

ORDINANCE NO. 2017-30

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AMENDMENTS TO MARION COUNTY LAND DEVELOPMENT CODE ARTICLES 1 (ADMINISTRATION) AND 5 (OVERLAY ZONES AND SPECIAL AREAS) ADDING DIVISION 5.9, SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA, INCLUDING SETTING FORTH STATE ROAD 40/SILVER SPRINGS BOULEVARD ARCHITECTURAL AND SITE DESIGN STANDARDS FOR THE AREA WITHIN MARION COUNTY; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 1 of Article VIII of the Florida Constitution and Chapter 125, Florida Statutes (F.S.) empowers the Board of County Commissioners of Marion County (Board) to prepare, adopt and enforce land development regulations for development in the unincorporated area of Marion County, and

WHEREAS, Section 163.3203, FS, empowers and requires the Board to adopt and enforce land development regulations that are consistent with and implement the adopted Marion County Comprehensive Plan, and

WHEREAS, the Board has acted to establish and adopt the land development regulations for the unincorporated area of Marion County titled the Marion County Land Development Code (LDC); and

WHEREAS, Section 163, Part III, F.S. empowers the Board to identify and establish Community Redevelopment Areas intended to eliminate and discourage blight and encourage redevelopment and reinvestment in such areas; and

WHEREAS, the Board established the Marion County Community Redevelopment Agency (Agency) with the adoption of Ordinance No. 2013-14 and appointed the Agency's Governing Board with the approval of Resolution No. 2013-R-169; and

WHEREAS, the Board established the Marion County Silver Springs Community Redevelopment Area (CRA) with the adoption of Ordinance No. 2013-15 and corresponding Community Redevelopment Plan with approval of Resolution No. 2013-R-200; and

WHEREAS, the Agency commissioned the development of the Silver Springs CRA Overlay to establish State Road 40/Silver Springs Boulevard architectural and site design standards in the area; and

WHEREAS, the Agency acted on August 15, 2017, to submit the Silver Springs CRA Overlay standards as proposed LDC amendments to be considered by the Board; and

WHEREAS, the Land Development Regulation Commission (LDRC) acted in a public hearing held on October 4, 2017, to consider the proposed LDC amendments regarding the Silver Springs CRA Overlay standards; and

WHEREAS, the Board acted in a public hearing held on October 17, 2017, to discuss and take public comment regarding the proposed LDC amendments regarding the Silver Springs CRA Overlay standards; and

WHEREAS, the Board acted in a public hearing held on November 7, 2017, and following public comment and discussion, acted to adopt LDC amendments regarding the Silver Springs CRA Overlay standards;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. ADOPTION. Amendments to the Marion County Land Development Code (LDC) are hereby adopted to provide for the Silver Springs Community Redevelopment Area Overlay, including architectural and site design standards for the State Road 40/Silver Springs Boulevard area, which are shown in **Exhibit "A"** attached hereto.

SECTION 2. CONFLICTS. It is the intent of the Board that the provisions and regulations contained in the adopted amendments shall control over inconsistent provisions and regulations contained in other County ordinances or resolutions unless a contrary intent is expressed in such ordinances or resolutions, or the LDC, consistent with the provisions of State law.

SECTION 3. SEVERABILITY. If any provision or regulation of this Ordinance or the LDC is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then it is the intent of the Board that such provision or regulation be declared unenforceable as applied or stricken if unconstitutional, and that all remaining provisions and portions of this ordinance or the Land Development Code shall remain in full force and effect.

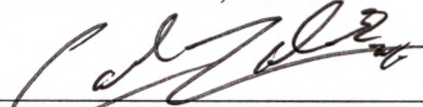
SECTION 4. CODIFICATION. The provisions of this Ordinance shall be codified in the LDC. The sections, sub-sections, and paragraphs of this ordinance may be revised in order to be properly incorporated into the LDC.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon receipt of notice that the Ordinance has been received by the Office of the Secretary of State of the State of Florida.

DULY ADOPTED this 7th day of November, 2017

BOARD OF COUNTY COMMISSIONERS

MARION COUNTY, FLORIDA



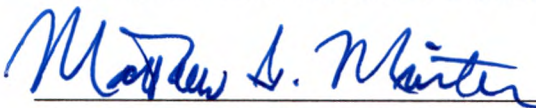
CARL ZALAK, III, CHAIRMAN

ATTEST:



DAVID R. ELLSPERMANN, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY



MATTHEW MINTER, COUNTY ATTORNEY

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RECEIVED NOTICE FROM SECRETARY
OF STATE ON NOVEMBER 14, 2017
ADVISING ORDINANCE WAS FILED ON
NOVEMBER 14, 2017.

EXHIBIT “A”
Marion County Land Development Code Amendments
Article 5, Division 9 Silver Springs Community Redevelopment Area
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SECTION 1 – LAND DEVELOPMENT CODE Article 5, *Overlay Zones and Special Areas*, is hereby amended to add Division 9 *Silver Springs Community Redevelopment Area* as follows:

Article 5	Overlay Zones and Special Areas
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Division 1 **Airport Overlay Zone (AOZ)...**

Division 2 **Environmentally Sensitive Overlay Zone (ESOZ)...**

Division 3 **Floodplain Overlay Zone (FPOZ)...**

Division 4 **Springs Protection Overlay Zone (SPOZ)...**

Division 5 **Military Operating Area (MOA)...**

Division 6 **Scenic Roads Area (SRA)...**

Division 7 **Wellhead/Wellfield Protection (WHPA)...**

Division 8 **CR 475A Visual Enhancement Gateway Development Overlay...**

Sec. 5.8.1 X

 A. X

 (1) X

 (a) X

 1. X

 a. X

 i. x

Division 9 **Silver Springs Community Redevelopment Area (SSCRA).**

Sec. 5.9.1 Purpose and intent:

- A. The Silver Springs Community is a unique area surrounding Florida’s Silver Springs, an outstanding environmental and ecological feature, and serves as a historic central hub and gateway to the surrounding areas. Marion County has established the Silver Springs Community Redevelopment Area (CRA) to recognize the area’s location, environment, and history and support efforts to maintain and further create a unique community as a gateway and eco-tourism hub for Marion County.
- B. This Division establishes design and development provisions which support and encourage maintaining and expanding the area’s unique character and economic opportunities in conjunction with, and support of, the County’s Silver Springs CRA.
- C. This Division provides land use design and development practices to maintain and support the establishment of a unique community character that balances health, safety, and welfare of the general public with property rights and opportunities for economic development.

Sec. 5.9.2 Applicability:

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- A. The regulations set forth herein shall apply to the development of property within the Silver Springs CRA as established in the Marion County Code of Ordinances Section 10-6, as amended, and reflected in the Silver Springs CRA Redevelopment Plan approved by Marion County Board of County Commissioners Resolution 2013-R-200, as amended.
- B. The regulations set forth herein shall be applied with regards to architectural, site development, and area standards as reflected within this Division and in consideration and response to continuing Silver Springs CRA planning efforts which may be adopted by the Marion County Community Redevelopment Agency and/or the Marion County Board of County Commissioners.
- C. The regulations consist of additional requirements and/or restrictions above and beyond those contained within other provisions of this Code, and shall supersede any less restrictive provisions found elsewhere in this Code. In the event of conflicts, these provisions shall prevail and interpretations and/or applicability of the provisions in this Division shall be determined by the Growth Services Director, and any appeal of such interpretations shall be made to the Development Review Committee through its review and appeal processes as set forth in this Code.

