

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 17-10

AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTER 3 (DEVELOPMENT STANDARDS); REVISING ARCHITECTURAL STANDARDS FOR NON-RESIDENTIAL BUILDINGS; AMENDING §3-488, ALTERNATE DESIGNS; §3-489, BUILDING DESIGN STANDARDS; §3-490, DESIGN STANDARDS FOR SPECIFIC BUILDING TYPES; §3-491, SITE DESIGN STANDARDS; §3-492, EXCEPTIONS AND INTERPRETATIONS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

WHEREAS, the City of Bonita Springs, Florida is the governing body of Bonita Springs; and

WHEREAS, Florida Statutes §166.021 authorizes the City of Bonita Springs to establish, coordinate and enforce laws that are necessary for the protection of the public; and

WHEREAS, City Council has prioritized to develop and implement urban design standards to create community aesthetics, for a greater quality of life for the residents; and

WHEREAS, development in Bonita Springs is becoming more and more infill which results in non-residential development on parcels adjacent to existing residential and land parcels designated for residential development; and

WHEREAS, City Council requested its staff to further enhance the architectural, landscape and exterior lighting standards for non-residential developments by requiring primary facades for all portions of a building that face public or private rights of way or residential areas; which can eliminate garage doors from being visible by site layout and use of screen walls and/or landscaping, as well as minimizing the plain boxy appearance which typically occur in back of buildings; and

WHEREAS, City Council finds that by adoption of this ordinance, the City of Bonita Springs will upgrade non-residential structures, especially heavier commercial and light industrial developments, to the level needed to maintain the character of our beautiful City as it develops, especially infill development.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

SECTION ONE: BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTER 3

Section §3-488, Alternate Designs; §3-489, Building Design Standards; §3-490, Design Standards for Specific Building Types; §3-491, Site Design Standards; §3-492, Exceptions and Interpretations, of the Bonita Springs Land Development Code is hereby amended to read as follows, with strike-through identifying deleted language and underline identifying additional language:

Sec. 3-488. - Alternate design.

- (a) To provide for flexibility in compliance with the standards of this article, and if the plan meets the purpose and intent of the standards, the following process is established to allow alternative designs, other than those required of this article under certain stated conditions as approved by the city manager or designee.
- (1) *Administrative review and approval procedure.* Upon request by the applicant, the city manager or designee may administratively approve a site and development plan application that includes an alternative architectural design and site development plan that may be substituted in part for a plan otherwise meeting the standards of this article. If an alternative design is proposed for the redevelopment of an existing structure, such proposed alternative design may not change the existing substantive design. Approved deviations shall be applicable only to the specific design and plan reviewed. Modifications of an approved design shall void the administrative approval of the deviations, and require submittal of the deviation request to the city manager or designee for re-evaluation of the request in context of the amended design plan.
 - (2) *Applicability.* Buildings and uses may apply for an administrative approval by the city manager or designee of an alternative design and the deviations from this article in compliance with section 3-487(d)(1). For any application where compliance with the literal interpretation of the building design standards will compromise the function and/or integrity of design of the building, exceptions to this section can approved by the city manager or designee.
 - (3) *Submittal requirements.* In addition to the base submittal requirements, applicants shall provide the following:
 - a. Architectural design drawings and/or a site development plan clearly labeled as an "Alternative Architectural Design Standards Plan." This plan shall list all sections of this article from which the deviations are requested.
 - b. Descriptive narrative that specifically identifies all standards of this article from which the deviations are requested, and the justification for the request, including description of how the alternative plan accomplishes the purpose and the intent of this article, without meeting the particular standards.
 - (4) *Review criteria.* In approving an alternative design, the city manager or designee shall find that the proposed alternative design accomplishes the purpose and intent of this article in a manner equal to, or better than, a plan that complies with the standards of this article. If the plan is approved through this provision, the site development approval letter shall specifically note the approved deviations and the basis for their approval.

Sec. 3-489. - Building design standards.

(a) *Intent.*

- (1) General. The purpose of this section of the Code is to provide guidelines to promote visually pleasing and environmentally friendly development consistent with sound principles of urban design in the city, in a manner that safeguards the health, safety and welfare of the city's citizens and visitors.
- (2) Large buildings. This section additionally intends to break up the monolithic appearance of structures having a footprint of 40,000 square feet or more and present a more human scale of architecture to the public right-of-way and adjacent properties. Because these buildings house a variety of functions that can be accommodated in a variety of spatial types, they can be designed to express these functions in a manner that has the appearance of a group of buildings of varying scale and size. Please refer to section 3-497 for additional standards for large-scale retail establishments.
- (3) Buildings under 40,000 square feet and designed as a single story structure shall be aesthetically designed to appear as a single story structure. To accomplish this, building envelopes shall have a maximum eave height of 16 feet and shall be expressed as single story elements in the architectural form of the building along the building edge or edges.

(b) *Facade standards.* All facades of a building shall be designed with consistent architectural style, detail, and trim features, as set forth below:

- (1) A primary facade is one that is in public view and faces or abuts a public or private street, residences, entry courtyard or right-of-way. A ~~maximum~~ minimum of two facades will be considered primary facades, when more than two facades of a building have frontage on a street, entry courtyard, ~~or~~ right-of-way, or property that is visible from property zoned or used as residential. The visibility requirement for primary facades does not extend to vacant non-residentially zoned property that permits residential use. All other facades will be considered secondary facades.
- (2) The term visible, as pertains to overhead doors located on a facade facing property zoned or used as residential, shall be defined as able to be see it from plain view with ordinary eyesight at (a) the location: if a single family home development, the nearest property line of the closest existing dwelling unit (or proposed dwelling unit); if a multifamily development, the nearest building facade (or proposed building facade), or (2) the height: if a proposed residential development, a height of six (6) feet; if a vacant multi-family residential development, a height equal to 80% of the allowable height.
- ~~(2) In the case of buildings located on out-parcels, the two exterior facades with the most right-of-way exposure will adhere to the requirements of this article with respect to architectural design treatments for primary facades.~~

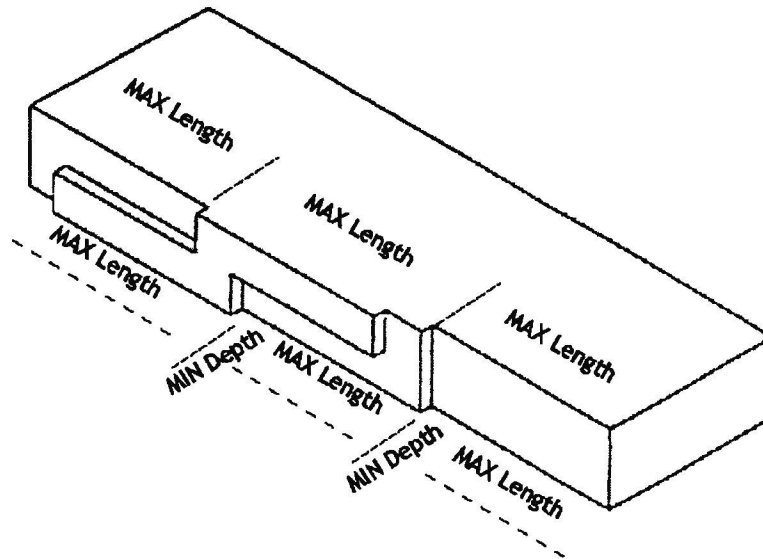
(c) *Primary facade standards.*

- (1) *Building entrance.* Buildings located along a public or private street or pedestrian right-of-way shall be designed with an entrance to the building or an entry courtyard facing or abutting the street or pedestrian right-of-way.
- (2) *Design features.* The design of the primary facades shall include, at a minimum, two of the following design features:
 - a. *Glazing.*
 1. Glazing covering at a minimum 30 percent of the primary facade area, consisting of window and glazed door openings, unless a lower percentage is approved in accordance with section 3-488, or where a lower percentage is permitted for specific building types in accordance with section 3-490.
 2. In the alternative, up to 30 percent of the required glazing area may be covered with a trellis in lieu of glazing.
 - b. Projected, or recessed covered public entry providing a minimum horizontal dimension of eight feet, and a minimum area of 128 square feet.
 - c. Covered walkway, or arcade (excluding canvas type). The structure shall be permanent, and its design shall relate to the principal structure. The minimum width shall be eight feet, with a total length measuring 60 percent of the length of the associated facade.
- (3) *Mixed Use Buildings.* Each element must be addressed to the standards of the applicable design section if it has more than one form or function, e.g., parking under multi-residential or commercial.

