

FINAL DRAFT  
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**2. Design Standards**

**Introduction**

The **Design Standards** are based on the positive features and planning intent identified in the citizens' workshops and responses to the Community Value Surveys that were conducted as part of developing the **Citrus Park Village Master Plan**.

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### 2.1 Single-Family Detached Residential Units

Single-Family Detached Residential Units may be built in new development parcels or on existing platted rights-of-way within portions of the historic Citrus Park Village area. To the extent that excess right-of-way exists after the minimum street cross-sections have been improved, the excess right-of-way land may revert to the abutting property owners.

A. Building Setbacks: Minimum front yard setbacks are as follows:

1. Front yard: Ten feet (10') - Porch may not encroach into setback.
2. Rear yard: Seven feet (7') minimum.
3. Side yard: Five feet (5')
4. Garage Door Setback: Garage doors shall have a minimum twenty-foot (20') setback from the roadway pavement or sidewalk (whichever is closer), as follows:
  - a) Rear-loaded driveways (lanes) are permitted, where applicable. A twenty-nine-foot (29') setback is measured from the rear property line center of lane to the garage door, to accommodate a twenty-foot (20') driveway parking distance from the garage door to the inside edge of the lane pavement. The lane width is measured as seven (7') from the rear property line (which is also the center line of the lane).
  - b) Front-loaded Lots: A minimum twenty-foot (20') setback is required from the property line to the garage door.

B. Building Heights: The maximum building height is two stories.

C. Foundations: Preferred materials are brick, stucco or stone.

D. Foundation Heights: House foundations shall be elevated above grade in the front of the house, and in the rear of the house also, if the back of the house is visible from the street or lane. Due to minimized front yard setbacks, the following criteria is desirable to provide privacy within the dwelling from passers-by:

1. Building line setbacks, measured from the inside edge of the pedestrian walk, shall be a minimum of four feet (4') and shall have a minimum of five (5) risers from the grade level to the finished floor elevation of the front porch or stoop.
2. Building line setbacks, measured from the inside edge of the pedestrian walk, greater than ten feet (10'), shall have a minimum of four (4) risers from the grade level to the finished floor elevation of the front porch or stoop.

E. Porches: Minimum six feet, eight inches (6'-8") of depth, so they are usable. Front porches shall not be screened.

F. Chimneys: Chimneys may encroach into the side yard or front yard setbacks.

G. Exterior Cladding: Recommended materials include stucco, siding, brick or stone, or any combination. When utilizing concrete block wall construction on the first floor and utilizing frame on the second floor, and skinning the structure with stucco, take measures to ensure that the difference in the stucco thickness is not visible and the wall surface is of uniform thickness. This requirement also applies when using stucco over gable end trusses that bear on concrete block walls. If lap siding is used, 6" or 8" lap exposure is preferred. Anything less is not acceptable.

H. Porch Railings: Recommended materials include wood or wrought iron or PVC. Aluminum is not permitted. Railing styles shall be consistent with their respective architectural styles.