Sec. 5.9.3 Silver Springs CRA Overlay (SSCRAO)

- A. Purpose and intent. This Section is intended to establish architectural and site design standards to ensure a harmonious streetscape, compatibility between structures, and well-designed transitions between architectural styles to create an appealing and consistent appearance on individual properties and between properties within the Silver Springs CRA Overlay (SSCRAO).
- B. Applicability. This Section shall apply to new development and redevelopment within the SSCRAO as follows:
 - (1) Location. The SSCRAO shall be defined as set forth in Figure 5.9.3-1 below in the vicinity of East State Road 40/East Silver Springs Boulevard (Silver Springs Boulevard):

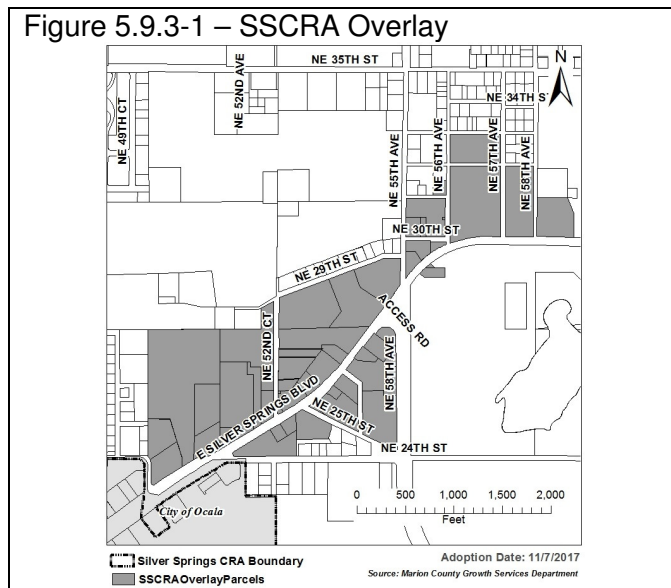


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(2) Scope. All new office, commercial, industrial, institutional, and residential development within the SSCRAO; and all redevelopment, such as but not limited to additions, renovations, and repairs to an existing structure or project within the SSCRAO shall be subject to the provisions of this Section as specified below:

- (a) Repainting existing development. Repainting in excess of 10 percent of the exterior façade of the principal structure or 10 percent of any accessory structure shall require repainting of the principal structure and all accessory structures using the SSCRAO authorized colors as provided in Figure 5.9.3-2. The 10 percent threshold for either the principal or accessory structure shall also apply cumulatively, wherein if a series of repainting actions taking place in five years or less exceeds 10 percent then this requirement to fully repaint the structures shall apply.

Prior to initiating any application of paint, all colors used for repainting any principal or accessory structure within the SSCRAO shall be authorized by the Growth Services Department. Paint color authorization requests by applicants shall be submitted to the Growth Services Department as a letter directed to the attention of the Growth Services Director; the letter shall include the following:

1. Name, address, phone number, and email address of the applicant and relationship to the property (e.g., owner, developer, lease, etc.),
2. The intended repainting, including identifying the structure(s) to be painted and the extent of each of the structure(s) to be repainted if less than fully repainting the structure(s),
3. The name and “paint chips/swaths” of the proposed color(s) and the respectively planned application location(s), that include the brand name, paint color name, and paint color identification number for each proposed color and location.
4. Photographs of the structure(s) to be repainted that is keyed/coordinated with the letter of explanation and the proposed color(s).

Within three working days, the Growth Services Department Director shall review the authorization request and provide a response approving or denying the use of the proposed colors. If approved, the applicant may proceed with repainting as approved. The Director may recommend alternative colors to the applicant, particularly for any color which is denied. An applicant using the Director’s recommended alternative colors is not required to seek a new or re-approval and may proceed with repainting. If an applicant elects to modify the paint colors from those approved or from the alternative recommendation, a new authorization for the modified colors must be submitted.

- (b) Exterior remodeling and renovations to existing development not including a change of use and without expanding and/or increasing an existing principal or accessory structure’s size, capacity, or intensity of use shall be subject to these provisions as follows:

1. If classified as less than a significant improvement to the development, then the full structure being remodeled/renovated (principal or accessory) shall be painted

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consistent with the SSCRAO authorized colors as provided in Figure 5.9.3-2.

2. If classified as a significant improvement but less than a substantial improvement to the development, then the full structure being remodeled/renovated (principal or accessory) shall be required to comply with prior paragraph 1 and two of the primary design requirements listed in paragraph F.(2)(a).
 3. If classified as a substantial improvement to the development, then the full structure being remodeled/renovated (principal or accessory) shall be required to comply with prior paragraph 1 and three of the primary design requirements listed in paragraph F.(2)(a).
- (c) Additions and modifications to existing development projects including changes of use expanding and/or increasing an existing structure’s size, capacity, or intensity of use shall be subject to these provisions as follows:
1. If classified as less than a significant improvement to the parcel/project, then only painting/repainting of the full structure (principal and any accessory) consistent with the SSCRAO authorized colors as provided in Figure 5.9.3-2 shall be required.
 2. If classified as a significant improvement to the parcel/project but less than a substantial improvement, then the addition and any wall façade facing a public right-of-way shall be required to comply with three of the primary design requirements paragraph F.(2)(a).
 3. If classified as a substantial improvement, then the addition and any wall façade facing a public right-of-way shall be required to comply with four of the primary design requirements paragraph F.(2)(a).
- (d) New development projects. All new development shall be subject to these provisions and shall comply with not less than five of the primary design requirements paragraph F.(2)(a).
- C. Exemptions. The following activities shall be exempted from compliance with this Section as provided below:
- (1) Repainting of solely the trim or accent color(s) for one or more existing principal or accessory structures, when the remainder of the principal or accessory structure is not being repainted.
 - (2) Interior alterations and/or modifications or changes of use that do not change the structure’s size, capacity, or intensity of use that do not require physical changes to the property/project site (e.g., additional parking, etc.) in order to accommodate the alternation, modification, or change.
 - (3) Structures having a federal or state historic site status shall be exempt from this Section, subject to maintaining compliance with their applicable historic site status.
 - (4) Mechanical equipment such as gasoline pumps, air and vacuum machines requiring public access shall be exempt from the design review requirements of this Section. However, painting of their supporting infrastructure features (e.g., foundation pedestal, etc.) consistent with the SSCRAO authorized colors as provided in Figure 5.9.3-2 is encouraged to achieve a consistent architectural color scheme for the project site.