(d) *Facade/wall height transition.*

- (1) *Purpose and intent.* The intent of this section is to ensure that the proposed buildings relate in mass and scale to the immediate streetscape and the adjacent built environment.
- (2) *Applicability.* Buildings that are more than the height of any existing conforming land use (i.e., what is permitted under the current zoning or comprehensive plan, whatever is stricter, but not the existing structure) shall provide transitional massing elements to transition between the existing land uses of lower height and the proposed development.
- (3) *Design standards.*
 - a. Transitional massing elements can be not more than 100 percent taller than the average height of the adjacent building, but no more than 30 feet, and no less than ten feet above the existing grade. However, when adjacent buildings are nonconforming in terms of height characteristics, the height of the new building shall be allowed to meet current zoning district requirements.
 - b. No less than 60 percent of the length of the facade, which is in part or whole within the 150 feet of an existing building, shall incorporate any combination of the following transitional massing elements:

1. Wall plane changes.
2. Roofs.
3. Canopies.
4. Colonnades.
5. Balconies.
6. Other similar architectural features.



Façade Projection/Recesses

(e) *Variation in massing.* A single, large, dominant building mass shall be avoided. Changes in mass shall be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts are prohibited. All facades, excluding courtyard area, shall be designed to employ the following design treatments.

(1) *Projections and recesses.*

- a. For building footprints larger than 40,000 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 150 linear feet. Projections and recesses shall have a minimum depth of 12 feet. Refer to section 3-497 for additional standards for large-scale retail establishments.
- b. For building footprints between 20,000 and 39,999 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 125 linear feet. Projections and recesses shall have a minimum depth of eight feet.
- c. For building footprints between 10,000 and 19,999 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 100 linear feet. Projections and recesses shall have a minimum depth of six feet.

- d. For building footprints between 5,000 and 9,999 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 65 linear feet. Projections and recesses shall have a minimum depth of four feet.
- e. For building footprints less than 5,000 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 50 linear feet. Projections and recesses shall have a minimum depth of three feet, and a minimum total width of 20 percent of the facade length.
- f. If a building has a projection or recesses of 40 feet or more, each is considered a separate facade, and shall meet the requirements for wall plane changes.

(f) *Project standards.*

(1) *Architectural design standards.* Design style chosen shall be applicable on all facades of the building. Note: Additional characteristics (architectural language) are highly encouraged. Primary and secondary facade(s), as determined in accordance with this section, must provide the required architectural features as set forth below. Please refer to sections 3-490(f) and (g) for alternative architectural standards for warehousing/distribution and industrial/factory building types.

a. *Old Florida.*

1. Required architectural features (primary facade(s)):

- i. Small building massing, vary building form, volume, and heights;
- ii. Lap siding with moldings at all fenestration;
- iii. Covered verandas, porch, or colonnades at public entrances;
- iv. Roof overhangs shall have a minimum projection of 2'-6";
- v. Metal Roofs (or material emulating) with a minimum roof pitch of 5:12;
- vi. Wall material shall be solid wood or cement-fiber board or cement-plaster (stucco);
- vii. Hinged shutters shall be operable and used on all single windows;
- viii. Simple roof forms, e.g., hip, gable, or shed;
- ix. Exposed rafter tails;
- x. Dormers with a minimum roof pitch of 12:12;
- xi. Column covers shall be solid wood or cement-fiber board or cement-plaster (stucco) proportioned appropriately to the small scale of the building massing;
- xii. Bahama shutters located primarily on the front facade;
- xiii. Cornice molding and banding articulated.

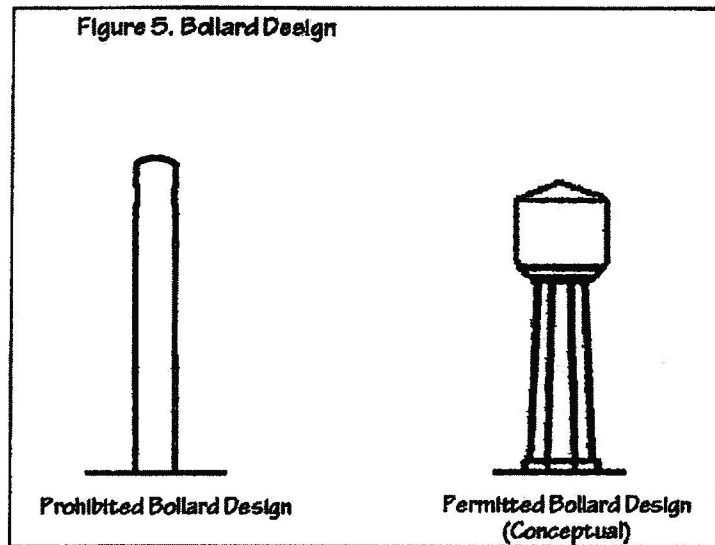
2. Required architectural features (secondary facades):

- i. Small building massing, vary building form, volume, and heights;
 - ii. Lap siding with moldings at all fenestration;
 - iii. Roof overhangs shall have a minimum projection of 2'-6";
 - iv. Metal Roofs (or material emulating) with a minimum roof pitch of 5:12,
 - v. Bahama shutters located primarily on the front facade;
 - vi. Cornice molding and banding articulated.
3. Additional design features (optional):
- i. Storefront systems shall be minimum 12'-0" in height and have divided lights to break up the large-scale system;
 - ii. Guardrails and handrails with stylized balusters at entrance areas;
 - iii. Pergolas;
 - iv. Awnings, fabric or metal covering;
 - v. Other Old Florida style characteristics proposed by the applicant may be considered.
- b. *Mediterranean Revival (Italian)*.
1. Required architectural features (primary facade(s)):
- i. Low pitched roofs, slope ratio of 3:12, hip, gable, with decorative brackets;
 - ii. Cement-plaster walls (stucco) with smooth texture finish;
 - iii. Covered verandas or porticos at public entrances;
 - iv. Roof overhangs shall have a minimum projection of 2'-0";
 - v. Tile or cast concrete barrel tile roofs (or material emulating);
 - vi. Arcades, colonnades, and loggias with cement-fiber (stucco) finish columns, tapered or straight shafts with built-up base and capital;
 - vii. Ornament of terra cotta or cast concrete;
 - viii. Visually strong public entrance with deep stilted, elliptical entablature, and cornice moldings;
 - ix. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - x. Storefront systems shall be minimum 12'-0" in height;
 - xi. Pergolas;
 - xii. Bell towers with pitched roof;
 - xiii. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment);

- xiv. Symmetrical massing of facade;
 - xv. Articulated Ionic or Doric column capitals with thin abacus caps;
 - xvii. Entablature with architrave, cornice, and frieze.
2. Required architectural features (secondary facades):
 - i. Cement-plaster walls (stucco) with smooth texture finish;
 - ii. Tile or cast concrete barrel tile roofs (or material emulating);
 - iii. Ornament of terra cotta or cast concrete;
 - iv. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - v. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment).
 3. Additional design features (optional):
 - i. Quatrefoil accents;
 - ii. Balconies supported with columns or brackets;
 - iii. Carriage-type wall or pendant mounted light fixtures on front facade and/or in the veranda area;
 - iv. Pedestrian plaza areas;
 - v. Single windows and doors shall have divided lights;
 - vi. Decorative Iron window guards;
 - vii. Other Mediterranean Revival (Italian) style characteristics proposed by the applicant will be considered.
- c. *Mediterranean Revival (Spanish).*
1. Required architectural features (primary facade(s)):
 - i. Low pitched roofs, slope ratio of 3:12, simple type roof forms are hip, gable, low-sloped, shed;
 - ii. Cement-plaster walls (stucco) with heavy texture finish;
 - iii. Roof overhangs shall have a minimum projection of 2'-6";
 - iv. Tile or cast concrete barrel tile roofs;
 - v. Arcades, colonnades and loggias with cement-fiber (stucco) finish columns, tapered or straight shafts with built-up base and capital;
 - vi. Articulated Tuscan or Corinthian column capitals;
 - vii. Visually strong public entrance;
 - viii. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - ix. Storefront systems shall be minimum 12'-0" in height;

