

ORDINANCE NO. 16 – 22

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE TO MAKE COMPREHENSIVE CHANGES TO ARCHITECTURAL AND SITE DESIGN STANDARDS, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER TWO – ZONING DISTRICTS AND USES, INCLUDING SECTION 2.03.06 PLANNED UNIT DEVELOPMENT DISTRICTS; CHAPTER FOUR – SITE DESIGN AND DEVELOPMENT STANDARDS, INCLUDING SECTION 4.02.12 DESIGN STANDARDS FOR OUTDOOR STORAGE, SECTION 4.02.16 DESIGN STANDARDS FOR DEVELOPMENT IN THE BAYSHORE GATEWAY TRIANGLE REDEVELOPMENT AREA, SECTION 4.02.37 DESIGN STANDARDS FOR DEVELOPMENT IN THE GOLDEN GATE DOWNTOWN CENTER COMMERCIAL OVERLAY DISTRICT (GGDCCO), SECTION 4.02.38 SPECIFIC DESIGN CRITERIA FOR MIXED USE DEVELOPMENT WITHIN C-1 THROUGH C-3 ZONING DISTRICTS, SECTION 4.05.02 DESIGN STANDARDS, SECTION 4.05.04 PARKING SPACE REQUIREMENTS, SECTION 4.05.09 STACKING LANE REQUIREMENTS, SECTION 4.06.02 BUFFER REQUIREMENTS, SECTION 4.06.03 LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS AND RIGHTS-OF-WAY, SECTION 4.06.05 GENERAL LANDSCAPING REQUIREMENTS; CHAPTER FIVE – SUPPLEMENTAL STANDARDS, INCLUDING SECTION 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS; CHAPTER SIX – INFRASTRUCTURE IMPROVEMENTS AND ADEQUATE PUBLIC FACILITIES REQUIREMENTS, INCLUDING SECTION 6.06.02 SIDEWALKS, BIKE LANE AND PATHWAY REQUIREMENTS, SECTION 6.06.03 STREETLIGHTS; CHAPTER TEN – APPLICATION, REVIEW, AND DECISION-MAKING PROCEDURES, INCLUDING SECTION 10.02.15 REQUIREMENTS FOR MIXED USE PROJECTS WITHIN THE BAYSHORE GATEWAY TRIANGLE REDEVELOPMENT AREA; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE.

Recitals

WHEREAS, on October 30, 1991, the Collier County Board of County Commissioners adopted Ordinance No. 91-102, the Collier County Land Development Code (hereinafter LDC), which was subsequently amended; and

WHEREAS, the Collier County Board of County Commissioners (Board) on June 22, 2004, adopted Ordinance No. 04-41, which repealed and superseded Ordinance No. 91-102, as amended, the Collier County Land Development Code, which had an effective date of October 18, 2004; and

WHEREAS, the LDC may not be amended more than two times in each calendar year unless additional amendment cycles are approved by the Collier County Board of Commissioners pursuant to Section 10.02.09 A. of the LDC; and

WHEREAS, this amendment to the LDC is part of the second amendment cycle for the calendar year 2015; and

WHEREAS, on March 18, 1997, the Board adopted Resolution 97-177 establishing local requirements and procedures for amending the LDC; and

WHEREAS, all requirements of Resolution 97-177 have been met; and

WHEREAS, the Board of County Commissioners, in a manner prescribed by law, did hold an advertised public hearing on July 12, 2016, and did take action concerning these amendments to the LDC; and

WHEREAS, the subject amendments to the LDC are hereby determined by this Board to be consistent with and to implement the Collier County Growth Management Plan as required by Subsections 163.3194 (1) and 163.3202 (1), Florida Statutes; and

WHEREAS, this ordinance is adopted in compliance with and pursuant to the Community Planning Act (F.S. § 163.3161 *et seq.*), and F.S. § 125.01(1)(t) and (1)(w); and

WHEREAS, this ordinance is adopted pursuant to the constitutional and home rule powers of Fla. Const. Art. VIII, § 1(g); and

WHEREAS, all applicable substantive and procedural requirements of the law have otherwise been met.

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

SECTION ONE: RECITALS

The foregoing Recitals are true and correct and incorporated by reference herein as if fully set forth.

SECTION TWO: FINDINGS OF FACT

The Board of Commissioners of Collier County, Florida, hereby makes the following findings of fact:

1. Collier County, pursuant to § 163.3161, *et seq.*, F.S., the Florida Community Planning Act (herein after the "Act"), is required to prepare and adopt a comprehensive plan.

2. After adoption of the Comprehensive Plan, the Act and in particular § 163.3202(1). F.S., mandates that Collier County adopt land development regulations that are consistent with and implement the adopted comprehensive plan.