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- D. Determinations/Interpretations, Variances, Waivers, and Appeals
- (1) The Growth Services Director shall be responsible for determinations and interpretations of the requirements of this Section.
 - (2) Variances. The provisions of this Section are not eligible for, or subject to, obtaining a variance(s) as provided by Article 2, Division 9.
 - (3) Waivers. The provisions of this Section are eligible for waiver(s) through the Development Review Committee as provided by Article 2, Division 10.
 - (4) Appeals.
 - (a) An appeal of a determination and/or interpretation of this Section by the Growth Services Director shall be made to the Development Review Committee.
 - (b) An appeal of a determination and/or interpretation of this Section by the Development Review Committee shall be made to the Board as provided in Section 1.6.5.
 - (c) An appeal of a determination and/or interpretation of this Section by the Board shall be made to the Circuit Court.
- E. Submittal and Approval Requirements: Submission and approval of project plans shall be in accordance with the applicable sections of the Code. Compliance with the requirements set forth in this Section shall be demonstrated by submittal of architectural drawings (complete front, sides, and rear elevations and overhead view of roof, and full paint/color/finish illustrations) of all structures that shall be required to accompany any Major, Minor, or Building Permit Site Plan and any Improvement Plan (e.g., walls, fences, sidewalks, etc.) providing for improvements as listed within this Section submitted for development review and approval pursuant to LDC Article 2. Such drawings shall be rendered in color and shall include, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master lighting plan, and any other information as determined necessary by the County to ensure consistency with these regulations. Final approval of all required project design submittals shall be part of the development approval process. Such approval shall include, but not be limited to, building elevations, roof type, construction materials, lighting, screening, colors and building orientation.
- F. Enhanced Standards and Design Guidelines: Compliance with the standards and provisions of this Section shall be as provided for below:
- (1) Architectural style. All new development, and redevelopment of existing structures, within the SSCRAO shall be in the architectural style of “Florida Vernacular.” This shall be accomplished through utilization of the following techniques:
 - (a) Development and redevelopment shall conform to the design standards provided within paragraph (2) below.
 - (b) Structures within the same parcel shall reflect similar styles, materials, details, and colors.
 - (c) Structures on different parcels, but within the same development subject to the same authorizing plan of development (e.g., Master Plan, Major Site Plan, etc.), shall reflect similar styles, materials, details, and colors.
 - (2) Design detail: Buildings and their respective sites shall be designed to enhance the

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attractiveness of the streetscape and provide the architectural design considered the ‘Florida Vernacular’ style for this Section. Compliance with the SSCRAO authorized colors as provided in Figure 5.9.3-2 shall be required along with complying with the preceding provisions of paragraph B(2) in relation to the following standards:

- (a) Primary design characteristics. The intent for development and redevelopment in the SSCRAO is to achieve a Florida Vernacular Architecture through design elements, details, and features which include and/or reflect the following:
1. Metal roofing, 5-v-crimp, standing seam and PBR-panel type in a galvalume finish;
 2. Dormers or cupolas to break up the roofline;
 3. Decorative shingles and ornaments at the gable end;
 4. Exposed wood purlins/out lookers/rafter tails;
 5. Decorative brackets with exposed nail plates at the gable end;
 6. Lap siding, board and batten type siding and trim (preferably a fiber-cement based product line, such as J.M. Hardie or equal);
 7. Decorative trim above windows and doors;
 8. Decorative trellis to break-up horizontal plane;
 9. A front porch that encompasses an area greater than fifty percent (50%) of the front wall/façade along Silver Springs Boulevard or the development’s primary public right-of-way if not fronting on Silver Springs Boulevard. However, a development that provides a front porch extending the full complete width of the development site’s eligible frontage along that right-of-way, and not just for a portion of the development site frontage, shall be deemed to have met two of these primary characteristic criteria.
 10. Square columns (preferably HB&G or Azek brand columns or column wraps or equivalent);
 11. Square columns (with chamfers above railings) turned columns with capital or brackets at top;
 12. Wood-appearing railings with square, turned balustrades, or flat boards with scroll cut pattern;
 13. Vertical board panel or louvered shutters to be proportional with the window width with matching shutters on each side of the window wherein each shutter is the same height to its companion window, and does not exceed a window-to-shutter width ratio of 2:1;
 14. Either no window mullion or raised vertical mullion pattern;
 15. The use of long life and sustainable materials over traditional wood products for roof, wall façade, railings, and trim;

Also reference the secondary design characteristics below in paragraph (b) for greater detail on these primary design characteristics and alternative design options. Other alternative details may be presented for consideration, accompanied by supporting documentation that the details are of a Florida Vernacular Style, for review and

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approval.

- (b) Secondary design characteristics. A Florida Vernacular Style for each development or redevelopment project shall include the following architectural elevations facing public rights-of-way:

1. Roofs and Walls.

- a. A metal roof panel 5-V Crimp, Standing Seam or metal shake roof is acceptable. Metal roof finishes shall have a Galvalume, Kynar 500 or equivalent finish. A mansard roof is acceptable provided that the roof slope shall not exceed a 9:12 pitch. A 5-tab thirty (30) year dimensional shingle roof or manufactured equivalent of a wood shake roof is acceptable. Three-tab shingles, barrel vaulted tiles or corrugated roof systems are not permissible.
- b. All structures must have a minimum 3:12 slope roof. Pitch of the main roof, hipped or gable, shall be no greater than 5:12; mansard roof shall be no greater than 9:12; a porch roof shall be a lower pitch than the main roof. A minimum 6" overhang is required for any roof structure. Multiple roof systems with matching roof slopes are permissible; however multiple sloped roofs shall be designed so that the upper slope(s) shall be greater than or equal to the lower slope(s).
- c. Alternatively, low slopes ("Flat") roof systems are permissible when screened by a mansard roof or parapet wall with finish cap meeting these design regulations. The cap or roof shall be complementary to the overall design intent of the building and consistent with the design and trim requirements of these regulations.

2. Walls/facades, building massing.

- a. Horizontally struck stucco, exterior insulated finish system stucco panels, board and batten, wood or Hardie plank siding, and stained hardwood panels shall also be considered acceptable finishes. Manufactured brick or materials that have the appearance of brick are acceptable.
- b. Walls/facades facing and/or visible to a public right-of-way shall not present a solid monolithic mass creating a uniform “blank” unadorned surface by conforming to the following elements:
 - i. No wall/façade shall include a continuous uniform unadorned area exceeding 400 square feet in area; instead, design elements shall be provided to relieve the blank surface, in either a horizontal or vertical perspective. Items and features to adorn such areas may include, but are not limited to, porches, pilasters, colonnades, exterior lighting, trellises, banding trim, planters, windows (including spandrel glass windows), and doors that disrupt the continuous unadorned surface; and
 - ii. No wall/façade shall include a continuous uniform unadorned linear horizontal run extending greater than 100 lineal feet; instead a minimum 16-inch wide vertical design element shall be provided a minimum of every one hundred feet for such horizontal runs. Items and features to provide

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the vertical break may include, but are not limited to, porches, pilasters, colonnades, exterior lighting, trellises, banding trim, planters, windows (including spandrel glass windows), and doors that break to continuous horizontal run.

- iii. Metal-clad structures may be constructed, however metal-clad surfaces facing the right-of-way are not permitted. Internal bracing must be certified to accept additional finishes or structures applied to the exterior metal panels. No external "X" bracing is to be visible on any front right-of-way facade. All exterior wall finishes must match the predominant building color. The use of corrugated, synthetic or fiberglass panels is prohibited on any front wall or any front roof surface facing the right-of-way. All design requirements must be met for metal-clad structures' remaining wall facades as for any other new structure.
- c. Colors for building finishes shall be white or shades of pastels, with base, trim, and accent colors provided consistent with the SSCRAO authorized colors as provided in Figure 5.9.3-2.
- 3. Porches, Railings, and Trim.
 - a. Front porches for a development's structures that are provided along the development site's Silver Springs Boulevard or primary public right-of-way frontage must encompass an area greater than fifty percent (50%) of that structure's front façade wherein the porch must be a minimum of 60" in depth. The goal of the front porch is to provide an area shielded from the weather wherein pedestrians may move across and along the front of the structure. Along a secondary frontage, a porch, colonnade, or pergola may be provided, subject to compliance with the design and color requirements of these regulations, such as but not limited to, gable end finishes and hardware, trim, etc.
 - b. Porches shall have wood or the appearance of light framed wood columns and railings. Other items such as spandrels and fretwork trim are also required as integral design elements for the porch structure. Vinyl or metal columns, railings, trim elements are acceptable provided that these materials are appropriately scaled to give the appearance of a wood structure.
 - c. Awnings shall not be considered equivalent to porches; however awnings may be attached to porches as provided in preceding paragraph a. or they may be affixed to wall facades.
 - d. Trim is an integral element to porch design and is required for all porch or colonnade facades. The trim shall have the appearance of decorative wood elements and shall be secured to the support beams and/or columns.
 - e. Colors for finishes shall be white or shades of pastel. Exposed lookout beams shall also have suitable finishes compatible with the porch and other building elements. Railings and balustrades shall have the appearance of wood pickets or ornamental turned or sawn posts and be secured to vertical support columns

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made from suitable materials such as wood, metal or other structural materials. The design, ornamentation and finish color of the railing shall be consistent with the overall design of the structure. All porch and balcony railings and balusters must meet all County and FBC building code requirements. Lattice as a railing element is not acceptable.

