

CHAPTER 13
ARCHITECTURAL DESIGN REGULATIONS

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Chapter 13. Architectural Design Regulations

Section 13.01. Purpose and Applicability

13.01.01. Purpose

The purpose of this Chapter is to create and maintain a positive community image and identity by requiring architectural treatments that enhance the visual appearance and character of the City.

13.01.02. Intent

This Chapter is intended to supplement City development regulations with specific design requirements that result in quality architecture, which emphasize pedestrian scale and recognize local character.

13.01.03. Applicability

The provisions of this Chapter apply to new development and construction, redevelopment and alterations to existing buildings in the City. In addition, stricter requirements are provided for the Gateway Overlay District, the Palm Coast Parkway Overlay District and the Town Center Development of Regional Impacts, as set forth in **Chapters 3 and 4**.

- A. Mobile homes that bear a Department of Housing and Urban Development (HUD) seal are not subject to the architectural design regulations contained in this Chapter^[LDI1]. ^[LDI2]
- B. Manufactured dwellings and mobile homes that bear a Florida Department of Community Affairs (FDCA) seal shall meet the design regulations as residential **uses**^[LDI3].

Section 13.02. General Requirements

The following architectural design requirements shall apply to all new development and construction, redevelopment, and alterations to existing structures within the City. Alterations shall include any change, addition, or modification including, but not limited to, repainting, that affects any of the elements governed by these architectural design criteria.

13.02.01. Architectural Styles

The City has identified several recognized architectural styles for the design of buildings within the City. One of the following styles shall be used in the design of a non-residential building. Applicable styles include: Spanish Mission, Mediterranean, Italianate, Colonial, Neo-Classical, Greek Revival, Modern, Craftsman and Florida Vernacular.^[LDI4]

13.02.02. Green Building

Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, etc.) set forth by agencies such as, but not limited to, the US Green Building Council and similar agencies are encouraged^[LDI5].

13.02.03. Coastal Building Visual Relief

Buildings within three hundred (300) feet of the Intracoastal Waterway shoreline shall be oriented to provide one (1) foot of unobstructed view to the waterfront for each three (3) feet of view obstructed by the building^[LDI6]^[LDI7].

13.02.04. Garages

Garages that are detached from the principal structure shall be designed and constructed so that the roof and exterior walls of the garage are of similar architecture, materials and colors as the exterior of the principal structure.

13.02.05. Accessory Structures

The roof, exterior walls and exterior colors of accessory structures, excluding pre-fabricated sheds, shall be compatible with the design of the principal structure. Accessory structures must meet the requirements as set forth in **Chapters 3 and 4**.

13.02.06. Exterior Colors

Colors of walls, roofing, and accents such as trim and doors, shall be coordinated to achieve a visually and aesthetically positive effect consistent with sound and generally accepted land development principles and practices. While varieties of natural and painted colors are permitted, certain color principles shall be followed. [LDI9][LDI10]The range of roofing materials and colors allowed for residential and non-residential uses shall be as described in this Section. [LDI11]

A. Measurement of Color.

The appropriateness of proposed building colors shall be determined using the Munsell color system or an equivalent methodology. The Munsell color system allows precise documentation of colors using an alphanumeric code to describe the color attributes of hue (pigmentation), value (lightness/darkness), and chroma (color intensity).

1. Light pastel colors and white.

Acceptable light pastel colors and white shall have a Munsell lightness value of eighty (80) or greater[LDI12].

2. Earth tones.

Earth tones include shades of brown, taupe, beige and gray. Acceptable earth tone shades shall have a Munsell lightness value of 30 or greater [LDI13].

3. Fluorescent colors prohibited.

Fluorescent colors shall be prohibited on all exterior surfaces. Neon lighting is not included within the term “fluorescent.” Colors that are deemed loud or garish shall be prohibited. [LDI14]

4. Colors Without a Munsell Value

If the Munsell lightness value of a color sample is not available, the Community Development Department shall compare the color sample to a color chip with a known Munsell lightness value and determine whether the sample is lighter, darker or equivalent.

