

SEC. 20-327. ARCHITECTURAL GUIDELINES.

The lists of permitted materials and configurations come from study of traditional buildings found in Central Florida and have been selected for their appropriateness to the visual environment and climate.

A primary goal of the Architectural Guidelines is authenticity. The Guidelines encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials.

GENERAL REQUIREMENTS:

The following shall be located in rear yards or sideyards not facing side streets:

- Window and wall air conditioners;
- Electrical utility meters;
- Air conditioning compressors; and
- Irrigation and pool pumps.

The following shall be located in the rear yards only:

- Antennas; and
- Permanent Barbecues.

The following are prohibited:

- Undersized shutters (the shutter or shutters must be sized so as to equal the width that would be required to cover the window opening.);
- Plastic or inoperable shutters;
- Clotheslines;
- Clothes drying yards;
- Satellite dish antennas greater than 18" in diameter;
- Reflective and/or bronze-tint glass;
- Plastic or PVC roof tiles;
- Backlit awnings;
- Glossy-finish awnings; and
- Fences made of chain link, barbed wire, or plain wire mesh.



Additional Example- Baldwin Park; Orlando, FL

(a) BUILDING WALLS:

(1) GENERAL REQUIREMENTS. Required for all buildings except single family houses:

An expression line shall delineate the division between the first story and the second story. A cornice shall delineate the tops of the facades. Expression lines and cornices shall either be moldings extending a minimum of two (2) inches, or jogs in the surface plane of the building wall greater than two (2) inches.



Desirable



Undesirable

(2) PERMITTED FINISH MATERIALS.

- Concrete masonry units with stucco (C.B.S.)
- Reinforced concrete with stucco
- "Hardie-Plank" siding
- Wood (termite resistant): painted white, left natural (cypress and cedar preferred), or painted/stained with colors approved by the Development Review Committee.
- Brick



Tuskawilla Road Buildings; Winter Springs Town Center

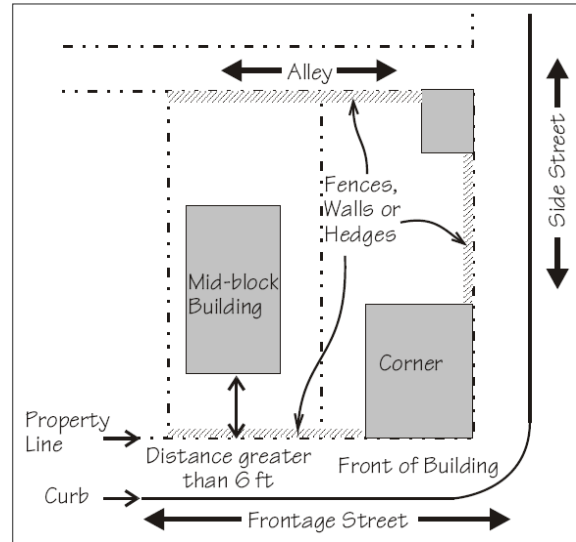


Additional Example- Baldwin Park; Orlando, FL

(b) GARDEN WALLS, FENCES AND HEDGES:

(1) GENERAL REQUIREMENTS. Fences, garden walls, or hedges are strongly encouraged and, if built, should be constructed along all un-built rights-of-way which abut streets and alleys as shown in the diagram below. Fences, garden walls and hedges shall be minimum twenty-five (25) percent opaque.

- Height:
 - Front yard: Maximum height of forty-eight (48) inches. Pillars and posts may extend up to six (6) inches more, to a height of fifty-four (54) inches.
 - Side and rear yards: Maximum height of seventy-two (72) inches. Pillars and posts may extend up to six (6) inches more, to a height of seventy-eight (78) inches.



(2) PERMITTED FINISH MATERIALS.

- Wood (termite resistant): painted white, left natural, or painted/stained with colors approved by the development review committee.
- Concrete Masonry Units with Stucco (C.B.S.)
- Reinforced Concrete with Stucco
- Wrought Iron
- Brick

(3) PERMITTED CONFIGURATIONS.