- f. Gingerbread trim and/or porch railings, columns or posts shall have the appearance of light frame wood construction.
 - g. All trim shall be constructed from wood, metal or other suitable materials (e.g., vinyl). The design and finish color shall be consistent with the overall design of the structure. Decorative trim work shall have a color that differs from the main color of the structure consistent with the SSCRAO authorized colors as provided in Figure 5.9.3-2.
4. Accessory Structures.
- a. All accessory structures (e.g., storage buildings, utility/mechanical equipment buildings, etc.) shall meet the design requirements of these regulations when visible from the public right-of-way or be screened from public view in a manner consistent with the requirements of these regulations.
 - b. Drive-through menu boards and speaker stations, drive-through teller stations, ATMs and similar appliances which require direct access by the public shall be incorporated in an architectural “shell” complying with the design review requirements of this section when visible from the public right-of-way or be screened from public view in a manner consistent with the requirements of these regulations.
 - c. Any accessory structures not visible from the public right-of-way shall be screened from public view in a manner consistent with the requirements of these regulations.
5. Exterior Colors.
- a. The predominant exterior color for a development’s principal and accessory structures shall be pastel shades or white; earth tones are not acceptable except in brick or as an accent color as provided in the SSCRAO authorized colors in Figure 5.9.3-2.
 - b. The color palette for development in the SSCRAO is divided into building, base, trim, and accent colors; wherein the base colors are also compatible building colors however they should be different when applied to the structure to create a visual appearance of a base-building-cap/roof, with trim and accent colors as follows:
 - i. Building colors shall be lighter/paler colors to portray the Florida Vernacular ambience.
 - ii. Base colors, when provided, should be contrasting color to the building color by being a more medium or dark intensity variation on the building, unless the base feature is provided by using a brick or similar finish as permitted within this Section.

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- iii. Trim colors shall be contrasting colors to the building color by being a lighter to more medium intensity variation on the building color.
- iv. Accent colors to feature and/or highlight the ornaments shall be blues, reds, yellows, greens and browns.
- c. The predominant exterior color(s) shall be applied to all sides of the principal and accessory structure(s). The principal and accessory structures are not required to be the same exterior color; however when different exterior colors are used a complimentary color is required rather than a contrasting color. Further, the base, trim, and accent colors for the principal and accessory structures shall be the same to visually unite the structures.
- d. Color schemes shall be simple, harmonious, and be complimentary to colors on adjoining adjacent structures off-site from the development. Bright or intense colors (e.g., primary or fluorescent/day-glow) shall not be used. Stark colors such as white or black shall not be utilized for large contiguous areas unless broken up by architectural features as described in subsection (F)(2)(b)2.b. Bright colors on architectural detailing, trim, window sashes, doors and frames, or awnings may be used if they are compatible with the color scheme of the building; however no fluorescent/day-glow colors may be used.
- e. This Section provides examples of exterior colors common to the Florida Vernacular Style, and is not intended to constitute a complete list of colors. A color palette from Sherwin Williams is provided in Figure 5.9.3-2 to demonstrate the range of colors (go to www.sherwin-williams.com to view the exact colors). Paint of similar colors from any major manufacturers are acceptable for use on the exterior of the buildings within the SSCRAO. All colors, combinations of colors, and locations of colors on buildings and structures shall be approved during the development review process.
- f. Authorized SSCRAO colors. Figure 5.9.3-2 provides illustrations of the authorized base, trim and accent colors for the SSCRAO as referenced in the regulations of this Section.


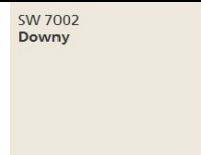

Figure 5.9.3-2					
Sherwin-Williams Color References (or equivalent)					
Name & Number	Sample	Name & Number	Sample	Name & Number	Sample
BASE		TRIM		ACCENT	
6753 Jargon Jade		7002 Downey		6796 Blue Plate	

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6908 Fun Yellow	SW 6908 Fun Yellow	7000 Ibis White	SW 7000 Ibis White	6938 Synergy	SW 6938 Synergy
6788 Capri	SW 6788 Capri	6001 Grayish	SW 6001 Grayish	6859 Feverish Pink	SW 6859 Feverish Pink
6933 Clean Green	SW 6933 Clean Green	7122 Lemon Drop	SW 7122 Lemon Drop	6910 Daisy	SW 6910 Daisy
6750 Waterfall	SW 6750 Waterfall	6444 Lounge Green	SW 6444 Lounge Green	6313 Kirsch Red	SW 6313 Kirsch Red
6662 Summer Day	SW 6662 Summer Day	6695 Midday	SW 6695 Midday	6926 Lucky Green	SW 6926 Lucky Green
6687 Lantern Light	SW 6687 Lantern Light				

(c) SSCRAO Florida Vernacular Illustrations. The images provided in Figure 5.3.9-3 provide illustrations of the design characteristics required and described in preceding paragraphs F(2)(a) and (b) and for this Section.