3. Section 163.3201, F.S., provides that it is the intent of the Act that the adoption and enforcement by Collier County of land development regulations for the total unincorporated area shall be based on, be related to, and be a means of implementation for, the adopted comprehensive plan.

4. Section 163.3194(1)(b), F.S., requires that all land development regulations enacted or amended by Collier County be consistent with the adopted comprehensive plan, or element or portion thereof, and any land regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

5. Section 163.3202(3), F.S., states that the Act shall be construed to encourage the use of innovative land development regulations.

6. On January 10, 1989, Collier County adopted the Collier County Growth Management Plan (hereinafter the "Growth Management Plan" or "GMP") as its comprehensive plan pursuant to the requirements of § 163.3161 *et seq.*, F.S.

7. Section 163.3194(1)(a), F.S., mandates that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such comprehensive plan, or element or portion thereof shall be consistent with such comprehensive plan or element or portion thereof.

8. Pursuant to § 163.3194(3)(a), F.S., a development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities , capacity or size, timing, and other aspects of development are compatible with, and

further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

9. Section 163.3194(3)(b), F.S., states that a development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

10. On October 30, 1991, Collier County adopted the Collier County Land Development Code, which became effective on November 13, 1991. The Land Development Code adopted in Ordinance 91-102 was recodified and superseded by Ordinance 04-41.

11. Collier County finds that the Land Development Code is intended and necessary to preserve and enhance the present advantages that exist in Collier County; to encourage the most appropriate use of land, water and resources consistent with the public interest; to overcome present handicaps; and to deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Collier County and it is intended that this Land Development Code preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare of Collier County; to prevent the overcrowding of land and avoid the undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; to conserve, develop, utilize and protect natural resources within the jurisdiction of Collier County; to protect human, environmental, social and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

12. It is the intent of the Board of County Commissioners of Collier County to implement the Land Development Code in accordance with the provisions of the Collier County Comprehensive Plan, Chapter 125, Fla. Stat., and Chapter 163, Fla. Stat., and through these amendments to the Code.

SECTION THREE: ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE

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SUBSECTION 3.A. AMENDMENTS TO SECTION 2.03.06 PLANNED UNIT DEVELOPMENT DISTRICTS

Section 2.03.06 Planned Unit Development Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.06 Planned Unit Development Districts

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G. Residential Mixed Use Neighborhood Center PUD Design Criteria.

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3. ***Pedestrian Pathways.*** For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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6. ***Building Foundation Plantings.***

a. **Building** foundation plantings shall be required per LDC section 4.06.05 ~~B.4-C~~, of the Code except as follows: The **building** regardless of its size, shall provide the equivalent of 10 percent of its ground level **floor area**, in **building** foundation planting area. A continuous **building** foundation planting width is not required per LDC section 4.06.05 ~~C.B.5.a~~ of the Code. However, the foundation plantings shall be located within 21 feet of the **building** edge in the form of landscaped courtyards and seating area landscaping. For projects subject to architectural design standards, see LDC sections 5.05.08 E.-F. for related provisions.

7. ***Building Architectural Standards.***

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b. The following architectural options are in addition to the list of required design ~~treatments~~ features identified in LDC ~~subsection 5.05.08 GD.2.~~ of the Code.

* * * * *

9. ***Parking Requirements.*** Mixed-use projects have the opportunity to provide a variety of parking options to residents and patrons and remove parking areas as the focal point of the **development**. Mixed-use projects reduce vehicular trips, and thereby reducing the number of parking spaces, by utilizing pedestrian-oriented design and reducing the distance between residential and commercial uses.

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e. **Parking Structures.** For projects subject to architectural standards, see LDC section 5.05.08 E. for related provisions.

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10. **Service Areas.** For projects subject to architectural standards, see LDC section 5.05.08 F. for related provisions.

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SUBSECTION 3.B. AMENDMENTS TO SECTION 4.02.12 DESIGN STANDARDS FOR OUTDOOR STORAGE

Section 4.02.12 Design Standards for Outdoor Storage, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.12 Design Standards for Outdoor Storage

A. All **permitted** or **conditional uses** allowing for outdoor storage, including but not limited to storage of manufactured products, raw or finished materials, or vehicles other than vehicle intended for sale or resale, shall be required to screen such storage areas with a fence, or equivalent landscaping or combination thereof, not less than seven (7) feet in height above ground level. Said fence or wall shall be opaque in design and made of masonry, wood, or other materials approved by the County Manager or designee. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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SUBSECTION 3.C. AMENDMENTS TO SECTION 4.02.16 DESIGN STANDARDS FOR DEVELOPMENT IN THE BAYSHORE GATEWAY TRIANGLE REDEVELOPMENT AREA

Section 4.02.16 Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.16 Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area

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D. **Building** Types and Architectural Standards

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3. General Architectural Standards.