- x. Pergolas;
 - xi. Bell towers with pitched roof;
 - xii. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment).
2. Required architectural features (secondary facades):
 - i. Cement-plaster walls (stucco) with heavy texture finish;
 - ii. Roof overhangs shall have a minimum projection of 2'-6";
 - iii. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - iv. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment).
 3. Additional design features (optional):
 - i. Balconies supported with columns or brackets;
 - ii. Single windows and doors shall have divided lights;
 - iii. Small courtyards with stone pavers;
 - iv. Fountains;
 - v. Portals, arched and heavily stylized;
 - vi. Asymmetrical facades;
 - vii. Irregular massing of the facade;
 - viii. Other Mediterranean Revival (Spanish) style characteristics proposed by the applicant will be considered.
- d. Modern/contemporary.
1. Required architectural features (primary facade(s)):
 - i. Irregular floor plans, non-symmetrical;
 - ii. Large expanses of glass and aluminum frames;
 - iii. Long spans of structure, cantilevers, exposed structural systems;
 - iv. Low-slope roofs with articulated parapets if used to conceal rooftop HVAC equipment;
 - v. Complex volumes with free-form massing;
 - vi. Less articulation of the fenestration, usually no trim, with square, rectangular, or irregular openings;
 - vii. Uniquely identified public entrance;
 - viii. Use of various materials on the facade, ceramic tile, metal panel systems, wood, cement-plaster (stucco), or EFIS systems;
 - ix. Storefront systems shall be minimum 12'-0" in height;

- x. Prefabricated building forms highly articulated or stylized;
 - xi. A combination of large and small forms intermingled;
 - xii. Introduction of large amounts of natural light in public areas.
2. Required architectural features (secondary facades):
 - i. Low-slope roofs with articulated parapets if used to conceal rooftop HVAC equipment;
 - ii. Use of various materials on the facade, ceramic tile, metal panel systems, wood, cement-plaster (stucco), or EFIS systems;
 - iii. A combination of large and small forms intermingled.
 3. Additional design features (optional):
 - i. Exposed rooftop solar energy panel systems;
 - ii. Compositions of mass to void that relate to environmental and sustainable architecture;
 - iii. Outward expressions of concept of use;
 - iv. Design for green and sustainability;
 - v. Use of bold colors (primary colors not allowed);
 - vi. Other Modern/Contemporary style characteristics proposed by the applicant will be considered.
- e. Other styles. Upon request by the applicant, the city manager or designee may consider other architectural designs through an alternate betterment plan, if the applicant can prove that such plan will accomplish the purpose and intent of this section. All approved alternatives of style shall meet the standards of applicability and appropriateness for its location. All architectural elements used shall be inherently consistent and true to style as this section requires. The applicant may appeal any decision denying the alternative betterment plan to city council pursuant to LDC 4-53 83.
- (2) *Bollards*. Bollards located within parking lot areas must be consistent with and complimentary to the principal building style. All bollards shall be stylized; standard unpainted concrete or steel pipe bollards are prohibited. All bollards shall be field painted or pre-finished by the manufacturer. Painted colors and manufacturer's colors shall be pre-approved. See Figure 5.



- (3) *Site design elements.* All projects shall have a minimum of two of the following:
- a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;
 - b. Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;
 - c. Water elements, a minimum of 100 square feet in area; or
 - d. Two accent or specimen trees, above the minimum landscape code requirements, along the front facade with a minimum height of 18 feet at planting.
- (g) *Window standards.* Windows shall not be false or applied. Spandrel panels in curtain wall assembly are allowed, but may not be included in the minimum glazing required for a primary facade.
- (h) *Overhead doors, drop off locations, service doors, dumpsters, loading docks*
- (1) *Required screening.* Unless superseded by other sections of the Chapter, overhead doors, drop off locations, service doors, dumpsters and / or loading docks shall not be located on the primary facades, unless sufficient screening is proposed. If an overhead door is required in a primary facade, a screening wall, with a minimum height of 90 percent of the overhead door height, or a landscape buffer achieving 75 percent opacity within one year, shall be provided. The placement and length of these screening devices shall block the view of the overhead doors from the street or from any residentially used properties.
 - (2) *Doors facing one another.* Overhead doors facing one another may be treated as interior space; provided that the buildings meet all other requirements of this article, and the distance between the doors facing one another is no more than 50 feet.

- (i) *Awning standards.* These standards apply to those awnings associated with and attached to a building or structure:
 - (1) *Mansard awnings* which are those awnings that span 90 percent or more of a facade length and those which do not provide a connection between facades, shall adhere to all roof standards of subsection (l) of this section.
 - (2) *All other awnings* which are awnings that constitute less than 90 percent of a facade length, and those that do not provide a connection between facades, shall adhere to the following standards:
 - a. The location of awnings shall relate to the window and door openings.
 - b. Backlighting on awnings is prohibited.
 - (3) *Automobile sales parking lot awnings.* Shade awnings may be erected in automobile sales parking lots subject to the following requirements and standards:
 - a. No shade awning structure shall be constructed within 75 feet of any public or private street.
 - b. No single shade awning structure may exceed an area sufficient to provide cover for more than 20 automobiles.
 - c. The minimum separation between shade awning structures shall be 100 feet.
 - d. Multi-colored and florescent shade awnings are prohibited.
- (j) *Detail features.* The design elements in the following standards shall be an integral part of the building's design and shall be integrated into the overall architectural style. These elements shall not consist solely of applied graphics or paint.
 - (1) *Blank wall areas.* Blank, opaque wall areas shall not exceed ten feet in the vertical direction or 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade, this shall apply to a minimum of 33 percent of the attached facades measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six feet or less. The depth of the relief and reveal work must be a minimum of two inches.
- (k) *Out-parcels and freestanding buildings within unified plan of development.*
 - (1) *Purpose and intent.* To provide unified architectural design and site planning for all on-site structures, and to provide for safe and convenient vehicular and pedestrian access and movement within this site.
 - (2) *Primary facades.* ~~Up to~~ At least two exterior facades of freestanding structures, including structures located on out-parcels, are considered primary facades, and shall meet the requirements of this article with respect to the architectural design treatment for primary facades. See subsections (b), facade standards and (c) primary facade standards, of this section.
 - (3) *Alternative compliance.*

- a. At the applicant's request, the city manager or designee may administratively approve specific deviations from the requirements of subsection (c) of this section, primary facade standards, for those facades of a freestanding building that do not face a public right-of-way or from any residentially used properties, but are considered primary facades. Requested deviations shall be limited to the following:
 1. Location of service door.
 2. Location of trash enclosure.
 3. Requirement for minimum glazing area.
 4. Requirement for covered or recessed public entry.
 5. Requirement for covered walkway.
 - b. See section 3-488, alternate designs, for submittal requirements and the approval process for requested deviations.
- (l) *Roof treatments.*
- (1) *Roof edge and parapet treatment.* Roofs, other than mansard roofs, with the slope ratio of 3:12 or higher, are exempt from the preceding requirements for vertical change for the facades, which are not longer than 199 feet. One roof edge or parapet line change shall be provided for every 200 linear feet of the facade length.
 - (2) *Design standards.*
 - a. Parapets.
 1. When parapets are used to conceal rooftop equipment and flat roofs, the height of the parapet shall be sufficient to conceal such roof equipment from public view and from adjacent properties.
 2. The use of parapets cannot constitute a roof change for purposes of this chapter.
 3. No more than four vertical feet of parapet area may be used to calculate total permissible sign area.
 - b. When a flat roof is screened with a parapet wall or mansard roof at any facade, the parapet or mansard roof treatment shall be extended along the remaining facades.
 - (3) *Prohibited roof types and materials.* The following roof types and roof materials are prohibited:
 - a. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better.
 - b. Mansard roof and canopies are prohibited, unless they meet the following standards:
 1. Minimum vertical height clearance of eight feet is required for buildings larger than 20,000 square feet.