FIGURE 5.3.9-3 - CRA PHOTO EXAMPLES

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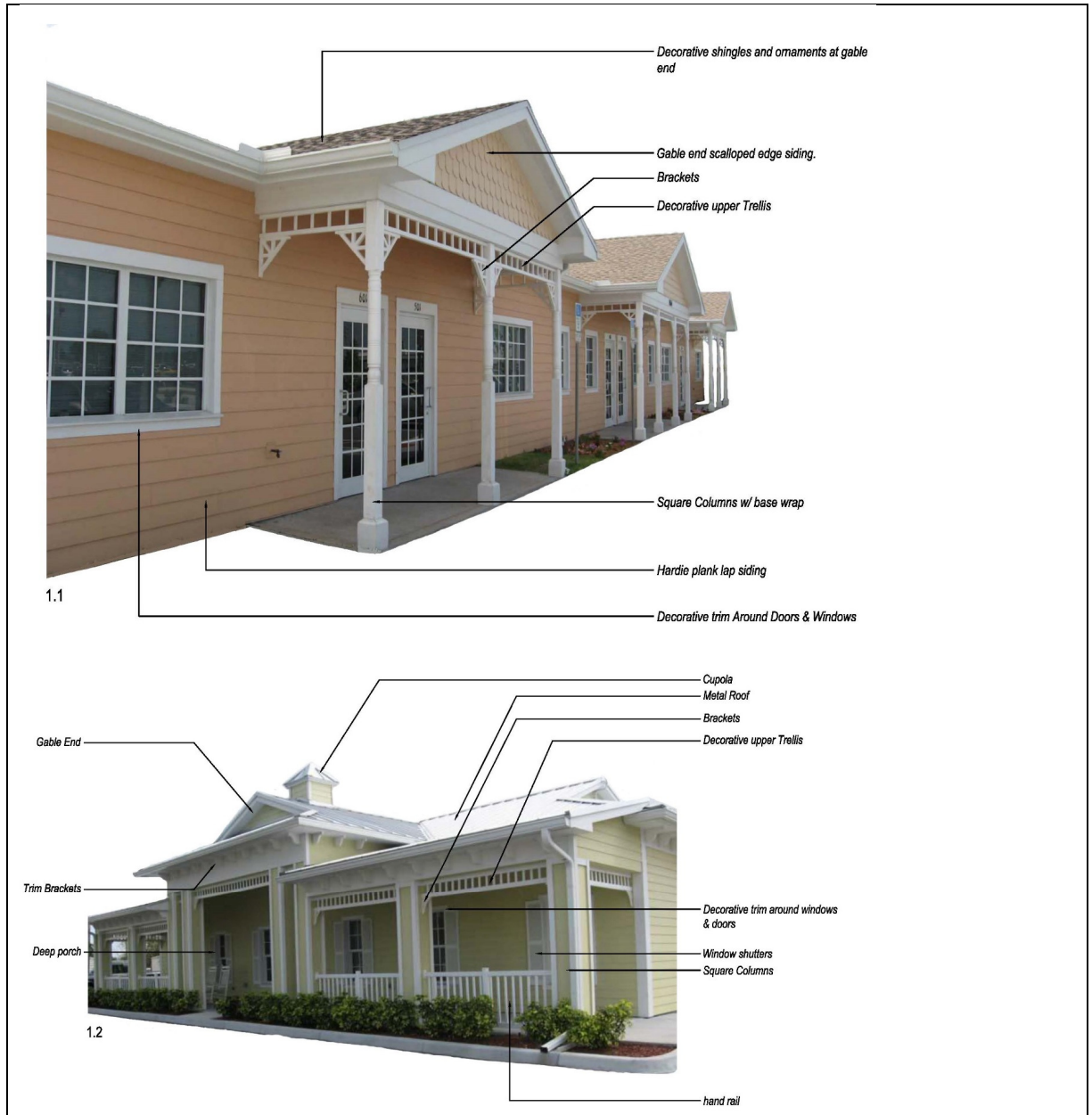
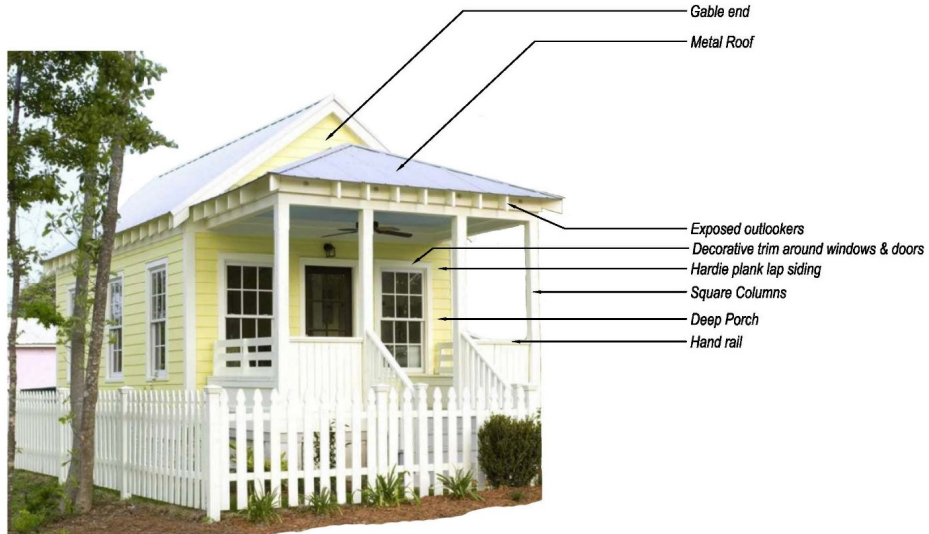


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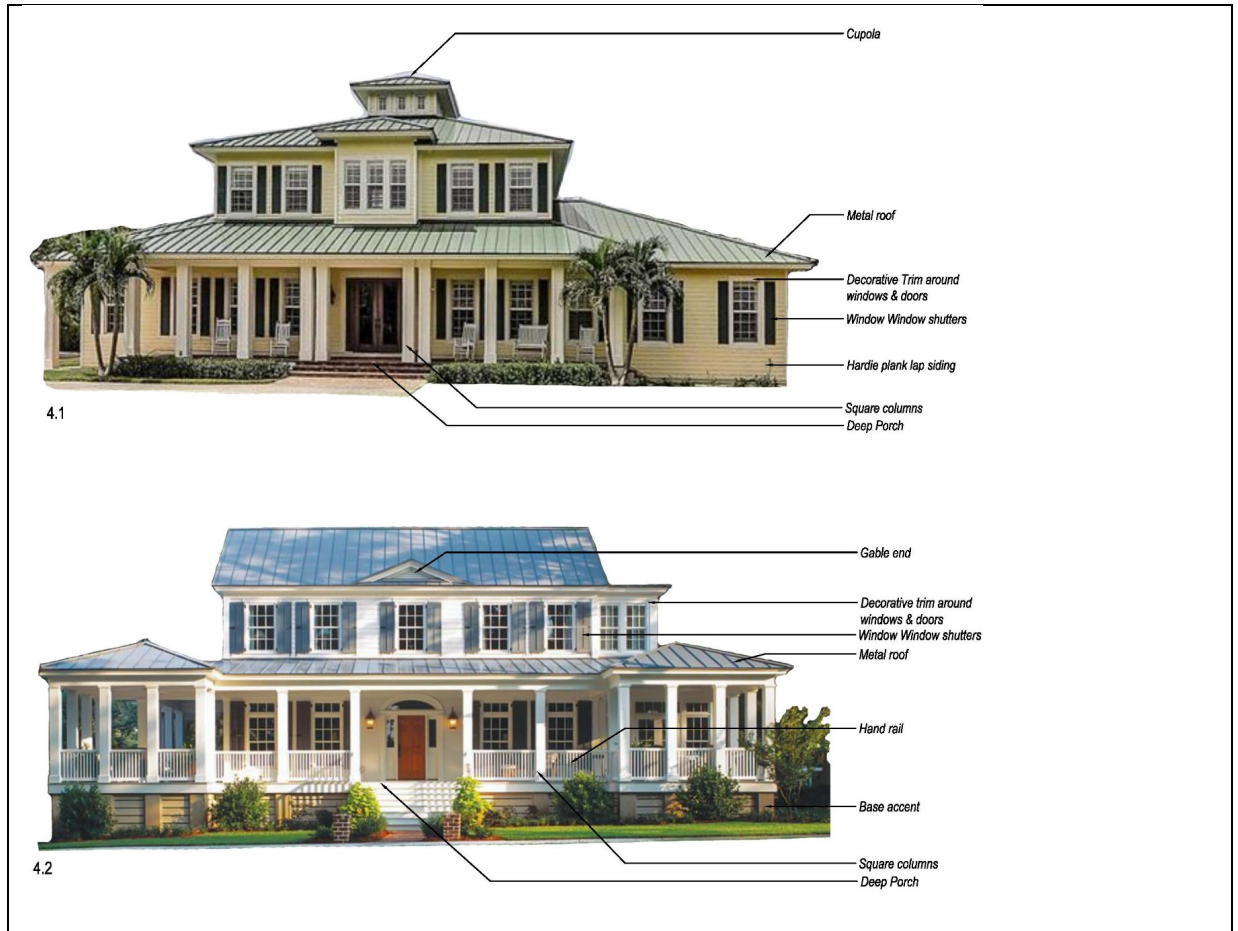


