

STUART CITY CENTER URBAN DISTRICT - FORM BASED CODE

A. GENERAL PRINCIPLES AND INTENT

LOCAL VERNACULAR

The form based code architectural standards favor building design that reflect the character, rhythm, spacing, density, form and spacing of the Stuart City Center Urban District. They specify an architecture language of load-bearing walls and a vernacular of local and regional materials. The standards also specify certain details, such as column and pier spacing, window proportions, roof or cornice configurations, storefronts, and overhangs.

The intent behind these standards is to utilize a discipline of form when designing new buildings in order to foster a coherent and visually recognized 'Stuart City Centre' aesthetic.

ALTERNATIVE MATERIALS

While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Development Department and may be added to the approved list after proper review by the Community Redevelopment Board.

ARCHITECTURAL REVIEW

Buildings must be reviewed by the Development Department prior to a formal submission. The Development Department will work with the developer and/or designer to show them how the Form Based Code will satisfy their site needs and other requirements.

ENERGY EFFICIENCY AND ENVIRONMENTAL CONSERVATION

All new buildings within the Urban CRA Stuart City Center District shall meet or exceed the City of Stuart Green Development Code, LEED (Leadership in Energy and Environmental Design) standards, or equivalent, this shall include the submission of a LEED scorecard, or equivalent, in the administrative review process.

B. STUART CITY CENTER URBAN DISTRICT ARCHITECTURAL STANDARDS

EXTERIOR BUILDING WALLS

Exterior building walls should reflect and complement the traditional materials and techniques of the City of Stuart's local architecture. They should express the construction techniques and structural constraints inherent to the City's local vernacular. All building materials to be used shall express their specific properties. Juxtaposition of contemporary design will be considered based on its quality, character and relevance.

The illustrations and statements in this document are advisory only. Refer to the Code standards below for the specific prescriptions of this section.

The exterior walls of the principal building shall be constructed of any of the following materials and in the following specified manner. All materials shall be used over the

entire building or as continuous horizontal bands only. No panelizing shall be permitted or other simulations except as noted below.

1. *Materials.*



- a. Stucco with a "float finish", smooth or coarse, machine spray, dash and troweled.
- b. Wood clapboard five inches to the weather.
- c. Wood shingles seven inches to the weather.
- d. Cement siding, or similar composite plank in individual clapboard-style boards, which has a proven successful application in a climate comparable to Stuart's of not less than ten years.
- e. On residential buildings only, wood board or batten board of a board width from eight inches to 12 inches.
- f. Wood shiplap siding, smooth face, seven inches to the weather.
- g. Coral, keystone, or tabby.
- h. Modular unit masonry, either brick or concrete, coursed in regular ashlar pattern, flush sawn, wire cut, or sand finish.
- i. Cast stone.

2. *Other design standards.* Except for single-family residential, all developments shall incorporate a minimum of six of the following building design treatments:



- a. Overhangs;
- b. Arcades as defined by this Code;
- c. Sculptured artwork and/or fountains;
- d. Raised cornice parapets over doors;
- e. Peaked roof forms;
- f. Display windows;
- g. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;
- h. Clock or bell towers;
- i. Decorative light fixtures;
- j. Decorative landscape planters or planting areas, a minimum of five feet in width, and areas for shaded seating consisting of a minimum of 100 square feet;
- k. Integration of specialty pavers, or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area;
- l. Water elements, a minimum of 50 square feet in area; and
- m. Courtyards along the front building facade.

BUILDING COLORS AND FINISHES.



All exterior building wall colors used within the urban district shall be color shades represented in the **urban district color wheel**. Exterior colors shall be approved by the city development director. All exterior painting shall require a permit. Building trim may be any color. Wall murals shall be permitted on any structures, and shall require the approval of a minor urban code exception. Building roofs shall be a solid color; however, a variegated roof color scheme consisting of approved roof colors may be permitted by the city development director. Copies of this color wheel are available in the city development department.

ROOFS AND GUTTERS.

The roofs and gutters of the principal building shall be constructed of any of the following materials and in the following specified manner.

1. *Materials.*



- a. Cedar shingles with factory treated class B finish.
- b. Steel, copper and factory painted aluminum standing seam, batten seam, or Bermuda roofing.
- c. Galvanized steel "5-V crimp" roofing panels.
- d. Galvanized metal or copper shingles of Victorian or diamond shape or pattern or of another dimension, which is approved by the city development department.
- e. Asphalt dimensional shingles for residential buildings only.
- f. Built-up roof behind parapets.
- g. Exposed half-round gutters of copper or galvanized steel.
- h. Clay or cement barrel, s-shaped, flat cement, or mission tiles which are of one of the several shades of "red," "ochre," "cream" and "white" color shades represented in the urban district color wheel provided that such coloring is integral to the clay or cement. No glazed or painted clay or cement tiles shall be allowed. No other shape of clay or cement tiles shall be permitted.