2. Minimum vertical height clearance of six feet is required for buildings of up to 20,000 square feet of gross floor area.
3. The roof angle shall not be less than 25 degrees, and not greater than 70 degrees.

c. Awnings used as a mansard or canopy roofs.

(m) *Entryways/customer entrance treatments.*

- (1) *Purpose and intent.* Entryway design elements are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.
- (2) *Single-tenant buildings and developments.* Single-tenant buildings shall have clearly defined, highly visible, customer entrances. The customer entrance shall meet the following standards:
 - a. An outdoor patio area or terrace shall be provided adjacent to the customer entrance, with a minimum of 200 square feet in area. The patio area shall incorporate the following:
 1. Benches or other seating components;
 2. Decorative landscape planters or wing walls which incorporate landscaped areas; and
 3. Structural or vegetative shading.
 - b. Front entry shall be set back from a drive or a parking area by a minimum distance of 15 feet.
- (3) *Multiple-tenant buildings and developments.* Multiple-tenant buildings and development shall meet the following standards:
 - a. Anchor tenants shall provide clearly defined, highly visible customer entrances.
 - b. Shaded outdoor community space shall be provided at a minimum ratio of one percent of the total gross floor area of all on-site buildings. Said community space shall be located off, or adjacent to, the main circulation path of the complex, and shall incorporate benches or other seating components.
 - c. Front entries shall be set back from a drive or a parking area by a minimum of 15 feet.

(n) *Materials and colors.*

- (1) *Purpose and intent.* Exterior building colors and materials contribute significantly to the visual impact of buildings on the community. The colors and materials shall be well designed and integrated into a comprehensive design style for the project.
- (2) *Exterior building colors.* Earth tones, including light pastels, shall be used to the maximum extent possible. The use of black, florescent, primary and secondary colors is limited to no more than five percent of the affected facade, or the roof

area unless used as part of a specific architectural style and deemed compatible with adjacent properties. The color restriction also applies to any interior walls and window panels visible from the exterior. Alternative colors associated with specific architectural styles will be reviewed on a case-by-case basis by the city architect and community development director. Building trim and accent areas shall not use any black, fluorescent, primary and/or secondary colors.

- (3) *Exterior building materials.* The following building finish materials are limited to no more than 33 percent of the facade area unless approved by section 3-488.
 - a. Corrugated metal panels.
 - b. Concrete block (unfinished).
- (4) *Neon fluorescent, or neon type tubing.* The use of neon, fluorescent, or neon type tubing is not permitted to outline the exterior or the roof of a building or windows, except where neon interior window signage is permitted in accordance with chapter 6. Any lighting affixed or connected to, or otherwise associated with, a building, including lighting affixed or connected to the interior of any window or window frame, or lighting positioned immediately adjacent to any window so as to illuminate the window and/or emit light beyond the building, shall be required to be dark skies compliant, and no light emitted from such lighting shall be visible from beyond the parcel upon which the building is located, except that this requirement shall not apply to lighting allowed pursuant to the provisions contained in sections 3-269(c) and (d)(2) as well as sections 6-6(1)(g) and (h).

(Ord. No. 05-03, § 1(3-606), 1-19-2005; Ord. No. 15-05, §1, 2-18-2015; Ord. No. 17-02, §1, 2-1-2017)

Sec. 3-490. - Design standards for specific building types.

- (a) The provisions of this section apply only to the building types listed herein. Building types not listed in this section shall be subject to the general requirements set forth in section 3-489.
 - (1) Building design shall contribute to the uniqueness of a project area and the Bonita Springs community, with predominant materials, design features, color range and spatial relationships tailored specifically to the site and its context. A standardized prototype design shall be modified, if necessary, to meet the provisions of this Code.
 - (2) The term visible, as pertains to drop off locations, service doors, dumpsters, and/or loading docks facing property zoned or used as residential, shall be defined as able to be see it from plain view with ordinary eyesight at (1) the location: if a single family home development, the nearest property line of the closest existing dwelling unit (or proposed dwelling unit); if a multifamily development, the nearest building facade (or proposed building facade), and (2) height: for both a proposed and existing residential development, a height of six (6) feet.

- (3) For master planned commercial parks with industrial zoning (IPD/CPD/MPD), internal roads / driveways shall not be considered "private roads" under this ordinance, and any visibility from these internal roads / driveways shall not require additional shielding.
- (b) *Self-storage facilities.* The intent of these standards is to provide prototype design options while ensuring attractive streetscapes and viewsheds along public roadways, compatibility between self-storage facilities and adjacent structures due to the size and scale associated with these building types, and appropriate transitions between these uses and adjacent neighborhoods.
- (1) *Minimum design standards.* The following minimum standards apply to all self-storage facilities, including single-story and multi-story facilities:
- a. For the purposes of this subsection, a primary facade is one that is in public view and faces or abuts a public or private street, right-of-way, or residentially zoned property. There shall be no limit to the maximum number of primary facades. For the purposes of this section, visible from a residentially zoned property shall include views of the upper stories of multi-story storage facilities and the roof.
 - b. Overhead doors, drop off locations, service doors, dumpsters and / or loading docks. The requirements of section 3-489(h), overhead doors, drop off locations, service doors, dumpsters and/or loading docks ~~are amended~~ is superseded as follows: Overhead doors, drop off locations, service doors, dumpsters and / or loading docks shall not be visible from any public or private street, or from any residentially zoned property.
 - c. *Screen walls.* When a wall is proposed to screen the facility, it shall be constructed of material similar to and complementary to the primary building material and architecture. Long expanse of wall surface shall be broken into sections no longer than 50 feet, and designed to avoid monotony by use of architectural elements such as pilasters with a minimum depth of four inches.
 - d. *Window standards.* Windows shall not be false or applied. If the window openings are into the storage area, opaque glass shall be used.
 - e. *Glazing .* At minimum, primary facades for the first floor or ground level shall include glazing, covering at a minimum 30 percent of the facade area. Upper floors shall include glazing covering a minimum of 20 percent of the facade area. The requirements of section 3-489(j)(1), blank wall areas, shall apply to all facades.
 - f. *Variation in massing.* A single, large, dominant building mass shall be mitigated through the provision of projections and recesses along all facades. All facades, excluding courtyard area, shall be designed to employ the following design treatments. No facade shall exceed 250 feet in length.
 1. For building footprints larger than 40,000 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 150 linear feet. Projections and recesses shall have a minimum depth of five feet.

2. For building footprints between 20,000 and 39,999 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 125 linear feet. Projections and recesses shall have a minimum depth of three feet.
- g. *Roof design.* Buildings shall have an appropriate and fully integrated rooftop architectural treatment which screens all mechanical equipment, stairs, and elevator towers from adjacent streets (both public and private) and residentially zoned property. All rooftop equipment must be completely screened from view at a minimum distance of 600 feet. False fronts, faux roofs, or two-dimensional rooflines are prohibited. Rooftops will be treated as part of the building elevation. The minimum roof slope shall be a 4:12 ratio for double slopes, and 3:12 ratio for single slope. A minimum roof slope of one-half-inch per foot is permitted for self-storage buildings utilizing the modern/contemporary architectural design standards set forth in subsection (2) below, and where the design conceals the roof line through application of walls, or other architectural features. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the facade, and any facade, measured from the corner. The parapet height and width shall be proportional to the overall height and width of the building.
 - h. *Building perimeter plantings .* Foundation planting areas shall be a minimum of 30 percent of the ground level building area. These planting areas must be located abutting all sides of the building, including the side of the building that abuts a landscape buffer. Trees and palms shall be provided at a rate of one tree per 400 square feet of required foundation planting area and planted at a minimum height of 12 feet. Where facades are uninterrupted by projections, recesses or architectural features for a length of 50 feet or more, trees must be planted in minimum groupings of three trees, spaced 20 feet apart, and planted at a minimum height of 14 feet.
- (2) *Architectural design standards .* Structures shall reflect styles and materials that are similar and/or complimentary to the design of surrounding structures and developments, or at the city's discretion, must demonstrate architectural techniques that provide for an aesthetically compatible transition between adjacent structures, both internal and external to the project.