- Wood:
 - Picket fences: Minimum thirty (30) percent opaque, w/corner posts
 - Other: To match building walls
- Stucco: with texture and color to match building walls
- Wrought iron: Vertical, five-eighths (5/8) inch minimum dimension, four (4) inches to six (6) inches spacing



*Additional Example-
Garden Wall in Baldwin Park; Orlando, FL*

(c) COLUMNS, ARCHES, PIERS, RAILINGS AND BALUSTRADES:

(1) GENERAL REQUIREMENTS.

- Column and pier spacing:
 - Columns and Piers shall be spaced no farther apart than they are tall.

(2) PERMITTED FINISH MATERIALS.

- Columns:
 - Wood (termite resistant), painted or natural
 - Cast Iron
 - Concrete with smooth finish
- Arches:
 - Concrete masonry units with stucco (C.B.S.)
 - Reinforced concrete with stucco brick
- Piers:
 - Concrete masonry units with stucco (C.B.S.)
 - Reinforced concrete with stucco brick
- Railings and balustrades:
 - Wood (termite resistant), painted or natural
 - Wrought Iron

(3) PERMITTED CONFIGURATIONS.

- Columns:
 - Square, six (6) inches minimum, with or without capitals and bases
 - Round, six (6) minimum outer diameter, with or without capitals and bases
 - Classical orders
- Arches:
 - Semi-circular and segmental
- Piers:
 - Eight (8) inches minimum dimension
- Porches:
 - Railings 2- 3/4" inches minimum diameter
 - Balustrades four (4) inches minimum spacing, six (6) inches maximum spacing.



*Jesup's Reserve
Winter Springs Town Center*



Additional Examples- Baldwin Park, Orlando, FL and CityPlace; West Palm Beach, FL

(d) OPACITY AND FACADES: Each floor of any building facade facing a park, square or street shall contain transparent windows covering from fifteen (15) percent to seventy (70) percent of the wall area.

RETAIL STOREFRONT AREAS ONLY:

In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, the ground-floor along the building frontage shall have transparent storefront windows covering no less than fifty (50) percent of the wall area. Storefronts facing Main Street, parks and squares shall remain unshuttered at night and shall utilize transparent glazing material, and shall provide view of interior spaces lit from within. Doors or entrances with public access shall be provided at intervals no greater than fifty (50) feet, unless otherwise approved by the development review committee.



Additional Example- St. Augustine, FL



Additional Example- Park Avenue; Winter Park, FL



Additional Example- St. Paul, MN

(e) ROOFS AND GUTTERS:



Additional Example- Seaside, FL

(1) GENERAL REQUIREMENTS.

- Permitted roof types:
Gabled, hipped, shed, barrel vaulted and domed. Shed roofs shall be concealed with parapets along the street frontage. Applied mansard roofs are not permitted.
- Exposed rafter ends (or tabs) at overhangs are strongly recommended.
- Downspouts are to match gutters in material and finish.

(2) PERMITTED FINISH MATERIALS.

- Metal:
 - Aluminum
 - Zinc-alum
- Shingles:
 - Asphalt or metal, "dimensional" type
 - Slate
 - Cedar shake
- Tile:
 - Clay, Terra cotta, Concrete
- Gutters:
 - Copper
 - Aluminum Galvanized
 - Copper
 - Galvanized steel

(3) PERMITTED CONFIGURATIONS.

- Metal:
 - Standing seam or "Five-vee," twenty-four (24) inches maximum spacing, panel ends exposed at overhang
- Shingles:
 - Square, rectangular, fishscale, shield
- Tile:
 - Barrel, flat, French
- Gutters:
 - Rectangular section
 - Square section
 - Half-round section