B. Building Color Combination.

Each building is allowed to have a maximum of three (3) colors, excluding unpainted natural stone, brick, and roof materials or natural appearing substitutes:

1. Wall colors.

One (1) color shall be selected for the main surface of the building.

2. Accent colors.

Accent colors should offer some contrast and can therefore be darker, lighter, brighter or richer than wall colors. However, the main consideration in choosing accent colors shall be compatibility with the wall color. Two (2) accent colors shall be allowed per building. One (1) for architectural elements such as doors, shutters, keystones, quoins, and awnings, and another color shall be used for details, such as window trims, window and door frames, window sills, cornices and banding. Accent colors shall complement the building's wall color.

C. Roof Color

Roof color shall be compatible with the selected wall color. Roofs may be in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue or white, except that a roof made of copper may be left in its natural color. Lighter colored roof materials, such as white or galvanized raised seam metal, are strongly recommended for energy efficiency purposes. [LDI15]

D. Faux Building Features

It is prohibited to paint faux features or elements of a structure such as, but not limited to, windows, doors, shutters, or flower boxes.

E. Repainting

When repairs are being made to the building's exterior wall surface, the wall may be repainted in the same color or another approved color. When repainting any portion of the building's exterior, the structure shall be painted in the same color or a color approved by the City.

[LDI16]

13.02.07. Exterior Material/Finishes

A. Exterior Walls

Exterior wall finish materials shall include stucco, stone, natural brick, finished concrete, split-faced block, wood or other material including, but not limited to, synthetic materials, similar in appearance and durability to those previously named. Finishes of exposed concrete block or corrugated metal are prohibited.

B. Roofs[LDI17]

Roof material visible from the ground shall consist of concrete, slate, or clay tiles; asphalt or fiberglass shingles, metal standing seam. Residential uses may also have cedar shake wood. To allow for the introduction of new roofing materials of similar quality and appearance, the Community Development Department may maintain a supplementary list of acceptable roofing materials.

Section 13.03. Single Family and Duplex Residential Architectural Requirements

This section shall apply to all single family and two-family residential dwelling units.

13.03.01. Architectural Styles

A. Two-family residential dwelling units (duplexes) shall have the same architectural design, materials, and colors for both sides.

B. Within residential developments, an identical house can only repeat every four (4) lots when fronting the same right-of-way including both sides of the street. However, two non-identical houses of the same style may be built adjacent to each other[LDI18].

13.03.02. Roofs

Roofs that are visible from the public right-of-way shall be of shed, hip, gambrel, mansard or gable styles. Roof height, bulk and mass must appear structural even when the design is nonstructural. The following requirements shall apply:

A. Pitched Roofs

1. All single family and two family buildings shall have a pitched roof covering a minimum of sixty-five (65) percent of the overall floor area under the roof.
2. Pitched roofs shall have a minimum slope of 5:12 (5" vertical rise for every 12" horizontal run) and shall have an overhang beyond the building wall; however, the overhang shall not encroach into an easement[LDI19].
3. Flat roofed areas including, but not limited to, porches are permissible in the remaining thirty-five (35) percent of floor area under roof.

B. Flat Roofs

1. Porches or screen rooms may have flat roofs where allowed.
2. Flat roofs shall be reviewed by the Community Development Department for architectural and aesthetic design and impact on the surrounding area.
3. Flat roofs shall be located at the rear of the building out of view from the public right-of-way.

13.03.03. Facade Design

A. Massing Requirement

Building massing shall be implemented by use of techniques that reduce the appearance of high building density or bulk. At least one (1) massing treatment, in addition to the articulation requirement, shall be included for each fifty (50) linear feet of wall that exceeds fifty (50) feet in length.

B. Articulation.

Facade articulation is required to add interest to a building. The following features shall be acceptable techniques of exterior articulation:

1. A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; balconies; brackets; shutters; keystones; dormers; louvers as part of the exterior wall construction.
2. Quoins and banding shall wrap around the corners of the structure for at least two (2) feet.
3. Banding placed around the windows and doors visible from the right-of-way. Window shutters may substitute for banding.
4. Horizontal banding continuing the length of the wall that faces a street, golf course, saltwater canal, or other similar highly visible areas.