3.1



3.2

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- (3) Building transition: The height and scale of a new development and redevelopment which conforms to the provisions of this Section are not required to be “compatible” with adjacent or existing styles of development which do not conform to the provisions of this Section.
- (4) Building Entryway: Entryways shall be designed to provide project focal points and to provide protection from the sun and adverse weather conditions for the full extent of the building’s roadway frontage. As such, entryways shall be designed in accordance with the techniques listed below:
 - (a) Entryways shall be differentiated from the remainder of the façade through the use of color, change in materials, application of architectural features (arches, columns, colonnades, etc.), setbacks, offsets, level changes and the like.
 - (b) Entryway design should incorporate hardscape features such as low walls, decorative paving, water features and the like.
 - (c) Entryway design should incorporate landscaping, landscape planters or wing walls with landscaped areas.
 - (d) Entryway areas should be provided with structural or vegetative shading features and benches or other seating components.

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- (e) Entryways shall not prohibit or interfere with the uses of active outside area uses such as but not limited to cafes, sales and displays of goods for sale and other pedestrian oriented uses on-site when permitted consistent with the development’s zoning classification per Article 4.
- (5) Building orientation: Buildings shall be oriented so as to enhance the appearance of the SSCRAO and the view from Silver Springs Boulevard. Building orientations shall be such that building service areas are not located in primary view from the Silver Springs Boulevard roadway or other public rights-of-way unless screened from view by vegetative or structural means. Further, access points for the service areas, particularly for refuse and/or recycling containers and/or equipment, shall not be oriented to face directly toward Silver Springs Boulevard or other public rights-of-way.
- (6) Pedestrian Environment: All sidewalks, crosswalks, and pedestrian corridors shall be in compliance with the American Disability Act (ADA). To assure a viable pedestrian environment the following guidelines shall be adhered to:
 - (a) Within the public rights-of-way:
 - 1. Sidewalks adjacent to Silver Springs Boulevard at a minimum shall be 6’ in width and separated from the edge of roadway by at least a 5’ landscaped planter strip with minimum 2.5” DBH shade trees that comply with LDC Sections 6.8.3 & 6.8.10 planted every 100 feet.
 - 2. Sidewalks adjacent to other roadways shall be at a minimum 5’ in width and separated from the roadway edge by a 5’ landscaped planter strip with minimum 2.5” DBH shade trees that comply with LDC Sections 6.8.3 & 6.8.10 planted every 100’ feet.
 - 3. At intersections with Silver Springs Boulevard, side streets shall utilize curb extensions (e.g., bulb outs, bulge outs, etc.) or other design techniques to provide greater safety and visibility for the pedestrian.
 - 4. No permanent sign shall be allowed to be placed in, on, or extend over any sidewalk in a manner that blocks or reduces the sidewalk width.
 - 5. No new utility pole that blocks or reduces the sidewalk width shall be allowed to be placed in or on the sidewalk unless such limitation is precluded by an existing utility easement for such utility pole. Such utility poles shall be limited to that sole utility use; and the operating utility for the pole shall be responsible for ensuring compliance with ADA sidewalk requirements.
 - (b) On private road rights-of-way and/or private development sites in relation to their driveways and/or pedestrian access:
 - 1. Sidewalks adjoining and parallel to Silver Springs Boulevard at a minimum shall be 6’ in width and separated from the edge of the roadway or driveway by at least a 5’ landscaped planter strip with minimum 2.5” DBH shade trees that comply with LDC Sections 6.8.3 & 6.8.10 planted every 100 feet.
 - 2. Sidewalks connecting to the public Silver Springs Boulevard sidewalk shall be at a minimum 5’ in width and separated from the roadway or driveway edge by a 5’ landscaped planter strip with minimum 2.5” DBH shade trees that comply with LDC

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Sections 6.8.3 & 6.8.10 planted every 100’ feet.

3. At intersections with Silver Springs Boulevard, side roads or driveways shall utilize curb extensions (e.g., bulb outs, bulge outs, etc.) or other design techniques to provide greater safety and visibility for the pedestrian.
 4. No permanent sign shall be allowed to be placed in, on, or extend over any sidewalk in a manner that blocks or reduces the sidewalk width.
 5. No new utility pole that blocks or reduces the sidewalk width shall be allowed to be placed in or on the sidewalk unless such limitation is precluded by an existing utility easement for such utility pole. Such utility poles shall be limited to that sole utility use; and the operating utility for the pole shall be responsible for ensuring compliance with ADA sidewalk requirements.
- (7) Site access: To facilitate better flow of traffic and to reduce SR-40 turning movements, new curb cuts and driveways shall be prohibited where alternative access is available. Cross access easements shall be provided for all development, regardless of type, on commonly developed property(ies) and provided to adjoining properties consistent with Section 6.11.4.B.
- (8) Parking & loading on a development site. Sites shall be designed to provide safe, convenient, and efficient access for pedestrians, customer vehicles, and delivery vehicles. When pedestrian and vehicle areas are not grade separated (e.g., by raised curbs) physical barriers to direct, manage, and separate the areas shall be provided, including but not limited to raised planters, defined landscape planting beds, or bollards. Such barriers need not be continuous but shall be installed to provide respectively separate pedestrian and vehicle traffic areas. For parcels/projects with multiple buildings, parking shall be designed in a consistent and coordinated manner for the entire site.
- (9) Transit: All transit and bus stops within the SSCRAO shall be updated or designed in a manner to provide shade and shelter from the environment. New and redeveloped transit stops shall be constructed in a manner to prevent being impacted by flooding as well as the temporary inundation or ponding of stormwater.
- (10) Fence and buffer (screen) wall design: Design and construction quality of fences and walls are important visual reflections of community character and quality. In order to promote quality site aesthetics, fence and buffer wall design and construction shall comply with the following requirements:
- (a) Be designed and constructed to include the use of similar materials, colors and finishes as the principal structure.
 - (b) Be architecturally designed to avoid an expansive monolithic or monotonous horizontal appearance by introducing vertical and/or varying horizontal features consistent with the design concepts outlined in this Section.
 - (c) In the event chain link fencing is provided along Silver Springs Boulevard or other public rights-of-way, it shall be provided and maintained in a fully vinyl-finished form, including the vertical, horizontal, and mesh components. Galvanized or unfinished chain link fencing may only be utilized in the rear of development site wherein such fencing is shielded by the building and/or other structural buffering/screening and is

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not visible to Silver Springs Boulevard. Chain link fencing including metal, vinyl, plastic (“PVC”), or similar material inserted in the chain link mesh shall not be provided as buffer wall along Silver Springs Boulevard or other public rights-of-way.

