

5.05.08 Architectural and Site Design Standards

A. *Purpose and Intent.*

1. The purpose of these standards is to supplement existing development criteria in order to complement, enhance and enrich the urban fabric of Collier County with an abundant variety of architecture. The development of a positive, progressive and attractive community image and sense of place is vital to the economic health and vitality of Collier County.
2. Among the recurring details that are present in the architecture of Collier County include, but are not limited to, the following:
 - a. Elements of Mediterranean design employing sloped barrel tile roofs, arcades and stucco;
 - b. Old Florida design with wide verandas, metal roofs and lap siding;
 - c. Modern International; and
 - d. Various traditional historic references to Colonial, Bermuda and Island forms.
3. Building design contributes to the uniqueness of the project area and the Collier County community with predominant materials, design features, color range and spatial relationships tailored specifically to the site and its context.
4. While architectural embellishments are not discouraged, emphasis on scale, massing, form-function relationships, and relationship of the building or buildings to the site and surrounding context is strongly encouraged. Recognition of the environment and climate present in Collier County must be evident in the architecture. Gratuitous decoration applied to the building is strongly discouraged.
5. These standards and guidelines are intended to result in a comprehensive plan for building design and site development consistent with the goals, policies and objectives of the Collier County Growth Management Plan ("GMP") and the purpose and intent of the Land Development Code ("LDC"). These regulations are intended to promote the use of crime prevention through site design principals, including visibility-site lines for law enforcement as well as the general public.
6. To maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community, all buildings must have architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building mass, recognize local character, and respond to site conditions. Facades must be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. Facades must provide, through the use of detail and scale, visual interest that is consistent with the community's identity and character. Articulation is accomplished by varying the building's mass, in height and width, so that it appears to be divided into distinct elements and details.

B. *Applicability.* The provisions of section 5.05.08 apply:

1. To all new buildings and projects submitted on or after November 10, 2004 in the zoning districts set out below. At the applicant's request, projects submitted between November 10, 2004 and January 2, 2005 may be reviewed for compliance with the requirements of section 5.05.08 as they were set forth in the LDC before November 10, 2004.
 - a. Commercial zoning districts.
 - b. Non-residential PUD districts, and non-residential components of any PUD district.
 - c. Business park districts.

2. To non-residential buildings and projects submitted on or after November 10, 2004 in any zoning district, but only when the following conditions exist:
 - a. The project site is located on an arterial or collector road, as described by the Traffic Circulation Element of the GMP, or
 - b. A proposed building's footprint would be located within 300 feet of the boundary of a residentially zoned district.
3. To all renovations and redevelopment, including applicable additions of a building or site, as follows, except that "renovation" is not intended to apply to routine repairs and maintenance of an existing building:
 - a. Any addition or renovation of an existing building or project including vehicular use area (i.e. - approved for use and occupancy as of November 10, 2004) that will result in a change to the exterior of the building or site such that in the case of:
 - i. A building facade renovation where such addition, renovation, or redevelopment exceeds 50 percent of the wall area of an existing facade, that entire facade must comply with the standards of Section 5.05.08.
 - ii. An addition or renovation to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the assessed value of the existing structure(s), or would exceed 25 percent of the square footage of the gross area of the existing structures, the existing building(s) and the site improvements must conform with the standards of Section 5.05.08.
 - iii. Upon repainting an existing building, the colors to be applied must comply with Section 5.05.08 D.13. Materials and colors.
4. Abandonment or discontinuance of use.
 - a. Buildings or projects that are abandoned (i.e. - their existing use ceases) are subject to this Section notwithstanding Section 9.03.02 F.:
 - i. Where the use of a structure, building or project ceases for any reason, except where government action impedes access to the premises, for a period in excess of one year, the provisions of Section 5.05.08 apply before re-occupancy. Compliance with this Section may require structural alterations.
 - ii. The site design standards of this Section apply where the use of a structure ceases for any reason, except where governmental action impedes access to the premises for a period of more than 180 consecutive days.
5. **Raw water wells** in Collier County do not have to meet the provisions of this Section provided that well houses surrounding the **raw water well** shall not have any wall planes exceeding 35 feet in length or have an **actual building height** greater than eighteen (18) feet, excluding communications equipment. Fences and walls surrounding **raw water wells** must be screened with plant materials as described in Section 4.06.05.B.6. and are exempt from Sections 5.05.08.C.3 and 5.05.08.D.2 of this Section.

C. *Building design standards.*

1. Building Facades. All facades of a building must be designed with consistent architectural style, detail and trim features.
 - a. In case of buildings located on outparcels, and freestanding buildings within a unified plan of development, all exterior facades shall adhere to

the requirements of this Section with respect to architectural design treatments for primary facades. (See Section 5.05.08 C.9. Outparcels and freestanding buildings within PUD and common ownership developments for additional design standards).

- b. Buildings or projects located at the intersection of two or more arterial or collector roads shall include design features, such as corner towers, corner entrances, or other such features, to emphasize their location as gateways and transition points within the community.