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f. Deviations from exterior **building** color. **Applicants** within the Bayshore Gateway Triangle Community Redevelopment District boundaries may request a deviation from the exterior **building** color requirements of LDC section 5.05.08 GD. A deviation request shall be subject to the procedures established in LDC section 5.05.08 FG and shall be subject to the following criteria:

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8. Building Type: COMMERCIAL

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h. **Awning:**

i. For **awnings** spanning less than 25 percent of a **façade**, an **applicant** may request a deviation from the color restriction identified in section 5.05.08 GD.11.c.iv. These deviation requests shall be subject to the procedures established in section 5.05.08 FG following the review and approval by the CRA Advisory Board to ensure consistency with CRA goals and objectives and community character.

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SUBSECTION 3.D. AMENDMENTS TO SECTION 4.02.37 DESIGN STANDARDS FOR DEVELOPMENT IN THE GOLDEN GATE DOWNTOWN CENTER COMMERCIAL OVERLAY DISTRICT (GGDCCO)

Section 4.02.37 Design Standards for Development in the Golden Gate Downtown Center Commercial Overlay District (GGDCCO), of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.37 Design Standards for Development in the Golden Gate Downtown Center Commercial Overlay District (GGDCCO)

A. **Development** criteria. The following standards shall apply to all uses in this overlay district. Where specific **development** criteria and standards also exist in the Golden Gate Area Master Plan, or the Future Land Use Element of the Growth Management Plan, these standards shall supersede any less stringent requirement or place additional requirements on **development**.

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15. Project standards. In addition to the site design elements described in section 5.05.08 ~~C.5.d.F.1. of the Code~~, all projects shall provide:

- a. Two accept or specimen trees, above the minimum landscape code requirements, for every 100 linear feet along both the front and rear **façades**, at a minimum height of 18 feet at planting, except that projects with **frontage** along Golden Gate Parkway shall only be required to provide the planting along the rear **façade**.
- b. Decorative landscape planters or planting areas, a minimum of 5 feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.

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SUBSECTION 3.E. AMENDMENTS TO SECTION 4.02.38 SPECIFIC DESIGN CRITERIA FOR MIXED USE DEVELOPMENT WITHIN C-1 THROUGH C-3 ZONING DISTRICTS

Section 4.02.38 Specific Design Criteria for Mixed Use Development within C-1 through C-3 Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.38 Specific Design Criteria for Mixed Use Development within C-1 through C-3 Zoning Districts

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C. *Commercial Mixed Use Design Criteria*. Projects utilizing the Commercial Mixed Use option within a C-1, C-2, or C-3 Zoning District shall comply with the following standards and criteria.

- 4. The project shall provide **street, pedestrian pathway and bike lane** interconnections with **adjacent** properties, where possible and practicable. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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I. **Building** Architectural Standards.

1. The Mixed Use Projects shall include architectural features that provide visually interesting **building** design at a scale appropriate for pedestrian and automobile.

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d. The following architectural options are in addition to the list of required design ~~treatments~~ features identified in subsection 5.05.08 ~~C-D.2.~~ of the Code:

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SUBSECTION 3.F. AMENDMENTS TO SECTION 4.05.02 DESIGN STANDARDS

Section 4.05.02 Design Standards, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.05.02 Design Standards

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D. Parking lots shall be so lighted, if lighted, as to shield **streets** and all **adjacent** properties from direct glare, excessive light, and hazardous interference with automotive and pedestrian traffic. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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SUBSECTION 3.G. AMENDMENTS TO SECTION 4.05.04 PARKING SPACE REQUIREMENTS

Section 4.05.04 Parking Space Requirements, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.05.04 Parking Space Requirements

A. Requirements for off-**street** parking for uses not specifically mentioned in this section shall be the same as for the use most similar to the one sought, or as otherwise determined by the County Manager or designee pursuant to 4.05.04 of this LDC it being

the intent of this LDC to require all uses to provide off-street parking, unless specific provision is made to the contrary. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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SUBSECTION 3.H. AMENDMENTS TO SECTION 4.05.09 STACKING LANE REQUIREMENTS

Section 4.05.09 Stacking Lane Requirements, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.05.09 Stacking Lane Requirements

Where stacking is required, the amount listed does not include the first vehicle being serviced. A minimum of five (5) spaces shall be provided preceding the first menu board or order station, for **restaurants** with drive-in windows. For all other stacking uses, stacking starts ten (10) feet behind the middle of the pickup window) and is computed at twenty (20) feet per vehicle (turns are computed at twenty-two (22) feet per vehicle, measured at the outside of the **driveway**). Stacking for one (1) lane may be reduced if the reduction is added to the other lane(s). For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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SUBSECTION 3.I. AMENDMENTS TO SECTION 4.06.02 BUFFER REQUIREMENTS

