

# Commercial Design Standards Worksheet

DRC \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

## Sec. 3-5-505. Building orientation.

(a) *Intent.* The intent of this section is to provide a stronger streetscape along the county's corridors and to improve the appearance and the visual identity of the community.

(b) Buildings shall always be oriented so that the main entrances and windows face the corridor street that serves the subject property. Main entrances of corner lots shall be oriented on the facade facing the corridor street with the higher functional classification. For corner lots at intersections of streets with the same functional classification, the building shall be oriented so that the main entrances do not face residential districts. Buildings on corner lots may also be oriented so that their main entrance faces the intersection of the two (2) streets with the highest functional classification.

Does this proposed building or development comply with (b) above?

YES       NO

## Sec. 3-5-506. Appearance, building mass and design treatments.

(a) *Intent.* The intent of this section is to encourage commercial development that improves the view from the street and requires buildings to be designed with architectural features and patterns that provide visual interest consistent with the community's identity and character. Further, these standards reduce the mass, scale and monolithic appearance of large unadorned walls, particularly those that are visible from the street.

(b) All exterior building facades that face a public right-of-way or have a primary customer entrance are defined as primary facades and must meet the primary facade standards outlined herein

How many Primary facades does the proposed building or Development have?

(c) Primary facades shall be consistent in terms of design, materials, details and treatments.

(d) Primary facades shall incorporate a minimum of three (3) of the following design treatments: (check off as applicable)

**Primary façade #**

4	3	2	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(1) An architectural distinction around or above the primary customer entrance.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(2) Canopies or porticos.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(3) Peaked roof forms.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(4) Overhangs of a minimum of three (3) feet wide.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(5) Arcades a minimum of six (6) feet wide.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(6) Arches or arched forms.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(7) Display windows of a minimum of six (6) feet high.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(8) Ornamental or structural details that are integrated in the building structure.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(9) A tower such as a clock tower or bell tower.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(10) Sculptured artwork (excluding corporate logos or advertising).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(11) Any other treatment that, in the opinion of the zoning official, meets the intent and purpose of this section.

(e) Blank areas shall not exceed ten (10) feet in a vertical direction or twenty (20) feet in a horizontal direction on a primary facade. Relief and reveal work depth must be a minimum of one-half (1/2) inch.

Does this proposed building or development comply with (e) above?

<input type="checkbox"/> YES	<input type="checkbox"/> NO
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(f) Building facades shall include a repeating pattern and shall include no less than two (2) of the design elements listed below. At least one (1) of the two (2) design elements must repeat horizontally. All elements shall repeat at intervals of no more than twenty-five (25) feet, either horizontally or vertically. (choose and indicate at least two)

<input type="checkbox"/> (1)	Texture change.
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<input type="checkbox"/> (2)	Color change.
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(more choices - continued)

(continued)

- (3) Material change.
- (4) Architectural features such as bays, reveals, offsets, or projecting ribs which must be no less than twelve (12) inches in width.
- (5) Building offsets or projections located on upper levels that are a minimum of three (3) feet in width.
- (6) Pattern change.
- (7) Any other element that, in the opinion of the zoning official, meets the intent and purpose of this section. So indicate: \_\_\_\_\_.

(g) Buildings located on corner lots at an intersection of two (2) or more corridor streets shall be designed to emphasize their location as transition points within their community or commercial block. Buildings or structures on corner lots shall include embellishments such as corner towers, clock towers or other design features as may be approved by the zoning official to emphasize their position.

**Sec. 3-5-507. Facade or wall height transition.**

- (a) *Intent.* The intent of this section is to ensure that new development blends with surrounding buildings in regard to height.
- (b) New buildings that are to be located within two hundred (200) feet of any existing commercial building, and that are to be more than twice the height of any existing building located within two hundred (200) feet of the new building, shall incorporate transitional height elements to segue the height of the new building to the height of the existing building(s). The transitional height element must be incorporated on the new building(s) at the average height of existing building(s) located within two hundred (200) feet of the new building.
- (c) Transitional height elements may include:
  - (1) Cornices or other decorative elements which run the length and width of the building and project a minimum of three (3) feet from the wall.
  - (2) Offset floors.
  - (3) Any other element that, in the opinion of the zoning official, meets the intent and purpose of this section.

Does this proposed building or development comply with (e) above?

- YES     NO     N/A – building is NOT more than twice the height of the adjacent buildings

**Sec. 3-5-508. Building materials and colors.**

(a) *Intent.* Exterior building materials and colors contribute significantly to the visual impact of a building on a community. Therefore, it is the intent of this section to require development that improves the overall quality of life.

(b) The uses of certain building materials are restricted as follows:

- (1) Metal panels, plastic siding and/or tiles shall not be used to cover more than fifty (50) percent of any primary facade except that vinyl siding may be used to cover more than fifty (50) percent of a primary facade when it is necessary to achieve a recognizable architectural theme approved by the zoning official. An example of the latter is the use of vinyl siding to imitate lapped wood siding to create an "Old Florida" look.
- (2) Smooth faced concrete on a primary facade shall have a cementitious exterior coating (the visual equivalent of stucco or some other decorative finish). Untreated concrete block is not an acceptable finished material for primary facades.

Does this proposed building or development comply with (b) – (1) & (2) above?

YES  NO

(c) The uses of colors on buildings shall be as follows:

(1) No more than four (4) colors shall be used on the primary facades of the building. This shall not apply to the use of the colors for artistic purposes such as for use in a mural or artistic rendering on the side of a building. Corporate logos or advertising are not considered an artistic purpose.

The number of colors proposed is:

(2) The color scheme chosen shall be consistent for all primary facades.

(3) The use of black or florescent colors is prohibited as the predominant exterior building color.

(4) Building trim and accent areas may feature any color(s), limited to ten (10) percent of the affected facade segment, with a maximum trim height of twenty-four (24) inches total for its shortest distance. Maximum trim % on any facade is: \_\_\_\_\_.

(5) Trim and accent areas shall have a maximum vertical measurement of twenty-four (24) inches when applied horizontally and a maximum horizontal measurement of twenty-four (24) inches when applied vertically.

**Sec. 3-5-509. Roofs.**

(a) *Intent.* The intent of this section is to add visual interest, to reduce massing, to improve the aesthetic quality of the design and to screen rooftop equipment by requiring roof treatments for commercial development.

(b) All rooftop equipment shall be concealed from public view in a manner consistent with the architectural design of the building.

Does this proposed building or development comply with (b) above?

YES       NO

(c) All commercial buildings are required to have variations in rooflines and roof features that are consistent with the building's mass and scale.

Does this proposed building or development comply with (c) above?

YES       NO

In addition, roofs shall include at least two (2) of the following features: (check at least two)

- (1) Decorative parapets.
- (2) A three dimensional cornice treatment, a minimum of twelve (12) inches high with a minimum of three (3) changes in the relief or thickness.
- (3) Two (2) or more roof planes per primary facade.
- (4) Overhanging eaves that extend at least three (3) feet beyond the supporting walls, with a minimum fascia of six (6) inches deep.
- (5) Additional vertical roof changes with a minimum change in elevation of two (2) feet.
- (6) Use of additional architectural roof styles or treatments determined to be consistent with the intent of this section by the zoning official.