2. Primary facade standards.

- a. Building entrance. Buildings located along a public or private street must be designed with the main entrance clearly defined, and with convenient access from both parking and the street.
- b. Ground floor. Primary facades on the ground floor must have features along a minimum of 50 percent of their horizontal length. These features include, but are not limited to: arcades; display windows; entry areas; or other similar design elements.
- c. Design features. The design of primary facades must include, at a minimum, two of the following design features:
 - i. Glazing covering a minimum of 30 percent of the primary facade area, consisting of window and glazed door openings.
 - ii. Projected or recessed covered public entry providing a minimum horizontal dimension of eight feet and a minimum area of 100 square feet. In addition, a minimum of 20 percent of the primary facade area must be devoted to windows and glazed door openings.
 - iii. Covered walkway, or arcade (excluding canvas type) constructed with columns at least 12 inches wide, attached to the building, or located no more than 12 feet from the building. The structure must be permanent and its design must relate to the principal structure. The minimum width must be eight feet, with a total length measuring 60 percent of the length of the associated facade.
 - iv. Porte-cochere with a minimum horizontal dimension of 18 feet. In addition, a minimum of 20 percent of the primary facade area must be devoted to windows and glazed door openings.
 - v. A tower element such as but not limited to a clock or bell tower element. In addition, a minimum of 20 percent of the primary facade area must be devoted to windows and glazed door openings.

3. Facade/wall height transition elements.

- a. Purpose. The intent of this section is to ensure that the proposed buildings relate in mass and scale to the immediate streetscape and the adjacent built environment.
- b. Applicability. Transitional massing elements must be provided on proposed buildings that are twice the height or more of any existing building within 150 feet, as measured from the edge of the proposed building.
- c. Design standards.
 - i. Transitional massing elements can be no more than 100 percent taller than the average height of the adjacent buildings, but no more than 30 feet, and no less than ten feet above the existing grade.

- ii. Transitional massing elements must be incorporated for a minimum of 60% of the length of the facade, which is in part or whole within the 150 feet of an existing building.
 - iii. Transitional massing elements include, but are not limited to, wall plane changes, roofs, canopies, colonnades, balconies, other similar architectural features, with the minimum depth for projections and recesses relative to the building size, and must meet the following requirements:
 - a) For buildings 40,000 square feet or larger in gross building area, projections and recesses must have a minimum depth of ten feet.
 - b) For buildings between 20,000 and 39,999 square feet in gross building area, projections and recesses must have a minimum depth of eight feet.
 - c) For buildings between 10,000 and 19,999 square feet in gross building area, projections and recesses must have a minimum depth of six feet.
 - d) For buildings up to 9,999 square feet in gross building area, projections and recesses must have a minimum depth of four feet.
4. Variation in massing. A single, large, dominant **building** mass must be avoided. Changes in mass must be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts or parapets create insubstantial appearance and are discouraged. All facades, excluding courtyard area, shall be designed to employ the design treatments listed below.
- a. Projections and recesses.
 - i. For buildings 40,000 square feet or larger in gross building area, a maximum length, or uninterrupted curve of any facade, at any point, must be 150 linear feet. Projections and recesses must have a minimum depth of ten feet within 150 linear feet limitation.
 - ii. For buildings between 20,000 and 39,999 square feet in gross building area, a maximum length, or uninterrupted curve of any facade, at any point, must be 125 linear feet. Projections and recesses must have a minimum depth of eight feet within 125 linear feet limitation.
 - iii. For buildings between 10,000 and 19,999 square feet in gross building area, a maximum length, or uninterrupted curve of any facade, at any point, must be 100 linear feet. Projections and recesses must have a minimum depth of six feet within 100 linear feet limitation.
 - iv. For buildings between 5,000 and 9,999 square feet in gross building area, a maximum length, or uninterrupted curve of any facade, at any point, must be 75 linear feet. Projections and recesses must have a minimum depth of four feet within 75 linear feet limitation.
 - v. For buildings less than 5,000 square feet in gross building area, a maximum length, or uninterrupted curve of any facade, at any point, must be 50 linear feet. Projections and recesses must have a minimum depth of three feet, and a minimum total width of 20 percent of the facade length.
 - b. Wall plane changes.
 - i. **Buildings** subject to the projections or recesses depths required by

5.05.08.C.4.a must not have a single wall plane exceeding 60 percent of each facade.

- ii. If a building has a projection or recess of 40 feet or more, each is considered a separate facade, and must meet the above requirements for wall plane changes.

5. Project Standards.

- a. An applicant must submit architectural drawings and a site development plan or site improvement plan according to Section 10.02.03 Site Development Plans of this Code to comply with this Section 5.05.08. This includes: floor plan(s) of each proposed building, all elevations of each proposed building at a minimum of 1/8" scale, a color rendering or elevation, color paint chips, and roof color paint chip(s) or sample.
- b. Architectural drawings must be signed and sealed by the licensed Architect who is responsible for preparing the drawings, and who is registered in the state of Florida as set forth in Chapter 481, of the Florida Statutes.
- c. **Building** design treatments. Each **building** facade must have at least four of the following **building** design treatments:
 - i. Canopies, porticos, or porte-cocheres, integrated with the building's massing and style,
 - ii. Overhangs, minimum of three feet,
 - iii. Colonnades or arcades, a minimum of eight feet clear in width,
 - iv. Sculptured artwork,
 - v. Cornice minimum two feet high with 12 inch projection,
 - vi. Peaked or curved roof forms,
 - vii. Arches with a minimum 12-inch recess depth,
 - viii. Display windows,
 - ix. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design,
 - x. Clock or bell tower, or other such roof treatment (i.e. dormers, belvederes, and cupolas),
 - xi. Projected and covered entry, with minimum dimension of eight feet and the minimum area of 100 square feet,
 - xii. Emphasized building base, minimum of three feet high, with a minimum projection from the wall of two inches,
 - xiii. Additional roof articulation above the minimum standards,
 - xiv. Curved walls,
 - xv. Columns,
 - xvi. Pilasters, or
 - xvii. Metal or tile roof material.
 - xviii. Expressed or exposed structural elements.
 - xix. Additional glazing at a minimum of 15% beyond the code minimum requirement.