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- I. Columns: Columns shall be authentically styled, consistent with their respective style of architecture, and shall be made of wood or fiberglass. Posts may be made of wood, with their capital and base made of wood trim. Decorative round columns of Sonotube material finished with stucco are acceptable. The use of boxed-out frame and concrete block column blocks trimmed with j-molds is not acceptable.
- J. Condenser Units: May be placed in side yards.
- K. Elevation Diversity: To the extent possible, avoid replication of same or similar elevations within three- to four houses on either side of a residential street. The design intent of each streetscape is to have elevation and style diversity.
- L. Front Façade Design: Variety of the structure's massing and building forms is encouraged. This will create different and interesting facades along the streetscape. Facades shall be properly scaled and proportioned. The architectural style of the home shall be applied on all sides of the structure and shall include window trim, window muntin patterns, attic ventilation louvers, eave details, etc.
- M. Garages: Garages are mandatory and may be one-car or two-car, or uphold a second story to serve as a bonus room or extra bedroom. Garages that face the street shall contain the same or similar architectural details that are used on the main structure and shall have architectural interest as if designed as the front façade of a house. The designer shall endeavor to make the garage and garage door appear as inconspicuous as possible. For two-car garages, garage door treatments shall include two separate garage doors instead of a single-wide one, shadowed garage doors by recessing the door's inset behind the front wall, staggering the front wall to create interesting roof lines, etc. For garages that are accessed from the front yard, the garage door shall be placed a minimum of five feet (5') behind the main front façade of the house, not including a projecting porch.
- N. Ceiling Heights: First-floor ceilings shall be a minimum of nine feet, four inches (9'-4") for concrete block construction and nine feet (9') for frame construction. Ten feet (10') is preferred. Second-floor ceilings shall be a minimum of nine (9') feet. These dimensions will give the front elevation some proportional stature and allow for appropriate window and door headers, as well as appropriate frieze and eave details.
- O. Windows: Window headers shall be at eight feet (8') above the finished floor minimum, for both the first and second floors. Windows shall be vertically proportioned. Horizontal sliders are not permitted.
- P. Window Muntins: Window muntin patterns shall be consistent with the historical architectural style of the structure and be applied to all windows on all sides of the structure. Recommendations for 36" x 60" windows are 6-pane over 6-pane, and for 36" x 72" windows, 9-pane over 9-pane.
- Q. Shutters: If shutters are part of the design, then each shutter shall be, at a minimum, equal to half of the window size.
- R. Roof Materials: Any material for the roofs is acceptable, as long it is consistent and appropriate with the architectural character of the structure.
- S. Fascias: Recommended size is eight inches (8"). Six inches (6") is minimal. Four inches (4") is unacceptable.
- T. Eaves: Six feet (6') of separation must be achieved between architectural projections/overhangs, measured from the outer face of the fascia. In the case where houses are ten feet (10') apart, measured from the face of the building wall of one unit to the face of the building wall of the next unit, then any architectural projection/overhang must extend a maximum of two feet (2'), measured to the outer face of the fascia.

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- U. Exterior Trim/Details: Any architectural appointments or trim details must be consistent with the architectural style of the structure. If architectural appointments such as shutters or louvers are decorative, they may be of wood or copolymer material. If stucco cladding is used, trim details must be raised or profiled by the use of j-molds or expanded polystyrene (EPS, foam). Details such as shutters, louvers or any other appointment may not be scored into the stucco.
  
- V. Architectural style shall be traditional (see representative examples of preferred architectural styles). The following exhibits graphically illustrate appropriate design standards for Single-Family Detached Residential development, with reference to site planning, architectural character, porches, garage option, fences, and lighting.

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**ACCEPTABLE ARCHITECTURAL CHARACTER/STREETScape**

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**SINGLE-FAMILY GARAGE OPTIONS**

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**STREET LIGHTING**

The Citrus Park Village street lights shall conform to the acorn fixture light (or equal) shown below:

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### 2.2 Multi-Unit Residential Buildings

Multi-Unit Residential Buildings include all attached residential units, including duplexes, townhomes, flats and apartments. Design standards for multi-unit residential buildings differ from the detached residential unit standards. These standards are comprised of three sections: General Criteria, Townhouse Criteria and Apartment Criteria. The townhouse criteria are applicable to townhouse buildings only. The apartment criteria are applicable to condominium buildings and rental apartments.

#### 2.2.1 General Criteria

- A. Building Orientation: Multi-unit buildings shall be arranged on their site so that the fronts of the buildings (those facades that face the public way) enhance the quality of the living environment and the public realm and exhibit pleasing architectural character and are pulled up close to the street. Garage doors and surface parking shall not be oriented toward the fronts of the buildings, nor shall garage doors and surface parking have an imposing presence within views from any public roadway. Parking shall be located behind the buildings.
- B. Setbacks: Buildings shall be positioned at build-to line, in most cases, ten feet from the public right-of-way.
- C. Porches: Where buildings have ground level porches and patios close to the public realm, they shall be elevated a minimum of 24" for additional privacy.
- D. Exterior Cladding: Recommended materials include stucco, siding, brick or stone, or any combination. When utilizing concrete block wall construction on the first floor and utilizing frame on the second floor, and skinning the structure with stucco, take measures to ensure that the difference in the stucco thickness is not visible and the wall surface is of uniform thickness. This requirement also applies when using stucco over gable end trusses that bear on concrete block walls. If lap siding is used, 6" or 8" lap exposure is preferred. Anything less is not acceptable.
- E. Porch Railings: Recommended materials include wood, wrought iron or PVC. Aluminum is not permitted. Railing styles shall be consistent with their respective architectural styles.
- F. Columns: Columns shall be authentically styled consistent with their respective style of architecture and be made of wood or fiberglass. Posts may be made of wood with their capital and base made of wood trim. Decorative round columns of Sonotube material finished with stucco are acceptable. The use of boxed out frame and concrete block column blocks trimmed with j-molds is not acceptable.
- G. Front Façade Design: Variety of the structure's massing and building forms is encouraged. This will create different and interesting facades along the streetscape. Facades shall be properly scaled and proportioned. The architectural style of the buildings shall be applied on all sides of the structure and shall include window trim, window muntin patterns, attic ventilation louvers, eave details, etc.
- H. Ceiling Heights: First-floor ceilings shall be a minimum of nine feet, four inches (9'-4") for concrete block construction and nine feet (9') for frame construction. Ten feet (10') is preferred. Second-floor ceilings shall be a minimum of nine (9') feet. These dimensions will give the front elevation some proportional stature and allow for appropriate window and door headers, as well as appropriate frieze and eave details.
- I. Windows: Window headers shall be at eight feet (8') above the finished floor minimum, for both the first and second floors. Windows shall be vertically proportioned. Horizontal sliders are not permitted.