2. *Manner.*



- a. Gable and simple hip roofs.
- b. Flat with railings or parapets.
- c. Shed roof attached to a wall higher than the ridge.
- d. Rafters at overhangs shall be exposed.
- e. Pitch:
 - i. On principal building from 5-12 up to 12-12.
 - ii. On sheds, porches and balconies not less than 3-12.
 - iii. Tower roofs may be any pitch.
- f. Aluminum fascia and soffits shall not be allowed. (Ord. 1453-96, 6-1-96)
- g. For buildings which are located not more than five feet from the front property line, gutters must be shielded and may not drain onto the surface of public sidewalks. Gutters may be enclosed within a column or other architectural feature.

PARAPET WALLS.

A parapet wall shall not exceed 24 inches in height, provided however, a greater height of up to ten feet may be permitted by the city development director if necessary to conceal rooftop utilities such as stairway and elevator bulkheads and other roof equipment, or to achieve architectural enhancement. No height of greater than 24 inches shall be permitted for more than 40 percent of any facade of a building. A parapet wall shall be designed to be consistent and compatible with the design and treatment of the facade of the structure.

ROOF TOP OCCUPANCY.

Occupancy of a flat roof shall be limited to uses which are ancillary to residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently affixed

structures, including, gazebos, trellises, or other similar structures shall be allowed on the roof of a 4-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

ROOFTOP UTILITIES.

All rooftop utilities and facilities such as air conditioning units, as well as all exterior mechanical equipment, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

ARCADES AND PORCHES.

The arcades and porches of the principal building shall be constructed of any of the following materials and in the following specified manner. No simulations shall be permitted.

1. Arcades shall conform to the following requirements:



a. An arcade shall have a minimum clear height of 12 feet from the lowest point of the ceiling and a minimum clear width of ten feet in the UC, eight feet wide otherwise;

b. Both ends of an arcade must remain open at all times, and the side of an arcade which runs parallel to the building to which it is attached must be open from four feet above grade to its roof. Refer to section 3.01.06 A., Arcade.

c. With the approval of the city development director, an arcade may be extended over public right-of-way and may include landscape materials or planters, the display of merchandise or outdoor seating; however, the arcade must maintain at least four feet of open sidewalk width under cover to allow for unobstructed pedestrian circulation.

d. Arches or lintels shall be not less than 16 inches in depth. Masonry piers shall be no less than 16 inches by 16 inches and wood posts shall be no less than eight inches by eight inches. Balusters shall be separated not more than five inches on center.

2. Porches shall conform to the following requirements:



a. A porch shall include columns no less than four inches by four inches that support its roof and floor.

b. A porch shall have a minimum depth of six feet.

c. Porches which are 30 inches above grade must meet the building code's standards for railings and railing heights. Porches which are lower than 30 inches above grade may have railings between 36 inches and 42 inches in height or may be open, the latter subject to approval via a minor urban code exception.

3. Materials shall either be of wood or conform to the construction materials of the principal building. Alternatively, round steel columns may be used on Flagler Avenue west of Colorado Avenue, and on Osceola Street and Seminole Street.

WINDOWS AND DOORS.

The windows and doors of the principal building shall be constructed with any of the following materials, configurations, operations and options.

1. *Materials.*

- a. Glass.
 - i. Clear, low-e, stained, or leaded and beveled.
 - ii. On side and rear elevations, translucent glass may be used.
 - iii. Tinted glass may be used; however, in no case shall a streetside display window be of tinted glass other than to meet current energy efficiency codes.
 - iv. Glass block may be used for architectural accents only.

b. Frames.

- i. Painted and stained wood.
 - ii. Aluminum and vinyl-clad wood.
 - iii. Steel and aluminum.
- c. Flat skylights in sloped roofs.



2. *Configurations.*

- a. Square and vertical rectangular.
- b. Circular and semi-circular.
- c. Semi-ellipse.
- d. Octagonal.
- e. Diamond.

3. *Operations.*

- a. Single and double hung.
- b. Casement.
- c. Fixed with frame.
- d. Awning windows.
- e. On side and rear elevations, sliders may be used.
- f. Jalousie windows are prohibited, except as replacement windows.



4. *Options.*

- a. Operable wood shutters which are sized to match openings.
- b. Fabric awnings excluding quarterballs.
- c. Bahama shutters.
- d. Screened windows and doors.
- e. Security grills of a pattern approved by the city development director.

BALCONIES

Balconies shall conform to the following requirements:

1. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous.
2. A balcony may extend over a public sidewalk or right-of-way but may not be designed or used as a means of building ingress or egress above a public right-of-way.
3. Where balconies are required, the aggregate length of balconies shall be not less than (50 percent) of the building facade at the floor level from which it projects on each floor level.





4. A balcony shall have a minimum clear height of ten feet at ground level above sidewalks and a minimum depth of three feet.
5. "Paris" balconies, having a minimum projection from the building face of 12 inches and a wrought iron railing, are permitted, if the balcony is accessed by French doors.

