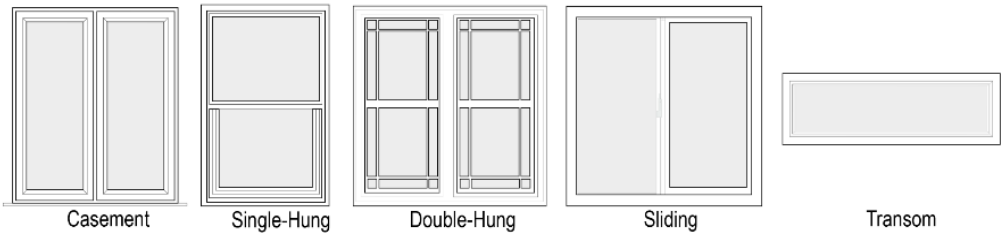

Figure 14: Operable Window Types

(6). Shutters shall be sized and placed so as to equal the width that would be necessary to cover the window opening. Operable shutters are preferred (Figure 15).

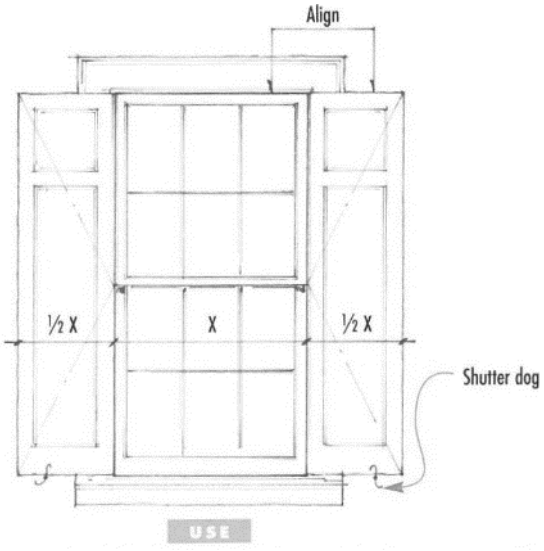

Figure 15: Shutter Sizing.

Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 110, fig. 5.36, 'Shutters to use'

(7). All new windows should have mullion profiles consistent with the style of the structure. If single hung or double hung windows are placed in grouping, a four to six inch trim piece should separate the windows.

(8). Muntins, if provided, should be true divided lites, unless they are for impact/hurricane resistant windows and doors.

(9). Unless as specified otherwise in the Building Type Standards, Subsection 3.2(d), all building facades which face onto a street or public open space, shall meet the following minimum transparency requirements:

a. Buildings with Shopfronts (Figure 16)

1. Minimum building façade transparency for ground story: 70% and should allow a view of at least 5' of interior space

2. Minimum building façade transparency for upper stories: 40%

b. Building without Shopfronts (Figure 17)

1. Minimum building façade transparency for ground story: 30%

2. Minimum building façade transparency for upper stories: 20%

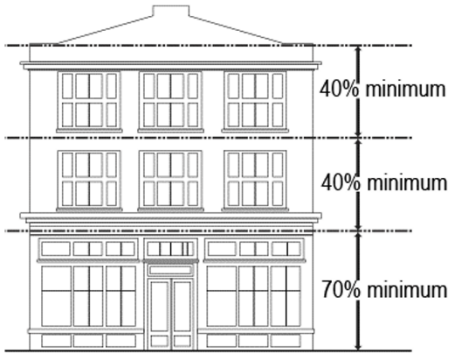

Figure 16: Buildings with shopfront

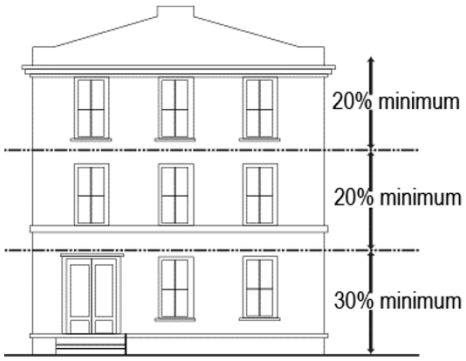

Figure 17: Buildings without shopfront

(10). Property owners and developers may request an exemption to the façade transparency requirements for the provision of public art and murals, according to the requirements and process outlined in Subsection 7.2(a)(9).

(11). Windows and doors that face onto streets or public open spaces shall be glazed in clear glass with no more than ten (10) percent daylight reduction.

(12). If glass is tinted, it should be transparent enough for those outside the building to see building occupants.

(13). Tinting should not be the primary strategy to reduce solar transmittance,

(14). Reducing solar transmittance should be accomplished through the articulation of building facades with awnings, wall thickness, shutters, eyebrows, or other architectural features.

(15). The use of reflective glass or reflective film is prohibited for all buildings.

(16). Glass areas on storefronts and lobby entrances shall not be blocked with opaque materials or the back of shelving units, signs, or any other large object. Objects within a storefront display shall be there intentionally for the public to view.

(17). Stained glass and art glass installations may be used, provided they are in character with the style of the building (see Subsection 3.2(f)(3) for additional specifications regarding Architectural Styles)

(i). Entrances and Access.

(1). All new buildings should have the main entrance oriented to and in full view from a street or public open space. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. Building on corner lots shall use design elements that emphasize the importance of both streets (Figure 18).

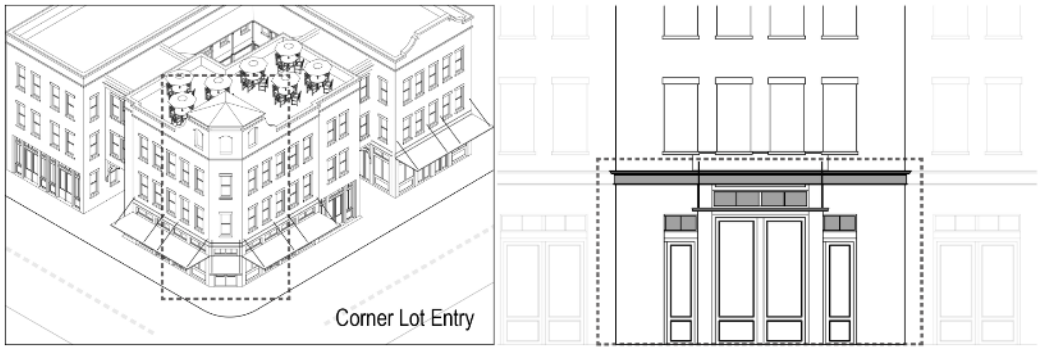

Figure 18: Primary Entry Examples

(2). For buildings longer than 100', there shall be a minimum of one (1) usable entrance every full 50' of frontage along the primary street and sidewalk.

(3). The use of fire escaped or exit-only doors as primary entrances is explicitly prohibited.

(4). Public entry and exit doors which swing outward shall be recessed into the façade a minimum of 3' where the sidewalk abuts the building.

(j). Roofs.

(1). Roof types and materials must blend in with the architectural style of the building.

(2). Where pitched roofs exist, primary roofs shall have a slope between 4:12 and 12:12.

(3). Permitted roof forms include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domes, though the selected roof form must be consistent with the architectural style of the building. Applied and partial (less than 3 sides) Gambrel roofs are not typically permitted but may be allowed at the discretion of the Administrator or Design Review Body based on compatibility with the surrounding context (Figure 19).

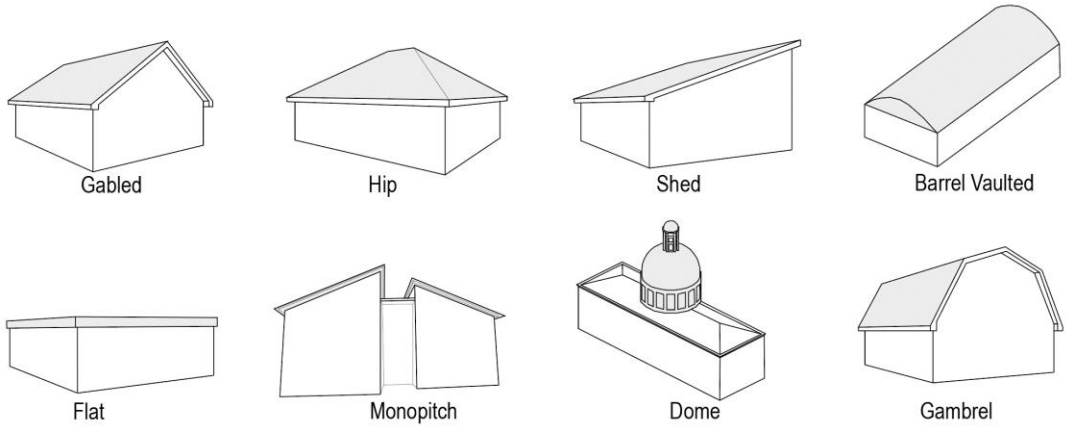

Figure 19: Roof Forms

(4). Flat roofs shall be screened from adjacent properties and streets with decorative parapets. The maximum height of the parapet wall shall be six feet (Figure 20).

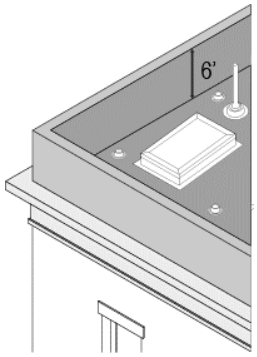

Figure 20: Parapet

(5). Downspouts and gutters should be galvanized steel, aluminum, or copper and shall match in materials and finishes.

(6). Roof penetrations shall be hidden or painted to match the color of the roof.

(k). Garages & Accessory Structures

(1). Attached garages and accessory structures including detached garages shall be subordinate in overall footprint to the primary structure and shall be compatible with the primary structure in terms of roof form, materials, and color (Figure 21).

(2). Garage doors visible from the street or adjacent properties must be visually consistent with the architectural style of the structure and new garage doors shall not exceed a maximum width of 12' for a single door (Figure 21).

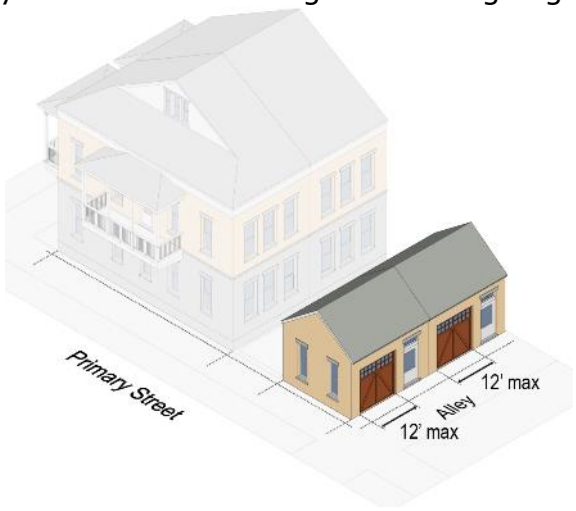

Figure 21: Garage & Accessory Structures

(3). Garages with more than two bays shall be turned such that the bays are not visible from the street.

(4). At no time shall the width of an attached garage exceed 40% of any street-facing building façade.

(l). Architectural Elements. All architectural elements and detailing, including but not limited to cornices, moldings, columns, pilasters, balconies, chimneys, railings, exterior lighting, arches, and awnings, shall be consistent with the buildings architectural style (Figure 22).

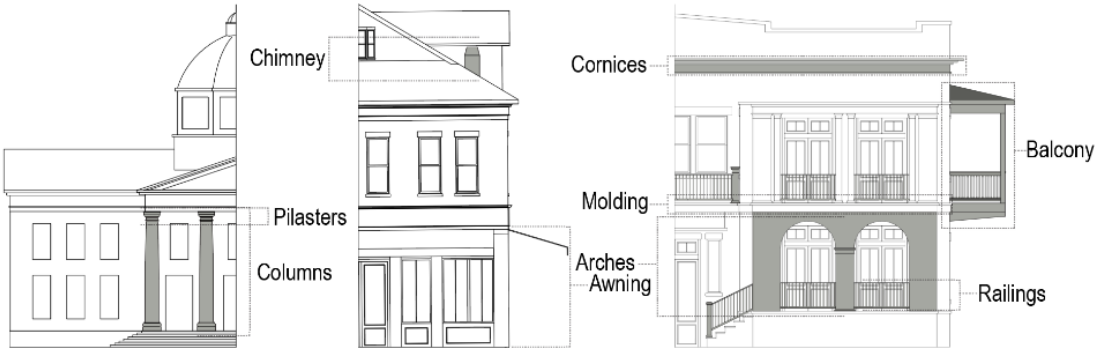

Figure 22: Architectural Elements

(1). Moldings shall:

a. Extend a minimum of two inches from the surface plane of the building.
b. Not be covered by awnings or signs if said moldings are used as a continuous façade element.

c. Shall not be interrupted by significant architectural elements such as columns, pilasters, and towers.

(2). Cornices shall project a minimum of six (6) inches from the building face.

(3). Columns, pillars, and posts shall:

a. Be spaced at regular intervals not exceeding 24 feet from centerline to centerline, creating openings with a height to width or width to height ratio of 1:1, 2:1, or 2:3.
b. Always support a structural spanning element, such as a beam, arch, or entablature and shall always be positioned so that the outside edge of the spanning element above aligns with the neck of the column (Figure 24).

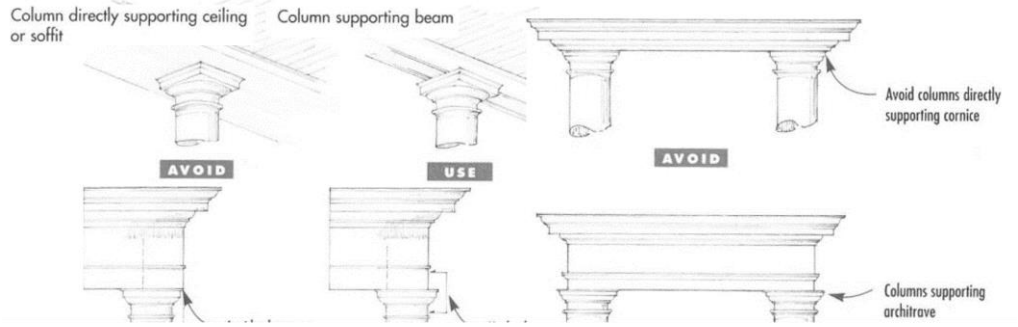

Figure 24: Column Alignment.
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 52, fig. 3.23.

c. Be either round or square in section with a minimum width and depth of 12 inches for masonry columns or pillars.
d. Be a minimum six (6) inches in width and depth for wood posts.

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e. Be positioned on two consecutive stories such that the column centerlines align vertically and scaled such that the base diameter of the second-floor column is more or less equal to the neck of the first-floor column (Figure 25).
f. Pilasters and engaged columns shall also be positioned so that the outside edge of the arch or entablature above aligns with the neck of the column and so that they project out farther from the building wall than the arch or entablature above. Though pilasters and engaged columns are decorative, they should appear to bear the weight of a structural spanning element.
g. Arches over columns that are part of an arcade shall have no less than eight (8) inches in depth.

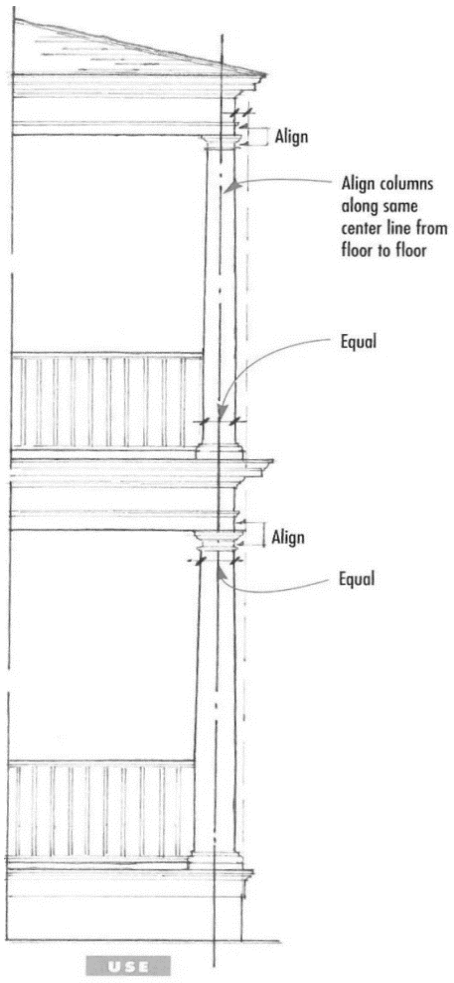

Figure 25: Columns on Two Stories.
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 177, fig. 8.9.

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(4). Balconies shall:

a. Fit in with overall character and architectural style of the building.
b. Project at least two (2) feet to create a standing or "Juliet" balcony, and no more than six (6) feet from the building wall.
c. Be deeper than six (6) feet only if it is partially or wholly inset within the main body of the building.
d. Be visually supported from below, if projecting more than two (2) feet, by brackets or another structurally implicit mechanism, which must extend a minimum of 85% of the depth of the balcony, or else be supported by adjacent side walls (Figure 26). Exceptions may apply for the Mid-Century Modern and Masonry Modern architectural styles.