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- J. Window Muntins: Window muntin patterns shall be consistent with the historical architectural style of the structure and be applied to all windows on all sides of the structure. Recommendations for 36" x 60" windows are 6-pane over 6-pane, and for 36" x 72" windows, 9-pane over 9-pane.
- K. Shutters: If shutters are part of the design, then each shutter shall be, at a minimum, equal to half of the window size.
- L. Roof Materials: Any material for the roofs is acceptable, as long it is consistent and appropriate with the architectural character of the structure.
- M. Fascias: Recommended size is eight inches (8"). Six inches (6") is minimal. Four inches (4") is unacceptable.
- N. Eaves: Six feet (6') of separation must be achieved between architectural projections/overhangs, measured from the outer face of the fascia.
- O. Exterior Trim/Details: Any architectural appointments or trim details must be consistent with the architectural style of the structure. If architectural appointments such as shutters or louvers are decorative, they may be of wood or copolymer material. If stucco cladding is used, trim details must be raised or profiled by the use of j-molds or expanded polystyrene (EPS, foam). Details such as shutters, louvers or any other appointment may not be scored into the stucco.
- P. Ancillary Structures: Any ancillary structures such as dumpster enclosures, mail kiosks, recycle centers, etc., shall have architectural character complimentary to the principal structures.

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**2.2.2 Townhouse Criteria**

The following criteria are applicable to townhouse buildings only.

- A. Driveways, garages and surface parking shall be located at the rear of the unit.
- B. Unit Separations: In order to minimize the horizontal read of the roof lines on multiple-unit attached townhouses, units shall be visually partitioned. This may be achieved by staggered, unaligned front facades, varied finished floor heights or parapeted separation walls.
- C. Foundation Heights: Townhouse foundations shall be elevated above grade in the front of the house, and in the rear of the house also, if the back of the house is visible from the street, unless otherwise disallowed by building codes. Due to minimized front yard setbacks, the following criteria is suggested to provide privacy within the dwelling from passers-by:
  - 1) Building line setbacks, measured from the inside edge of the pedestrian walk, shall be a minimum of four feet (4') and shall have a minimum of five (5) risers from the grade level to the finished floor elevation of the front porch or stoop.
  - 2) Building line setbacks, measured from the inside edge of the pedestrian walk, greater than four feet (4') shall have a minimum of four (4) risers from the grade level to the finished floor elevation of the front porch or stoop.
- D. Porches: Minimum six feet, eight inches (6'-8") of depth so they are usable. Front porches shall not be screened.
- E. Condenser Units: May be placed in the back yards only.

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**2.3 Village Center Design Standards**

These Standards are based on the positive features identified in the citizens' workshops and responses to the Community Value Surveys that were conducted as part of developing the **Citrus Park Village Master Plan**. The newly adopted Winter Park Central Business District Architectural Design Guidelines have been used as a model, as Park Avenue was very well received by citizens in the Community Value Survey process. These standards are aimed at enhancing the appearance of buildings by promoting interesting architectural styles and façades of each individual building while maintaining an eclectic mix of architectural styles and appearances among different buildings. The Standards are also intended as a protection against unsightly, incompatible or outlandish architectural styles or colors that are solely intended to attract attention and visibility.