- xx. Solar shading devices (excluding awnings) that cover a minimum of 50% of the building facade.
 - xxi. Translucent glazing at a minimum of 15% beyond the code minimum glazing requirement.
 - xxii. Glass block at a minimum of 15% beyond the code minimum glazing requirement.
- d. Site design elements. All projects must have at a minimum two of the following:
- i. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;
 - ii. Integration of specialty pavers, or stamped concrete along the building perimeter walkway. This treatment must constitute a minimum of 60 percent of walkway area;
 - iii. Two accent or specimen trees, above the minimum landscape code requirements, for every 100 feet of the front facade and a minimum of two for the rest of the project with a minimum height of 18 feet at planting; or
 - iv. Site sculptures.
6. Window standards. Windows must not be false or applied. Spandrel panels in curtain wall assembly are allowed but may not be included in the minimum glazing required for primary facade.
7. Overhead doors.
- a. Required screening. Overhead doors must not be located on the primary facades, unless sufficient screening is proposed. Sufficient screening is defined as a screening wall, with a minimum height of 90 percent of the overhead door height, or a landscape buffer achieving 75 percent opacity within one year. The placement and the length of these screening devices must block the view of the overhead doors from the street.
 - b. Doors facing one another. Overhead doors facing one another may be treated as interior space, provided that:
 - i. the buildings meet all other requirements of Section 5.05.08. of this code,
 - ii. the distance between the doors facing one another is no greater than 50 feet; and
 - iii. the view of the overhead doors is properly screened from the street.
8. Detail features.
- a. The design elements in the following standards must be an integral part of the building's design and integrated into the overall architectural style. These elements must not consist solely of applied graphics or paint.
 - b. Blank wall areas. Blank, opaque wall areas must not exceed ten feet in vertical direction or 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade this applies to a minimum of 33 percent of the attached facades. Control and expansion joints are considered blank wall area unless used as a decorative pattern and spaced at intervals 120 square feet per panel or less. The depth of the relief and reveal work must be a minimum of 1/2 inch, and a minimum width of 1 1/2 inch and may be of a color that contrasts with the color of the wall.

9. Outparcels and freestanding buildings within a PUD and common ownership developments.
 - a. Purpose and intent. To provide unified architectural design and site planning for all on-site structures, and to provide for safe and convenient vehicular and pedestrian access and movement within the site.
 - b. Primary facades. All exterior facades of freestanding structures, including structures located on outparcels, are considered primary facades, and must meet the requirements of this Section with respect to the architectural design treatment for primary facades - Section 5.05.08 C.2. Primary facade standards .
 - c. Design standards. The design for freestanding buildings must employ architectural, site and landscaping design elements integrated with, and common to those used on the primary structure and its site. These common design elements must include colors, building materials, and landscaping associated with the main structure. All freestanding buildings must provide for vehicular and pedestrian inter-connection between adjacent outparcels or freestanding sites and the primary structure.
 - d. Primary facade standards. The following design features are in addition to the list of requirement options to meet Section 5.05.08 C.2. Primary facade standards:
 - i. Walls expanding the design features of the building, not less than 7 feet high, creating a courtyard not less than 12 feet from the building and length of no less than 60% of the length of the associated facade. The courtyard may be gated and able to be secured from exterior public access. Grilled openings are allowed if courtyard is landscaped. Opening depths or wall terminations must be a minimum of 12 inches deep. If the courtyard contains service or utility equipment, the height and design must prevent view from the exterior. Courtyard walls are not to be considered fences.
 - ii. Trellis or latticework used as a support for climbing plants may count as window area equal to the plant coverage area.
10. Roof treatments.
 - a. Purpose and intent. Variations in rooflines are used to add interest and reduce massing of large buildings. Roof height and features must be in scale with the building's mass, and shall complement the character of surrounding buildings and neighborhoods. Roofing materials must be constructed of durable, high-quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.
 - b. Roof edge and parapet treatment.
 - i. For buildings larger than 5,000 square feet in gross building area a minimum of two roof-edge or parapet line changes are required. Each vertical change from the dominant roof condition must be a minimum of ten percent of building height, but no less than three feet. At least one such change must be located on a primary facade. One additional roof change must be provided for every 100 linear feet of the facade length.
 - ii. Roofs, other than mansard roofs, with the slope ratio of 3:12 or higher are exempt from the above requirements for vertical change for the facades that are less than 200 feet. One roof edge, or parapet line change must be provided for every 200 linear feet of the facade length.
 - c. Roof Design standards. Roofs must meet the following requirements:

- i. When parapets are used, the average height of such parapets must not exceed 15 percent of the height of the supporting wall, with exception of the parapets used to screen mechanical equipment. Parapets used to screen mechanical equipment must be no less than the maximum height of the equipment. The height of parapets shall not, at any point, exceed one-third the height of the supporting wall.
 - ii. When a flat roof is screened with a parapet wall or mansard roof at any facade, a parapet or mansard roof treatment must extend along the remaining facades.
 - iii. When sloped roofs are used, the massing and height must be in proportion with the height of its supporting walls. Sloped roofs must meet the following requirements:
 - a) Sloped roofs that are higher than its supporting walls must feature elements that create articulation and reduce the massing of the roof. This includes: clearstory windows, cupolas, dormers, vertical changes, or additional complementary colors to the color of the roof.
 - b) The color(s) of a sloped roof must complement the color(s) of the facades.
 - d. Prohibited roof types and materials. The following roof types and roof materials are prohibited:
 - i. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better.
 - ii. Mansard roofs and canopies, unless they meet the following standards:
 - a) Minimum vertical distance of 8 feet is required for buildings larger than 20,000 square feet,
 - b) Minimum vertical distance of 6 feet is required for buildings of up to 20,000 square feet of gross floor area, and
 - c) The roof angle shall not be less than 25 degrees, and not greater than 70 degrees.
 - iii. Awnings used as a mansard or canopy roofs.
- 11. Awning standards. These standards apply to those awnings associated with and attached to a building or structure.
 - a. Mansard awnings, which are those awnings that span 90 percent, or more, of a facade length and those, which do not provide a connection between facades, must adhere to all roof standards of Section 5.05.08. C.10. of this Code.
 - b. All other awnings, which are awnings that constitute less than 90 percent of a facade length, and those that do not provide a connection between facades, must adhere to the following standards:
 - i. The portion of the awning with graphics may be backlit, provided the illuminated portion of the awning with graphics does not exceed size limitations and the other sign standards of Sections 5.06.00, 9.03.00, 9.04.00 and 10.02.06 Signs of this Code.
 - ii. The location of awnings must relate to the window and door openings.
 - c. Automobile sales parking lot awnings. Shade awnings may be erected in automobile sales parking lots subject to the following requirements and