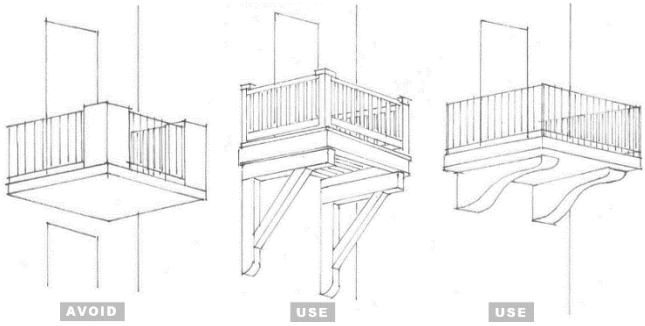


Figure 26: Visible support for balconies that extend more than two feet from building

e. Have a minimum underside clearance of nine (9) feet.

(5). Railings shall:

a. Be constructed of wood or metal, though exceptions for glass railings may be granted by the administrator.
b. Be permitted within the rough opening (jamb to jamb) of a window or door balcony, rather than affixed to the façade.
c. Be comprised of a top and bottom rail, between which balusters and rungs are affixed. Balusters should never be affixed directly to the floor.

(6). Bay windows, including bow and box (Figure 27) windows, shall:

a. Provide habitable interior space and include at least three (3) windows.
b. Not project more than three (3) feet from the building façade, nor exceed 16 feet in width.

c. Fit in with the overall character and architectural style of the building.

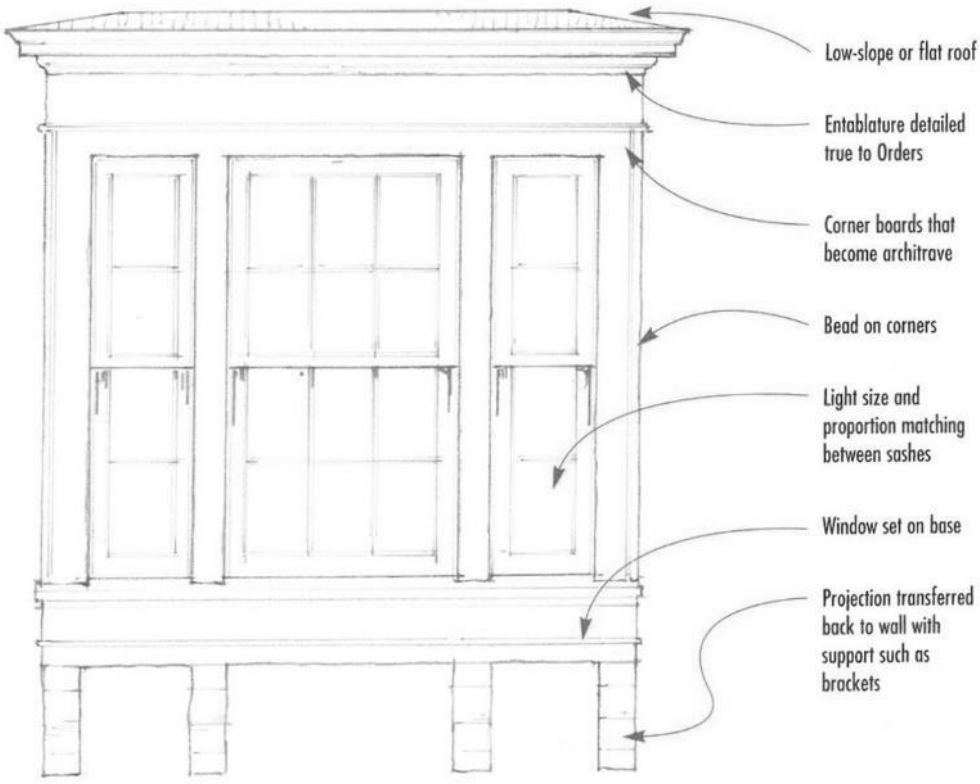


Figure 27: Bay/Box Window Design Elements
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 123, fig. 5.57.

(7). Dormers shall:

a. Provide light to the habitable space of a half story.
b. Be sized in relation to the windows below, not to exceed a maximum width of the window plus 16 inches (Figure 29).
c. Be limited in number so as not to look like an additional full story, with a cumulative width of multiple single and/or attached dormers that is less than 50% of the eave length of the roof below (Figure 29).

Figure 29: Dormers
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 115, fig. 5.45.

d. Be spaced a minimum of 50% of the width of a single dormer .
e. Be at least one (1) foot from the side wall of the building (the wall parallel to the dormer window) if the roof does not have an eave. For roofs with an eave, the dormers do not have to setback at all from the side wall.
f. Be set back at least one (1) feet from the walls perpendicular to the dormer window (Figure 30).

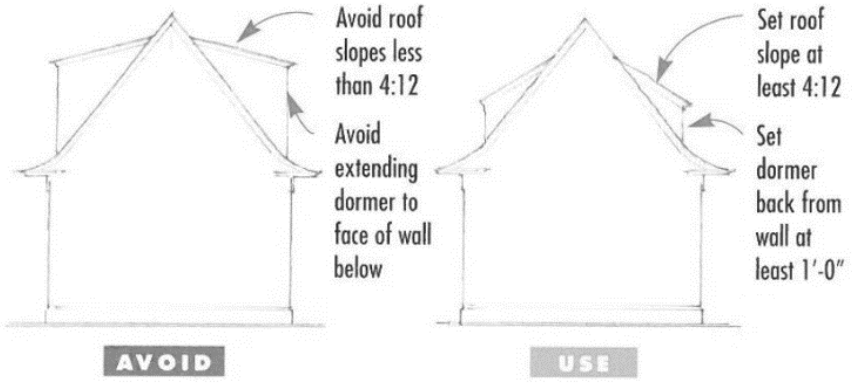


Figure 30: Dormer Standards
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 120, fig. 5.52.

g. Not project beyond the exterior wall of the building below (Figure 30).
h. Have a minimum roof slope of 4:12 (Figure 30).
i. Shed dormers shall comply with the same standards as dormers, except that they shall not exceed the window plus 36 inches in width.

(8). Chimneys shall:

a. Have a minimum width of 5’ at the ground floor level.
b. Have a dimension of 1.5’ in either direction above the roof line with a tapered transition.
c. Have brick, stone, or stucco finishes on any exterior surfaces.

(m). Building Materials.

(9). Building walls shall be finished in one (1) or more, but not more than three (3) of the following materials:

a. Wood
b. Fiber cement board siding
c. Concrete masonry units with stucco
d. Cast and/or reinforced concrete with stucco
e. Brick
f. Stone
g. Corrugated metal, pending approval by the Administrator based on the surrounding context
h. Other materials as approved by the administrator, based on visual compatibility with listed approved materials

(10). Visible foundation walls, piers, and/or pilings shall be finished in either brick, stucco, or stone.

(11). Columns may be built out of the following materials, though depending on the structural demand placed on the column these may be further restricted per requirement in the Florida Building Code:

a. Wood
b. Wood or fiber cement clad
c. Steel
d. Concrete with smooth stucco finish
e. Brick
f. Cast stone with smooth finish
g. Other materials as approved by the administrator, based on visual compatibility with the character and architectural style of the building

(12). Railing and balustrades may be constructed of the following materials:

a. Painted wood
b. Wrought iron
c. Aluminum

d. Other materials as approved by the administrator, based on visual compatibility with listed approved materials

(13). Roofs with visible pitches shall be constructed of the following materials:

a. 25-year architectural dimension or asphalt shingles
b. Tile (clay, cement, natural or manufactured stone)
c. Non-reflective pre-finished metal, including standing seam-metal, 5V metal crimp, and corrugated metal
d. Slate
e. Other materials as approved by the administrator, based on visual compatibility with the character and architectural style of the building

(14). Doors shall be made of wood, metal, glass, or fiberglass and shall be of a design and material compatible with the architectural style of the building.

(15). Lighting, Fencing & Screening.

a. Standards and regulations for exterior lighting can be found in Section 8.4.
b. Standards and regulations for the use and appearance of walls and fences can be found in Section 8.5.
c. All rooftop equipment must be completely screened from view at the street from a minimum distance of 600 feet. Equipment may be screened by a parapet wall or a decorative screen that shall complement the overall architecture of the building. Additional regulations regarding the placement and screening of mechanical equipment, utilities, and other appurtenances can be found in Sections 8.3 and 12.4.

(n). Public Art and Murals. Public art that is incorporated into building designs, whether as wall murals, fountains, or statuary, should exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit.

(1). Murals, which are paintings, mosaics, frescoes, or other permanent artwork attached or applied directly to the outside of a structure, shall comply with the following:

a. No more than five (5) percent of the mural can display the name or logo of the sponsoring organization/business.
b. Professional mural paint/materials required.
c. Mural must be sealed to prevent fading of the original paint.
d. Maintenance must be completed as needed, or at a minimum every five (5) years, at the expense of the property owner.
e. Limited to one mural per structure.

(2). To promote the inclusion of public art in building design, wall art features such as murals and fountains may exempt property owners

and developers from the window and transparency requirements in subsection 7.2(a)(2), subject to review and approval by the Urban Design Manager or Designee.

(3). Public art permit application. Applicants looking to incorporate public art into their property or building shall be required to apply for a public art permit. This application shall include:

a. Letter of authorization from the property, building and/or unit owner.
b. Visual mock-up of the art piece with descriptions of the proposed materials, colors, and overall dimensions.
c. For murals and wall art, an architectural elevation drawing of the building façade drawn to scale showing the proposed location and size of the piece.
d. For murals and wall art, a description of requested window and transparency standards exemption, if applicable.
e. Method of lighting, if applicable.
f. Landscaping plan, if applicable.

(4). Public art permit review and approval. The Zoning Official or designee shall review the complete application for a public art permit within ten (10) business days of receipt for completeness and compliance with the provisions in this section. Applicants that do not meet all the necessary requirements shall be denied and notified in writing about the deficiencies in their application.

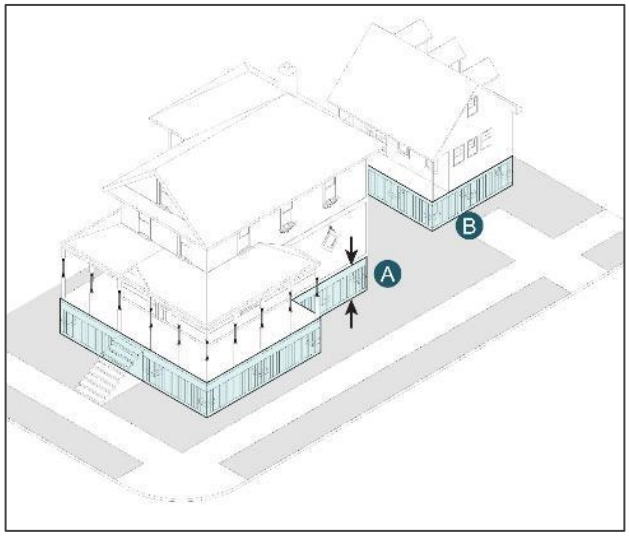
(5). Appeals. An applicant may appeal City staff's denial of a public art permit request per Chapter 26, Section 16.2, Appeal of Administrative Decision.

(6). Expiration of approval. A public art permit application must be submitted, approved, and the art piece installed within six (6) months of the application approval. If the art piece is not installed within six (6) months of the approved permit, the public art permit approval will expire.

Section 7.3. Elevated Building Standards within Flood Zones

This section sets forth standards applicable to development within flood zones which must elevate the first finished floor beyond the requirements set forth in the Regulating District Standards, Section 3.2(d), in order to comply with the FEMA's Base Flood Elevations. The following standards relate to specific types of elevated buildings for residential and commercial/mixed-use development. All frontage standards per Section 7.2(d) apply unless otherwise noted in this section.

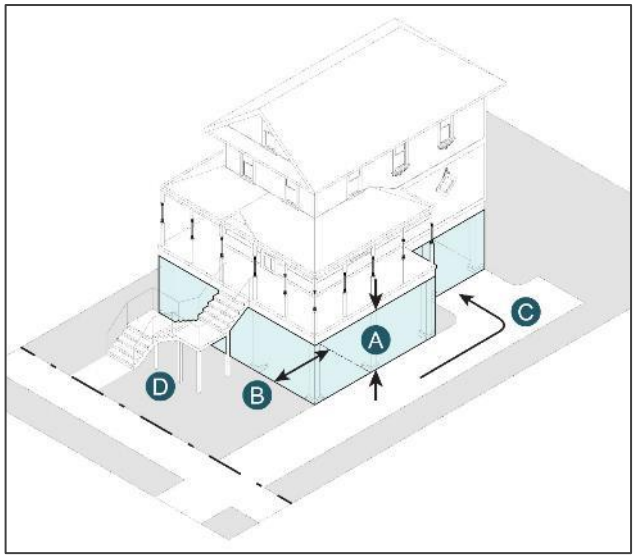
(a). Residential - Elevated Structure Finished Floor Elevation (FFE) ≤ 7'



Standards	
(1). Dimensions	
First Finished Floor Elevation	Per Base Flood Elevation Requirements
(2). Additional Standards	
Structures elevated on piers less than or equal to 7' from grade shall completely screen crawlspaces with wood, masonry, or vinyl lattice. A	
Front-facing stairs must align with entry doorways. All stairs shall comply with requirements set in the Florida Building Code	
All raised exterior mechanical equipment shall be located to the rear of the structure or be completely screened from public view	
Habitable accessory units shall also be raised per Base Flood Elevation requirements B	

(3). Examples

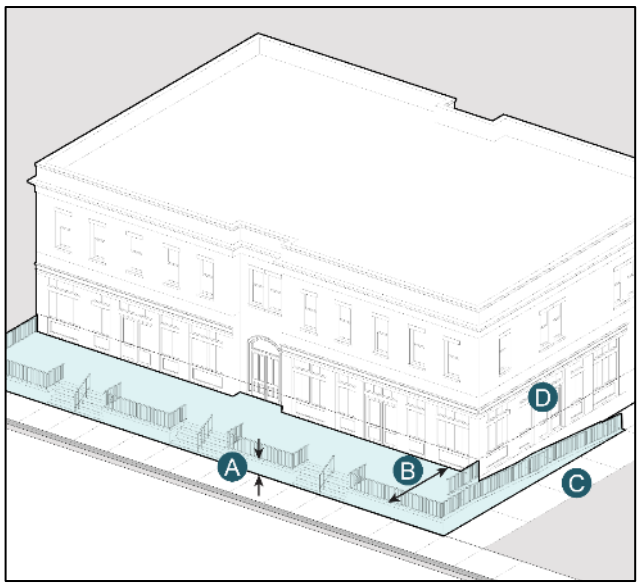
(b). Residential - Elevated Structure Finished Floor Elevation (FFE) > 7'



Standards	
(1). Dimensions	
First Finished Floor Elevation	Per Base Flood Elevation Requirements (A)
(2). Additional Standards	
Front-facing garage doors shall be inset a min. of 10' from the facade (B)	
Side-facing garages and parking shall be located towards the rear of the lot (C)	
All front-facing stairs shall align with entry doorways at the top and include a max. of 2 landings and quarter turns. Only straight, split, and L-shaped staircases are permitted. (D)	
All raised exterior mechanical equipment shall be located to the rear of the structure or be completely screened from public view.	

(3). Examples

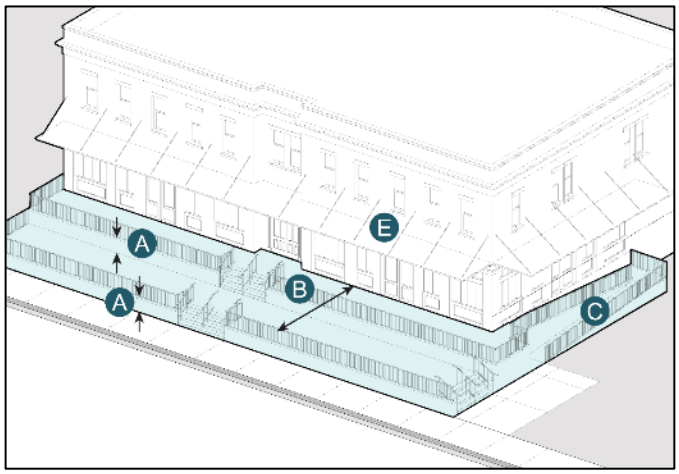
(c). Mixed-Use & Multifamily Residential – Elevated with Single Terrace

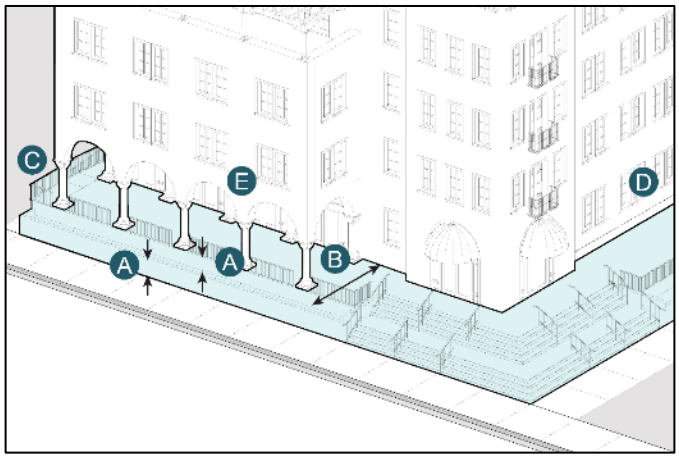


Standards		
(1). Dimensions		
Terrace Elevation	Max. 48" total height	A
First Finished Floor Height	Max. 12" above highest terrace level	
Terrace Setback	Per Regulating District, Subsection 3.2(c)	B
(2). Additional Standards		
All ramps and/or accessiblity lifts shall be located on the sides or rear of the structure.		C
Front-facing stairs must align with entry doorways and comply with all requirements set in the Florida Building Code		
Dry floodproofing may be used in combination with terraced height elevations to meet Base Flood Elevations		D

(3). Examples

(d). Mixed-Use & Multifamily Residential – Elevated with Double Terrace





Standards	
(1). Dimensions	
Terrace Elevation	Max. 42" per terrace level with a max. of 2 terraces total (A)
First Finished Floor Height	Max. 12" above highest Terrace level
Multi-Level Terrace Setback Exception	Front setback shall be extended to 12' max. (B) and 1 additional terrace level is permitted.
(2). Additional	
All ramps and/or accessiblity lifts shall be located on the sides or rear of the structure. (C)	
Dry floodproofing may be used in combination with Terraces to meet Bas (D) Flood Elevation requirements	
Multi-Level Terraced Structures shall provide shaded cover for the uppermost terrace level. Awnings, Arcades, or Overhead Balconies are permitted. (E)	
Front-facing stairs must align with entry doorways and comply with all requirements set in the Florida Building Code	
Café seating is permitted and strongly encouraged for terraced structures with ground floor uses.	
Elevated planters are acceptable for first-level terraces only	

(3). Examples

Section 7.4. Frontage Standards

This section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transitions between the public realm (street and sidewalk) and the private realm (yard or building). For each frontage type, a description, dimensional standards, and additional standards are provided.