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The Façade Design Standards have four major goals:

1. Promote high-quality, pedestrian-friendly, diverse architecture.
2. Promote a uniform architectural style within each building façade.
3. Preclude large monolithic building facades without architectural detail to break up the visual impact of the building mass.
4. Promote appropriate signage for commercial establishments and prohibit inappropriate signage that can detract from the character of the street.

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### 2.3.1 Commercial Storefront Façade

The basic commercial storefront façade consists of four parts:

1. The storefront with entrance and display windows;
2. The expression line, which delineates the transition between storefront and from the upper façade above;
3. The upper façade, which contains the horizontal area utilized for wall signage, canopies of awnings (this area may also have windows, if it is a multi-story building);
4. The cornice, which is the architectural feature that tops the building.

### 2.3.2 Storefront

The storefront, typically with large glass storefront windows, creates the invitation and openness of the business to the public. There are certain design features that shall be observed in dealing with the storefront area. These include the following:

1. There shall be a combination of materials utilized in a storefront, rather than presenting an all-glass appearance. Storefront windows shall rest on a base of masonry, concrete or wood that provides elevation of one foot or more above the sidewalk before storefront windows begin.
2. There shall be framing of storefront windows, so that other materials can help break up a solid glass façade, by expression of structural components.
3. There shall also be a kick plate, as well as framing to storefront doors, to accomplish the same objectives.
4. Storefronts shall utilize transparent glazing material. Reflective glass, bronze-tinted glass and frosted materials shall be prohibited for ground floor facades and strongly discouraged, in general.
5. There shall not be roll-down security grates or fencing for after-hours security, since that will be incompatible with the architectural style of the storefront building and with the character of the area.
6. Pedestrian-friendly shopping streets are lined by lively, active storefronts, featuring well-lit displays and frequent doors. Downtown Citrus Park shall not have long sections of street space faced by blank walls or by long sections of windows without doors.
7. The primary entrance to ground floor spaces must face the public street. On corner lots, the door to the ground floor space shall be oriented to face either the street corner or the more important street.
8. Where building frontages exceed fifty feet in length, doors or entrances with public access shall be provided at intervals averaging no greater than fifty feet apart.

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**2.3.3 Mid-Block Courtyard Buildings**

It is important to maintain the opportunity for new courtyard buildings to be built on the village main streets, but this building type requires careful design. Therefore, the following conventions shall apply:

1. A clear line of sight into and through the courtyard must be maintained.
2. A visual terminus or focal point must exist in the courtyard.
3. Building system equipment, such as air conditioners, shall not be part of the courtyard.
4. Materials for building walls and courtyard pavement must be of high quality.
5. Width of the courtyard entry must not be greater than one quarter of the building façade, and shall not exceed 20 feet.
6. The building shall be twice as tall as the opening is wide.
7. The height of the building walls that create the courtyard shall be at least one and one-half times the length of the courtyard.

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**2.3.4 Expression Line and Cornice**

The expression line is the architectural feature on the façade that delineates the transition between the ground floor level and the upper façade. This detail reinforces the pedestrian scale and traditional composition of the architecture. An expression line shall be either a cornice or molding extending a minimum of three inches or offset in the surface plane of the building wall a minimum of five inches.

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**2.3.5 Upper Façade**

The upper façade is typically the area where wall signage, awnings or canopies are located. There are certain design features that shall be observed in dealing with the upper façade area. These include the following:

1. There shall be, for each individual building, an architecturally coherent utilization of either canopies or awnings, so that the building appears whole.
2. There shall be compatibility in height, size, materials and color between the canopies or awnings on a building, so that each individual storefront still portrays compatibility for each individual building.
3. There shall be wall signage of similar material and composition to the building so that this signage is compatible with the building's architectural composition.
4. Pitched roofs are not encouraged.