standards:

- i. Shade awning structures must not be constructed within 75 feet of any public or private street.
- ii. Single shade awning structures must not exceed an area sufficient to provide cover to 20 automobiles or 3,240 square feet, whichever is greater.
- iii. The minimum separation between shade awning structures must be 100 feet.
- iv. Multi-colored shade awnings and the use of black or gray, florescent, primary and/or secondary colors are prohibited. Earth tone colors are encouraged.

12. Entryway/customer entrance treatment.

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

13. Materials and colors.

- a. Purpose and intent. Exterior building colors and materials contribute significantly to the visual impact of buildings on the community. The colors and materials must be well designed and integrated into a comprehensive design style for the project.
- b. Exterior building colors. The use of solid black, gray, florescent, primary or secondary colored materials or finish paint is limited to no more than ten percent

of a facade or the total roof area, except that naturally occurring materials are permissible, such as marble, granite, and slate and the following man-made materials: silver unpainted metal roofs.

- c. Exterior building materials. The following building finish materials are limited to no more than 33 percent of the facade area:
 - i. Corrugated, or reflective metal panels, and
 - ii. Smooth concrete block.
- d. Neon tubing. The use of neon or neon type tubing is prohibited on the exterior and the roof of a building.

D. *Design Standards for specific building uses.*

- 1. Standardized design buildings must meet the provisions of this Code.
- 2. Self-storage buildings. Self-storage buildings are subject to all of the applicable provisions of this section with the following exceptions and additions:
 - a. Overhead doors. Overhead doors cannot be located on the primary facade of self-storage buildings.
 - b. Screen walls. When a wall is proposed to screen the facility, it must be constructed of material similar and complementary to the primary building material and architecture. Long expanse of wall surface shall be broken into sections no longer than 50 feet, and designed to avoid monotony by use of architectural elements such as pillars.
 - c. Window standards. Windows must not be false or applied. If the window openings are into the storage area, translucent material must be used.
 - d. Single-story self-storage buildings. Section 5.05.08 C.2. Primary facade standards can be replaced with the following two options:
 - i. Option 1.
 - a) A minimum of 20 percent of the primary facade area must be glazed; and
 - b) A covered public entry with a minimum roof area of 80 square feet and no dimension less than eight feet, or a covered walkway at least six feet wide with a total length measuring no less than 60 percent of the length of the facade.
 - ii. Option 2. If the project design incorporates a screen wall around the perimeter of the self-storage facility, the following standards apply:
 - a) Architecturally treated, eight-foot high, screen wall is required to screen the facility,
 - b) The roof slope for the buildings is a minimum of 4:12 ratio for double slopes, and 3:12 ratio for single slope, and
 - c) A landscape buffer at least 7 feet wide is required on each side of the wall.
 - iii. In the case that none of the above options are met, then Section 5.05.08 C.2. Primary facades standards must be met.
 - e. Multi-story self-storage buildings. The requirements of Section 5.05.08 C.2. Primary facade standards can be replaced with the following standards:
 - i. Option 1.

- a) A minimum of 20 percent of the primary facade area must be glazed; and
 - b) A covered public entry with a minimum roof area of 80 square feet and no dimension less than eight feet, or a covered walkway at least six feet wide with a total length measuring no less than 60 percent of the length of the facade.
 - c) Requirements of Section 5.05.08 C.8.b. Blank wall area apply to all facades, and
 - d) Foundation planting areas must be a minimum 15 percent of the ground level building area.
- ii. Option 2. If project design incorporates a screen wall around the perimeter of the self-storage facility. The following standards apply:
- a) Architecturally treated, eight feet high screen wall is required to screen the ground floor of the facility,
 - b) Landscape buffer, minimum 7 feet wide is required on each side of the wall,
 - c) Primary facades above the ground level must include glazing, covering at a minimum 20 percent of the facade area,
 - d) Requirements of Section 5.05.08 C.8.b. Blank wall area applies to all facades, and
 - e) Foundation planting areas must be a minimum 15 percent of the ground level building area.
- iii. In the case that none of the above options are met, then Section 5.05.08 C.2. Primary facades standards must be met.

3. Mercantile.

- a. Applicability. All standards listed in Section 5.05.08. are applicable with the following exceptions and additions.
- b. Large Retail Structures. The purpose of this section is to break up the monolithic appearance of large retail structures and present a more human scale of architecture to the public right-of-way view. Because these buildings house a variety of functions that can accommodate in a variety of spatial types, they must be designed to express these functions in a manner that has the appearance of a group of buildings of varying scale and size.
- c. All areas with the building that can be accommodated within a space with a ceiling height of 16 feet or less must be designed and built within a single story envelope or a multiple of envelopes. These building envelopes must have a maximum eave height of 16 feet and must be expressed as single story elements in the architectural form of the building along the building edge or edges that front the public right-of-way. These areas must include, but are not limited to:
 - i. The management and business office.
 - ii. Check out area.
 - iii. Rest rooms.
 - iv. Customer service area.
 - v. Food service areas.