(a). Applicability. These standards work in combination with those set forth in Section 3.2(c): Regulating Districts, and Section 3.2(d): Building Types. Unless otherwise specified in the following subsections beginning in 3.2(f)(2)-b, all frontage elements must be contained within the encroachment areas described in Section 3.2(c).

Table 5 below describes the permitted and required frontages for each Building Type and for the Flex Commercial Corridor regulating district:

R Required: At least one of these is required along the primary frontage. The Architectural Style standards in Section 3.2(g) may have additional specifications regarding which of these types is permitted for each style.

CR Conditionally Required: At least one of these may be required in combination with the Storefront, Lobby, or Terrace to provide shade.

O Optional: These frontages are permitted, but not required.

– Prohibited: These frontages are not permitted.

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Table 5 – Permitted and Required Frontage Elements

	Gallery	Arcade	Storefront	Lobby Entrance	Awning	Entry Canopy: Large	Overhead Balcony: Large	Forecourt	Terrace	Portico	Stoop	Porch: Projecting	Porch: Engaged	Porch: Integral	Overhead Balcony: Small	Entry Canopy: Small
Accessory Cottage	-	-	-	-	-	-	-	-	-	O	O	O	O	O	O	O
House	-	-	-	-	-	-	-	-	-	R	R	R	R	R	O	O
Cottage Court	-	-	-	-	-	-	-	-	-	R	R	R	R	R	O	O
Rowhouse	-	-	-	-	-	-	-	-	-	R	R	R	-	-	O	O
Duplex	-	-	-	-	-	-	-	-	-	R	R	R	R	R	O	O
Triplex/Fourplex	-	-	-	-	-	-	-	-	-	R	R	R	R	R	O	O
Multiplex	-	-	-	-	-	-	-	-	-	R	R	R	R	R	O	O
Courtyard Apartment	-	-	-	R	CR	CR	CR	R	-	R	R	-	-	R	O	O
Live/Work	CR	CR	R	-	CR	CR	CR	-	O	-	-	R	R	R	O	O
Small Footprint Mixed-Use	CR	CR	R	R	CR	CR	CR	-	O	O	O	-	-	-	O	O
Medium Footprint Mixed-Use	-	CR	R	R	CR	CR	CR	O	O	O	O	-	-	-	O	O
Neighborhood Shopfront	-	-	R	-	CR	CR	CR	-	O	-	-	R	R	R	O	O
Main Street Shopfront	CR	CR	R	-	CR	CR	CR	O	O	-	-	-	-	-	-	-
Liner	CR	CR	R	O	CR	CR	CR	-	O	R	R	-	-	-	O	O
Loft	-	-	R	R	CR	CR	-	-	O	-	O	-	-	-	-	O
Warehouse	-	-	R	R	CR	CR	-	-	O	-	-	O	-	-	-	-
Civic/Institutional	-	CR	O	R	CR	CR	-	O	O	-	-	-	-	-	-	-
Flex Commercial Corridor	CR	CR	R	R	CR	CR	CR	O	O	-	-	O	O	O	-	-

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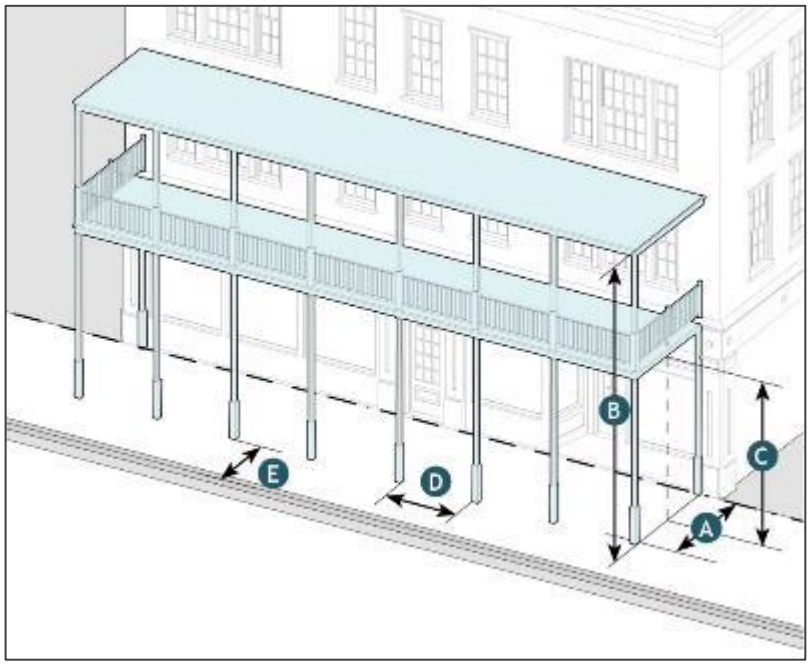
(b). Gallery. A Gallery is a one to two-story colonnaded structure attached to the front of a building that projects out over the sidewalk providing shade and protection from the elements. It is typically used for ground floor commercial frontages on buildings set close to or at the right-of-way line.



a. Standards		
Dimensions		
Depth	10’ min.	A
Height	1-2 stories	B
Vertical Clearance	11’ min.	C
Column Spacing	10’ min.	D
Clearance to Street Curb	2’ min.	E
Additional		
Must extend the full length of the building façade and must have a consistent depth		
May only be combined with Storefront Frontage Type		
May encroach beyond the right-of-way line up to 10’ in the Downtown, Village Center, and Neighborhood Transition districts to cover part/all of the sidewalk. FDOT approval may be required.		

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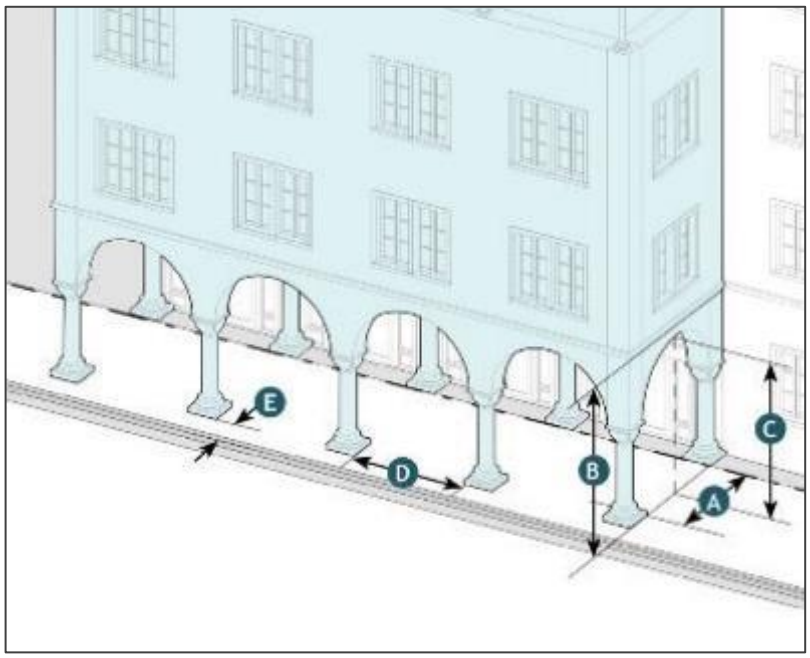
(c). Arcade. An Arcade is a colonnaded pedestrian walkway covered by the upper floors of a building. The ground floor façade is set back while the upper floors project out over the walkway. It is typically used for ground floor commercial or institutional frontages on buildings set close to or at the right-of-way line.



a. Standards		
Dimensions		
Depth	10’ min.	A
Height	1 story	B
Vertical Clearance	11’ min.	C
Column Spacing	10’ min.	D
Clearance to Street Curb	2’ min.	E
Additional		
Must have a consistent depth		
May encroach beyond the right-of-way line up to 10’ in the Downtown, Village Center, and Neighborhood Transition districts to cover part/all of the sidewalk. FDOT approval may be required.		

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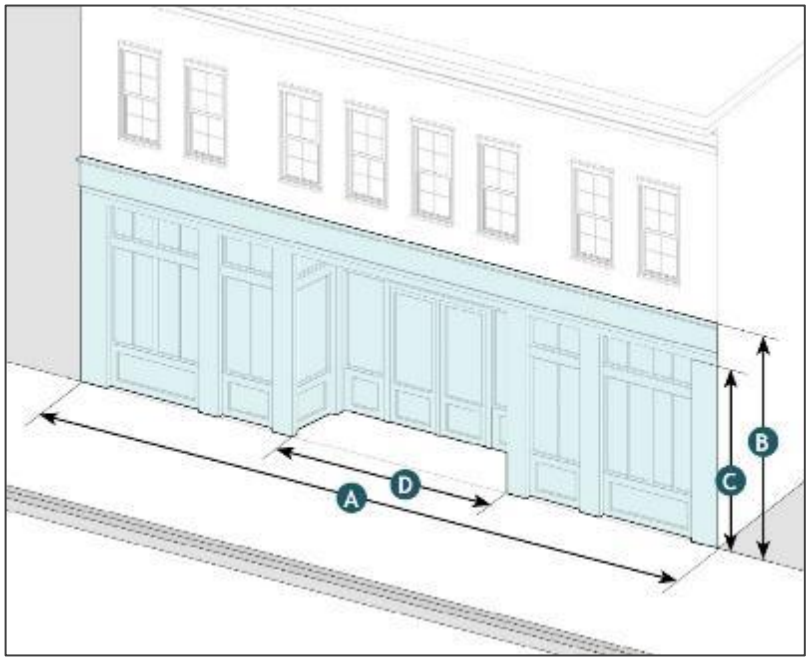
(d). Storefront. A Storefront is an assembly of commercial entry doors and windows that provide access and light into a commercial space, as well as space to display goods, services, and signage.



a. Standards	
Dimensions	
Length	15’ min. (A)
Height	
Overall	18’ max. (B)
Display Window	8’ min. (C)
Recessed Entry Width	15’ max. (D)
Additional	
If the sidewalk is less than 8’ wide, a recessed entry at least 3’ deep must be provided to accommodate the door swing	
Must provide an unobstructed view of the interior or a lighted and maintained display(s) area	
Must be combined with either a gallery, arcade, awning, entry canopy, or overhead balcony	
Exterior security grilles, gates, and roll-downs are prohibited	

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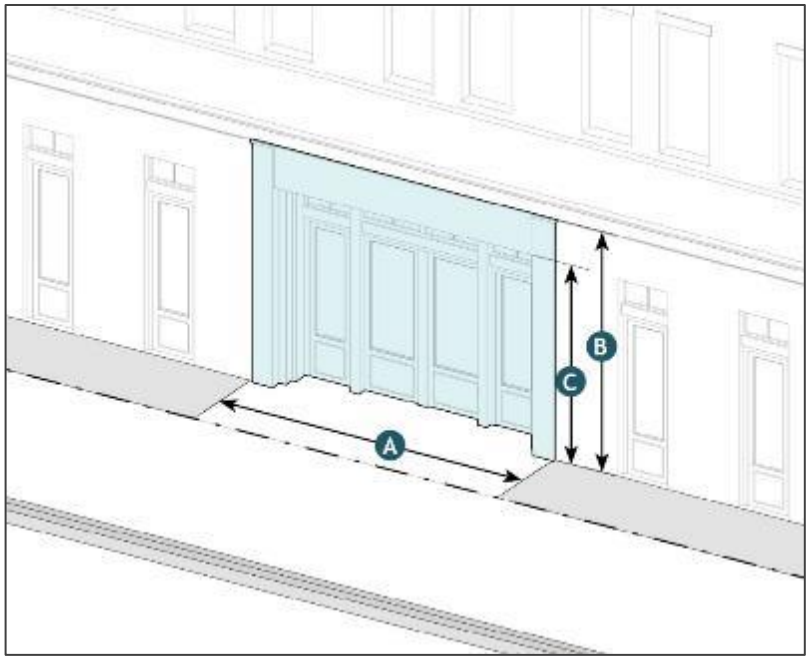
(e). Lobby Entrance. A Lobby Entrance is an assembly of entry doors and windows providing access and light to the lobby of a building. It is appropriate for lobbies such as those found in office, civic/institutional, and multifamily residential buildings, to name a few.



a. Standards		
Dimensions		
Length	15’ min., 30’ max	A
Height		
Overall	18’ max.	B
Glazing/Window	8’ min.	C
Additional		
If the sidewalk is less than 8’ wide and there is no front setback, a recessed entry at least 3’ deep must be provided to accommodate the door swing		
Must provide an unobstructed view of the interior		
Unless recessed a minimum of 3’, a lobby entrance must be combined with either a gallery, arcade, awning, entry canopy, or overhead balcony		
If set back from the lot line, the frontage area must be paved		

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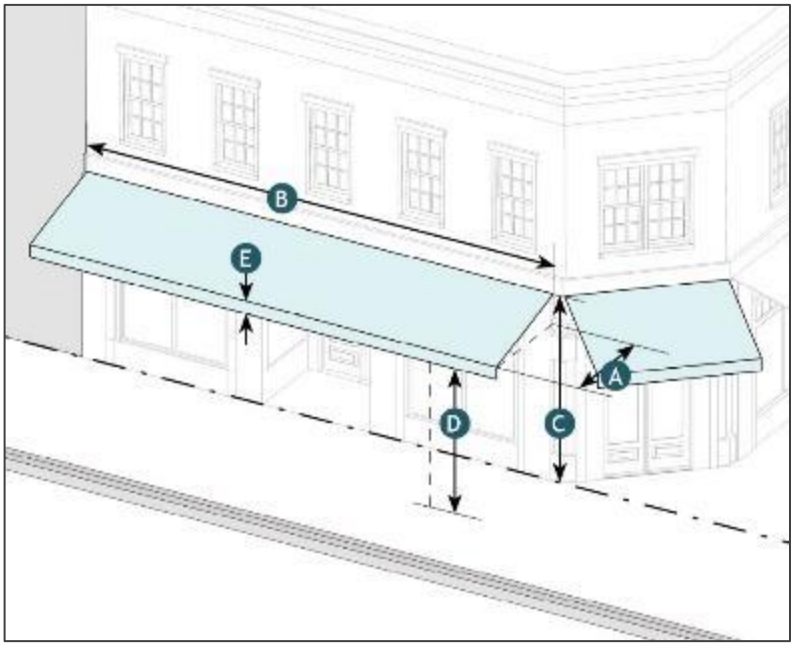
(f). Awning. An Awning is a wall-mounted frame covered with fabric or other material that provides shade and protection over a storefront, lobby, or other entrance.



a. Standards		
Dimensions		
Projection	3’ min.	A
Length	4’ min.	B
Height	15’ max.	C
Vertical Clearance	8’ min.	D
Valance Height	12” max.	E
Additional		
Must be securely attached and must fit the full length of the door/window it is attached to		
Must be made of durable, weather-resistant material		
Internally illuminated or back-lit awnings are prohibited		
May encroach beyond the right-of-way line up to 10’ in the Downtown, Village Center, and Neighborhood Transition districts to cover part or all of the public sidewalk. FDOT approval may be required.		