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### 2.3.6 Awnings

The canvas awning can be one of the most important design elements in the visual appeal of a storefront or building. It can also be a very important element contributing to the character of the street. Awnings also provide the functional benefit of providing shelter from Florida's omnipresent sun or rain, which is crucial for retail shoppers. There are certain design standards that shall be followed in the application of awnings. These include the following:

1. Fabric awnings, such as canvas, vinyl-coated canvas or acrilan are encouraged. Metal awnings, such as aluminum, copper and bronze shall be utilized in a controlled manner, in a way that will enhance and emphasize hierarchical spaces such as main entrances and porticos of the building.
2. Awning shall be architecturally coherent across the building, in terms of height, size, materials and color, so as to provide a unified appearance to an individual building. Awnings shall not be of radically uneven or unusual shapes.
3. The cumulative effect of individual storefront awnings on a building shall be considered in designing a new awning.
4. An awning shall reinforce the frame of the storefront, and shall not cover the piers or the space between the second-story building windows and cornice.
5. Awnings covering second-story windows shall conform to the size of the individual windows, or shall complement the first-floor storefront awning in terms of size, materials, height, color, etc.
6. The color of the fabric awning shall complement the building's color scheme.

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**2.3.7 Canopies**

A canopy is a permanent appendage to a building that functions as a horizontal element covering the storefront sidewalk. Canopies provide the same benefits to the shoppers that are accomplished by awnings. The design standards that shall be followed in the treatment of canopies are as follows:

1. Flat canopies shall be dressed up with a 12" – 24" fabric awning valance, so as to increase the visual appeal of the canopy.
2. Canopies and any signage on the face of canopies shall be of colors that complement the building's color scheme.

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### 2.3.8 Arcades and Colonnades

Like awnings and canopies, arcades and colonnades are elements that provide shade and protection from the rain for the pedestrians walking beside the storefronts. Arcades and colonnades are more than attached elements; they are thoroughly integrated as part of the architecture.

Arcades and colonnades span over the sidewalk space, and are supported by columns or piers that rest on the sidewalk. Typically, the arcade or colonnade is built over the public right-of-way.

There are certain design principles that shall be followed in the use of arcades and colonnades. These include the following:

1. The clear space between the storefront and the inside face of the support columns shall generally be ten feet wide or more, and shall never be less than eight feet wide.
2. The distance between the outside face of the support columns and the face of the curb shall be eighteen inches, minimum, and thirty-six inches, maximum. The arcade or colonnade shall not create “two sidewalks” in a retail situation.
3. On upper levels above the storefront, the arcade or colonnade may have;
  - a. a roof;
  - b. a veranda (covered or uncovered or one or more levels); or
  - c. Enclosed, habitable space.
4. If outdoor dining or vending occurs within an arcade, the clear walking space must not be reduced to less than six feet wide at any point.
5. Ceiling and hanging signs, if approved by staff, may be incorporated into the arcade or colonnade.

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### 2.3.9 Balconies

For protection of pedestrians at the storefront level, a cantilevered balcony may be carefully substituted for an awning or canopy, in some situations. This balcony cantilevers from the second-floor level, and acts as a shading device for the storefront below. It may be incorporated as an expression line.

Design principles for balconies include the following:

1. This device lends itself to short-length applications (less than fifty feet of frontage). The balcony will appear ill proportioned if used in long, unbroken applications.
2. The cantilevered balcony shall project no less than five feet from the principal façade. The balcony may encroach upon the public right-of-way, but shall project no closer than eighteen inches from the face of the curb.
3. The balcony may be supported structurally or visually by decorative brackets or angled supports. These supports shall be positioned so as not to interfere with the free movement of pedestrians on the sidewalk.
4. The cantilevered balcony may be roofed and/or framed by columns. In special, limited applications, a balcony space could be enclosed to form a “jumba”.

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**2.3.10 Lighting**

The nighttime appearance of a building is an important consideration in building design. Lighting may also serve a security function, as well as promoting the business after hours. Certain design standards shall be utilized in the use of lighting, as follows:

1. Use lighting efficiently and sparingly to highlight display windows, entrances, signs and architectural detail.
2. Balance the intensity of overall lighting with that of display windows.
3. Light sources shall be shielded. Avoid high-intensity floor lights or other lights directed at pedestrians or vehicles.
4. The spillover from lighting in proximity to residential settings shall be minimized so as not to be a nuisance.
5. Storefronts shall remain unshuttered at night. It is encouraged that storefronts shall provide a view of interior spaces, lit from within (backless displays).

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### 2.3.11 Signs

Signs play a particularly important role in the appearance of individual storefronts and buildings. The size and design characteristics of signs strongly influence the public's perceptions of the village streets area and its individual businesses. Business owners tend to overestimate the value and function of signage when the success of a business is primarily related to the appeal of the products and prices. A successful sign is not one, which stands out from adjacent businesses, but one that reinforces the quality image of the street. There are certain other design standards that shall be followed.