A common architectural style shall be applicable on all facades of the building. Primary and secondary facade(s), as determined in accordance with this section, must provide the minimum number of required architectural features as set forth below to achieve the architectural character intended by this code.

a. *Old Florida.*

1. A minimum of six of the following architectural features must be incorporated into the primary facade(s):
 - i. Small building massing, vary building form, volume, and heights;
 - ii. Lap siding with moldings at all fenestration;
 - iii. Covered verandas, porch, or colonnades at public entrances;

- iv. Roof overhangs shall have a minimum projection of two feet six inches;
 - v. Metal roofs (or material emulating) with a minimum roof pitch of 5:12;
 - vi. Wall material shall be solid wood or cement-fiber board or cement-plaster (stucco);
 - vii. Hinged shutters shall be operable and used on all single windows;
 - viii. Simple roof forms, e.g., hip, gable, or shed;
 - ix. Exposed rafter tails;
 - x. Dormers with a minimum roof pitch of 12:12;
 - xi. Column covers shall be solid wood or cement-fiber board or cement-plaster (stucco) proportioned appropriately to the small scale of the building massing;
 - xii. Bahama shutters located primarily on the front facade;
 - xiii. Cornice molding and banding articulated.
 - xiv. Storefront systems shall be minimum 12 feet in height and have divided lights to break up the large-scale system;
 - xv. Guardrails and handrails with stylized balusters at entrance areas;
 - xvi. Pergolas;
 - xvii. Awnings, fabric or metal covering; and/or
 - xviii. Other Old Florida style characteristics proposed by the applicant may be considered.
2. A minimum of four of the following architectural features must be incorporated into the secondary facade(s):
- i. Small building massing, vary building form, volume, and heights;
 - ii. Lap siding with moldings at all fenestration;
 - iii. Roof overhangs shall have a minimum projection of two feet six inches;
 - iv. Metal Roofs (or material emulating) with a minimum roof pitch of 5:12,
 - v. Bahama shutters located primarily on the front facade; and/or
 - vi. Cornice molding and banding articulated.
- b. *Mediterranean Revival (Italian).*
1. A minimum of six of the following architectural features must be incorporated into the primary facade:
- i. Low-pitched roofs, slope ratio of 3:12, hip, gable, with decorative brackets;

- ii. Cement-plaster walls (stucco) with smooth texture finish;
 - iii. Covered verandas or porticos at public entrances;
 - iv. Roof overhangs shall have a minimum projection of two feet;
 - v. Tile or cast concrete barrel tile roofs (or material emulating);
 - vi. Arcades, colonnades, and loggias with cement-fiber (stucco) finish columns, tapered or straight shafts with built-up base and capital;
 - vii. Ornament of terra cotta or cast concrete;
 - viii. Visually strong public entrance with deep stilted, elliptical entablature, and cornice moldings;
 - ix. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - x. Storefront systems shall be minimum 12 feet in height;
 - xi. Pergolas;
 - xii. Bell towers with pitched roof;
 - xiii. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment);
 - xiv. Symmetrical massing of facade;
 - xv. Articulated Ionic or Doric column capitals with thin abacus caps; and/or
 - xvi. Entablature with architrave, cornice, and frieze.
2. A minimum of four of the following architectural features must be incorporated into the secondary facade(s):
- i. Cement-plaster walls (stucco) with smooth texture finish;
 - ii. Tile or cast concrete barrel tile roofs (or material emulating);
 - iii. Ornament of terra cotta or cast concrete;
 - iv. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - v. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment).
 - vi. Quatrefoil accents;
 - vii. Balconies supported with columns or brackets;
 - viii. Carriage-type wall or pendant-mounted light fixtures on front facade and/or in the veranda area;
 - ix. Pedestrian plaza areas;
 - x. Single windows and doors shall have divided lights;

- xi. Decorative iron window guards; and/or
 - xii. Other Mediterranean Revival (Italian) style characteristics proposed by the applicant will be considered.
- c. *Mediterranean Revival (Spanish).*
1. A minimum of six of the following architectural features must be incorporated into the primary facade(s):
 - i. Low-pitched roofs, slope ratio of 3:12, simple-type roof forms are hip, gable, low-sloped, shed;
 - ii. Cement-plaster walls (stucco) with heavy texture finish;
 - iii. Roof overhangs shall have a minimum projection of two feet six inches;
 - iv. Tile or cast concrete barrel tile roofs;
 - v. Arcades, colonnades and loggias with cement-fiber (stucco) finish columns, tapered or straight shafts with built-up base and capital;
 - vi. Articulated Tuscan or Corinthian column capitals;
 - vii. Visually strong public entrance;
 - viii. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - ix. Storefront systems shall be minimum 12 feet in height;
 - x. Pergolas;
 - xi. Bell towers with pitched roof; and/or
 - xii. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment).
 2. A minimum of four of the following architectural features must be incorporated into the secondary facade(s):
 - i. Cement-plaster walls (stucco) with heavy texture finish;
 - ii. Roof overhangs shall have a minimum projection of two feet six inches;
 - iii. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco);
 - iv. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment).
 - v. Balconies supported with columns or brackets;
 - vi. Single windows and doors shall have divided lights;
 - vii. Small courtyards with stone pavers;
 - viii. Fountains;

- ix. Portals, arched and heavily stylized;
 - x. Asymmetrical facades;
 - xi. Irregular massing of the facade; and/or
 - xii. Other Mediterranean Revival (Spanish) style characteristics proposed by the applicant will be considered.
- d. *Modern/contemporary.*
1. A minimum of six of the following architectural features must be incorporated into the primary facade(s):
 - i. Irregular floor plans, non-symmetrical;
 - ii. Large expanses of glass and aluminum frames;
 - iii. Long spans of structure, cantilevers, exposed structural systems;
 - iv. Low-slope roofs with articulated parapets if used to conceal rooftop HVAC equipment;
 - v. Complex volumes with free-form massing;
 - vi. Less articulation of the fenestration, usually no trim, with square, rectangular, or irregular openings;
 - vii. Uniquely identified public entrance;
 - viii. Use of various materials on the facade, ceramic tile, metal panel systems, wood, cement-plaster (stucco), or EFIS systems;
 - ix. Storefront systems shall be minimum 12 feet in height;
 - x. Prefabricated building forms highly articulated or stylized;
 - xi. A combination of large and small forms intermingled; and/or
 - xii. Introduction of large amounts of natural light in public areas.
 2. A minimum of four of the following architectural features must be incorporated into the secondary facade(s):
 - i. Low-slope roofs with articulated parapets if used to conceal rooftop HVAC equipment;
 - ii. Use of various materials on the facade, ceramic tile, metal panel systems, wood, cement-plaster (stucco), or EFIS systems;
 - iii. A combination of large and small forms intermingled.
 - iv. Exposed rooftop solar energy panel systems (subject to rooftop design provisions herein);
 - v. Compositions of mass to void that relate to environmental and sustainable architecture; and/or
 - vi. Other modern/contemporary style characteristics proposed by the applicant will be considered.

- e. *Other styles.* Upon request by the applicant, the city manager or designee may consider other architectural designs through an alternate betterment plan, if the applicant can prove that such plan will accomplish the purpose and intent of this section. All approved alternatives of style shall meet the standards of applicability and appropriateness for its location. All architectural elements used shall be inherently consistent and true to style as this section requires. The applicant may appeal any decision denying the alternative betterment plan to city council pursuant to LDC section 4-83.