- d. Windows and entrances. When more than two retailers with separate exterior customer entrances are located within the principal building, the following standards apply:
 - i. The first floor of the primary facades must utilize transparent windows and doors for no less than 30 percent of the horizontal length of the building facade.
 - ii. Primary building entrances must be clearly defined and connected with a sheltering element such as a roof canopy or arcade.
- 4. Automobile service stations
 - a. Applicability. In addition to the requirements of Section 5.05.05 Automobile service stations, all standards are applicable with the following additional requirements:
 - i. Canopy columns must be at least 18 inches wide.
 - ii. Under-canopy lights must be fully recessed.
 - iii. Canopies must not be higher than 16 feet clear.
- 5. Hotel/motel.
 - a. Applicability. All standards of Section 5.05.08. are applicable with the following exceptions.
 - b. Design features. Section 5.05.08 C.2. Primary facade standards-Design features can be replaced as follows:
 - i. The design of the primary facades must include windows and other glazed openings covering at least 20 percent of the primary facade area, and one of the following design features:
 - a) Projected, or recessed, covered public entry providing a minimum horizontal dimension of eight feet, and a minimum area of 100 square feet, or
 - b) Covered walkway or arcade (excluding canvas type) constructed with columns at least 12 inches wide, that is attached to the building, or located no more than 12 feet from the building. The structure must be permanent and its design must relate to the principal structure. The minimum width shall be eight feet, with a total length measuring 60 percent of the length of the associated facade.
 - ii. For buildings located 200 feet or more from the street right-of-way, the projected or recessed entry and covered walkway or arcade, required by the above Section 5.05.08 D.5.b.i., can be located on any facade.
- 6. Warehousing/distribution.
 - a. Applicability. All standards listed in Section 5.05.08. are applicable except for the following:
 - b. Primary facade standards. The requirements of Section 5.05.08 C.2. Primary facade standards are replaced with the following standards. Facades fronting on arterial or collector streets must have two or more of the following design features:
 - i. Windows at a minimum of ten percent of the facade area.
 - ii. Projected or recessed covered public entry providing a minimum of eight

feet by eight feet cover.

- iii. Foundation planting consisting of trees and shrubs. The total length of the planting area must be a minimum of 25 percent of the facade length and be distributed along the facade to reduce the blank wall area. The depth of the planting area must be a minimum of ten feet. The plant material shall be as required by Section 4.06.05 of this Code.
 - iv. Masonry, concrete or tilt-up construction.
 - v. Building height of 40 feet or less and the building street setback of 200 feet or more.
- c. Variation in massing. The requirements of Section 5.05.08 C.4. Variation in massing applies only to primary facades and to facades facing residential districts.
- d. Building design treatments. The requirements of Section 5.05.08 C.5.c. Building design treatments are modified as follows:
- i. Primary facades must include a minimum of two of the building design treatments listed under this section.
- e. Site design elements. The requirements of Section 5.05.08 C.5.d. Site design elements are modified to require, at a minimum, one of the four listed site design elements.
- f. Detail features. The requirements of Section 5.05.08 C.8. Detail features are replaced with the following standards:
- i. Blank wall areas. Blank, opaque wall areas must not exceed 15 feet in vertical direction or 50 feet in horizontal direction of any primary facade or any facade facing a residential district. For facades connected to a primary facade, this must apply to a minimum of 25 percent of the attached facade measured from the connection point. Control and expansion joints within this area constitute blank wall area unless used as a decorative pattern and spaced at intervals of ten feet or less. Relief and reveal work depth must be a minimum of 1/2 inch and may be different than the color of the wall.
- g. Roof treatments. The requirements of Section 5.05.08 C.10. Roof treatments are replaced with the following standards:
- i. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the facade, measured from the corner.
 - ii. The facades facing arterial or collector road and facades facing residential district must have variations from the dominant roof condition. The roof edge and parapets must have a minimum of one vertical change for every 150 lineal feet of the facade length. The vertical change must be a minimum of ten percent of the building height, but no less than three feet.
 - iii. All rooftop-mounted equipment including air conditioning units, vents, etc., must be shielded from view with parapets, louver screens, or similar equipment screens.
- h. Materials and colors. The requirements of Section 5.05.08 C.13. Materials and colors are applicable with exception of Subsection 5.05.08 C.13.c. Exterior building materials, which is replaced with the following standards:

- i. Primary facades. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the facade area.
 - ii. Facades attached to a primary facade. The use of ribbed, corrugated, and reflective metal panels is limited to no more than 33 percent of the wall area for the 25 percent of the overall wall length of the facades attached to a primary facade, measured from the corners.
 - i. Special Height Requirements. All buildings over 30 feet in height, measured from the first finished floor to the roof eave, that are located within 300 feet from the arterial or collector street right-of-way, must comply with Section 5.05.08 C.4. Variation in Massing, and Section 5.05.08 C.8. Detail features are applicable to all building facades.
- 7. Industrial/factory buildings.
 - a. Applicability. All standards listed in Section 5.05.08. are applicable with the following exceptions.
 - b. Building facades.
 - i. Primary Facade Standards. The requirements of Section 5.05.08 C.2. Primary facade standards are replaced with the following standards. Facades fronting on arterial or collector streets must have two or more of the following design features:
 - a) Windows at a minimum of 25 percent of the facade area.
 - b) Projected or recessed covered public entry providing a minimum of eight feet by eight feet cover, and a minimum of 15 percent of the wall area devoted to windows.
 - c) The total length of the planting area must be at least 33 percent of the facade length and be distributed along the facade to reduce the blank wall area. The depth of the planting area must be a minimum of ten feet. The plant material must be as required by Section 4.06.05.
 - d) Masonry, concrete or tilt-up construction, and 15 percent of the wall area allocated to windows.
 - e) Building height of 40 feet or less, with a building street setback of 200 feet or more.
 - ii. Variation in Massing. The requirements of Section 5.05.08 C.4. Variation in massing applies only to the primary facades and to facades facing residential districts.
 - iii. Project Standards.
 - a) The requirements of Section 5.05.08 C.5.c. Building design treatments are modified to require industrial/factory buildings to provide, at the primary facades only, a minimum of two of the 17 building design treatments listed under this section.
 - b) The requirements of Section 5.05.08 C.5.d. Site design elements are modified to require at least one of the four listed site design elements.
 - c. Detail Features. The requirements of Section 5.05.08 C.8. Detail features are replaced with the following standards:
 - i. Blank, opaque wall areas must not exceed 15 feet in vertical direction or

- 50 feet in horizontal direction of any primary facade and any facade facing a residential district.
- ii. For facades connected to a primary facade, the blank wall standards applies to a minimum of 25 percent of the attached facade, measured from the connection point.
 - iii. Control and expansion joints within the facade area constitute blank wall area unless used as a decorative pattern, and must be spaced at intervals of ten feet or less. Relief and reveal work depth must be a minimum of 1/2 inch and may be different than the color of the wall.
- d. Roof Treatments. The requirements of Section 5.05.08 C.10. Roof treatments are replaced with the following standards:
- i. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the facade, measured from the corner.
 - ii. Facades facing arterial or collector roads and facades facing residential districts must have vertical changes from the dominant roof condition. The roof edge and parapets must have a minimum of one vertical change for every 150 lineal feet of the facade length. The vertical change shall be a minimum of ten percent of the building height, but no less than three feet.
 - iii. All rooftop-mounted equipment including air conditioning units, vents, etc., must be shielded from view with parapets, louver screens, or similar equipment screens.
- e. Materials and Colors. The requirements of Section 5.05.08 C.13. Materials and colors are applicable with exception of Subsection 5.05.08 C.13.c. Exterior building materials, which is replaced with the following standard:
- i. Primary facades. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the facade area.
 - ii. Facades attached to a primary facade. For 25 percent of the overall wall length of facades attached to a primary facade, measured from the corners, the use of ribbed, corrugated, and reflective metal panels is limited to no more than 33 percent of the wall area.
- f. Special Height Requirements. All buildings over 30 feet in height measured from the first finished floor to the roof eave that are located within 300 feet from the arterial or collector street right-of-way must meet the Section 5.05.08 C.4. Variation in Massing, and Section 5.05.08 C.8. Detail features are applicable to all building facades.
8. Parking structures. All standards listed in Section 5.05.08. are applicable unless otherwise specified below.
- a. Primary facades. The requirements of Section 5.05.08 C.2. Primary facade standards are replaced with the following standards:
 - i. All exposed facades of any parking structure above the second floor are considered primary facades.
 - ii. A minimum of 60 percent of the area of any primary facade of a parking structure or covered parking facility must incorporate at least two of the following:
 - a) Transparent windows, with clear or lightly tinted glass, where pedestrian oriented businesses are located along the facade of

the parking structure,

- b) Display windows,
 - c) Decorative grill work or similar detailing which provides texture and screens the parking structure openings,
 - d) Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work or similar features, or
 - e) Vertical trellis or plant material screening the openings.
- b. Building foundation planting. The perimeter of a parking structure at grade must meet the building foundation planting requirements of Section 4.06.05. of this Code.
- c. Massing standards. The requirements of Section 5.05.08 C.4. Variation in massing are applicable, with the following exception:
- i. If the ramps and inclines are on an exposed facade and they exceed the maximum length or uninterrupted curve, a projection or recess must occur at the start and end but not required at the ramp/incline.
- d. Wall Plan Changes. The requirements of Section 5.05.08 C.4.b. are applicable with the following exception:
- i. If the ramps and inclines are on an exposed facade and they exceed the maximum horizontal length, a wall plane projection or recess must occur at the start and end but not required at the ramp/incline.
- e. Detail features. The facade area within 42 inches above each floor/deck shall not be open more than 50 percent, except at openings for vehicle or pedestrian access.
9. Outside play structures.
- a. Maximum coverage. Outside play structures must not cover more than 50 percent of the facade area.
 - b. Location. No portion of any play structure, located between the front building line and any adjacent right-of-way, may exceed a height of 12 feet as measured from existing ground elevation. In all other cases, no portion of any play structure may exceed a maximum height of 16 feet as measured from existing ground elevation.
 - c. Colors. Play structures must be limited to earth tone colors, with a maximum of three colors.
- E. *Site Design Standards*. Compliance with the standards set forth in this section must be demonstrated by submittal of architectural drawings and a site development plan in accordance with Section 10.02.03 Site Development Plans of this Code.
1. Off street parking design. As provided for in Section 4.05.00, and subject to the following provisions:
- a. Purpose and intent. Commercial buildings and projects, including their outparcels shall be designed to provide safe, convenient, and efficient access for pedestrians and vehicles. Parking shall be designed in a consistent and coordinated manner for the entire site. The parking area shall be integrated and designed so as to enhance the visual appearance of the community.
 - b. Design standards. Parking, utilizing the same degree of angle, shall be developed throughout the site to provide efficient and safe traffic and pedestrian

circulation. A single bay of parking provided along the perimeter of the site may vary in design in order to maximize the number of spaces provided on-site. The mixture of one-way and two-way parking aisles, or different degrees of angled parking within any parking area is prohibited, except as noted above, or where individual parking areas are physically separated from one another by a continuous landscape buffer, a minimum five feet in width with limited access. Landscape buffers for these locations shall use landscape material other than grass for separation of parking areas.