1. The size, color, shape and location of a sign shall complement the building façade. Building elements such as windows, cornices or decorative details shall not be obscured.
2. Sign materials shall be chosen that harmonize with and complement the building's design. Signs shall never be so large as to overpower the façade.
3. Individual storefront signs shall be compatible with the other storefronts within the same building in terms of design, size and placement on the building.
4. Temporary window signs, such as special sale signs, shall not conflict with the color scheme of the storefront or building.
5. Front lighting of signs is encouraged.
6. Signage above the expression line shall be prohibited, except:
  - a. Wall-mounted hanging signs that are highly decorative and complement the building façade.
  - b. Small window signs.
  - c. Signs that identify a building, incorporated in the cornice detail.Other types of signage located above the expression line shall not be allowed.

It is important to use signage only when necessary. All signage, posts and bracket design shall be simple and in keeping with the Village character. Signage must be of the appropriate scales, so it does not visually dominate the public space. The location and type of signage will be decided at the time of construction documents.

The following examples from the Citrus Park Village study illustrate the appropriate signs and visual character intended for the main streets.

#### Merchant Signs

One of the most distinctive details is the merchant sign. These signs have offered the opportunity for the merchants to create very customized signage at a pedestrian-friendly scale. The signs add a personal quality to the street.

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### **2.3.12 Façade Coordination**

The coordination of storefront facades among a group of contiguous storefronts in an individual building is necessary to create a successful overall appearance. The design standards that are appropriate are as follows:

1. When considering the building color selection, sign location and size, as well as awning or canopy location or size, always take the existing context into consideration. The new storefront shall coordinate with the adjacent architectural style of the building, and the existing storefronts within the same or adjacent buildings.
2. Continue horizontal lines, such as building trim, cornice lines or decoration, from one storefront to the next, whenever possible.

### **2.3.13 Color**

The color palette can make the most dramatic improvements to a building or one of the most offensive changes to a building. Choosing the right combination of colors can unify the building elements with the façade, as well as relate the building to others on the street. A business can benefit if the color of a building is changed, in that customers will take notice. However, selection of colors compatible with surrounding buildings is essential. This does not mean that the colors must match, but they shall not compete. Color schemes that are too bright or intense, electric or Day-Glo, shall not be utilized.

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**2.3.14 Free-Standing Commercial Buildings**

All Village main street buildings are to be continuously attached or separated by narrow courts. Certain commercial parcels off the main streets may accommodate freestanding commercial buildings (See examples below for appropriate design treatments).

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### 2.3.15 Parking Structures

Downtown Citrus Park should be a successful environment, in part, because buildings will be close together, forming a positive public space lined by active facades with frequent, well-used doors and windows. This will not be the result if oversized parking lots or blank walls dominate the scene. Given contemporary high parking requirements, Citrus Park Village may eventually require parking structures. Regulating the appearance of parking structures is, therefore, essential to preserve the overall character of the village main streets (Ehrlich Road and Gunn Highway).

The best design solution for provision of parking structures is that they should not directly abut street spaces. Instead, a “liner” building (or buildings) should be applied to the street edge of the parking structure, to form a normal interface with the sidewalk space. Liner buildings may contain office, retail or residential uses, maintaining a pedestrian-oriented street frontage. Liner buildings also conceal the parking structures behind from view.

Therefore;

1. Proposed parking structures of less than 10,000 square feet in size and incorporating liner buildings shall be permitted, provided the liner buildings comply with all Façade Standards.
2. Proposed parking structures over 10,000 square feet in size, not incorporating liner buildings, must be located out of view from the public realm on the village main streets (Ehrlich Road and Gunn Highway).

Evaluation of a proposed parking structure shall be based on elements including, but not limited to, the following:

1. The portions of the structure that abut street edges incorporate first floor retail/office space shall form a continuous interface with the sidewalk space;
2. The parking structure shall visually comply with all other façade standards;
3. If the structure includes a street corner, the building corner shall be defined with additional architectural expression; and
4. All lights within the parking structure shall be cutoff fixtures that will not produce unusual light spillage or glare when the structure is viewed from the street.