(c) *Mercantile/commercial.*

- (1) *Applicability.* All standards listed in this LDC are applicable with the following exceptions and additions:
- (2) *Windows and entrances.* When more than two establishments with separate exterior customer entrances are located within the principal building, the following standards shall be met:
 - a. The first floor of the primary facades shall utilize transparent windows for no less than 30 percent of the horizontal length of the building facade. The bottoms of such windows shall be no more than three feet above the walkway grade, and the tops of such windows shall not be less than eight feet above the walkway grade.
 - b. Primary building entrances shall be clearly defined and connected with a sheltering element such as a roof canopy, or arcade, in order to provide shelter from the summer sun and rain.

(d) *Automobile service stations.*

(1) *Applicability.*

- a. This section shall apply to all new service stations and/or adjoining fuel pump canopies, food marts, fast food restaurants, car washes, and alternative fueling and/or charging stations and other related commercial establishments. Additions, repairs, or renovations in excess of \$10,000.00 for any work done on all above-ground structures and fixtures are subject to this section. It shall further apply to all work in excess of \$100,000.00 on below-ground equipment and infrastructure. These figures represent the measured amounts for any 12-month period. Any additions, repairs or renovations to a fuel pump canopy or structure which requires a structural or facade building permit must comply with [subsections] (g) and (h) of this section regardless of dollar amount of work.
- b. Modifications from the requirements of this section may be approved as a variance.

(2) *Architectural appearance.*

- a. All structures on the site shall create a unified architectural appearance in accordance with section 3-489(f)(1).
- b. Service station roofs shall be designed according to one of the following two options:

1. *Option 1.* Service station roofs shall be pitched minimum 3:12 double slope with generous overhangs and the roofing shall be composed of noncombustible materials such as shingle, clay tile, cement tile or metal.
 2. *Option 2.* Where a service station is an out-parcel or under unified control with a larger development, the roof may be designed to be compatible with the host building or related development. See section 3-489(k), out-parcels and freestanding buildings within unified plan of development.
- c. Roof and exterior wall surfaces, with the exception of glass areas, shall be non-reflective. Any glass coating shall not reflect outward.
 - d. The use of flat steel or metal panels for the exterior walls shall not be permitted.
 - e. The rear and sides of buildings shall be finished with material that in texture and color resembles the front of the building.
 - f. Glass windows and doors must make up 35 percent of the primary elevation and 15 percent of the secondary elevation. This calculation is excluding area designated as service bays.
 - g. All buildings shall be a maximum of three colors exclusive of roof. The use of earth tone or light pastel colors is required. Semi-transparent stains consistent with approved building colors are recommended for application on natural wood finishes.
 - h. The fuel pump canopy shall be restricted to a clearance of 14 feet in height and shall be consistent with primary building design. The canopy columns shall be architecturally finished to match the building in terms of mass, scale and architectural design. Color accent banding on all structures, including canopies, is prohibited.
 - i. Perimeter walls, if utilized, shall be architecturally compatible with the principal structure.
 - j. Service bay doors shall not face onto the primary street frontage but shall be located at the side or rear building elevation.
- (3) *Landscaping.* The service station must comply with section 3-418 and section 4-1122, landscape standards, as well as the items specified below:
- a. The landscaping must be compatible with existing landscaping in the surrounding community.
 - b. Street tree requirements shall be altered to require palm clusters at the ends of a landscape buffer parallel to the service pump canopy. The palm clusters shall consist of three palms a minimum height of 13 feet.
 - c. The use of planters and window boxes shall be incorporated into the overall landscape design of the building and the site.
 - d. Where hedges are utilized, a tiered effect is required.

- e. Landscape areas shall be surrounded with a six-inch raised concrete curb. Grade within areas to be landscaped shall be raised to curb height.

(e) *Hotel/motel.*

- (1) *Applicability.* All standards of this LDC are applicable with the following exceptions:
- (2) *Design features.* Section 3-489(c)(2), primary facade standards design features, is amended as follows:
 - a. The design of the primary facades shall include windows and other glazed openings covering at a minimum 30 percent of the primary facade area, and one of the following design features:
 - 1. Projected, or recessed, covered public entry providing a minimum horizontal dimension of 12 feet, and a minimum area of 200 square feet; or
 - 2. Covered walkway, or arcade (excluding canvas type) construction with columns at least 16 inches wide, that is attached to the building, or located no more than 12 feet from the building. The structure shall be permanent and its design shall relate to the principal structure. The minimum width shall be eight feet, with a total length measuring 60 percent of the length of the associated facade.
 - b. For buildings located 200 feet or more from the street right-of-way, the projected or recessed entry, and covered walkway or arcade, required by the above section can be located on any facade.

(f) *Warehousing/distribution.*

- (1) *Applicability.* All standards listed in this LDC are applicable with exceptions to the following sections:
 - a. *Primary facade standards.* The requirements of section 3-489(c), primary facade standards, are replaced with the following standards. Facades fronting on arterial or collector streets, shall have two or more of the following design features:
 - 1. Windows at a minimum of 20 percent of the facade area.
 - 2. Projected or recessed covered public entry providing a minimum of eight feet by ten feet cover.
 - 3. Foundation planting consisting of trees and shrubs. The total length of the planting area shall be a minimum of 30 percent of the facade length, and shall be distributed along the facade to reduce the blank wall area. The width of the planting area shall be a minimum of 12 feet. The plant materials shall be as required by section 3-418, landscaping standards.
 - 4. Masonry or tilt-up construction.
 - 5. Building height of 40 feet or less, and the building street setback of 200 feet or more.

- b. *Variation in massing.* The requirements of section 3-489(e), variation in massing, shall apply only to the primary facades, and to facades facing residential districts.
- c. *Building design treatments.* The requirements of section 3-489(f)(1), building design treatments, are modified as follows:
 - 1. Primary facade(s) shall include at a minimum six of the required architectural design features for primary facades listed under this section. Secondary facades shall include at a minimum two of the required architectural design features for secondary facades listed under this section; or
 - 2. When the building is located 200 feet or more from the arterial, or collector street right-of-way, and screened from the right-of-way by an intervening building, the section 3-489(f)(1), building design treatments, does not apply.
 - 3. Overhead doors, drop off locations, service doors, dumpsters and / or loading docks. The requirements of section 3-489(h), overhead doors, Overhead doors, drop off locations, service doors, dumpsters and / or loading docks, is superseded as follows: Overhead doors. Overhead doors, drop off locations, service doors, dumpsters and / or loading docks shall not be visible from any public or private street, or from any residentially zoned property.
- (2) *Site design elements.* The requirements of section 3-489(f)(3), site design elements, are modified to require, at a minimum, one of the four listed site design elements.
- (3) *Detail features.* The requirements of section 3-489(j), detail features, are replaced with the following standards:

Blank wall areas. Blank, opaque wall areas shall not exceed 15 feet in vertical direction or 50 feet in horizontal direction of any primary facade, and any facade facing a residential district. For facades connected to a primary facade, this shall apply to a minimum of 25 percent of the attached facade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern, and spaced at intervals of ten feet or less. Relief and reveal work depth must be a minimum of two inches.
- (4) *Roof treatments.* The requirements of section 3-489(l), roof treatments, are replaced with the following standards:
 - a. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the facade, measured from the corner.
 - b. The facades facing arterial or collector road, and facades facing residential districts shall have variations from the dominant roof condition. The roof edge, and parapets shall have a minimum of one vertical change for every

150 lineal feet of the facade length. The vertical change shall be a minimum of ten percent of the building height, but not less than three feet.

- c. All rooftop-mounted equipment including air conditioning units, vents, etc., shall be shielded from view in elevation with parapets, louver screens, or similar equipment screens.

(5) *Materials and colors.* The requirements of section 3-489(n), materials and colors, are applicable with exception of section 3-489(n)(3), exterior building materials, which is replaced with the following standards:

- a. *Primary facades.* The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the facade area.
- b. *Facades attached to a primary facade.* The use of ribbed, corrugated, and reflective metal panels is limited to no more than 33 percent of the wall area for the 25 percent of the overall wall length of the facades attached to a primary facade, measured from the corners.