- (11) Perimeter planting: Plantings shall be provided along the perimeter of buildings facing SSB, other public rights-of-way, and pedestrian customer entry routes to the buildings from their on-site parking areas. All projects shall incorporate perimeter plantings into project design in accordance with the requirements listed below. All plantings and landscape features shall be perpetually maintained consistent with the following:
- (a) Perimeter landscaping shall consist of a combination of trees, palms, shrubs, and ground covers. Planting material type, size and spacing shall be consistent with the requirements of LDC Division 6.8.
 - (b) If the primary structure is proposed to be within 11 ft. of the property line along SSB or adjacent public right-of-way or on-site driveway, landscaping shall not be required between the building and a required sidewalk. This allows for an urban streetscape opportunities such as outdoor cafés, seating areas, etc.
- (12) Screening of mechanical equipment, including dumpsters, recycle containers, and refuse, etc. Inadequate screening of mechanical equipment and refuse locations can have negative visual impacts on streetscape, landscape and community image. Such impacts shall be minimized through compliance with the following requirements:
- (a) Mechanical equipment and refuse containers located on the ground shall be screened from public view and shall not be located adjacent to the right-of-way. Screening shall be at least the same height as the equipment or containers. Structural screening shall architecturally match the style, construction materials, colors, and finish of the principal structure(s). Landscaping may be substituted for structural screening provided it is of such size and maturity as to be able to provide, at a minimum, an 80% opaque screen between 18 inches in height up to 6’ in height, within 3 years.
 - (b) All exposed roof top mounted equipment and appurtenances shall be fully screened from view from any public right-of-way as an integral part of the design of the building(s) and shall be architecturally consistent with the building design.
- (13) Lighting: Lighting fixture design and placement are important components of an attractive urban and pedestrian environment as well as important to public safety. In order to enhance site aesthetics and minimize visual distraction, yet maintain adequate public safety, project lighting shall be Light Emitting Diode (LED) and comply with all lighting requirements set forth elsewhere within this Code.
- (a) Maximum heights of fixtures:
 - 1. Roadways – Maximum light fixture height of 25 ft.
 - 2. Parking Lots – Maximum light fixture height of 20 ft.
 - 3. Pedestrian areas – Maximum light fixture height of 15 ft.
 - (b) Exterior lighting shall be provided by each owner/developer within their respective property limits. On private property, an average lighting level of 1.0 foot candles is required throughout the parking areas for each project. Lighting layouts shall be

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submitted as a part of the development application package and lighting shall be installed so as to prevent casting direct glare to rights-of-way and surrounding properties consistent with the provisions of this Code.

(c) Fixture Selection:

1. Private site development, including private rights-of-way and driveways. Within the SSCRAO limits, Figures 5.9.3-4.1-4 illustrate the McGraw Edison Company "Danville Radiant" series (dark sky compliant), D-1 Shade series light fixture (or approved equivalent), having round, straight, aluminum posts selected to serve as the project standard exterior lighting fixtures for private applications. Fixture and pole colors may be selected at the choice of the developer with color options being black, white, or a color comparable to the SSCRAO authorized colors as provided in Figure 5.9.3-2. At a minimum, luminaires shall be so positioned to provide lighting at the project’s customer entrances from the fronting rights-of-way and on-site customer parking areas.

Figure 5.9.3-4 Private Lighting	
<p>1. MGEC "Danville Radiant"</p> 	<p>2. MGEC "Danville Radiant"</p> 
<p>3. Sternberg Lighting "Omega"</p> 	<p>4. Sternberg Lighting "New Jersey 1917"</p> 

2. Public rights-of-way. Within the SSCRAO limits, Figures 5.9.3-5.1-4 illustrate the form of illumination fixtures for rights-of-way which shall be dark sky compliant, having a square/rectangle or acorn form with aluminum posts as standard features. Fixture and post colors shall be green, black, or bronze finish, and shall be a uniform color along a single right-of-way; however a different color may be used on a different right-of-way, thereby allowing a method of differentiation the different rights-of-way. Luminaires shall be so positioned and operated to provide lighting

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along rights-of-way to illuminate the ground area for safety and security for pedestrians and transit stops, at a minimum, consistent with applicable standards for right-of-way lighting installations (e.g., MUTCD, AASHTO, ITE, etc.) and this Code. The final form and colors for lighting fixtures shall be determined in consultation with the each right-of-way’s jurisdictional agency to allow for the coordination of costs, operation, and maintenance of the lighting.



3. Mounting style may vary depending on application. Mounting heights shall comply with the maximum heights listed above.
- (14) Utilities: The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the urban environment, utilities construction and placement shall comply with the following requirements:
- (a) All utility lines, whether new or relocated, shall be installed underground.
 - (b) Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed.
 - (c) Utility structures shall be substantially screened from view by structural or vegetative means. Where screening is accomplished by structural means, it shall be compatible in design and color with the main building.
- (15) Special building considerations: Certain uses such as gas stations, power supply facilities,

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commercial convenience stores, auto repair facilities and the like require special design considerations to integrate them into a quality community design fabric. Such facilities shall comply with the following requirements, in addition to the other requirements of this section:

- (a) Where a gas canopy is provided, the canopy shall be of the same roof design and materials as the main building. Canopy facing and support poles shall be constructed of the same material as the principal structure façade. Porches and/or awnings on the principal structure that are not provided as gas canopy cover shall be consistent with the regulations within this Section; however such awnings may not be used for signage as provided in paragraph (18)(d)3 unless the principal structure is a multiple-tenant occupancy structure.
 - (b) Power supply facilities shall be screened from public view through use of structural or vegetative means.
 - (c) Auto repair facilities shall be oriented on a site in such a fashion that open bays shall not face SSB. Site design shall utilize landscaping and/or structural means to help screen open bays from right of ways and adjacent residential properties. Awnings over bays are encouraged as a means of providing architectural detail to that side of the building beyond just providing the bay access doors.
- (16) Outdoor storage: Outdoor storage areas shall be fully screened from view by structural means, vegetative means, or a combination of earthen berms and vegetation. Where screening is accomplished by structural means, the structure shall be compatible in design and color with the main building.
- (17) Accessory uses and structures: Structures and uses accessory to the principal structures and uses shall be integrated into project design in a manner such that they will not detract from site aesthetics. Such structures and uses shall comply with the requirements listed below:
- (a) Accessory structures shall be designed and constructed so as to be compatible with the architectural design of the principal structure(s) including exterior finishes, colors and materials;
 - (b) Outdoor garden supply areas shall be incorporated into the building architecture of the principal structure;
 - (c) Temporary outdoor displays and sales areas, such as benches, tables, hanging merchandise shall not encroach upon of pedestrian or vehicular traffic travel lanes. A minimum clear sidewalk width of 5’ shall be maintained at all times for pedestrian travel.
 - (d) Permanent shopping cart storage shall be contained within the principal structure.
- (18) Signage: The intent of the following is to develop a unity within the SSCRAO, while allowing each occupant to display a corporate identity to identify the facility and project. It is also intended to provide a consistent scale and appearance so that no one sign will dominate or distract from the quality or appearance of other signs or the architectural character of the SSCRAO:
- (a) All signs shall:

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1. Conform to the Code, as specifically provided in Article 4, Division 4.
 2. Conform to the sign standards set forth by the SSCRAO in this Section; wherein it's more restrictive provisions will prevail in the event of conflicts.
 3. Be harmonious to the architecture of the corresponding on-site building/structure and the Florida Vernacular Style by including elements of the building/structure architecture and conforming to the authorized Florida Vernacular Style colors.
 4. Be proposed in a detailed signage and/or wayfinding plan for each parcel showing the proposed sign location(s) and shall be included with the development application for the parcel(s) as referenced in Section 5.9.3.E.
- (b) Wayfinding signs. Wayfinding signs may be provided on private property to provide directions to internal components of a development site or in public rights-of-way to facilitate and direct the public in a streamlined and uniform manner.
1. Private wayfinding signs may be permitted on internal rights-of-ways, internal driveways, or internal cross access routes; however such signs shall not exceed 25 square feet in sign face area and shall not exceed eight feet in height above the lowest adjacent grade consistent with Figure 5.9.3-6.