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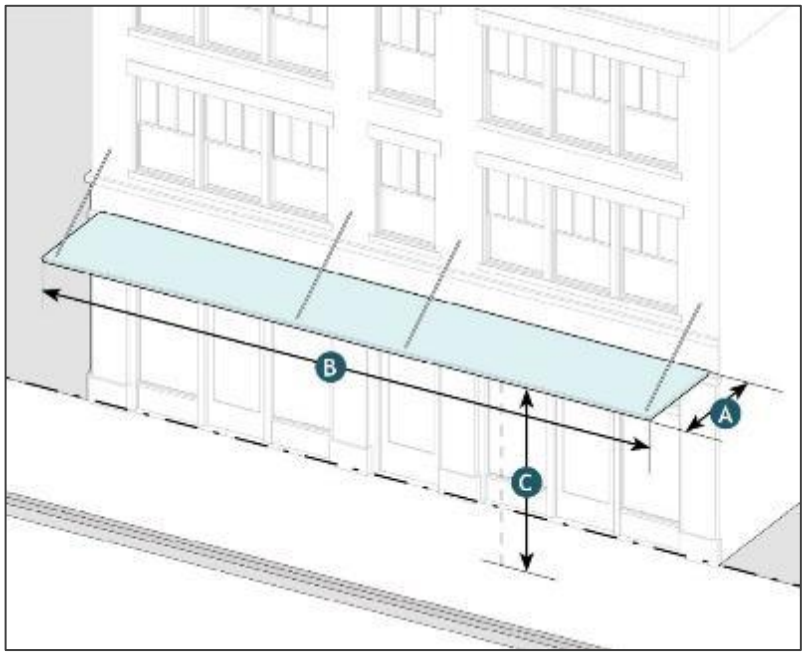
(g). Entry Canopy – Large. An Entry Canopy is a solid wall-mounted structure that provides shade and protection from the elements over a storefront, lobby, or other building entrance.



a. Standards		
Dimensions		
Projection	3’ min.	A
Length	4’ min.	B
Vertical Clearance	8’ min.	C
Additional		
Must be securely and visibly attached to the façade with brackets, cables, or rods		
The length pf the canopy must be equal to or greater than the width of the doorway and/or window surround or exterior casing it is mounted over		
May encroach beyond the right-of-way line up to 10’ in the Downtown, Village Center, and Neighborhood Transition districts to cover part or all of the public sidewalk. FDOT approval may be required.		

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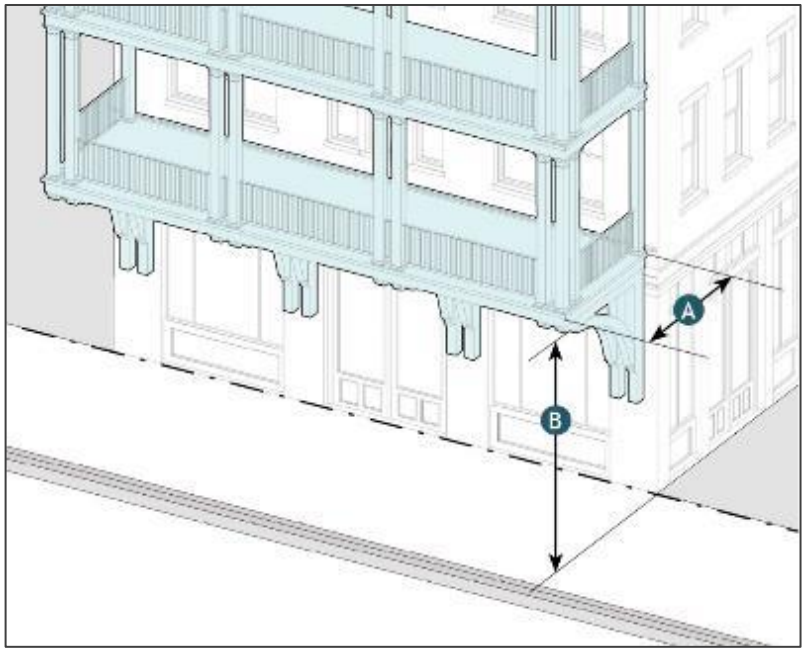
(h). Overhead Balcony – Large. An Overhead Balcony frontage is essentially a cantilevered gallery. Like the gallery, this structure projects out over the sidewalk providing shade and protection from the elements. It is typically used for ground floor commercial frontages on buildings set close to or at the right-of-way line.



a. Standards		
Dimensions		
Depth	6’ max.	A
Vertical Clearance	8’ min.	B
Additional		
Visible brackets or structural supports must be adeqautely spaced so as to be well integrated and harmonious with the windows and doors below		
May only be combined with Storefront and Lobby Frontage Type and must extend at least the full length of those frontages		
May encroach beyond the right-of-way line up to 10’ in the Downtown, Village Center, and Neighborhood Transition districts to cover part/all of the sidewalk. FDOT approval may be required.		

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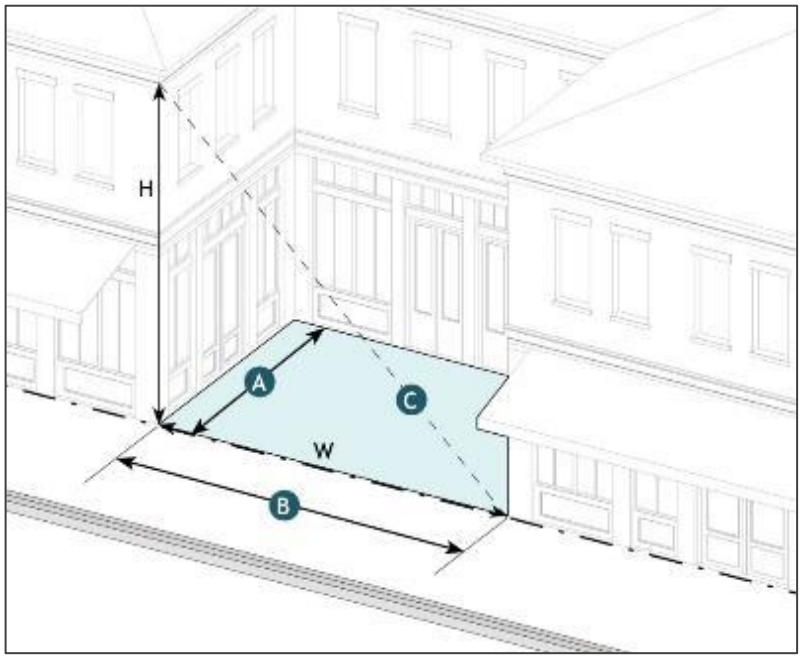
(i). Forecourt. A Forecourt is a frontage type wherein a portion of the building façade is on or close to the minimum setback line and the central portion of the façade is pushed back to creating a small court space. This centered court space can be used as an entry court or shared garden for multifamily residential buildings, or as an additional shopping or restaurant seating area in commercial and retail service areas.



a. Standards		
Dimensions		
Depth, Clear	12’ min.	A
Width, Clear	12’ min.	B
Ratio, Height to width	2:1 max.	C
Additional		
Entry into the building is required along the primary frontage parallel to the sidewalks and encouraged along each of the three frontages within the forecourt		

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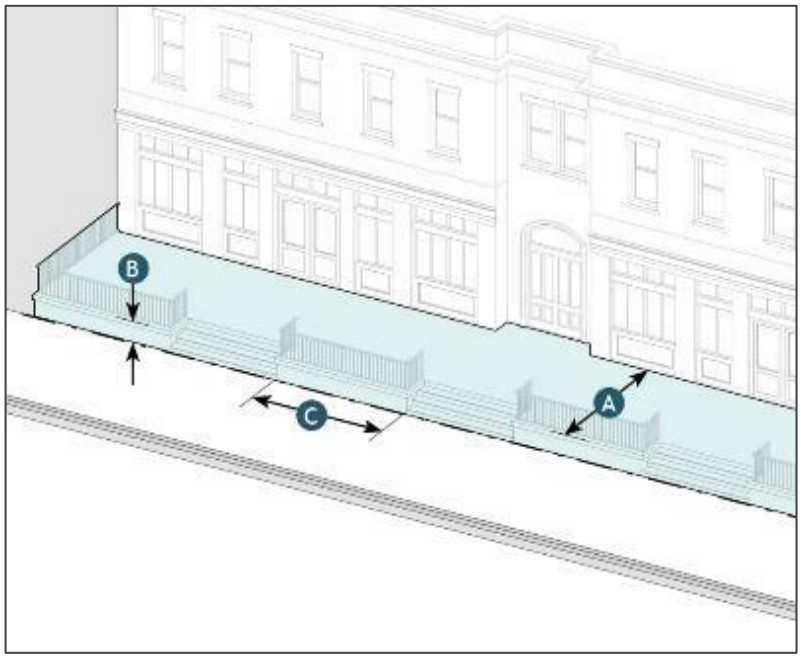
(j). Terrace. In a Terrace frontage the main façade of the building is at or near the minimum setback line with an elevated terrace providing public circulation between the building entrances and the public right-of-way. This type is typical along streets with slopes or grade changes, but is also a useful for mixed-use and commercial buildings that must address changing flood elevation requirements and sea level rise.



a. Standards		
Dimensions		
Depth, Clear	8’ min.	A
Finish Level Above sidewalk	3’6” max.	B
Distance between stairs	50’ max.	C
Additional		
Low walls, which can be used as seating are encouraged		
If railings are used they must allow pedestrians on the sidewalk to see through the posts and rails		

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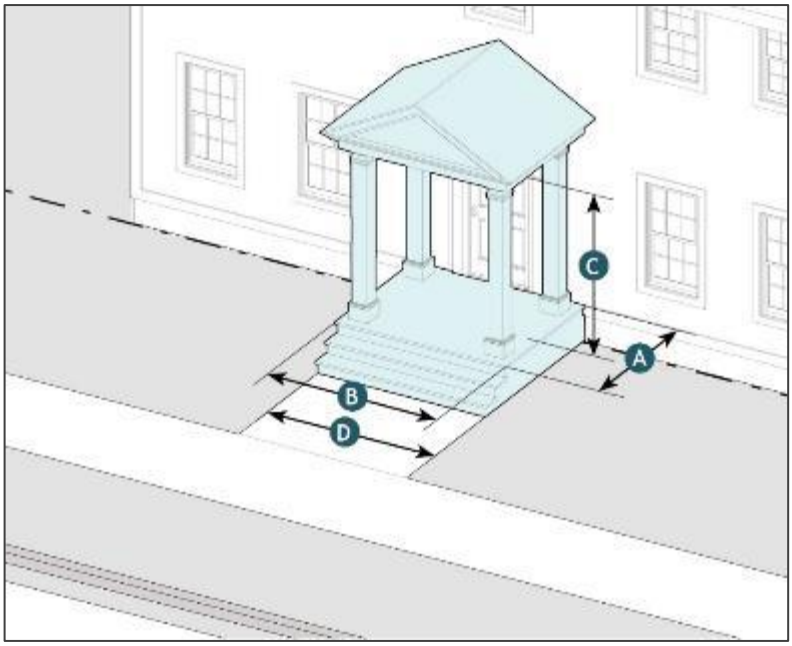
(k). Portico. A Portico is a small projecting porch at the entrance of a building that features a set of stairs leading to a covered landing with a roof structure supported by columns, piers, or posts. It is not meant to accommodate outdoor furniture like a porch is. Porticos are appropriate for ground floor residential frontages.



a. Standards		
Dimensions		
Landing Depth	4' min., 6' max.	A
Landing Width	4' min., 8' max.	B
Clear Height	8' min.	C
Path of Travel, Width	3' min.	D
Additional		
Stairs may be perpendicular or parallel to the building façade, but must lead directly to an abutting sidewalk		
Stairs may extend beyond the permitted encroachments and all the way to the right-of-way line if neccesary		

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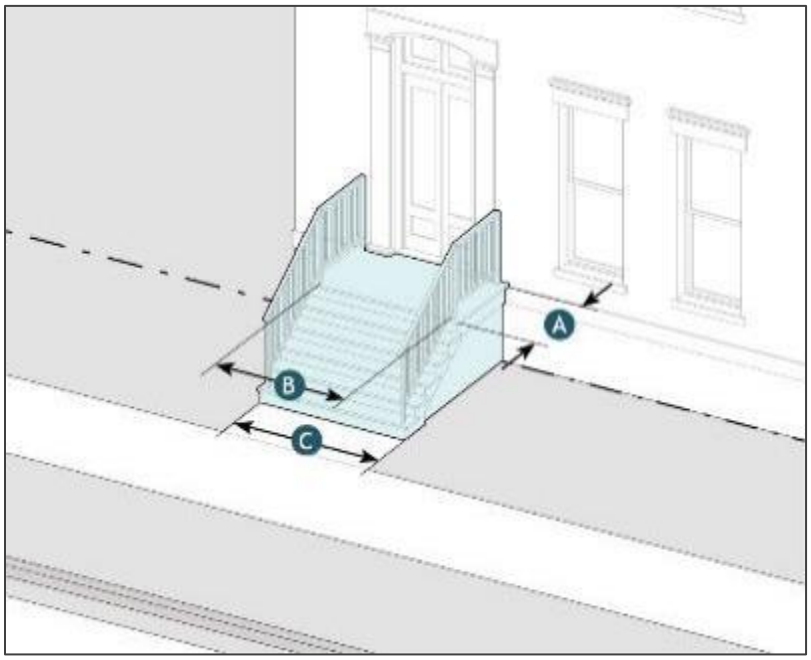
(l). Stoop. A Stoop is a small projecting landing at the entrance of a buildings that features a set of stairs leading to a front door. Landings are elevated off the ground with stairs or ramps that may be front or side-loaded, though in either case leading to a paved path connected to the sidewalk. It is appropriate for ground floor residential buildings with small front setbacks.



a. Standards		
Dimensions		
Landing Depth	4' min., 6' max.	A
Landing Width	4' min., 8' max.	B
Path of Travel, Width	3' min.	C
Additional		
Uness entry doors are recessed more than 3', stoops must also include an overhead balcony or entry canopy for shade		
Stairs may be perpendicular or parallel to the building façade, but must connect directly to an abutting sidewalk		
Stairs may extend all the way to the right-of-way line		
Gates are not permitted		

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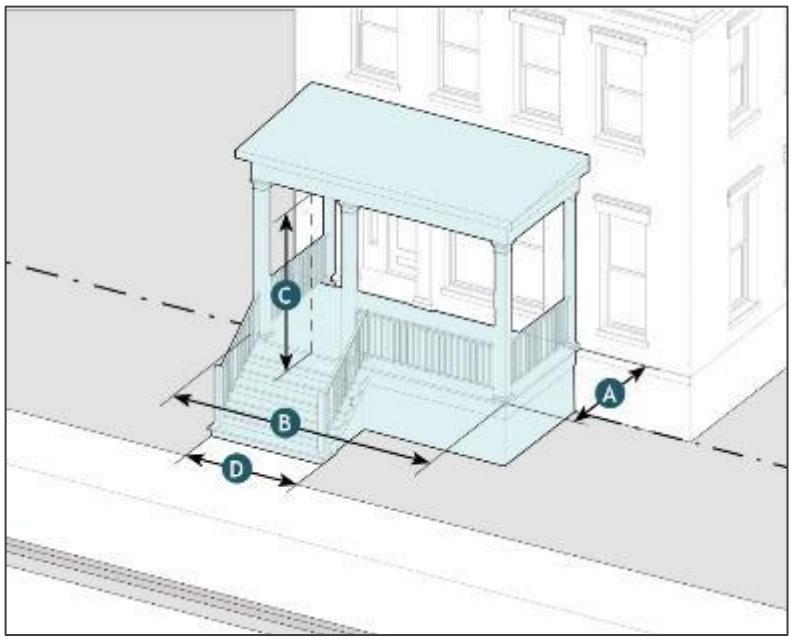
(m). Porch - Projecting. A Projecting Porch is a medium-sized structure attached to a building façade that features a set of stairs leading to a covered platform with a roof structure supported by columns, piers, or posts and enclosed by railings. It is appropriate for residential buildings with small to medium setbacks.



a. Standards		
Dimensions		
Depth, Clear	6’ min.	A
Width, Clear	40% of front façade min.	B
Clear Height	8’ min.	C
Path of Travel, Width	3’ min.	D
Additional		
Must be open on three sides and have a roof		
Must have a minimum 4’ x 6’ clear floor area for furniture		
Porch railings must allow pedestrians to see through the posts and rails		
Stairs may extend beyond the permitted encroachments and all the way to the right-of-way line if neccesary		
Porches may be screened but cannot be permanently enclosed		

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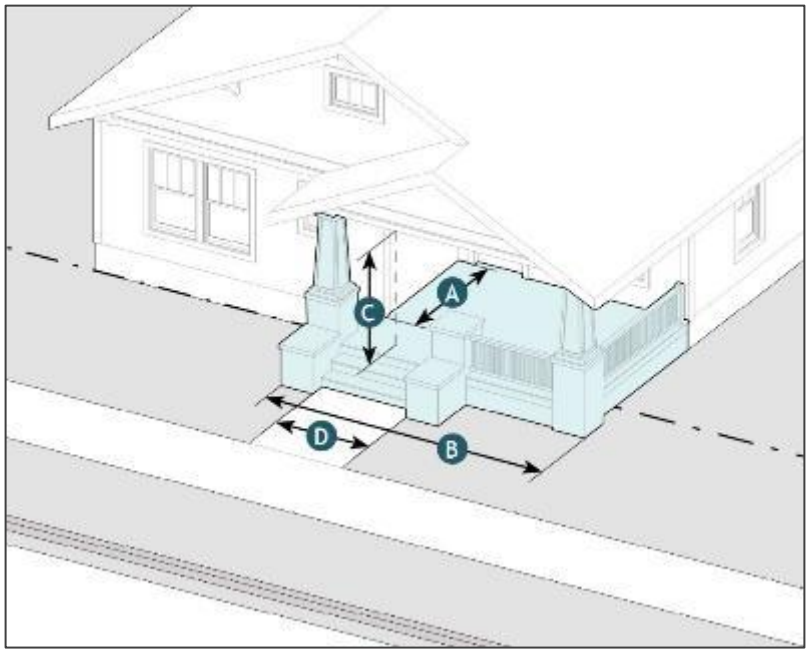
(n). Porch - Engaged. An Engaged Porch is a medium-sized structure attached to a building on two sides that features a set of stairs leading to a covered platform with a roof structure supported by columns, piers, or posts and enclosed by railings. It is appropriate for residential buildings with small to medium setbacks.