(6) *Special height requirements.* All buildings over 30 feet in height, measured from the first finished floor to the roof eave, that are located within 300 feet from the arterial or collector street right-of-way, shall comply with the following additional requirements:

- a. Requirements of section 3-489(e), variation in massing, and section 3-489(j), detail features, are applicable to all building facades.

(g) *Industrial/factory buildings.*

(1) *Applicability.* All standards listed in this LDC are applicable with exceptions to the following sections:

- a. *Primary facade standards.* The requirements of section 3-489(c), primary facade standards, are replaced with the following standards. Facades fronting on arterial or collector streets, shall have two, or more of the following design features:
 1. Windows at a minimum of 25 percent of the facade area.
 2. Projected or recessed covered public entry providing a minimum of eight feet by 12 feet cover, a vertical height clearance of eight feet and a minimum of 15 percent of the wall area devoted to windows.
 3. Foundation planting consisting of trees and shrubs. The total length of the planting area shall be a minimum of 40 percent of the facade length, and shall be distributed along the facade to reduce the blank wall area. The width of the planting area shall be a minimum of ten feet. The plant material shall be as required by section 3-418, landscaping standards.
 4. Masonry or concrete construction, and 15 percent of the wall area allocated to windows.
 5. Building height of 40 feet or less, with a building street setback of 200 feet or more.

- b. *Variation in massing.* The requirements of section 3-489(e), variation in massing, shall apply only to the primary facades, and to facades facing residential districts.
 - c. *Project standards.*
 - 1. The requirements of section 3-489(f)(1), architectural design standards, are modified to require industrial/factory buildings to provide a minimum of six of the required architectural design features for primary facades listed under this section on the primary facade(s), as defined in section 3-490(g)(1)a. above. Secondary facades shall include at a minimum two of the required architectural design features for secondary facades listed under this section.
 - 2. The requirements of section 3-489(f)(3), site design elements, are modified to require, at a minimum, one of the four listed site design elements.
 - 3. Overhead doors, drop off locations, service doors, dumpsters and / or loading docks. The requirements of section 3-489(h), overhead doors, drop off locations, service doors, dumpsters and / or loading docks is superseded as follows: Overhead doors drop off locations, service doors, dumpsters and / or loading docks shall not be visible from any public or private street, or from any residentially zoned property.
- (2) *Detail features.* The requirements of section 3-489(j), detail features, are replaced with the following standards:
- a. Blank wall area. Blank, opaque wall areas shall not exceed 15 feet in vertical direction or 50 feet in horizontal direction of any primary facade, and any facade facing a residential district.
 - b. For facades connected to a primary facade, the blank wall standards shall apply to a minimum of 25 percent of the attached facade, measured from the connection point.
 - c. Control and expansion joints within the facade area shall constitute blank wall area unless as a decorative pattern, and spaced at intervals of ten feet or less. Relief and reveal work depth must be at minimum of two inches.
- (3) *Roof treatments.* The requirements of section 3-489(l), roof treatments, are replaced with the following standards:
- a. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the facade, measured from the corner.
 - b. Facades facing arterial or collector roads, and facades facing residential districts, shall have vertical changes from the dominant roof condition. The roof edge and parapets shall have a minimum of one vertical change for every 150 lineal feet of the facade length. The vertical change shall be a minimum of ten percent of the building height, but no less than three feet.

- c. All rooftop-mounted equipment including air conditioning units, vents, etc., shall be shielded from view in elevation with parapets, louver screens, or similar equipment screens.
- (4) *Materials and colors.* The requirements of section 3-489(n), materials and colors, are applicable with exception of section 3-489(n)(3), exterior building materials, which is replaced with the following standard:
- a. *Primary facades.* The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 25 percent of the facade area.
 - b. *Facades attached to a primary facade.* For 25 percent of the overall wall length of facades attached to a primary facade, measured from the corners, the use of ribbed, corrugated, and reflective metal panels is limited to no more than 25 percent of the wall area.
- (5) *Special height requirements.* All buildings over 30 feet in height measured from the finished floor to the roof eave, that are located within 300 feet from the arterial or collector street right-of-way, shall comply with the following additional requirements:
- Requirements of section 3-489(c)(2), primary facade standards—detail features, and section 3-489(e), variation in massing, are applicable to all building facades.
- (h) *Parking structures.* All standards listed in this LDC are applicable, unless otherwise specified below:
- (1) *Primary facades.* The requirements of section 3-489(c), primary facade standards are replaced with the following standards:
- A minimum of 80 percent ground floor area of any primary facade of a parking structure or covered parking facility shall incorporate at least three of the following:
- a. Transparent windows, with clear or lightly tinted glass, where pedestrian-oriented businesses are located along the facade of the parking structure;
 - b. Display windows;
 - c. Decorative grill work or similar detailing which provides texture and screens the parking structure openings;
 - d. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features; and
 - e. Vertical trellis, living walls, or plant material screening the openings, and/or building facades.
- (2) *Special height requirements.* All facades of any parking structure above the second floor are considered primary facades, and must comply with all standards for primary facades of a parking structure.
- (3) *Building foundation planting.* The perimeter of a parking structure at grade shall meet the building foundation planting requirements of section 3-418, landscape standards.

- (4) *Massing standards.* The requirements of section 3-489(e), variation in massing, are applicable, except that if a ramp incline is visible on a facade of the garage structure, then the maximum horizontal distance for the facade plane variation is the length of the incline, if greater than the distance required by section 3-489(e), variation in massing.
 - (5) *Detail features.* The facade area within 42 inches above each floor/deck shall not be open more than 50 percent, except at openings for vehicle or pedestrian access.
- (i) *Outside play structures.*
 - (1) *Maximum coverage.* Outside play structures shall not cover more than 50 percent of the facade area.
 - (2) *Location.* No portion of any play structure, located between the front building line and any adjacent right-of-way, shall exceed a height of 12 feet as measured from existing ground elevation. In all other cases, no portion of any play structure shall exceed a maximum height of 16 feet as measured from existing ground elevation.
 - (j) *Multifamily residential structures.*
 - (1) *Definition.* For purposes of this subsection, the term "multifamily residential structures" shall include multiple-family buildings and townhouse dwellings as defined in section 4-2.
 - (2) *Design standards.* Multifamily residential structures shall be subject only to the following provisions of section 3-489. Provisions of section 3-489 not listed hereunder are not required for multifamily residential developments. All other provisions of this chapter shall apply without restriction.
 - a. Section 3-489(e) (variation in massing);
 - b. Section 3-489(f)(1) (architectural design);
 - c. Section 3-489(f)(3) (site design elements);
 - d. Section 3-489(j) (detail features);
 - e. Section 3-489(n) (materials and colors).

(Ord. No. 05-03, §1(3-607), 1-19-2005; Ord. No. 06-03; Ord. No. 15-05, §1, 2-18-2015; Ord. No. 17-02, §1, 2-1-2017)

Sec. 3-491. - Site design standards.

- (a) *Required plans.* Compliance with the standards set forth in this section shall be demonstrated by submittal of architectural drawings and a site development plan in accordance with section 3-487(e), required site development or improvement plan.
 - (1) *Off-street parking design.* For details regarding standards for parking design and location of parking, see section 3-487 design standards applicable to structures subject to article IV of this chapter, guidelines for commercial buildings and developments.