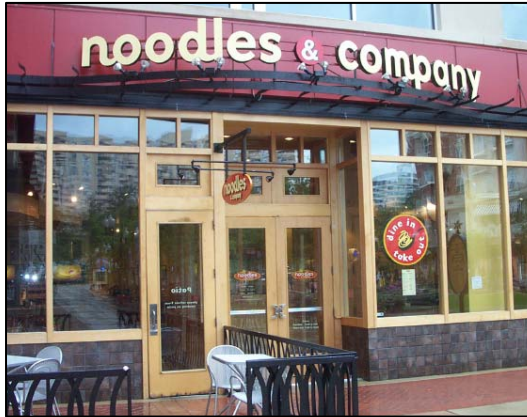


Additional Example- Naples, FL

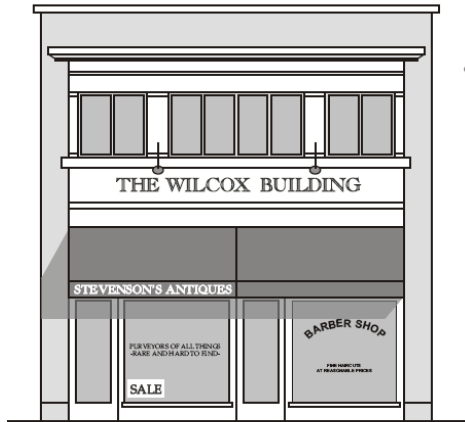
(f) SIGNS:

(1) GENERAL REQUIREMENTS.

All signs shall be subject to a discretionary aesthetic appropriateness review by the DRC in order that signs are consistent and in harmony with the Winter Springs Town Center. The DRC shall use graphics in this section as nonbinding guidelines, but shall make a determination of appropriateness on a case by case basis.



Additional Example- Pentagon row, VA

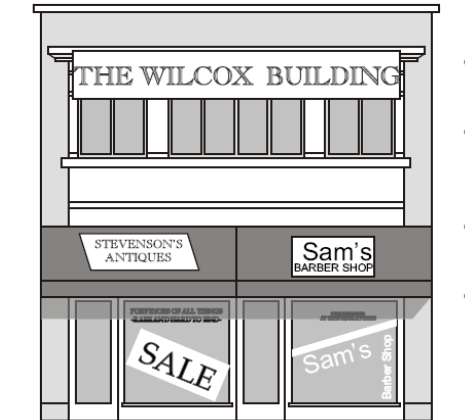


Desirable

- Signs are coordinated in size and placement with the building and storefront



Internally lit plastic signs are designed for high speed "strip" centers, not a pedestrian oriented town center.



Undesirable

- Building sign conceals the cornice
- Over-varied sign shapes create visual confusion
- Awning sign covers the masonry piers
- Sale sign too large for storefront and poorly placed in display window

Signs shall be flat against the facade, mounted projecting from the facade, or mounted above the top of the facade. Free standing monument signs are permitted by special exception along State Road 434 frontage.

Temporary menu board signs are permitted subject to the restrictions and uniform design standards set forth in this Town Center Code.

Wayfinding signage is encouraged, but must maintain the uniform design standards adopted by the DRC for the Town Center.

Signs shall be externally lit. Individual letters and symbols may be internally lit or back-lit and may project no more than twelve (12) inches from the facade.



Front lit metal lettering projecting from façade gives depth to the signage.

(2) FINISH MATERIALS.

- Wood: painted or natural
- Metal: copper, brass, galvanized steel, aluminum
- Painted canvas
- Neon
- Paint/engraved directly on facade surface

(3) CONFIGURATIONS.

Maximum gross area of signs on a given facade shall not exceed ten (10) percent of the applicant's facade area.

Maximum area of any single sign mounted perpendicular to a given facade shall not exceed 10 square feet, except for FIN signs. All projecting signs shall be installed in such a manner that there shall be no visible angle iron support structure above a roof, building face or wall, unless such brackets are incorporated into the signage as decorative elements of the signage.

Signs shall maintain a minimum clear height above sidewalks of eight (8) feet.

All signs shall be designed to be compatible with the respective storefront and subject building in scale, proportion, and color and should be visually interesting and compatible in the context of the Town Center guidelines.