[LDI20]

C. Fenestration.

1. Windowless exterior walls that face a public right-of-way are prohibited.
2. Fifteen (15) percent of the wall facade per story shall have windows.
3. Windows shall be in harmony with and proportionate to the rest of the structure.

4. The use of darkly tinted or reflective glass on residential structures is prohibited. Reflective glass will be defined as having a visible light reflectance rating of fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. All plans submitted to the City shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation. Privacy can be achieved through the use of blinds and curtains.

D. Shutters

Shutters function as an accent to windows as well as weather protection.

1. **Accent Shutters.** Accent shutters are designed as a visual detail for windows.

- a. Accent shutters shall be a contrasting color to the wall color.
- b. Shutters shall match the height of the window.
- c. Acceptable types of accent shutters include traditional horizontal slat or panel type shutters. Professional scoring or etching of a stucco wall to give the appearance of shutters is also acceptable.

2. **Weather Protection Shutters**

Professionally installed Bahaman, Accordion, and Roll Down shutters, as well as clearguard panels, used as weather protection shall maintain the architectural character when residences are boarded up. Plywood shall not be considered a weather shutter. Duct tape shall not be an acceptable method of shutter fastening. Storm shutters can be used one (1) month prior to the hurricane season through[LDI21] one (1) month after the hurricane season[LDI22].

E. Awnings

If used, awnings shall complement the architectural style and colors of the residence. Awnings may be placed above windows and doors. Placing any awning on residential garages is prohibited. Permitted awnings shall be constructed from canvas, matte finish vinyl, copper or a material which the Community Development Department deems appropriate with regard to the architectural style.

1. **Prohibited materials.** Plastic, shiny vinyl, plexiglas or a material resembling plastic are prohibited.
2. **Illumination.** Backlit awnings shall be prohibited.

13.03.04. Mechanical Equipment

Mechanical equipment such as, but not limited to, air conditioning units, pool pumps, generators and gas tanks shall be screened from view of the public right-of-way, access easements and adjacent residential properties with landscaping and/or fencing in complying with City regulations.

[LDI23]

13.03.05. Manufactured Dwellings and Mobile Homes Bearing a Florida Department of Community Affairs (FDCA) Seal

Manufactured dwellings and mobile homes that bear a FDCA Seal shall comply with the regulations for single family residential and duplex architectural design. In addition, they shall meet the following:

- A. A continuous perimeter stemwall foundation or monolithic foundation floor slab system that meets all criteria of the Florida *Standard Building Code*, shall be provided. Exterior walls of

these dwellings shall bear directly on the foundation. Isolated elevated pier foundations are prohibited. Interior load-bearing foundations and/or walls shall be continuous.

- B.** The electrical service entrance shall be located on the dwelling.
- C.** The exterior face of all stemwall foundations and/or monolithic design shall be architecturally finished with Portland cement stucco, brick, stone, siding materials, or other durable material approved by the Community Development Department.
- D.** The main entranceway shall be covered with a roof structure. The roof structure shall be consistent with the roof structure of the principal dwelling and shall cover, at a minimum, the required exterior landing at the door. The entry roof structure may be an extension of the main roof system or a separate roof system that matches the main roof slope, materials, and architectural style. If separate, the roof structure shall be consistent with the principal dwelling.

Section 13.04. Multi-Family and Non-Residential Architectural Requirements

The requirements contained in this section apply to all multi-family and non-residential development.

13.04.01. Corporate Trademark Design

Exceptions to the requirements contained within this Chapter shall not be made for corporate franchises.

13.04.02. Building Architecture

Building enhancements are required and shall be achieved through the use of the following:

A. Building Massing

Massing refers to the 2-dimensional shape or 3-dimensional volume of a building. Attention to massing is especially important for large buildings whose bulk can be out of scale with their surroundings; or whose walls or roof lines may be uninterrupted, excessively long or high, or monotonous. Multi-family and non-residential developments shall provide building massing and articulation as follows:

1. Massing Requirements

Building massing shall be implemented by use of techniques that reduce the appearance of high building density or bulk. At least one (1) massing treatment, in addition to the articulation requirement, shall be included for each fifty (50) linear feet^[LDI24] of wall that exceeds fifty (50) feet in length.