AWNINGS/OVERHANGS.

When an AWNING or overhang is incorporated into a building, the following requirements must be met:

Minimum 10 feet clear height above sidewalk.

Maximum projection to street curb or tree-planting strip/furniture zone, whichever is closer.

STREET WALLS/DECORATIVE FENCES.



Street walls and decorative fence panels establish a clear edge to the street where the buildings do not. Form Based Code requirements include masonry walls and/or decorative fence panels that define outdoor spaces and separate the street from the private realm (parking lots, trash cans, gardens, and equipment). All street wall/decorative fence facades shall be as carefully designed as the building façade, with the finished side out, i.e. the "better" side facing the street. The walls of the principal building shall be constructed of wood, wrought iron, simulated aluminum wrought iron, or PVC lattice, or shall conform to the construction materials of the principal building, including stone, brick, and stucco. No simulations shall be permitted. All chain link fencing is prohibited. Street walls and decorative fences located in the front yard shall have a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a wall or fence may be six feet in height.

OUTBUILDINGS.

Outbuildings permitted within the urban district shall be constructed of the same materials used in the principal building. Outbuildings may include fountains, barbecues, pavilions, arbors, detached garages and carports, doghouses, greenhouses, slat houses, pool and pool equipment structures, cabanas and detached garage apartments and "granny flats." Canvas outbuildings are not permitted. There shall be not less than five feet of separation between the outbuilding and the principal building.

Outbuildings shall conform to the following requirements:

1. Only one outbuilding per principle building is permitted.
2. Outbuildings shall not exceed a maximum building footprint of 1,000 square feet and a maximum gross floor area of 2,000 square feet.
3. Outbuildings shall not exceed 30 feet in height. Outbuildings may not exceed the height of the principal building on the same property.
4. An outbuilding may have an unenclosed porch of up to 50 percent of the gross floor area of the outbuilding.
5. Outbuildings may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by landscaping, lattice or other screening material that is not less than 42 inches in height.



6. Outbuildings may be connected to the principal building by a covered walkway element, trellis, or other structural link, which shall not be enclosed so as to create occupiable space.
7. Outbuildings located on corner lots which front on the side street shall maintain a ten foot setback from the side street.
8. Outbuildings may be connected to an outbuilding on an adjacent property and shall be structurally separated by a fire wall on the common boundary line and shall have a five-foot minimum rear yard setback.



SIDEWALKS.

When a permit for new construction or renovation is issued, the owner shall be responsible for the installation of a minimum six-foot wide, continuous sidewalk along the entire length of the parcel frontage that abuts a public street. Where identified by the city development director, sidewalks shall be constructed of paver block, brick or pink concrete.

LIGHTING.

1. The use of neon exposed lighting on any property is prohibited.
2. All building and site lighting fixtures shall be decorative.

ELEVATED BUILDINGS.

Elevated buildings are prohibited in the Urban District.

PARKING WITHIN A BUILDING ENVELOPE.

1. Except as provided below and for the Old Downtown District, parking located within a building envelope, below, above, or at grade, may be permitted in all urban districts by a determination of Alternative Compliance:
 - a. A single family home shall not require a determination of Alternative Compliance to provide parking located within a building envelope.
2. Parking located within a building envelope shall conform to the following requirements:
 - a. Buildings which have parking located within the envelope shall be consistent with the design of the facades and the street side shall be entirely screened. When feasible, landscaping shall be installed along the ground floor facade, within the public sidewalk and within on-street landscape islands.
 - b. Access drives into the parking area on the ground floor shall be limited to one drive aisle at a maximum of 24 feet in width for buildings less than 100 linear feet in width and two drive aisles at a maximum of 24 feet in width each for buildings 100 linear feet in width and greater. If the property is adjacent to an alley two drive aisles at a maximum of 24 feet in width each shall be permitted for buildings less than 100 linear feet in width. The development director may permit two 12 foot drive aisles for buildings less than 100 square feet in width.
 - c. A parking level construction entirely below the lowest permissible finished first floor elevation shall not be deemed a story. The visual impact of garage doors shall be minimized through architectural design.



ARCHITECTURAL FEATURES.

Tower features shall not be more than 300 square feet in area and shall not be more than 15 feet above the maximum building height. Architectural features may encroach into a setback the lesser of five feet or 60 percent of the width of a setback. For facades built with a zero setback, cornices, parapets, and bay windows at upper stories may project a maximum of three feet.

DUMPSTER ENCLOSURES.

All development within the Old Downtown District is exempt from the 'dumpster enclosure' requirements set forth in this Code.

PROHIBITED USES IN FRONT YARD.

The following uses shall be prohibited within all urban districts:

1. Clothes lines and other clothes drying apparatus.
2. Electrical meters.
3. Air conditioning equipment, including window units on the building facade.
4. Antennas and satellite dishes.
5. Chain link fences.
6. Fences greater than four feet in height.
7. Stockade fences.
8. Elevated Building