### 2.3.16 Build-to Line

The fundamental tool of urban design is the forming of public space. Each high-quality public space, including street space, is legibly shaped by buildings or landscape. When the buildings are positioned properly, they create a comfortable sense of enclosure, becoming the “walls” of the “public room”. This is particularly important for maintaining a competitive downtown street environment.

The strongly defined street edge creates a memorable space and a robust retailing scene. The shade from the buildings and trees makes it comfortable to walk. The storefronts are continuous, inviting window-shopping.

Historically, it was common practice to build commercial buildings along a consistent alignment, usually the front property line. With conventional suburban zoning, the foreign concept of a setback line was introduced to Main Street in some cities; a setback rule implies that any building placement is okay, as long as the building sits behind the line. The irregular result is typically haphazard, does not fit with the context, and erodes the possibility of meaningful foot traffic.

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Buildings on the main streets in Citrus Park Village are required to orient to a “build-to line”. This line shall be the required location for the fronts of buildings; the exact position will vary, depending on the sidewalk situation. The build-to line shall be located according to the master plan or each district.

An alternative build-to line can be approved on a case-by-case basis; for example, to accommodate special conditions of outdoor dining or open markets. Build-to lines shall be located where they leave no doubt that off-street parking belongs in the back, not the front.

A certain minimum percentage of the frontage must be “build out” along the build-to line, in order to create continuity. The amount of the frontage that shall be built along should never fall below 90%, and will generally be 100% for shop front buildings.

### **2.3.17 Sidewalk Pavement Materials**

Sidewalks may be brick or concrete with a simple scoring pattern. This plan does not recommend using a color admix or a “faux stone” stamping system to make concrete look like something it is not.

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### 2.4 Street Standards

#### Introduction

The following standards reflect standards for the street types to be incorporated into the Citrus Park Village. These include Village Center Main Streets, Residential Streets and Alleys or Rear Lanes.

A significant amount of time has been spent with citizens in formulating the final street system in the **Citrus Park Village Master Street Plan** (See **Citrus Park Village Street Plan** for the final street plans).

Several Design Objectives are incorporated into the street system in the plan.

1. Provide a plan that is designed to encourage faster moving through traffic to travel around Citrus Park Village and not cut through the village.
2. Ensure that traffic that moves through the Village on its main streets is calmed, and moves at a slow speed compatible with a pedestrian-friendly environment. This is accomplished by reducing the width of lanes, providing on-street parallel parking, landscaping with shade trees, the introduction of signals, safe pedestrian crossings and pulling buildings up closer to the street.

#### 2.4.1 The Street System

The streets within Citrus Park Village are intended to create a transportation framework that is easy to understand and links surrounding neighborhoods, each with the other, so that residents and visitors can easily make their way throughout the community. In many cases, the construction of the minimum right-of-way cross-section can expand the depth of the residential parcels (See **Citrus Park Village Master Street Plan** for the final street plans).

#### 2.4.2 On-Street Parking

Streets shall provide on-street parking. Parallel parking shall be provided in the Village Center on all streets.

#### 2.4.3 Bus Stops

Bus turnouts shall be removed from the street. Buses will stop in the travel lane. This is now considered the modern practice; bus turnouts have lost favor because the buses often stop halfway in the lane and, thus, block traffic, anyway. The bus turnouts also create problems when the bus driver attempts to rejoin traffic, and they reduce the supply of prized on-street parking spaces.

#### 2.4.4 Sidewalks

In residential neighborhoods, sidewalks shall be installed on each side of the street. In like manner, sidewalks in the Village Center shall be located on both sides of the street. In the Village Center, street trees and furniture shall be located within the sidewalk area.

Handicap access shall be provided on all approaches at all intersections and at all pedestrian crossing areas.

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### **2.4.5 Traffic Calming**

“Traffic Calming” is a term used to describe the slowing of vehicular speeds and, in some cases, the reduction in traffic volume along certain streets. The Citrus Park Village Traffic Plan shows streets that are to be traffic calmed. Speed may be controlled or influenced by a number of measures. The following traffic calming methods may be incorporated in the community where needed, but this list is illustrative only and other devices not listed, but recognized, to accomplish the same purpose may also be employed:

- Bump Outs
- Change in Street Surface Texture or Material
- Clear Signage
- On-Street Parking
- Optical street width reduction, such as street trees, median plantings, paving patterns, street lights and street furniture
- Pedestrian-Operated Signals at Crossings
- Roundabouts
- Smaller Building Setbacks
- Stop Signs
- Traffic Circles
- Reduced Curb Radii to a Minimum of 15’ at Curb Edges.