a. Standards		
Dimensions		
Depth, Clear	6’ min.	A
Width, Clear	40% of front façade min.	B
Clear Height	8’ min.	C
Path of Travel, Width	3’ min.	D
Additional		
Must be open on two sides		
Must have a minimum 4’ x 6’ clear floor area for furniture		
Porch railings must allow pedestrians to see through the posts and rails		
Stairs may extend beyond the permitted encroachment area up to 3’, provided they do not enter the public right-of-way		
Porches may be screened but cannot be permanently enclosed		
Only permitted at the first story		

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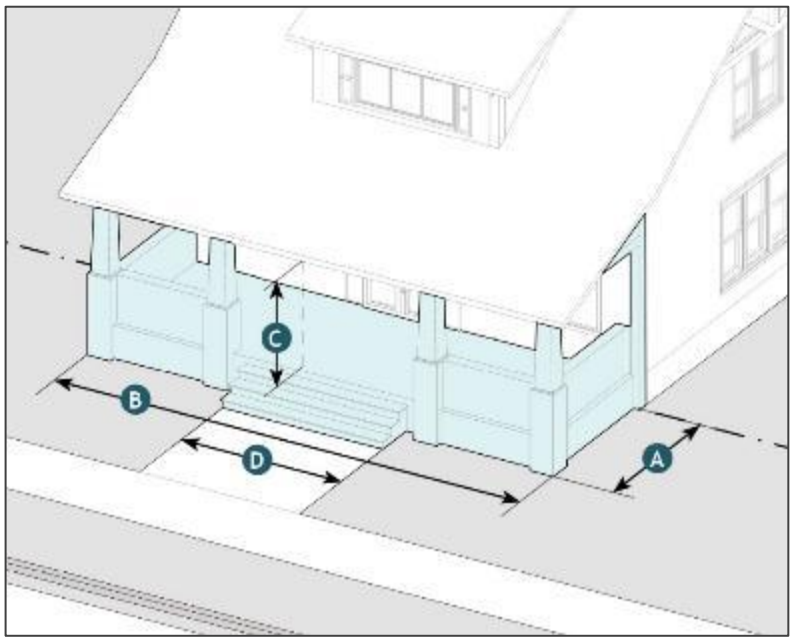
(o). Porch - Integral. An Integral Porch is a medium-sized outdoor space that features a set of stairs leading to a covered platform enclosed by railings or a low wall. Unlike projecting porches, the floor and roof are set within the main structure instead of being attached to it. It is appropriate for buildings with small to medium setbacks.



a. Standards		
Dimensions		
Depth, Clear	6’ min.	A
Width, Clear	Width of façade	B
Clear Height	8’ min.	C
Path of Travel, Width	3’ min.	D
Additional		
Must be open on three sides		
Must have a minimum 4’ x 6’ clear floor area for furniture		
Porch railings must allow pedestrians to see through the posts and rails, though a low wall up to 2.5’ in height can be used		
Stairs may extend beyond the permitted encroachment area up to 3’, provided they do not enter the public right-of-way		
Porches may be screened but cannot be permanently enclosed		

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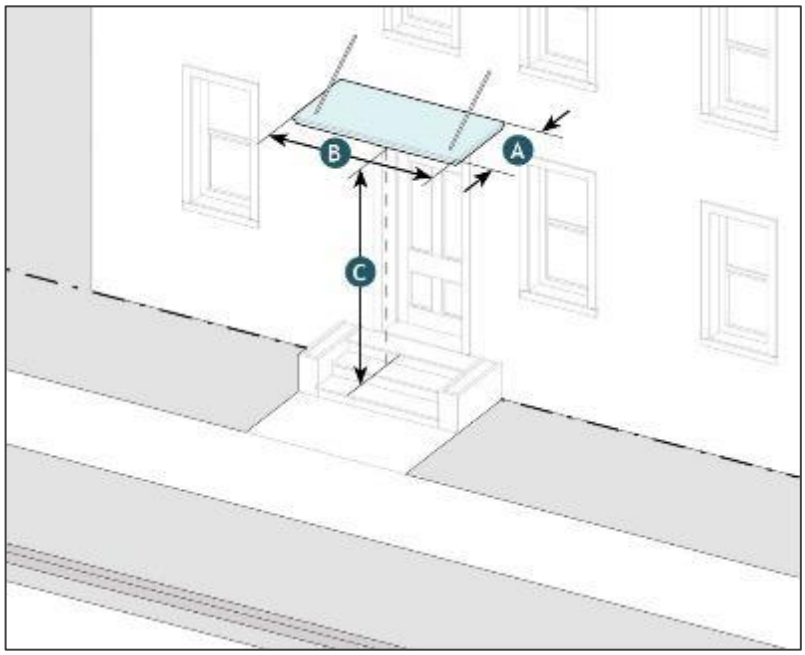
(p). Entry Canopy - Small. An Entry Canopy is a solid wall-mounted structure that provides shade and protection from the elements over a ground floor residential entryway. It is appropriate for residential buildings with small to medium setbacks.



a. Standards		
Dimensions		
Projection	2’ min., 4’ max.	A
Length	3’ 6” min.	B
Vertical Clearance	7’ min.	C
Additional		
Must be securely and visibly attached to the façade with brackets, cables, or rods		
Length of canopy must be equal to or greater than the width of the doorway surround, trim, or exteror casing		
Should be implemented in conjunction with the Stoop frontage type		

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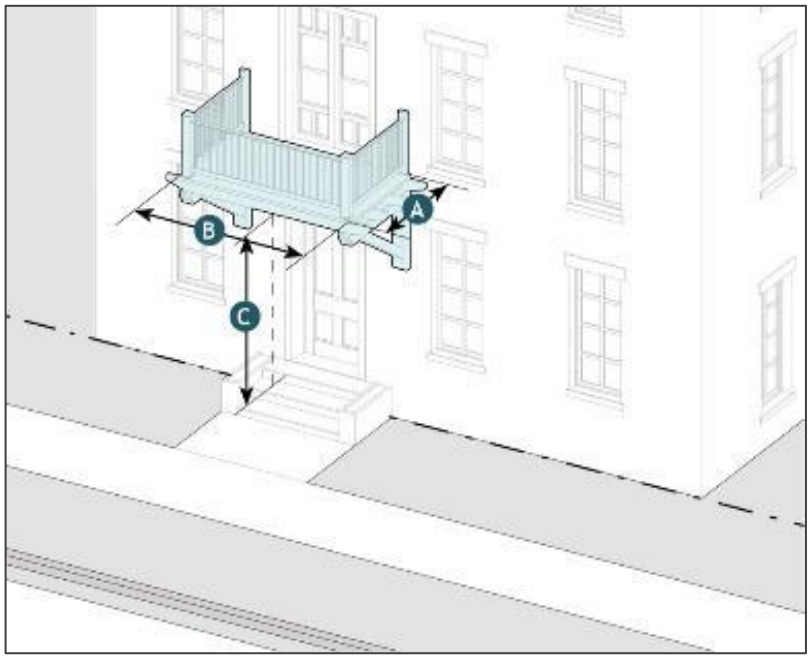
(q). Overhead Balcony - Small. A small Overhead Balcony frontage is an attached second story balcony centered over a front entry way that provides shade and protection from the elements. It is typically used for ground floor residential frontages on buildings with small front setbacks.



a. Standards		
Dimensions		
Depth	2' min., 4' max.	A
Width	3' 6" max.	B
Vertical Clearance	8' min.	C
Additional		
Width of balcony must be equal to or greater than the width of the doorway surround, trim, or exteror casing		
Should be implemented in conjunction with the Stoop frontage type		

Section 7.5. Architectural Styles

(a). Applicability. The following Architectural Style provisions shall apply to all new development within the Traditional Punta Gorda (TPG) zoning district, with the following exceptions:

(1). Single-family houses and duplex outside of the Community Redevelopment Ares (CRA) boundary

(2). Development in the Flex Commercial Regulating District, Section 3.2

(3). Table 2 found in Section 3.2.(c) describes which architectural styles are allowed in each regulating district and overlay district in the TPG zoning district. If a property is in an overlay district, the allowable architectural styles for the overlay district apply instead of those for the regulating district.

(b). Permitted Architectural Styles within TPG Zoning District.

(1). Table 5 below describes the defining characteristics of each allowable architectural style, with each style described in more detail on the following pages:

Table 5 -- Architectural Styles Summary				
Architectural Styles	Defining Characteristics			
	Frontage	Windows	Building Materials	Roof Form
Florida Wood Frame Vernacular	Porch Gallery	Wooden Surrounds Sills Double-Hung	Horizontal Lap-Siding Vertical Board and Batten Wood Shingles	Gable Hip
Folk Victorian	Porch Stoop & Portico (Rowhouse Only)	Bay Single-Pane Sash	Wood Clapboard Siding	Cantilevered Gable L-Shaped Gable
Craftsman	Porch	Ribbon Craftsman	Hand Crafted Stone Wood Clapboard Siding	Low Pitched Gable Wide Overhanging Eaves
Queen Anne Revival	Porch Stoop & Portico (Rowhouse Only)	Bay Single-Paned Sash	Patterned Shingles Wood Siding	Cantilevered Gable Shingle-Style Gable Tower turret
Colonial/ Georgian Revival	Stoop Portico Broken Pediment Over Door Colonnade Porch	Palladian Sash	Clapboard Shingle Brick Wood Siding	Hip Side Gable
Neo-Classical Revival	Stoop Pedimented Portico Colonnade Porch	Palladian Pediment	Brick Stone Faux Stone Treatment	Squared Off Symmetrical Portico Triangular Pediment
Mission	Porch Awning/Canopy Recessed Entry	Arched Casement Sash	Stucco Masonry/Concrete Block Hollow Clay Tile	Curved Parapet Tower Gable
Mid-Century Modern (new)	Recessed Covered Entry	Casement Double-Hung Fixed-Pane Picture Horizontal Sashes Floor to Ceiling	Stucco Wood Stone Brick Masonry/Concrete Block	Clean Straight Lines Butterfly Low Flat Roof Long Gable Single Slope Overhanging Eaves
Masonry Modern (new)	Arcade Gallery Canopy Stoop Recessed Covered Entry	Casement Fixed-Pane Picture Single/Double Hung Recessed	Stucco Masonry/Concrete Block Stone Wood Details	Flat Geometric
Main Street Vernacular	Arcade Gallery Awning/Canopy	Fixed-Pane Storefront Windows	Stucco Brick	Flat with Parapets

(2). Florida Wood Frame Vernacular

Example: 115 Duval Street in Key West, FL

a. Introduction	
Description	Primary Characteristics
The Florida Vernacular is a style of architecture native to Florida, most typically constructed with wooden frame and finished wood siding. The front façade is often composed of double height or stacked porches.	One to three volumetric components
	Appropriate for smaller free-standing buildings
	Building base always incorporates a porch or arcade
	Regular rhythmic pattern to the building face

b. Building Composition and Components	
Component	Standards
A-Plan & Form	Simple building forms; Rectangular and L-shaped floor plans
B-Façade Composition	Vertically proportioned following a three-bay or five-bay pattern
C-Entry/Porch	Simple entry; Porches can be full width, wrap around, or fill-in between the "L" formed by the main body and the front gable; Porches can be single or multi-story and can be either projecting, engaged, or integral; Porches must be a minimum of 6' in depth
D-Roof	Front, side, or cross gable with roof pitch between 6:12 or steeper; Shed roof for engaged and projecting porches with roof pitch between 2:12 and 4:12; Dormers must be evenly spaced and centered along the gable face
E-Foundation	Brick or concrete block pier foundation; Spaces between piers can be left open or filled with lattice work

c. Detailing	
Element	Standards
A-Exterior	Permitted materials include horizontal lap-siding, vertical board and batten, and wood shingles; Exterior decoration is sparse, limited to ornamental trim/woodwork
B-Doors	Doors should contain recessed wood panels; Window and door trim should project out from wall cladding at least 3/4", jamb trim should be at least 4" wide, and lintels should be at least 6" wide; French doors permitted and encouraged;
C-Windows	Should be single, tall, and narrow; Multi-pane double-hung sash windows (6/6, 3/1, 2/2, or 1/1); Upper story windows must align with first floor windows and all windows must be evenly space along the façade; Transom, fanlights, and attic louvers are permitted and encouraged; Shutters are encouraged and if used should be paneled and either operable or proportioned to be operable
D-Porch	Columns/posts should be narrow and spaced evenly along the porch; Railing and columns/posts should be simple with little to no ornamentation, and made of wood

d. Examples	
Photo	Description
	Mixed-Use Building in Key West, FL Characteristics: Commercial use at the corner to ensure visibility and access from two streets, gable end, elevated two-story porch setback from the sidewalk, habitable roof space, naturally lit with dormer windows.
	Residential Building on Gill St in Punta Gorda, FL Characteristics: This two-story wood frame home is perfectly symmetrical with a full length front porch. It has a few more decorative wood elements on the smaller cross-gable roof and on the porch columns than is typical of this style.
	Residential Building on Gill St in Punta Gorda, FL Characteristics: This hip-roofed frame vernacular home features a symmetrical façade and projecting front balcony that provides shade over the entrance, supported by brackets.
	Commercial Buildings in Key West, FL Characteristics: These mixed-use and commercial buildings in Key West all feature two-story or second-story porches with ground floor storefronts, wood siding, metal roofs, gabled roofs, and simple wood ornamentation. One of the buildings also features two pairs of dormers.

(3). Folk Victorian

Example: Folk Victorian Home in Celebration, Fl

a. Introduction	
Description	Primary Characteristics
The Folk Victorian is a style of architecture made possible by railroads expanding into smaller cities. Folk is basically a middle-class version of Queen Anne with simpler details and basic asymmetrical floor plans.	Porches with spindle work detailing L-Shaped floor plan Porch with latticework Miniature version of Queen Anne Style

a. Building Composition and Components	
Component	Standards
A-Plan & Form	Rectangular and L-shaped building plans
B-Façade Composition	Vertically proportioned following a three bay or 5 bay patterns on the front elevation. Symmetrical facades, except for the L-shape plan houses. One to two stories.
C-Entry/Porch	Wide front porches. Porches can be full width, wrap around, front facing gable, or fill in between the "L" formed by the main body and the front gable. Railings consisting of turned spindles and lace-like spandrels, or square posts with beveled corners (chamfered).
D-Roof	Gabled, hip, or pyramidal roof types with a primary pitch of 8:12 or steeper. Wood shingles were often used to cover the roofs in early homes. Brick or stucco chimney, normally on the outside of the gable end walls. Decorative trim used in gables and on cornice as an architectural accent.
E-Foundation	Brick or concrete block pier foundation. Spaces between piers left open to allow for ventilation and for protection from high water. Lattice infill between piers is common.

b. Detailing	
Element	Standards
A-Exterior	Primary exterior material is horizontal wood siding; less common are wood shingles and board and batten. Details based on either Italianate or Queen Anne styles. Primary areas for application of detail are the porch and cornice line.
B-Doors	Window and door trim projects out from wall cladding. Approximately 3/4'". Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide. Doors contain recessed wood panels.
C-Windows	Windows can be single, tall, and narrow. Multi-pane, double-hung sash windows (6/6. 3/1, 2/2 or 1/1). Second floor windows align with first floor windows. Jalousie windows, French doors and simple balconies are used occasionally.
D-Porch	Wide front porches with a minimum depth of 6'. Porches can be full width, wrap around front facing gable, or fill in between the "L" formed by the main body and the front gable.