(2) *Pedestrian walkways.*

- a. *Purpose and intent.* To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the city and to provide safe passage from the public right-of-way to the building or project which includes the area between the parking areas and the building perimeter walk, and between alternative modes of transportation. The on-site pedestrian system must provide adequate directness, continuity, street and drive aisle crossings, visible interest and security as defined by the standards in this section.
- b. *Pedestrian access standards.* Pedestrian walkways shall be provided from the building entry to surrounding streets, external sidewalks, out-parcels and parking areas. Crosswalks must be provided internal to the site where sidewalks cross parking areas or driveways. All sidewalks and crosswalks internal to the site shall be distinguished from driving surfaces through the use of durable, low maintenance surface material(s), such as pavers, bricks, or scored concrete. Pedestrian walkways may be incorporated within a required landscape perimeter buffer, provided said buffer is consistent with the requirements of section 3-418, landscape standards. Shared pedestrian walkways are required between adjacent projects.
- c. *Minimum ratios.* Pedestrian walkways shall be provided at a minimum ratio of one for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service or delivery vehicles. Drive aisles leading to main entrances shall have, at a minimum, a walkway on one side of the drive aisle.
- d. *Minimum dimensions.* Pedestrian walkways shall be a minimum of five feet wide.
- e. *Materials.* Pedestrian walkways shall be consistent with the provisions of section 4.5 of the Americans with Disabilities Act (ADA), Accessibility Guidelines. Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete.
- f. *Building perimeter walk.* A minimum five-foot wide building perimeter walk is required as specified below:
 1. A continued building perimeter walk, interconnecting all entrances and exits of a building, is required. Emergency exits-only are excluded.
 2. If the parking area is proposed along the building facade within 15 feet of a building wall, a building perimeter walk must be provided along the full length of the row of parking spaces facing the building.
- g. *Pedestrian crosswalks at building perimeter.* Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings.
- h. *Shade, and site amenities.*

1. Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds 50 linear feet in length at a minimum ratio of one shade canopy tree per every 50 linear feet of walkway. The required shade trees shall be located no more than ten feet from the edge of the sidewalk, taking into consideration the angle of the sun to shade the walkway.
 2. Development plans shall include site amenities that enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include bike racks (as required by section 3-438, required facilities) drinking fountains, canopies and benches.
- (b) *Service function areas and facilities.* Service function areas include, but are not limited to: loading areas and docks, outdoor storage, vehicle storage excluding car display areas, trash collection areas, trash compaction and recycling areas, roof top equipment, utility meters, antennas, mechanical and any other outdoor equipment and building services supporting the main use of operation of the property.
- (1) *Purpose and intent.* To diminish the visual and acoustic impacts of service functions that may detract from, or have a negative impact on, the surrounding properties and the overall community image.
 - (2) *Buffering and screening standards.* Service function areas shall be located and screened so that the visual and acoustic impacts of these functions are fully screened from adjacent properties, and public and private streets.
 - (3) *Screening material and design standards.* Screening materials, colors and design shall be consistent with design treatment of the primary facades of the building or project and the landscape plan.
 - (4) *Trash enclosures.* For the location, size, and design standards for trash enclosures, see section 3-268, refuse and solid waste disposal facilities.
 - (5) *Loading areas and docks.* Vehicle loading areas, drop off locations and service doors, shall be screened from streets and adjacent residential districts. Screening shall consist of wing walls, shrubs, trees, berms, or combination thereof. Each individual screening element must meet the minimum design standards set forth in this Code.
 - (6) *Conduits, meters and vents.* Conduits, meters and vents and other equipment attached to the building or protruding from the roof shall be screened or painted to match surrounding building surfaces. Conduits and meters cannot be located on the primary facade of the building.
 - (7) *All rooftop mechanical equipment* protruding from the roof shall be screened from public view and from adjacent properties by integrating it into a building and roof design, see section 3-489(l), roof treatments.
 - (8) All other mechanical equipment (ground-mounted and / or non-roof) shall be screened from public view and adjacent properties by integration into the building design. Screening shall consist of wing walls, shrubs, trees, berms, or

combination thereof. Each individual screening element must meet the minimum design standards set forth in this Code.

- (9) *Outdoor vending machines* shall be located so that they are out of view from adjacent properties and street.
- (c) *Fencing standards.* For restrictions on fence material, fence height, and design, see appendix C to this chapter.
- (d) *Drive-through facilities standards.*
- (1) *Drive-through facilities location and buffering standards.* All drive-through facilities, regardless of principal use, shall be secondary in emphasis and priority to any other access and circulation functions. Such facilities shall be located at side or rear locations that do not interrupt direct pedestrian access, and avoid potential pedestrian/vehicle conflict. Each drive-through facility shall provide a walk-up service option, as well as drive-in. Pedestrian access cannot be routed through drive-through lanes, unless a clearly marked and elevated pedestrian crosswalk is provided through the drive-through lane(s) for safety purposes. Where the site cannot accommodate the drive-through window and queuing lanes on the side and rear of building, an enhanced 25-foot wide right-of-way buffer shall be provided in accordance with section 4-1122(h). In addition to the vegetative buffer referenced above, a permanent, covered, porte-cochere or similar structure, (canvas awning, and canopies are excluded), shall be installed extending the width of the drive-through with the roof covering the service window. Such structure shall be an integral part of the design of the building.
- (2) *Required floor area.* One drive-through facility is permitted per tenant. The minimum building size is 1,000 square feet of gross floor area. For multi-tenant building, each tenant must have a minimum of 5,000 square feet of gross floor area to qualify them for an additional drive-through facility.
- (e) *Lighting.*
- (1) *Purpose and intent.* All building sites and projects, including out-parcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blend with the landscape.
- (2) *Shielding standards.* Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjoining streets and all adjacent properties. Light sources shall be concealed or shielded.
- (3) *Fixture height standards.* Lighting fixtures within the parking lot shall be a maximum of 25 feet in height, and 15 feet in height for the non-vehicular pedestrian areas.
- (4) *Design standards.* Lighting shall be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures shall

complement the design of the project. This can be accomplished through style, material or color.

- (5) *Illumination.* Background spaces, such as parking lots, shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Foreground spaces, including building entrances and plaza seating areas, shall utilize local lighting that defines the space without glare.
 - (6) *Compliance.* All lighting must meet the standards in section 3-269.
 - (7) These provisions shall not preclude the illumination of sidewalks on or adjacent to property lines to provide for pedestrian safety.
- (f) *Water management areas.* For design standards for water management areas, including location and the required amenities, see section 3-489, building design standards.

(Ord. No. 05-03, § 1(3-608), 1-19-2005; Ord. No. 06-03, 3-15-2006; Ord. No. 14-05, § 1(3-608), 5-7-2014; Ord. No. 15-05, § 1, 2-18-2015; Ord. No. 15-27, § 1, 12-2-2015)

Sec. 3-492. - Exceptions and interpretations.

- (a) *Exceptions.* Exceptions to the provisions of this LDC may be granted by the city council as a condition of a planned development zoning district where it can be demonstrated that such exceptions are necessary to allow for innovative design while varying from one or more of the provisions of this article, nonetheless, these exceptions are deemed to meet the overall purpose and intent set forth herein.
- (b) *Interpretations.* During the course of review of a site development plan, as the case may be, should an applicant and staff be unable to concur on the application of a specific provision or provisions of this division, the city manager or designee shall be authorized to make the final determination. The city manager or designee shall render his findings in writing within ~~45~~ 45 days of receipt of a written request from the applicant. The applicant may appeal the determination of the city manager or designee ~~to the city board for land use hearings and adjustments and zoning board of appeals, pursuant to the procedures set forth in section 4-53 (c), appeals resulting from acts of administration or city boards.~~ 3-90, appeals.

(Ord. No. 05-03, § 1(3-609), 1-19-2005)

SECTION TWO: CONFLICTS

Whenever the requirements or provisions of this amending ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statutes, the most restrictive requirements shall apply.

SECTION THREE: SEVERABILITY

If any part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstance is declared void, unconstitutional or invalid for any reasons, such part, section, subsection, or other portion of the prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City declares that no invalid or prescribed provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or prescribed provision application.

SECTION FOUR: CODIFICATION, INCLUSION IN CODE & SCRIVENER'S ERRORS

It is the intention of the City Council for the City of Bonita Springs that the provisions of this Ordinance shall become and be made part of the Bonita Springs Land Development Code; and that sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need or public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION FIVE: EFFECTIVE DATE

The effective date of this ordinance shall be thirty (30) days from its adoption date.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 21st day of June, 2017.

AUTHENTICATION:




Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

| | | | |
|---------|-----|----------|-----|
| DeWitt | Aye | Quaremba | Aye |
| Forbes | Aye | Simmons | Aye |
| Gibson | Aye | Slachta | Aye |
| O'Flinn | Aye | | |

Date filed with City Clerk: 6/27/17