In addition to providing traffic calming within the community, several of these devices also are intended to reduce the distance necessary for pedestrian crossings and to enhance the attractiveness of walking throughout the neighborhoods. All such devices must be engineered and constructed to allow the efficient utilization of the same by emergency vehicles.

### **2.4.6 Street Trees**

On all village streets, shade trees shall be installed prior to the issuance of certificates of occupancy for village uses. Street trees shall be live oaks. Street trees shall be planted 50 feet on center.

### **2.4.7 Median Planting**

The median plantings are intended to provide seasonal color and act as a buffer between traffic lanes. The plant material may include a mixture of shade and ornamental trees and shrubs in varying sizes. All plants shall be at a clear distance from intersections to minimize driver and pedestrian sight line conflicts.

### **2.4.8 Street Pavement Section Design Standards**

Below are diagrammed the various street profiles to be developed in Citrus Park Village. Street profiles to be selected for construction shall be detailed and submitted to the County during the subdivision and plat review process. However, where curb radii are proposed to be less than twenty (20) feet, the Developer shall provide handicapped accommodations at the intersections, prohibit parking within fifteen (15) feet of the intersection, and eliminate from the intersection storm drainage infrastructure. Generally, radii at street intersections shall be between fifteen (15) feet and twenty (20) feet to the edge of the curb to promote good pedestrian access across the street, and also to calm traffic.

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### **2.5 General Landscaping Standards**

#### **2.5.1 Historic Tree Preservation**

The preservation of existing trees shall be taken into consideration during the planning and construction phases. Protective barriers shall be used in construction areas to help define the limits of permissible construction activities where trees are to remain. The preservation of tree stands is given preference over individual trees except "Historic Trees" (hardwood canopy trees of 25" DBH and greater). When feasible, healthy existing trees that cannot be preserved at their current location may be relocated to other suitable areas on site. Suitable areas shall be determined based on soil, microclimate, moisture and drainage appropriate to the specific species of plant. Any plant material that cannot be relocated on that site appropriately shall be recycled.

At the time of plan submittal, the Developer shall submit an assessment of the existing Historic Trees within the area to be impacted by development and initiate the procedures described below for processing any request to remove one or more Historic Trees. If additional vegetative cover is to be preserved within the area targeted for immediate development, the Developer shall detail its plans with regard to the same and present that plan to the County Planner. Development around Historic Trees shall not be permitted within the drip line of the Historic Tree. If development around a Historic Tree causes the loss of a Historic Tree, then the Developer shall mitigate for the loss as provided for herein.

##### **Historic Trees**

A Historic Tree is any "Live Oak" (*Quercus Virginiana*) that is 25" or greater DBH. Where a Historic Tree or Trees are encountered in the development process and the developer desires to remove the same, the developer shall demonstrate to the satisfaction of the County's Zoning Administrator that removal of Historic Tree or Trees is adequately mitigated, as hereinafter described. Upon submission of a request to remove a historic tree, and such supporting information as may be reasonably required for the same, the County Planner will render a decision that (1) removal is permitted as submitted (2) removal is permitted with additional conditions or (3) removal is denied, within ten (10) business days after submission. If the developer disagrees with the decision of the County Planner, the developer may appeal the decision to the County Commission for final determination. Otherwise, the decision of the County Planner is controlling and final.

In all events, the removal of Historic Trees shall be mitigated by replacement based upon the total DBH of the main trunk of the tree(s) removed, which shall be mitigated on a two-for-one basis.

The relocation of a Historic Tree or Trees is considered adequate mitigation, so long as the transplanted Historic Tree or Trees survive at least two growing seasons, post-transplant and relocation. If they fail to survive, the relocated and transplanted trees shall be treated as removed Historic Trees and the developer shall proceed to mitigate the loss, as described above.

Where a Historic Tree or Trees are preserved or relocated, the developer shall appropriately protect the Historic Tree or Trees during the construction process with adequate screening, and shall not develop under the drip line of said tree.

#### **2.5.2 Tree Replacement/Reforestation**

##### **Street Trees**

Street trees shall be provided between the curb and sidewalk in the tree lawn adjacent to all development lots. These trees shall be planted at regular intervals not to typically exceed a maximum spacing of 50' o.c.