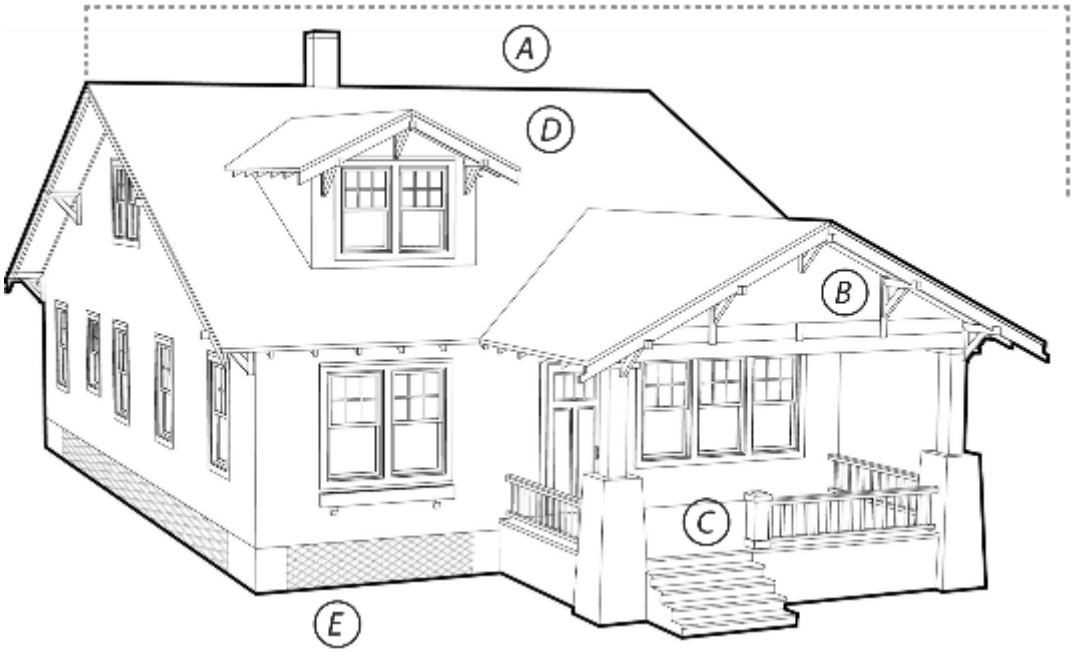
c. Examples	
Photo	Description
	Residential Building in Celebration, FL Characteristics: This example features a two stories home with bay and sash windows and a porch with latticework.
	Residential Building in Lake Holden Terrace, Orlando, FL Characteristics: This example features bay windows, a wide front porch with latticework, and a Victorian dormer at the main entrance.
	Residential Building in Celebration, FL Characteristics: This example features an L-shaped floor plan with a corner porch with spindle work detailing.
	Residential Building on Goldstein St in Punta Gorda, FL Characteristics: This example features a cantilevered front facing gable, with a full width porch. The porch features spindle work detailing, board & batten vertical siding, latticework.

(4). Craftsman

Home in Tampa, FL

a. Introduction	
Description	Primary Characteristics
The Craftsman style was popular for smaller houses being built throughout the country from 1905 to 1020. The style originated from California but quickly spread throughout the country. The one-story vernacular examples are often simply called bungalows.	Rectangular plan with the narrow oriented toward the street The front porch is an essential element of the style and the most prominent architectural feature Solid knee walls, matching column bases, are used between the column bases Ornamentation is used to emphasize the structure and construction of the building

b. Building Composition and Components	
Component	Standards
A-Plan & Form	Usually rectangular, with the narrow wide side oriented toward the street.
B-Façade Composition	One or one-and-a-half story. In some cases, two stories.
C-Entry	Partial porches are placed at the center of the main body or fully to one side. Columns or pedestals frequently extend to Base flood elevation (without a break at the level of porch floor). Solid knee walls, matching column bases, are used between the column bases.
D-Roof	Low to moderately-pitches roofs, emphasizing the horizontal massing of the style (4:12 to 6:12 pitch in one to two story gabled: 7:12 to 9:12 pitch for one and 1 ½ story). Integral porch roof may match main pitch or break at front wall to a 3:12 or 4:12 pitch. Exposed rafters. Rafter ends extend beyond the face of the wall, often decoratively cut.
E-Foundation	Masonry (often brick) piers, or continuous brick or concrete block. Piers occasionally flared at the bottom. Spaces between piers left open to allow for ventilation and for protection from high water.



c. Detailing	
Element	Standards
A-Exterior	Wood siding, shingle and clapboard are the common exterior wall surface materials. Corner trim used with siding. Stucco and brick less frequently used. Different siding on the first and second floors – wooden clapboards on the first floor and wooden shingles on the second – although only one material is also common.
B-Doors	Simple doors, often with panes of glass. No transom or sidelights used.
C-Windows	Windows are large and wide proportioned. Window trim is thick to project out from the wall. Shutters not used; dormer windows do not cover the full width of the dormer.
D-Porch	The front porch is an essential element of all craftsman Style houses. They are often the most prominent architectural feature of the house. Either full or partial width (usually a minimum of ¾ of the front façade), with roof supported by tapered square columns. Railings and balusters are occasionally used. Open, heavy wood railings appearing with regular of irregular pattern

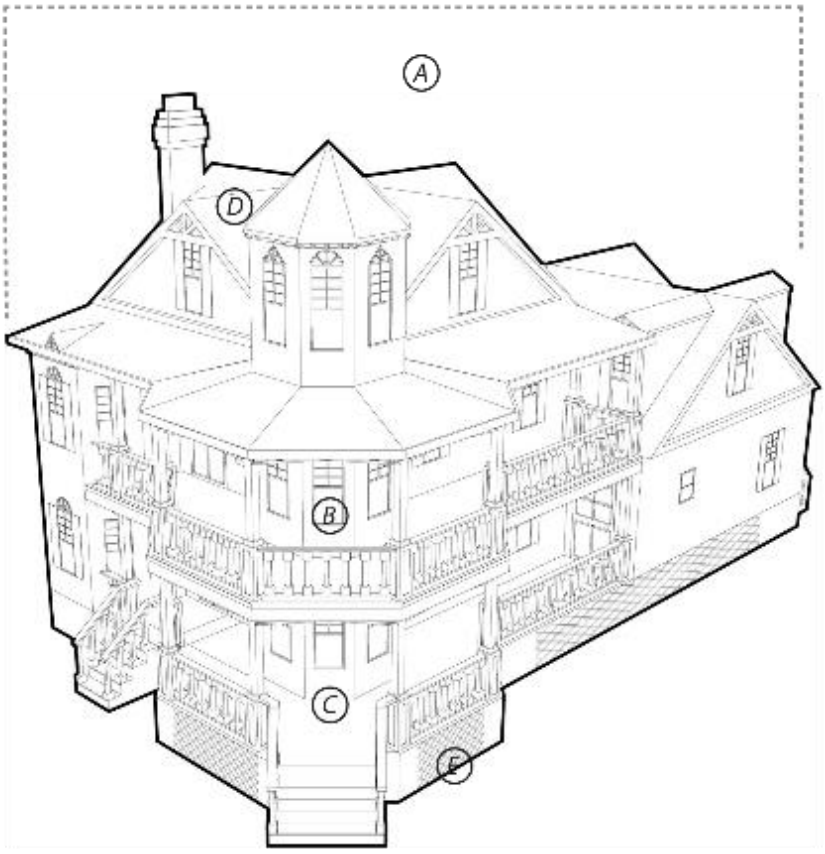
d. Examples	
Photo	Description
	Residential Building on Olympia Ave in Punta Gorda, FL Characteristics: This picture features a two stories example with a full width porch with tapered columns (column bases continue to ground).
	Residential Building in Deland, FL Characteristics: This example features a low pitch gable roof with eaves overhangs decorative beams and exposed roof rafters. It also features a full porch with tapered columns (column bases continue to ground).
	Residential Building in Jacksonville, FL Characteristics: This 1928 craftsman home is small one-story example with a full width front porch along the front gable of the house. The roof of the porch is supported by tapered square columns.
	Residential Building (The Ashlee House) in Newberry, FL Characteristics: This example features a gable roof with decorative beams and a full front porch supported by tapered square columns.

(5). Queen Anne Revival

A.C. Freeman House, 311 West Retta Esplanade, Punta Gorda, FL

a. Introduction	
Description	Primary Characteristics
The Queen Anne Revival is a highly decorative style of architecture. Initially originated from Britain, early American Queen Anne Homes were built of warm, soft brick enclosing square terracotta panels, with an arched side passage leading to an inner court and back house.	Asymmetrical facade
	A porch covering part or all the front façade, including the primary entrance area
	Round, square, or polygonal towers
	Classical columns

b. Building Composition and Components	
Component	Standards
A-Plan & Form	Two to three-and-a-half stories. Rambling, asymmetrical plan. Vertical orientation. Irregular massing of the building and forms.
B-Façade Composition	Picturesque massing, polychromatic and decorative ornamentation. Multiple gables and dormers; occasional towers and turrets, rounded or square.
C-Entry	Main entrance always included in the porch area. Simple, classical columns sometimes grouped and raised to the railing level with pedestals.
D-Roof	Steeply-pitches (8:12 slope or steeper) main hipped roof with one or more lower cross gables; occasionally a pyramidal roof or a small flat deck crowning the main hip roof. Polygonal towers typically placed at one corner of the front façade, with a conical roof. Multiple dormers and gables, metal composition shingles.
C-Foundation	Simple brick or concrete piers. Spaces between piers left open to allow for ventilation and for protection from high water.



c. Detailing	
Element	Standards
A-Exterior	Eclecticism is the keynote of the Queen Anne style Varied and decoratively rich, with picturesque and asymmetrical silhouette shaped by turrets, towers, gables, and bays. Horizontal wood siding is most common. May combine several types of siding materials (shingles, clapboard, and decorative wood panels) on one house.
B-Doors	Doors have decorative carvings and details often with glass panes in the upper part of the door.
C-Windows	Typically, double-hung wood sash windows with single and divided panes. Windows may be a mixture of sizes and shapes. Queen Anne window, consisting of a single large pane surrounded by smaller rectangular panes. Decorative glass, such as diamond-shaped panes or stained glass is common.
D-Porch	Porches usually one-story high. Sometimes small second floor balconies. Partial or full width across the front of the home; may wrap either one or both sides of the building. Porch is intended to accentuate the characteristic asymmetrical façade. Simple railings; occasionally, turned spindles.

d. Examples	
Photo	Description
	Belleview-Biltmore Hotel and Spa, Clearwater, FL Characteristics: Unique green sloped roof, white wood-sided exterior, and extensive handcrafted woodwork and Tiffany glass inside
	Residential Building (Delos A. Blodgett House) in Daytona Beach, FL Characteristics: Fish Scale Shingles, asymmetrical shapes, and step roof pitches at various elevations.
	Residential Building (Bradley-McIntyre House) in Longwood, FL Characteristics: This example features an octagonal tower and “ginger-bread” trim typical of the flamboyant houses of the Victorian Period.
	Mixed Use Building (Southern Market Center) in Lancaster, PA Characteristics: Decorative brickwork, terra cotta tiles, and a roof shaped by towers.

(6). Colonial/Georgian Revival

a. Introduction	
Description	Primary Characteristics
In Florida, the Colonial style exerted a great influence on Vernacular designs. Colonial Revival details are most frequently applied to residential design.	Symmetrical plan
	Classically inspired details such as columns, modillions, and dentils
	Prominent entrance featuring door with sidelights and transom above
	Two to two-and-one-half stories
The commercial version of this style may also have elements similar to those found in Federal style architecture.	Commercial Characteristics
	Symmetrical plan
	Classically inspired details and a side gabled roof
	Less ornate and sophisticated, more delicate and slender details
	Two to two-and-one-half stories

b. Building Composition and Components		
Component	Standards	
A-Plan & Form	Plan is regular, rectangular, or nearly square, sometimes with add on elements (additions and wings). The long axis parallels the street. Height is two to two- and one-half stories. Entrance stairs typically centered on the main façade.	
B-Façade Composition	The main body is dissected into 3 to 5 implied bays. The entry is almost always centered on the main body. Simple rectangular volumes are combined creating a main body and side wings.	
C-Entry/ Porch	Residential/Civic	Commercial
	Entries are the most dramatic part of the façade, normally contained by a pediment supported by pilasters or protruding out supported by columns. The main body is dissected into 3 or 5 implied bays. The entry is almost always centered on the main body. Simple rectangular volumes are combined creating a main body and side wings.	The main body can be 4 bays.
D-Roof	Residential/Civic	Commercial
	Add-ons and wings have their own roof form (a single roof does not encompass all the volumes). Eaves are less embellished than classical eaves. Overhangs in Florida have been broadened to accommodate the climate.	A single roof form can encompass all the form. Less ornate.
E-Foundation	The foundation is usually of brick piers or continuous brick. Concrete piers used at later times. Spaces between piers left open to allow for ventilation and for protection from high water.	

c. Detailing	
Element	Standards
A-Exterior	The primary exterior material is usually brick horizontal wood siding or shingles. The exterior detailing is usually classically derived columns, pediments, broken pediments, and wood shutters.
B-Doors	Doors often flanked by fixed glass sidelights surrounded by simple classical trim.
C-Windows	Paired or grouped double-hung wood sash windows. Typical windows have multiple panes with a 6/1 muntin pattern. Variants include 3/1 and 6/6 patterns. Windows are detailed with simple molding. Group windows are separated by a mullion.
D-Porch	Usually on the entry, almost always centered on the main body, often has classical detailing, pedimented entrance porticos

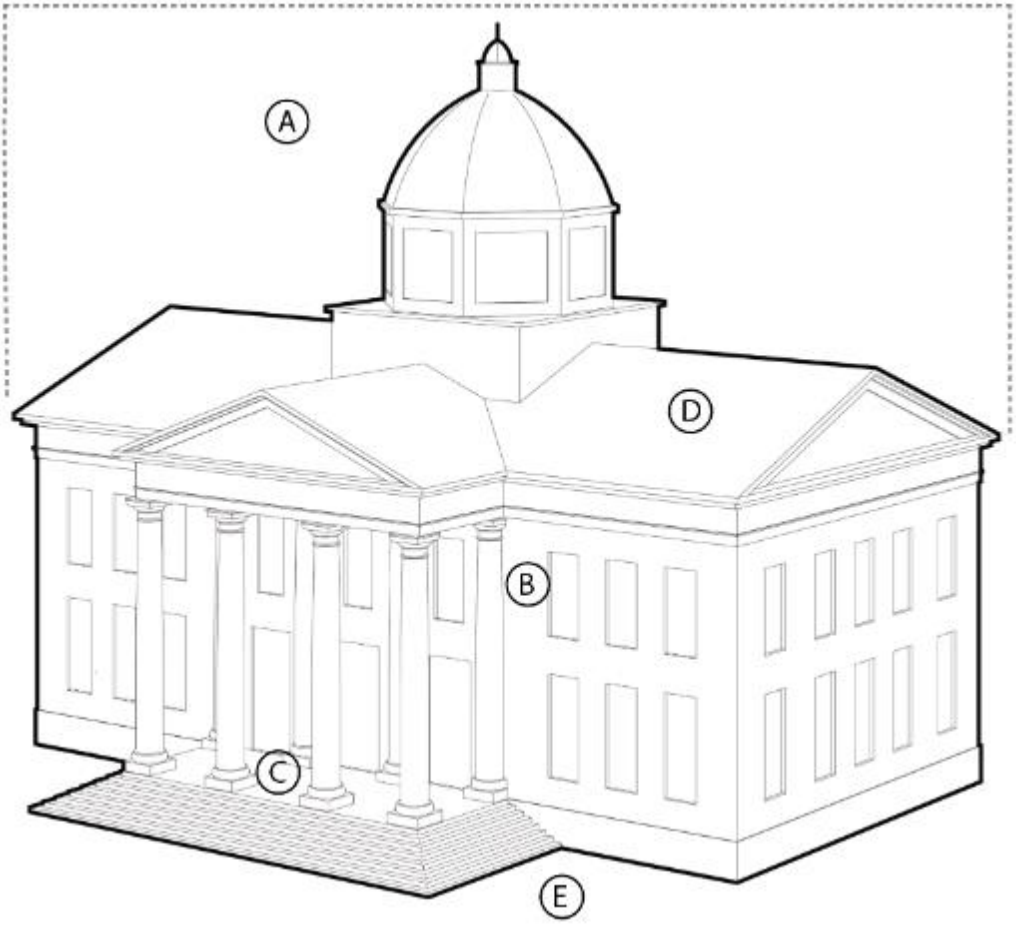
d. Examples	
Photo	Description
	Home in Chapel Hill, NC Characteristics: This is a remodeled 1930s colonial revival home with an open gable roof (gable end facing the street), shutters, and a pedimented portico entrance.
	Home in Hudson, OH Characteristics: This historic example features a 3-bay symmetrical design with a gabled roof, chimney, wood siding, and traditional double-hung grided windows with wood shutters.
	Mixed-Use Building on King St in Alexandria, VA Characteristics: This historic example features exterior red brick, a gabled roof with a pair of dormers, and traditional sash windows with thin muntin's and stone lintels.
	Commercial/Mixed-Use Building in Newport, RI Characteristics: This example features a open gabled roof, traditional sash windows with thin muntin's, a cornice with dentils, and a ground floor storefront.