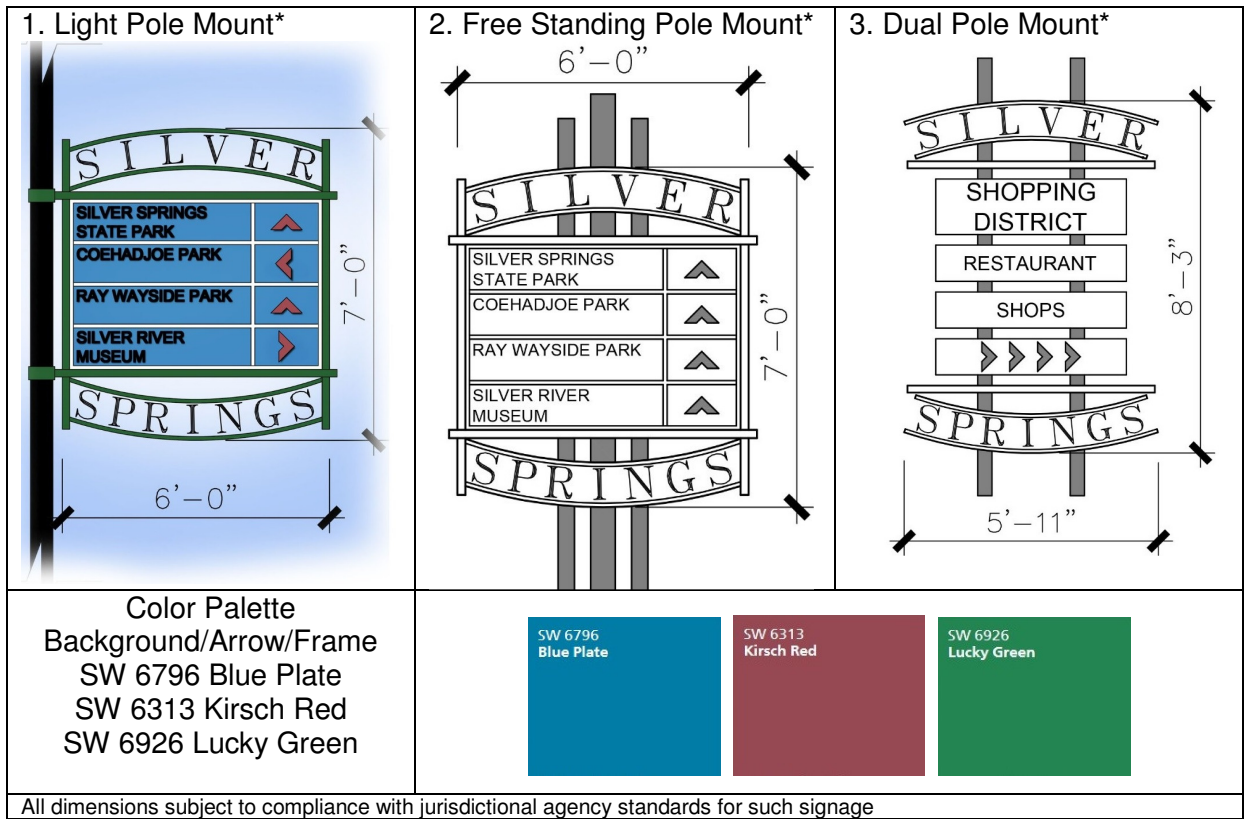
Figure 5.9.3-6, Private wayfinding sign



2. Public wayfinding signs provided within the public right-of-way shall be consistent with the applicable government agency standards for such directional and information signs standards and consistent with Figure 5.9.3-7.

Figure 5.9.3-7, Public wayfinding sign

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- (c) Advertising Signs: All advertising signs shall be provided as a ground mounted monument sign(s) subject to the following:
1. Ground mounted monument signs for single occupancy use parcels shall not exceed one square foot of sign face area per foot of parcel frontage along any right-of-way up to a maximum of 100 square feet, and shall not exceed 10 feet in height. (Reference Figures 5.9.3-8.1 to 4)

Figure 5.9.3-8 Ground Mounted Monument Signs – Individual Use

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2. Ground mounted monument signs for multiple occupancy use parcels shall conform to the following (Reference Figures 5.9.3-9.1 to 2):
- a. One on-site ground mounted monument directory sign, not exceeding 200 square feet in sign area with a height not exceeding 15 feet may be provided along the parcel’s right-of-way frontage, or
 - b. In lieu of one on-site ground mounted monument directory sign as provided in prior paragraph 2.a, individual ground mounted monument signs may be provided for occupancies located along the parcel’s right-of-way frontage; however the square feet of the sign face area for that individual ground mounted monument sign shall be subtracted from the maximum sign area allowed for the single on-site ground mounted monument directory sign, and the individual ground mounted monument sign shall comply with the provisions of prior paragraph 1.

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Figure 5.9.3-9 Ground mounted monument gang signs



- 1.
- 2.
3. Signs on limited frontage parcels with less than 50 feet of frontage on a public right-of-way (Reference Figures 5.9.3-9.1 to 2):
 - a. A single occupancy sign shall be permitted as one ground mounted monument sign that shall not exceed 50 square feet in sign face area and shall not exceed 10 feet in height, and
 - b. A multiple occupancy signs shall be permitted for parcels with multiple occupant uses with the monument sign not exceeding 50 square feet in sign face area and not exceeding 15 feet in height.
- (d) Wall / Awning Sign (Figure 5.9.3-10.1 to 6):
 1. Wall signs: Wall signs may be provided, however no wall sign shall be attached and displayed less than eight feet in height above the lowest adjacent grade or higher than 30' above the lowest adjacent grade.
 2. Awnings with sign information applied shall only be allowed in a multi-tenant situation, i.e. strip shopping center and shall have the same color and height restrictions as a wall sign.

Figure 5.9.3-10, Awning signs

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(e) Prohibited Signs:

1. No flags, banners, twirling, "A" type, sandwich type, sidewalk or curb signs and balloons or other air or gas filled figures shall be permitted.

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2. No rotating, flashing, blinking, fluctuating or otherwise animated signs shall be permitted.
3. No signs affixed or attached to a tree shall be permitted.
4. No trailer signs.
5. No vehicles with temporary or permanent signs mounted to them or on them will be parked so that they create a sign or advertisement.
6. No signs with changeable or temporary information shall be allowed.
7. No signs shall be painted directly on any building, wall or fence.

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SECTION 2 – LAND DEVELOPMENT CODE Article 1, *Administration*, Division 2, *Definitions*, is hereby amended to add the following:

Significant Improvement. Any reconstruction, rehabilitation, addition or other improvement of a structure, the cumulative cost of which equals or exceed 25 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. This term does not, however, include either: [Also defined in FBC, B, Section 202]

- A. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- B. Any alternation of a historic structure provided the alternation will not preclude the structure’s continued designation as a historic structure.

SECTION 2 – LAND DEVELOPMENT CODE Article 1, *Administration*, Division 3, *Acronyms*, is hereby amended to add the following:

FVA. Florida Vernacular Architecture.

CRA. Community Redevelopment Area.

SSCRA. Silver Springs Community Redevelopment Area.

SSCRAO. Silver Springs Community Redevelopment Area Overlay.