- i. Maximum parking. Parking in excess by 20 percent of the minimum parking requirements shall provide additional landscaping as described in section 4.05.04 of this Code.
- ii. Parking for projects. Projects shall be designed to adhere to the following standards:
 - a) Interior lots. No more than 50 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway.
 - b) Corner lots. No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway area, with no single side to contain more than 65 percent of the required parking.

2. Pedestrian pathways.

- a. Purpose and intent. To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the county and to provide safe passage from the public right-of-way to the building or project which includes the area between the parking areas and the building perimeter walk, and between alternative modes of transportation. The on-site pedestrian system must provide adequate directness, continuity, street and drive aisle crossings, visible interest and security as defined by the standards in this Section.
- b. Pedestrian access standards. Pathways and crosswalks must be provided as to separate pedestrian traffic from vehicular traffic while traveling from the parking space to building entries and from building entries to outparcels and pathways along adjacent roadways. Pedestrians will only share pavement with vehicular traffic in marked crosswalks.
- c. Minimum ratios. Pedestrian pathway connections must be provided from the building to adjacent road pathways at a ratio of one for each vehicular entrance to a project. Drive aisles leading to main entrances must have at least a walkway on one side of the drive aisle.
- d. Minimum dimensions. Pedestrian pathways must be a minimum of six feet wide.
- e. Materials. Pedestrian pathways must be consistent with the provisions of Section 4.5 of the Americans with Disabilities Act (ADA), Accessibility Guidelines. Materials may include specialty pavers, concrete, colored concrete, or stamped pattern concrete.
- f. Building perimeter path. A minimum 6-foot wide building perimeter path is required as specified below:
 - i. A continuous building perimeter path interconnecting all entrances and exits of a building is required. Emergency "exits-only" are excluded.

- ii. If parking area is proposed along the building facade within 15 feet from a building wall, a building perimeter path must be provided along the full length of the row of parking spaces facing the building.
 - g. Pedestrian crosswalks. Standard crosswalks must be installed at stop-controlled-crossings. Uncontrolled crossings must be high visibility longitudinal lines as shown in the Florida Department of Transportation Roadway and Traffic Design Standards.
 - h. Shade and site amenities.
 - i. Pedestrian pathways must provide intermittent shaded areas when the walkway exceeds 50 linear feet in length at a minimum ratio of one shade canopy tree per every 50 linear feet of walkway. The required shade trees must be located no more than ten feet from edge of the sidewalk.
 - ii. Development plans must include site amenities that enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include bike racks (as required by Section 4.05.08 of this Code), drinking fountains, canopies and benches.
- 3. Service function areas and facilities. Service function areas include, but are not limited to: loading areas and docks, outdoor storage, vehicle storage excluding car display areas, trash collection areas, trash compaction and recycling areas, roof top equipment, utility meters, antennas, mechanical and any other outdoor equipment and building services supporting the main use or operation of the property.
 - a. Purpose and intent. To diminish the visual and acoustic impacts of service functions that may detract from, or have a negative impact on, the surrounding properties and the overall community image.
 - b. Buffering and screening standards. Service function areas must be located and screened so that the visual and acoustic impacts of these functions are fully contained and screened from adjacent properties, including public and private streets.
 - c. Screening material and design standards. Screening materials, colors and design must be consistent with design treatment of the primary facades of the building or project and the landscape plan.
 - d. Trash enclosures. For the location, size, and design standards for trash enclosures, see section 5.03.04 Dumpsters.
 - e. Loading areas and docks. Vehicle loading areas must be screened from streets and adjacent residential districts. Screening must consist of wing walls, shrubs, trees, berms, or combination thereof.
 - f. Conduits, meters and vents and other equipment attached to the building or protruding from the roof must be screened or painted to match surrounding building surfaces. Conduits and meters cannot be located on the primary facade of the building.
 - g. All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design.
 - h. Outdoor vending machines must be located so that they are not visible from adjacent properties and streets.
- 4. Fencing standards. For restrictions on fence material, fence height, and design, see Section 5.03.02 Fences and Walls.
- 5. Drive-through facilities standards.

- a. Drive-through facilities location and buffering standards. Drive-through facilities must be secondary in emphasis and priority given to any other access and circulation functions. Such facilities must be located at side or rear locations that do not interrupt direct pedestrian access and avoid potential pedestrian/vehicle conflict. If site constraints limit the location of the drive through facility to the area between the right-of-way and associated building, the vegetation required by a Type "B" landscape buffer must be installed within the buffer width required for the project and maintained along the entire length of the drive-through lane and adjacent right-of-way. In addition to the vegetative buffer referenced above, a permanent, covered, porte-cochere or similar structure, (canvas awning and canopies are excluded), must be installed extending the width of the drive-through with the roof covering the service window(s). Such structure shall be an integral part of the design of the building.
- b. Required floor area. One drive-through facility is permitted per tenant. Buildings must be a minimum of 1,000 square feet. For multi-tenant buildings, an additional drive-through is allowed for each tenant with a minimum of 5,000 square feet of gross floor area. Drive-through facilities may have multiple drive lanes.