2. Massing Techniques

The use of the following building features, when more than three (3) feet in depth or height, shall qualify as techniques that improve building massing. Other massing techniques may be used, as approved by the Community Development Department^[LDI26]:

- a.** Balconies
- b.** Building wall offsets
- c.** Colonnades
- d.** Cupolas
- e.** Towers
- f.** Pavilions
- g.** Arcades
- h.** Porticos
- i.** Projections and recessed sections
- j.** Clock or bell towers
- k.** Variations in the height of the roof line

l. Verandas

m. Overhangs

3. Multi-Family Buildings

Large multi-family and townhome building volumes shall be broken into smaller parts to avoid a massive appearance and to allow for ventilation and vistas. In addition to the massing requirement noted above, facades of multi-family developments shall not extend for more than one hundred (100) horizontal feet without a major volume shift or a substantial break in volume.

B. Exterior Articulation

Articulation of exterior walls is required to add interest and a distinctive sense of place to a building. The following features qualify as techniques of building articulation.

1. Articulation Requirements

All facades shall include, in addition to the massing requirement, at least one (1) articulation from the list below on each facade. Facades extending for more than fifty (50) horizontal or vertical feet shall provide at least two (2) exterior treatments.

2. Prohibited Articulation Techniques

Professional scoring or etching of a stucco wall to give the appearance of shutters, doors or windows shall be prohibited.

3. Articulation Techniques:

The use of the following elements shall qualify as articulation techniques.

a. Base course or plinth course

j. Cornice

b. Portals

k. Piers

c. Windows

l. Arches

d. Transoms

m. Bays

e. Show cases

n. Balconies

f. Bay windows and oriels

o. Brackets

g. Lintels

p. Wings

h. String courses and moldings

q. Porches

i. Fascia

r. Stoops

C. Fenestration

1. Windowless exterior walls that face a public right-of-way are prohibited.
2. For commercial uses, fifty (50) percent of the wall façade on the first floor story shall have windows. The windows shall be placed between three (3) feet and seven (7) feet from the ground.
3. For office and multi-family uses, fifteen (15) percent of the wall façade per story shall have windows.
4. Windows shall be in harmony with and proportionate to the rest of the structure.
5. The use of darkly tinted or reflective glass on the first floor of commercial structures is prohibited. Reflective glass will be defined as having a visible light reflectance rating of

fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. The use of low-e glass^[LDI27] is encouraged, but must demonstrate that the reflectance and transmittance requirements are met. All plans submitted to the City shall include the glass manufacturer's visible light reflectance, visible light transmittance ratings and low-e glass specifications for evaluation. Privacy can be achieved through the use of blinds and curtains.

6. Uses such as movie theaters, bowling alleys, skating rinks, industrial facilities, warehouses and similar uses are exempt from the fenestration requirements. The building façades shall provide additional architectural elements in lieu of windows at the same percentages of **Section 13.04.02.C.2.**

13.04.03. Roofs

The following types of roofs are permitted:

A. Pitched Roofs.

1. ^[LDI28]A pitched roof shall have a minimum slope of 5:12 (5" vertical rise for every 12" horizontal run) and shall have a minimum overhang of two (2) feet beyond the building wall. Flat roofed areas including porches, are permissible in the remaining thirty-five (35) percent of floor area under roof.
2. Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers and similar elements. Enhancements shall be consistent with the main elements of the building.

B. Mansard Style Roof

False mansards are prohibited.

C. Flat Roofs

Buildings that have a flat roof shall be hidden from public view by a parapet and decorated by a cornice.

1. **Parapet.** The highest point of a parapet shall not at any point exceed fifteen (15) percent of the height of the supporting wall.
2. **Cornice.** Cornices may be simple or mixed (straight and curved moldings), but should not exceed twenty-four (24) inches in depth. Cornices shall have a minimum of twelve (12) inches in height, and a minimum of three (3) vertical (not diagonal) changes in plane, and a variety of thicknesses in relief ranging from the greatest at the top to the least at the bottom.

D. Canopy Roofs

Canopy roofs for gas stations, drive-through restaurants, and banks, are exempt from the pitched roof requirements.