Signs include a variety of font styles and are centered above the entrance. Cliff Rose Dr; Winter Springs Town Center

Marquee signs shall be mounted substantially parallel with the face of the canopy or marquee but shall not be located in such a way as to cause a reduction in the minimum clearance standards set forth in section 20-326. In addition, marquee signs shall not extend more than two (2) feet above the canopy or marquee to which it is attached.

Menu board signs are temporary accessory signs which display information about the goods and services of adjacent business that customarily have frequent walk in traffic such as eating and drinking establishments and light retail businesses. A maximum of one (1) menu board sign shall be allowed per street address.

Menu signs shall be utilized only during regular business hours and shall be removed during non-business hours and during serious incidents of inclement weather that may destabilize the menu board.



Additional Example- Menu Board Sign in Naples, FL



Elegant and reserved cast bronze address plate located at pedestrian eye level; Orlando, FL

Menu boards may be placed on private property or within the public right-of-way, provided they do not interfere with vehicle access, pedestrian movement, or wheel chair access to, through, and around the site. At least six (6) feet of clear sidewalk width must remain for pedestrian traffic. The total sign area per face shall not exceed six (6) square feet. Maximum height shall be four and one-half (4 1/2) feet.

FIN signs are vertically oriented projecting signs, that are uniquely situated and customized for high visibility. Fin signs shall not exceed twenty-eight (28) feet in height above the ground and shall be placed at least twelve (12) feet above the public sidewalk. Fin signs shall be between fifteen (15) square feet and twenty-five (25) square feet in area, but shall not extend more than five (5) feet from the building wall. All fin signs shall be installed in such a manner that there shall be no visible angle iron support structure above a roof, building face or wall unless such brackets are incorporated into the signage as decorative elements of the signage.



Additional Example- Reston, VA

Examples of Signs Mounted Flat Against the Façade:



The sign is centered within the symmetrical arrangement of the window above and shopfront below and has internally lit letters.



The top edge of the façade is shaped to create a special focal spot for the sign.



The sign runs horizontally along the expression line and has internally lit letters.



Sign painted directly on the façade above the main entrance with external lighting discreetly located above the awning. The variety in font size and style give added interest.

Examples of Signs Mounted Projecting from the Façade:



Neon signs can provide a warm glow, enhancing night time pedestrian activity.



Vertical projecting signs are highly visible far down the street. A lower awning sign caters to people on foot and in cars passing directly in front of the venue.



Sign painted on the face of a canvas awning over entry and lit discreetly by external lighting.



Signs hanging from the ceilings of arcades command the attention of pedestrian shoppers.

Examples of Signs Mounted Above the Top of the Façade:



Signs projecting from the tops of buildings are highly visible from a great distance.



Projecting signs which break the skyline are visible from a variety of distances and serve as beacons to customers when lit at night.



Signs projecting above the roof stand out against the sky, adding an architectural flair to a shop's identity. This distinctive sign, made of individual letters projecting from the front of the facade and extending above the cornice line, is memorable to shoppers and is highly visible from many directions.

A second lower sign marks the entrance to the store.

Photograph by Brent Bates

(g) WINDOWS, SKYLIGHTS, AND DOORS:

(1) GENERAL REQUIREMENTS.

Rectangular window openings facing streets shall be oriented vertically.

The following accessories are permitted:

- Shutters (standard or Bahama types)
- Wooden window boxes
- Muntins and mullions
- Fabric awnings (no backlighting; no glossy-finish fabrics)

(2) FINISH MATERIALS.

- Windows, skylights, and storefronts:
 - Wood
 - Aluminum
 - Copper
 - Steel
 - Vinyl clad wood
- Doors:
 - Wood or Metal

(3) PERMITTED CONFIGURATIONS.

- Windows:
 - Rectangular
 - Square
 - Semi-circular
 - Round (eighteen (18) inches maximum outer diameter)
 - Octagonal

- Window operations:
 - Casement
 - Single and double-hung
 - Industrial
 - Fixed Frame (thirty-six (36) SF max.)
- Skylights:
 - Flat to the pitch of the roof
- Door Operations:
 - Casement
 - French
 - Sliding (rear only)



Additional Example- Nantucket, MA



Additional Example- Nantucket, MA