6. Lighting.

- a. Purpose and intent. All building sites and projects, including outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting must be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures must be integrated and designed so as to enhance the visual impact of the project on the community and blend with the landscape.
- b. Shielding standards. Lighting must be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjoining streets and all adjacent properties. Light sources must be concealed or shielded.
- c. Height standards. Lighting fixtures within the parking lot must be a maximum of 25 feet in height, and 15 feet in height for the non-vehicular pedestrian areas.
- d. Design standards. Lighting must be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures must complement the design of the project. This can be accomplished through style, material or color.
- e. Illumination. Background spaces, such as parking lots, shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Foreground spaces, including building entrances and plaza seating areas, must utilize local lighting that defines the space without glare.

7. Water management areas. For design standards for water management areas, including location and the required amenities, see Section 4.06.02 D. of this Code.

F. *Deviations and Alternate Compliance.* The following alternative compliance process is established to allow deviations from the requirements of this Section as approved by the County Manager or his designee.

1. Review and approval procedure. Upon request by the applicant, the County Manager or his designee may administratively approve a Site and Development Plan application that includes an alternative architectural design and site development plan that may be substituted in whole or in part for a plan meeting the standards of Section 5.05.08. Approved deviations are allowed only as to the specific design and plan reviewed. Any modification to an approved design shall necessitate re-review and approval by the

County Manager or his designee.

2. Review criteria. In approving an alternative plan, the County Manager or his designee must find that the proposed alternative plan accomplishes the purpose and intent of this Section in the same manner as the provisions would. If the plan is approved through this provision, the Site Development Plan approval letter shall specifically note the deviations and the basis for their approval.
3. Submittal requirements. In addition to the base submittal requirements, applicants must provide the following:
 - a. Architectural design plan and/or site development plan clearly labeled as an "Alternative Architectural Design Standards Plan". This plan must identify the section numbers from this Section from which the deviation is being requested.
 - b. A narrative statement that specifically identifies all standards of Section 5.05.08 from which the deviations are requested, and the justification for the request. This statement must include a description of how the alternative plan accomplishes the purpose and intent of this Section, without specifically complying with those standards identified.
4. Applicability.
 - a. The following types of buildings and uses qualify for an administrative determination of deviations from Section 5.05.08. development standards:
 - i. Assembly,
 - ii. Educational,
 - iii. Institutional,
 - iv. Mixed use buildings (such as commercial/residential/office), and
 - v. Any other non-commercial building, or use, that is not listed under Section 5.05.08 D. Design standards for specific building types of this Section, and due to its function, has specific requirements making meeting Section 5.05.08. standards unfeasible.
 - vi. Buildings located on property with a commercial zoning designation when submitted for Site Development Plan review on or after November 10, 2004, except for the following:
 - a) Buildings located on outparcels, freestanding (non-attached multiple or individual) buildings located on property with a PUD zoning designation, or multiple buildings developed under a unified, common development plan (such as a shopping center).
 - b) Buildings with a gross building area of 10,000 square feet or more on the ground floor.
 - c) Multi-story buildings with a total gross building area of 20,000 square feet or more.
 - d) Project sites with more than one building where the aggregate gross building area is 20,000 square feet or more. Individual buildings within a project site that have been previously granted deviations where additional development causes an aggregation of building area 20,000 square feet or greater, must bring existing buildings up to the requirements of 5.05.08.
 - b. The deviation process is also applicable to the specific requirements listed under the following sections:

- i. Section 5.05.08 B.3. Renovations and redevelopment.
 - ii. Section 5.05.08 B.4. Abandonment or discontinuance of use.
 - iii. Sections 5.05.08 D.2.d. for Self-storage buildings.
 5. Appeal and Assistance procedure.
 - a. The County Manager or his designee may request the assistance of the Architectural Arbitration Board in rendering a decision. The applicant may appeal the decision of the County Manager or his designee to the same Board by making a written request to the County's Architect.
 - i. The Architectural Arbitration Board shall consist of 5 voting members comprised of the following: two representatives from the Collier County Zoning staff; two representatives appointed by the American Institute of Architects (Southwest Florida Chapter) and one member appointed by the American Society of Landscape Architects (Southwest Florida Chapter).
 - b. The Architectural Arbitration Board shall take one of the following actions by majority vote:
 - i. Approve as proposed;
 - ii. Approve as proposed with conditions;
 - iii. Deny as proposed; or
 - iv. Continue the review to another meeting for further deliberation.
 - c. Within 5 working days following the Architectural Arbitration Board meeting, the County Manager or his designee shall approve or deny the project's deviation from the architectural design standards of Section 5.05.08, as recommended by the Architectural Arbitration Board.
 - d. Should the applicant or staff request a decision by convening an Architectural Arbitration meeting, then the review of the Site Development Plan will be placed on hold upon receipt of the written request by the County's Architect. Should the County Manager or his designee request the assistance of the Architectural Arbitration Board, then review of the Site Development Plan will be placed on hold at staff discretion. Once a final decision by the Board is reached, review of the Site Plan shall resume.

G. *Exceptions.*

1. Exceptions to the provisions of this Code may be granted by the Board of County Commissioners in the form of a PUD zoning district where it can be demonstrated that such exceptions are necessary to allow for innovative design while varying from one or more of the provisions of this Section, nonetheless are deemed to meet the overall purpose and intent set forth herein. In the case of individual projects subject to Section 5.05.08 standards, where site specific factors may impact the ability to meet these standards, variance from one or more of the provisions of this Section may be requested pursuant to the procedures set forth in Section 9.04.00 Variances of this Code.

(Ord. No. 04-72, § 3.T; Ord. No. 05-27, § 3.GG)