(7). Neo-Classical Revival

City Hall, West Marion Ave, Punta Gorda, FL

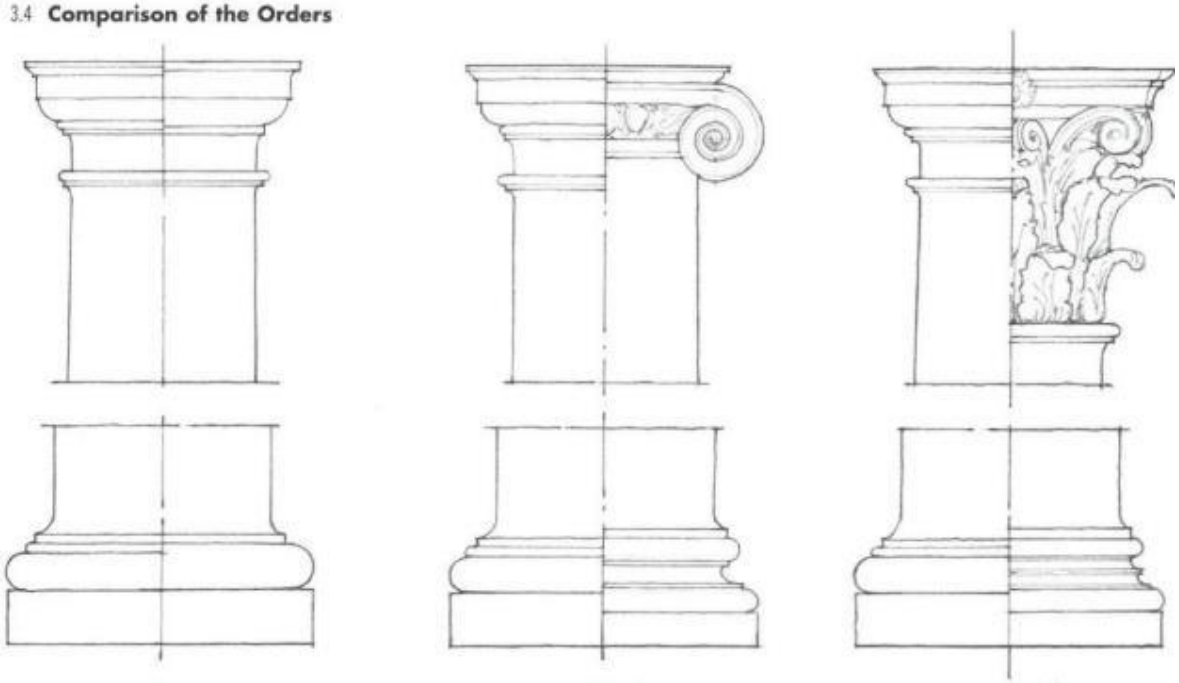
a. Introduction	
Description	Primary Characteristics
The Neo-Classical Revival Style typically features full-height porches with classical columns; Ionic or Corinthian capitals; symmetrical facades; centered entrance.	Symmetrical plan based on Greek and Roman architectural orders.
	The doorway, cornice line and type of column are the three principal distinguishing features of the style.
	Entry porch dominates the front façade and normally equals it in height, but not the width.
	Colonnade porch occupies the full width and height of the facade

b. Building Composition and Components		
Component	Standards	
A-Plan & Form	Based on Greek and Roman architectural orders. Plan is regular, rectangular, or nearly square.	
B-Façade Composition	The doorway, cornice line and type of column are the three principal distinguishing features of the styles.	
C-Entry/Porch	Entry porch dominates the front façade and normally equals it in height, but not the width. There are several types of porches in this style, occasionally the One or two stories, simple rectilinear houses with side-gable or low-pitched hipped roofs, having the characteristic full-height entry porch	
D-Roof	Residential/Civic	Commercial
	Front or side-gable or low-pitches hipped roofs.	May have a flat, gabled, or hipped roof
E-Foundation	The foundation is usually of piers or continuous, made of brick or concrete. Usually tall foundations, which exaggerate the height of the front façade.	



c. Detailing	
Element	Standards
A-Exterior	Wall materials may be wood, brick, stucco, or stone, in order of decreasing frequency. The primary exterior material is usually horizontal wood siding, smooth masonry, brick, or faux stone (stucco).
B-Doors	Semi-circular or elliptical fanlight normally occurs above the paneled front door. Elaborate, decorative surrounds found in main entrances.
C-Windows	Double-hung sash windows aligned horizontally and vertically in symmetrical rows, usually five-ranked on front façade, less commonly three-ranked or seven-ranked. Windows sometimes have elaborate crowns placed above them – cornice mold or decorative frieze.
D-Porch	Full-height Entry Porch: Dominant central entry extending the full height, but not width, of the façade. May have a classical pediment and gabled roof, or flat porch roof. Front Gabled Roof: Full façade, colonnaded porch beneath the front-facing gable gives the building the appearance of a miniature Greek temple. Not very common. Full Façade: Colonnade porch occupies the full width and height of the façade. However, the porch is not covered by a traditional pedimented gable, but instead either by the principal side-gabled or hip roof, or by a flat or shed extension from such a roof.

3.4 **Comparison of the Orders**



Doric–Tuscan | Doric–Ionic | Doric–Corinthian

3.5 **Proportions of the Five Orders**

Names of Features				Greek Doric		Tuscan		Doric		Ionic		Corinthian & Composite	
ENTABLATURE	¼ TO ⅓	Cornice	CYMATIUM, CORONA, BEDMOLD	2	½	1¾	¾	2	¾	2¼	⅞	2½	1
		Frieze			¾		½		¾		⅝		¾
		Architrave	TAENIA		¾		½		½		⅝		¾
COLUMN	—	Capital	ABACUS, ECHINUS, NECKING	4–6	½	7	½	8	½	9	⅓ (1/12)	10	⅞
		Shaft	ASTRAGAL, CINCTURE				6		7		8		8⅓
		Shaft	BASEMOLD, PLINTH		None		½		½		½		½
PEDESTAL	⅓ =	Cap	CORONA, BEDMOLD	No pedestal but three steps the **STYLOBATE**		The **Cap** is one ninth the height of the pedestal							
		Die				Pedestal ⅓ (Vignola)							
		Base	BASEMOLD, PLINTH			The **Base** is two ninths the height of the pedestal							

Figure 3.4: Comparison of the Classical Orders.
Source: Marianne Cusato, *Get Your House Right* (Canada: Sterling, 2007), 40, fig. 3.4 - 3.5.

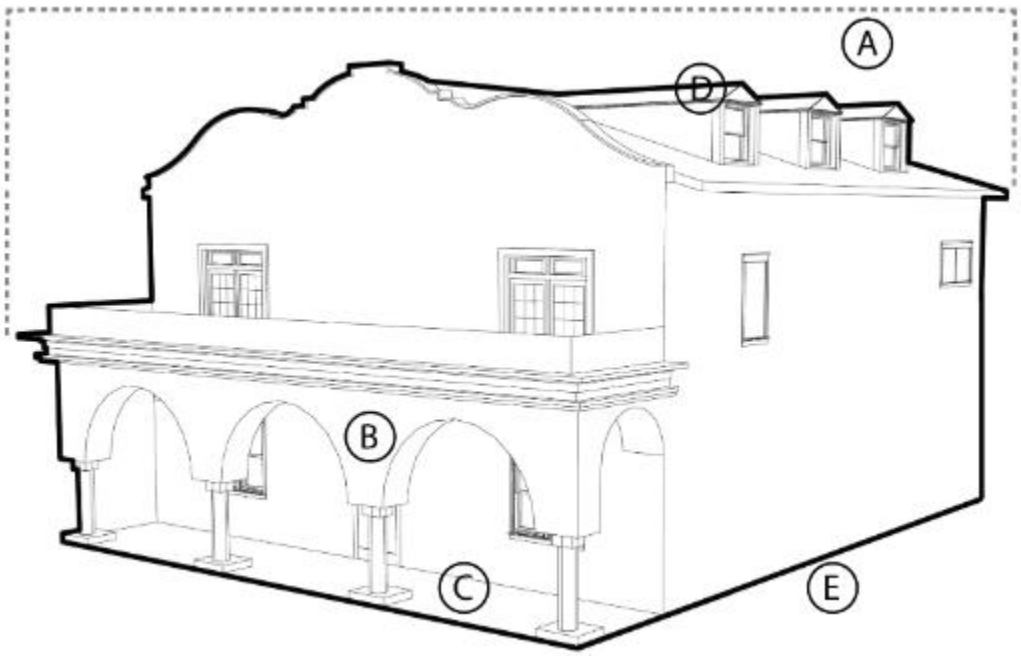
d. Examples	
Photo	Description
	Civic Building (Old Charlotte County Courthouse), in Punta Gorda, FL Characteristics: Pedimented portico in the prominent front façade.
	Commercial Building Characteristics: This example features a flat roof, symmetrical facade, and dominant front entry with classical columns and Palladian arched windows.
	Commercial Building (The Market Arcade) in Buffalo NY Characteristics: This example feature a very ornate classical symmetrical façade, monumental arched main entry, ornate columns and arched windows decorated with elaborate stone lintels.
	Residential Building in New Orleans, LA Characteristics: Example of a 5-bay symmetrical composition. Dominant central entry extending the full height but not width, of the façade. Classical pediment and gabled porch roof.

(8). Mission

Historic Home in Mount Dora, FL

a. Introduction	
Description	Primary Characteristics
The Mission style originated in California during the 1890s, houses and buildings in this style were constructed throughout the western states. As it became more popular, the mission style moved eastward, like California, Florida looked to its Spanish heritage for architectural inspiration.	Asymmetrical plan One to two stories Residential types frequently include a porte cochere Lack surface ornament and much more restrained than the Mediterranean style

b. Building Composition and Components	
Component	Standards
A-Plan & Form	Simple square or rectangular plans. Arched loggias or patios.
B-Façade Composition	Two types of façades: Symmetrical: most commonly of simple square or rectangular plans with hipped roofs Asymmetrical: the façade asymmetry is superimposed on a simple square or rectangular plan, though more elaborate, rambling compound plans also exist. Thick adobe or stucco walls with broad unadorned plaster surfaces.
C-Entry	Arched entryway
D-Roof	Flat roofs with curvilinear parapets are most common. Gable and hip roofs also used. Great variety of dormers. Some examples have unusual visor roofs. These are narrow, tiled roof segments cantilevered out from a smooth wall surface. Open eaves are most common, boxed eaves also occur, usually with brackets below.
E-Foundation	Slab, continuous. Masonry; not exposed.



c. Detailing	
Element	Standards
A-Exterior	Decorative detailing is generally absent, although patterned tiles, carved stonework, or other wall surface ornament is occasionally used. Stucco is the most common materials used. Shaped parapets, arches, and smooth, flat wall surfaces.
B-Doors	Limited fenestration and door piercing Arched doorways
C-Windows	Quatrefoil windows are common. Arched windows, deep window openings without any framing, except the sill.
D-Porch	Prominent one-story porches either at the entry area or covering the full width of the façade; these sometimes have arches roof supports to simulate the arcades of Hispanic buildings.

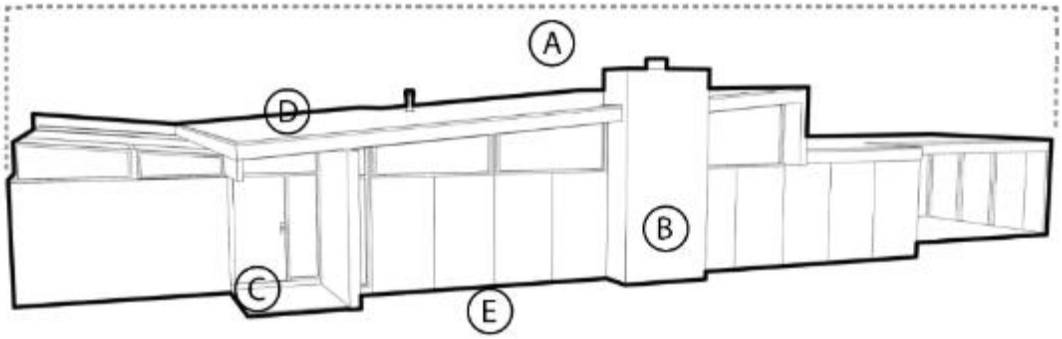
d. Examples	
Photo	Description
	Commercial Building (Maher building) in Vero Beach, FL Characteristics: Curvilinear roof parapet, arched entry.
	Commercial Building in St. Louis, MO Characteristics: This is an example of a 1930s gas station that has been renovated to serve as a restaurant. This small footprint mission style building features Spanish tile roof with decorative parapet walls that extends at each building corner.
	Civic Building (Train Depot) in Punta Gorda, FL Characteristics: Flat roof with curvilinear parapet with wide overhanging eaves. Large square pillars and arched entry with a covered arcade.
	Residential Building in St Petersburg, FL Characteristics: Smooth stucco siding and curvilinear roof parapets.

(9). Mid-Century Modern

258 Shreve St, Punta Gorda, FL

a. Introduction	
Description	Primary Characteristics
The Mid-Century Modern style is known for its sharp, clean lines, minimal decoration, and connection with nature. This style is an American architectural movement that kicked off after World War II. It is inspired by the high prairie style, originally developed by Frank Lloyd Wright and adapted to Southwest Florida, known as the "Sarasota School" of modernism.	Very wide, low footprint homes with large open spaces, floor to ceiling windows
	Simple look and feel with clean lines and Geometric shapes
	Changes in elevation
	Emphasis on bringing the outdoors in

b. Building Composition and Components	
Component	Standards
A-Plan & Form	Simple form. Several parts of the house might be asymmetric. Uncluttered and sleek lines with both organic and geometric forms.
B-Façade Composition	Minimal ornamentation, big windows
C-Entry	Recessed into the building, Simple, without ornamentation
D-Roof	Flat roof without ornamentation.
E-Foundation	Concrete foundation, naturally integrated.



c. Detailing	
Element	Standards
A-Exterior	Horizontal lines incorporated into every vantage point and flat geometric. Natural integration, asymmetry and elevation changes, geometric detail, and minimalistic aesthetic.
B-Doors	Clean and sleek lines Lite doors Natural wooden appearance
C-Windows	Large floor to ceiling glass windows
D-Balconies	Balconies jutting out from staggered levels of the structure.

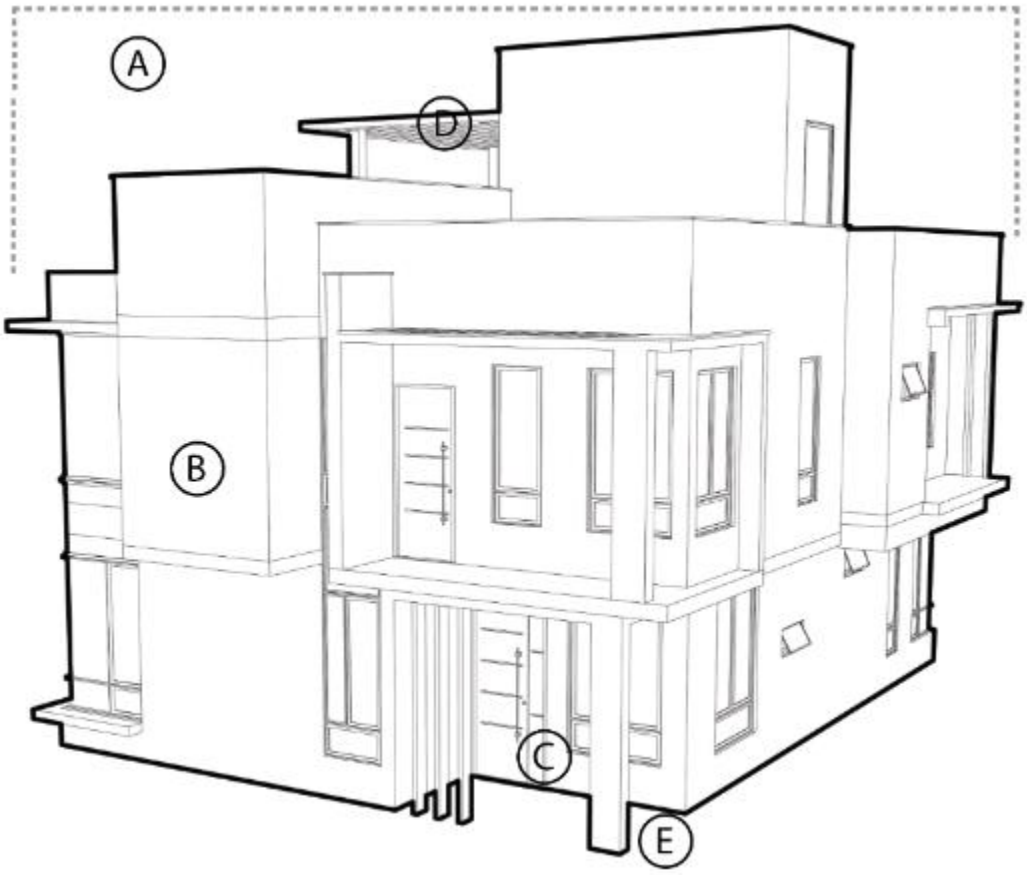
d. Examples	
Photo	Description
	Civic Building (used to be commercial) in Sarasota, FL Characteristics: This is a good example of the simple look and feel with clean flat lines so popular in Mid Century Modern Architecture.
	Home (Umbrella House) in Sarasota, FL by Paul Rudolph Characteristics: This is a good example of the simple look and feel with clean lines geometric shapes so popular in Mid Century Modern Architecture.
	Home in Jacksonville, FL Characteristics: This house is a good example of sleek lines and a flat geometric exterior. The house is naturally integrated into the landscape and features minimalistic aesthetics.
	Civic Building in Los Angeles, CA Characteristics: This religious center is a good example of sleek lines and a flat geometric exterior. The building is naturally integrated into the site and features minimalistic aesthetics.