[LDI30]

[LDI31]

13.04.04. Building Entrances

All buildings are subject to the following regulations:

A. Entrance Placement

The main building entrance shall face the public right-of-way unless it is determined by the Community Development Department that such configuration is not practicable. When parking

is located on the side or rear of the building, the placement of a suitably large building entrance facing the parking area shall complement, but not displace, the main building entrance.

B. Entrance Articulation

Main building entrances shall be articulated in a manner consistent with the architectural style of the building. All buildings shall have a minimum of one (1) of the following architectural treatments, separate from the massing and articulation requirements, for each main building entrance: lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and features consistent with the building style.

13.04.05. Awnings

Awnings shall complement the architectural style and colors of the building. Awnings may be placed above windows and doors and are subject to the following requirements:

A. Height

A minimum clearance of eight (8) feet shall be maintained between the sidewalk and the lowest part of the awning.

B. Prohibited Materials

Plastic (or materials resembling plastic), shiny vinyl and Plexiglas [LDI32] are prohibited.

C. Illumination

Backlit awnings are prohibited.

13.04.06. Light Fixtures

Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors and details of the building.

13.04.07. Mechanical Equipment, Utilities and Storage Areas

A. Mechanical Equipment

Ground-mounted mechanical equipment shall be located within twenty (20) feet of the principal structure, except transformers. When visible or audible from adjacent property or from the public right-of-way, mechanical equipment shall be screened by walls, fencing, roof elements, or landscaping. Screening shall be extended at least one (1) foot above the equipment being screened.

B. Service, Utility, Display and Storage Areas

1. Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels by walls made of masonry, brick or durable man-made materials.
2. Utility boxes must be totally screened from view of principal streets, as well as pedestrian walkways and areas. Backflow preventers shall be landscaped.
3. Areas for outdoor storage, trash collection and loading shall be incorporated into the primary building design, and construction materials for these areas shall be of comparable quality and appearance as that of the primary building.
4. Shopping cart storage shall be located inside the building. Cart corrals used by patrons shall be screened by a solid landscaping hedge or wall consistent with the building architecture and materials.

[LDI1] This statement was moved here from Section 13.03.11

[LDI2] This statement belongs in those chapters

[LDI3] This statement was moved here from Section 13.03.10

[LDI4] Descriptions and characteristic features of styles will be included in the technical manual.

[LDI5] Revised sentence per PLDRB workshop 3/4/08

[LDI6] Moved to general requirements to apply to both residential and non-residential.

[LDI7] An illustration will be provided in the tech manual

[LDI8] Moved garages and accessory structures to general standards to apply to both non-residential and residential.

[LDI9] Moved down

[LDI10] Moved to accent color section below.

[LDI11] Roof color statement moved down to Roof Color section.

[LDI12] This section was moved for organization purposes.

[LDI13] This section was moved for organization purposes.

[LDI14] This section was moved for organization purposes.

[LDI15] This section came from roof section.

[LDI16] This section was moved for organization purposes.

[LDI17] Moved from roof section.

[LDI18] Should this be every other lot (instead of every 4) as recommended by staff?

[LDI19] Added easement because the setback is measured from the property line to the bldg wall and allows eaves to encroach, based on a Ch. 3 comment.

[LDI20] Moved Materials section to general standards.

[LDI21] Deleted "and" inserted "through" per PLDRB 3/4/08

[LDI22] Please confirm the time period is the standard being used currently.

[LDI23] Moved to **Chapter 5**.

[LDI24] Added linear feet per PLDRB 3/4/08

[LDI25] Moved to Chapter 3, under Interpretations/Setbacks.

[LDI26] Added CDD language per PLDRB 3/4/08

[LDI27] Added low-e glass as an option per PLDRB

[LDI28] Deleted requirement per FCARD and PLDRB

[LDI29] We agree with FCARD that smaller non-residential buildings are ok with a flat roof/parapet combination. PLEASE let us know if it can be changed or if the PLDRB feels strong about this.

[LDI30] Roof Materials moved to materials section.

[LDI31] Roof Colors moved to colors section.

[LDI32] Added space per PLDRB 3/4/08