(10). Masonry Modern

Aqua, Miami Beach, FL

a. Introduction	
Description	Primary Characteristics
The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings and its limited ornament.	Emphasis on the solidity of the mass
	Tripartite composition (lower, middle, upper)
	The structural system of the building is clearly expressed in the building's exterior
	Stairway access rooms are often embellishing and sculptural in nature

b. Building Composition and Components	
Component	Standards
A-Plan & Form	The geometry of the building appears to be carved from a solid volume; the solidity of the mass is emphasized.
B-Façade Composition	The tripartite composition (lower, middle, upper) characteristics of other styles is present in the Masonry modern language. The public nature of the ground floor of a commercial building is emphasized with more glass, middle portions of the building are more solid, and the top often incorporates usable exterior spaces including loggias and terraces.
C-Entry	Spaces are carved from the mass to create entries. Entrance to building is clearly identifiable.
D-Roof	Flat or based on pure geometric form.
E-Foundation	Continuous Concrete slab



c. Detailing	
Element	Standards
A-Exterior	Stone and wood details are used to soften the start modern forms of the building mass. Exterior finishes in the Masonry Modern language are typically stucco. Exterior spaces are frequently incorporated into the façade.
B-Doors	Recessed into the structure
C-Windows	Typically recessed back from the exterior face of the building, producing deep shadows, and revealing the thickness of the wall. Window types are typically casement or fixed-pane with ransom openings, though single or double-hung may be used. Openings can be vertical or horizontal, but the windows themselves should be vertically proportioned. Have simple geometries, can be larger, with fewer dividing lights than found in other styles.
D-Porch/Loggia	Recessed and often at the base of the building

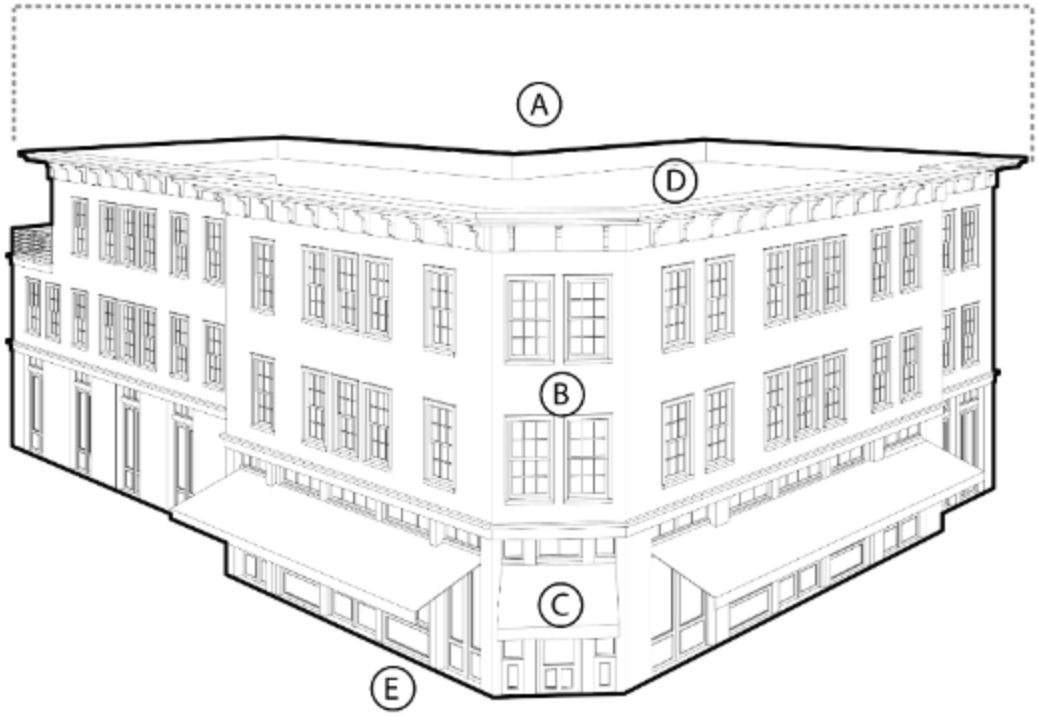
d. Examples	
Photo	Description
	Mixed-Use Building in Seaside, Fl Characteristics: Exterior spaces incorporated into the façade through recesses into the structure.
	Residential Building in Punta Gorda, FL Characteristics: This example features a recessed entry porch at the base of the structure.
	Multifamily Building in Miami Beach, FL Characteristics: Illustration of a tripartite composition punched openings creating outdoor terraces.
	Mixed-Use Building in Seaside, FL by Steven Holl Architects Characteristics: Continuous arcade, broad mix of uses, retail located along the sidewalk, offices in the second story, and residential uses in upper stories, main roof geometry is curved.

(11). Main Street Vernacular

Historic Marion Avenue, Punta Gorda, FL

a. Introduction	
Description	Primary Characteristics
The Main Street Vernacular is a style of architecture that encompasses the traditional commercial and mixed-use-buildings that have shaped successful main streets since the 1900s.	Simple building composition
	Openings are vertically proportioned with simple sills and surrounds
	Storefronts are designed to accommodate shade for pedestrians
	Modern day materials occasionally employ a series of doors to open restaurants to the sidewalk.

b. Building Composition and Components	
Component	Standards
A-Plan & Form	Rectangular plan.
B-Façade Composition	Narrow front elevation facing the main street. Focus of the design. Provides the building's identifying features. Different framework in upper and lower stories.
C-Entry	Ornamentations are typically incorporated around entries and may be classical in nature or reflective of native flora or fauna. A transition line is incorporated between the first and second stories and entrance to upper story uses is clearly identifiable.
D-Roof	Usually flat with concealing parapets.
E-Foundation	Continuous concrete slab or brick foundation.



c. Detailing	
Element	Standards
A-Exterior	Rough textures stucco. Rusticated rock-faced concrete block. Awnings, canopies, cornice, cast concrete detailing, decorative brick work, such as corbeling.
B-Doors	Limited palette of door sizes French doors on the first floors to allow visibility to the shopfronts. Transom windows above the first-floor doors.
C-Windows	Fixed plate glass display windows on the first floor. Double-hung sash windows in the upper floors. Vertically proportioned and aligned; when grouped, the masonry openings may be square or horizontal
D-Porch	Usually on the upper floors, overlooking the street.

d. Examples

Photo	Description
	Main Street Building on Clematis Street in West Palm Beach, FL Characteristics: An example finished in brick, facade composed of a series of vertically proportioned bays containing storefronts and second story offices, same window sizes are used singularly or grouped in two. Ornamentation in the lintels and brick detail of the parapet cornice line.
	Mixed-Use Main Street Building on Park Ave in Winter Park, FL Characteristics: This Main Street Vernacular example has a symmetrical facade comprised of three bays, with the center emphasizing entry to the store. Ornamentation is limited to a simple cornice line between the first and second stories and an articulated parapet. Shade is provided from awnings and street trees.
	Main Street Buildings in Cairo, GA Characteristics: These mixed-use buildings are good examples of the American Mercantile architectural style which is found in many historic main streets and commercial centers. The facades are typically three bay compositions. Ornamentation includes decorative brick work, an articulated parapet wall, and traditional storefronts with awnings.
	Main Street Building on Clematis St in West Palm Beach, FL Characteristics: These two-story buildings contains stores on the first story and residences and offices on the second story. These more modern facades feature simple materials, a series of storefronts and regularly spaced, vertically proportioned windows with shutters and/or awnings on the second story

Section 7.6. Allowances to Regulatory Height Limits

The regulatory height of the habitable portions of buildings is controlled by the building types and height limitations listed in Articles 3 Zoning Regulating Districts and 5 Planned Development. The allowances to regulatory building heights are measured from the regulatory building height, are not additive, and shall be permitted as follows:

(a). Rooftop Equipment Areas. Equipment and enclosures for equipment necessary for the operation of the building including mechanical attics, elevator/stair towers, chimneys, ventilators or other similar equipment or enclosures shall be permitted under the following conditions:

(1). Maximum height: 10 feet

(2). Minimum setback from building street façade(s): 10 feet

(3). Materials for any enclosure or equipment must be consistent with the building façade or roof.

(b). Architectural Features. To ensure a varied skyline the following architectural features shall be permitted under the conditions specified:

(1). Parapet Walls. Decorative parapet walls typically extending above a flat (low slope) roof are limited to:

a. Maximum height: 10 feet
b. Minimum setback from any building façade: 0 feet

(2). Pitched Roof Forms. Decorative pitched roofs including mansard roofs typically extending above a flat (low slope) roof are limited to:

a. Maximum height: 12 feet
b. Minimum setback from any building façade: 0 feet

(3). Rooftop Amenities. Rooftop amenities shall be permitted under the following conditions:

a. Open areas, such as patios, pools and similar features:

1. Maximum height: 10 feet
2. Minimum setback from any building façade: 0 feet

b. Open air roofed structures, such as pergolas, outdoor kitchens, and similar structures:

1. Maximum height: 10 feet
2. Minimum setback from building street façade(s): 0 feet

3. Maximum roof area coverage: 40 percent

c. Associated enclosed (indoor) spaces, such as elevator/stair lobbies, restroom facilities, and other similar indoor spaces not intended for habitation shall be permitted under the following conditions:

1. Maximum height: 10 feet
2. Minimum setback from building street façade(s): 0 feet
3. Maximum roof area coverage: 40 percent

(4). Tower Features. Architectural tower features including spires, belfries, turrets and other similar spaces not intended for habitation shall be permitted under the following conditions:

a. Maximum height: 20 feet
b. Minimum setback from building street façade(s): 0 feet
c. Maximum roof area coverage: 20 percent

Section 7.7. Architectural Standards outside of the TPG Zoning District

(a) Shopfront and Workplace Principles [mixed use].

(1) Parking shall be located to the rear and/or side of the building.

a. Side yard parking may occupy no more than 45% of the primary frontage line.
b. Parking shall not be placed in any yard abutting an intersecting street.
c. Parking shall be screened from the street by any combination of two of the following:

1. Pedestrian plazas.
2. Landscaping.
3. Architectural treatments including but not limited to an arcade or colonnade.

(2) Trash containers shall be:

a. Located in a gated enclosure constructed of materials architecturally compatible with the primary structure.
b. Located in a rear parking area.

(3) All equipment, including but not limited to mechanical, generators, etc.:

a. Shall be located to the rear or side yard and screened from off-site view when viewed from grade by creating an opaque landscape

screen or architecturally compatible fence materials or wall, or a combination of landscaping and a fence or wall, approved by Urban Design staff.

b. All rooftop equipment shall be enclosed in building material that matches the structure or is visibly compatible with the structure.

c. No mechanical equipment shall be mounted to a building façade visible from the public right-of-way or adjacent properties.

(4) Building walls shall be:

a. Brick.
b. Cast concrete.
c. Stucco.
d. Stone.
e. Marble.
f. Other materials similar in appearance and durability.
g. Regular block may only be used on building walls not visible from a public street.
h. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

(5) Pitched roofs shall be clad in one of the following materials:

a. Standing seam metal.
b. Corrugated metal.
c. Slate.
d. Tile.
e. 5V crimp metal.
f. Architecturally integrated asphalt shingles or similar material.

(5) The first floor of street level building facades shall be at least 50% in windows or doorways.

a. Faux or display casements are permitted in lieu of exterior window treatments only for the secondary frontage elevation, or where actual windows are not technically feasible due to unavoidable interior configuration or design.

b. No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.

c. Blank walls shall be treated with a logical pedestrian scale rhythm of pilasters, colonnades, arcades, trellises or other architectural features in keeping with the architectural style of the structure.

(6) Street level windows shall be untinted.

a. Upper level windows may have tinted glass with a minimum visual transmittance factor of 35.

b. Mirrored or reflective glass is not permitted in any location.

(b) Highway Commercial Building Principles.

(1) Pedestrian sidewalks shall be provided from building entries to:

a. Surrounding streets.
b. Parking spaces.
c. External public or private sidewalks.
d. Outparcels.

(2) Organize the site so that pedestrians walk along building fronts rather than along or across parking lots and driveways.

a. Shared pedestrian walkways are encouraged between adjacent commercial projects.

(3) Trash containers shall be located in a gated enclosure constructed of material architecturally compatible with the primary structure located in the rear parking area [see Parking Regulations].

(4) All equipment, including but not limited to mechanical, generators, etc.:

a. Shall be located to the rear or side yard and screened from off-site view when viewed at grade by creating an opaque landscape screen or architecturally compatible fence materials or wall, or a combination of landscaping and a fence or wall, approved by Urban Design staff.
b. Roof top equipment shall be enclosed in building material that matches the structure or is visibly compatible with the structure.
c. No equipment shall be mounted to a building façade visible from the public right-of-way or adjacent properties.

(5) Building walls shall be:

a. Brick.
b. Cast concrete.
c. Stucco.
d. Stone.
e. Other materials similar in appearance and durability.
f. Regular block may only be used on building walls not visible from a public street.
g. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

(6) At least 50% of the street level frontages shall be in windows or doorways.

a. Street level windows shall be visually permeable.
b. Mirrorized glass is not permitted in any location.
c. Faux or display casements are permitted in lieu of exterior window treatments only for the secondary frontage elevation, or where actual windows are not technically feasible due to unavoidable interior configuration or design.

(7) No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.

(8) A change in roof design, doors, window rhythm and articulation, and building materials and textures shall be required every 150 feet along a building's street frontage. Minimum spacing between the same architectural compositions shall be 300 feet.

(9) Buildings shall incorporate a minimum of eight of the following design treatments:

a. Canopies or portico integrated with the buildings massing and style.
b. Overhangs a minimum of three feet.
c. Arcades a minimum of eight feet clear in width.
d. Sculptured artwork.
e. Raised cornice or building banding with a minimum of two reliefs.
f. Peaked roof forms.
g. Consistent pattern of arches.
h. Consistent rhythm of display windows.
i. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design.
j. Projected and covered entry a minimum of five feet in width.
k. Metal or tile roof as the dominant roof material.
l. Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.
m. Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60% of walkway area.
n. Water elements must have a minimum of 150 square feet in area.
o. Covered short-term bicycle parking as identified in Section 10.13 of this Chapter.

(c) Interchange Commercial Overlay District Building Principles.

(1) Vehicular circulation

a. Driveway connections between parking lots on adjacent parcels shall be provided
b. Shared access driveways or internal streets shall provide secondary routes for trips between parcels within the Interchange Commercial Overlay district

(2) Pedestrian sidewalks shall be provided from building entries to

a. Surrounding streets
b. Parking spaces
c. External public or private sidewalks
d. Outparcels

(3) Site organization shall accommodate pedestrian movement

a. Walkways shall be along building fronts
b. Walkways through or along parking lots shall prioritize pedestrian safety above vehicular speed
c. Shared pedestrian walkway connections are required between adjacent properties within the Interchange Commercial Overlay district.
d. Any internal (private or public) streets and driveways shall be constructed in accordance with applicable provisions of Article 9

(4) Parking shall be

a. Constructed in compliance with the provisions of Article 10 Parking and Loading
b. Constructed in compliance with the provisions of Article 12 Landscaping Standards

(5) At least 50% of the ground level building facades shall be in windows, doorways, or other architectural features
a. Windows, doorways, and other architectural features shall be arranged on the façade in a pattern in keeping with the architectural style of the structure
b. No building façade visible from a public or private street or parking lot shall be uninterrupted by a window, doorway or other architectural feature for a distance of greater than 20 linear feet

c. Ground level windows shall be visually transparent
d. Mirrored glass is not permitted in any location

(6) Buildings shall incorporate a minimum of eight of the following design treatments

a. Canopies or portico integrated with the buildings massing and style
b. Covered walkways along the building façade(s)
c. Sculptured artwork
d. Raised cornice or building banding with a minimum of two reliefs
e. Peaked roof forms
f. Consistent pattern of arches
g. Consistent rhythm of display windows
h. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design
i. Projected and covered entry a minimum of five feet in width
j. Metal or tile roof as the dominant roof material
k. Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet
j. Integration of specialty pavers or stamped concrete along the building's walkway; treatment shall constitute a minimum of 60% of walkway area
m. Water elements must have a minimum of 150 square feet in area
n. Covered short-term bicycle parking as identified in Section 10.13 of this Chapter

(7) Trash containers

a. Dumpsters shall be

i. Located in a gated enclosure constructed of materials architecturally compatible with the primary structure
ii. Located in the rear parking area or other similar location on the site

b. Cans shall be screened from view from a public right-of-way or adjacent property by:

i. A wall architecturally compatible with the primary structure; or
ii. Fencing which creates an opaque screen; or
iii. Landscaping which forms an opaque screen.

(8) All equipment, including but not limited to mechanical systems, generators, pool equipment

a. Shall be located to the rear or side yard
b. Screened from off-site view when viewed at grade, by creating:

i. An opaque landscape screen; or
ii. Architecturally compatible fence materials or wall; or
iii. A combination of landscaping and a fence or wall, approved by Urban Design staff

c. All roof top equipment shall be screened from view by:

i. A parapet wall; or
ii. Mansard roof; or
iii. Other building materials that are consistent with the architectural style of the structure

d. Façade mounted equipment visible from a public right-of-way, internal private street or driveway, or adjacent property is prohibited

(9) Building walls shall be either:

a. Brick
b. Cast concrete
c. Stucco
d. Stone
e. Wood siding [lap, shingle, board & batten or similar]
f. Other materials similar in appearance and durability

(10) Plain concrete masonry units may only be used on building walls not visible from a right-of-way or adjacent property

(11) Split face or other decorative finish concrete masonry units may only be used for a maximum of 25 percent of any building wall visible from a right-of-way or adjacent property

(12) All accessory buildings shall be clad in materials similar in appearance to the principal structure

(13) Pitched roofs shall be clad in one of the following materials

a. Standing seam metal

b. Corrugated metal
c. Slate
d. Tile
e. Metal [5v crimp, 3v crimp, metal tiles, standing seam or similar styles]
f. Architecturally integrated asphalt shingles or similar material

(14) Drive-through customer services, must be located at the rear or side of the building