Section 4.06.02 Buffer Requirements, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.06.02 Buffer Requirements

- A. Applicability of **buffer** requirements. The buffering and screening shown in table 2.4 below shall be required under this section and shall apply to all new **development**. Existing landscaping which does not comply with the provisions of this section shall be brought into conformity to the maximum extent possible when: the **vehicular use area** is **altered** or expanded (except for restriping of lots/drives), the **building** square footage is

changed, or there has been a discontinuance of use for a period of 1 year or more and a request for an occupational license to resume business is made. For projects subject to architectural design standards, see LDC section 5.05.08 for related provisions.

Subdivisions or Developments shall be **buffered** for the protection of property owners from land uses as required pursuant to this section 4.06.00. **Buffers** shall not inhibit pedestrian circulation between **adjacent** commercial land uses. **Buffers** shall be installed during construction as follows and in accordance with this section 4.06.00:

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SUBSECTION 3.J. AMENDMENTS TO SECTION 4.06.03 LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS AND RIGHTS-OF-WAY

Section 4.06.03 Landscaping Requirements for Vehicular Use Areas and Rights-of-Way, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.06.03 Landscaping Requirements for Vehicular Use Areas and Rights-of-Way

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B. Standards for landscaping in **Vehicular Use Areas**. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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9. ~~Landscaping required for section 5.05.08~~ Required landscaping for buildings over 20,000 square feet shall be pursuant to LDC section 5.05.08. The following requirements will be counted toward the required greenspace and **open space** requirements of this Chapter of this Code.

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SUBSECTION 3.K. AMENDMENTS TO SECTION 4.06.05 GENERAL LANDSCAPING REQUIREMENTS

Section 4.06.05 General Landscaping Requirements, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.06.05 General Landscaping Requirements

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B. Landscaping requirements for industrial and commercial **development**. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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C. **Building** foundation plantings. All commercial **buildings**, residential **buildings** with 3 or more units, and retail and office uses in industrial **buildings** shall provide **building** foundation plantings in the amount set forth in table 4.06.05.C. and illustration 4.06.05.C. These planting areas shall be located adjacent to **building** entrance(s), **primary façades**, and/or along **façades** facing a **street**. For projects subject to architectural design standards, see LDC sections 5.05.08 E.-F. for related provisions.

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SUBSECTION 3.L. AMENDMENTS TO SECTION 5.05.08 ARCHITECTURAL AND SIGHT DESIGN STANDARDS

Section 5.05.08, Architectural and Site Design Standards, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

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. Additionally, the use of glazing materials and designs which reduces bird collisions is encouraged.
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. **Façades** must be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. **Façades** 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.~~

B. Applicability. The provisions of LDC section 5.05.08 shall apply to the zoning districts, locations, and to existing **buildings** as established below.

1. **Buildings** and projects within the following zoning districts:

- a. Commercial zoning districts and commercial components of PUD zoning districts.
- b. Non-residential PUD zoning districts and non-residential components of any PUD district.
- c. Business park zoning 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.~~

2. Non-residential **buildings** and projects when at least one of the following conditions exists. For the purposes of this section, **arterial** and **collector roads** are identified in the Traffic Circulation Element of the GMP.

a. The project site is located within 300 feet of an **arterial** or **collector road**, including all **rights-of-way**, and is located in a non-industrial zoning district.

i. However, a proposed project site located within 150 to 300 feet of an **arterial** or **collector road**, including all **rights-of-way**, shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the **building façades** facing the **arterial** or **collector road**.

b. The project site is located on an **arterial road** and is located in an industrial zoning district.

c. Where a proposed **building's** footprint would be located within 300 feet of the boundary of a residentially-zoned district.

i. However, where a proposed **building's** footprint would be located within 150 to 300 feet, the **building** shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F.

Compliance shall be limited to the **building façades** facing the residential 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 façade renovation where such addition, renovation, or redevelopment exceeds 50 percent of the wall area of an existing façade, that entire façade 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 C.13. Materials and colors.~~

3. Alterations to an existing **building**, including applicable additions of a **building** or site, which is subject to LDC section 5.05.08 B.1 or B.2 above shall comply with this section as described in the following sections. For the purposes of this section, an alteration shall be any change to the elements subject to LDC section 5.05.08. Interior **renovations** to an existing **building** that do not affect the external appearance of the **building** are excluded.

a. Any addition or **renovation** of an existing **building** or project, including **vehicular use areas**, that will result in a change to the exterior of the **building** or site such that in the case of:

i. Where **façade** improvements result in a change to more than 75 percent of the **façade** area, the entire **façade** shall comply with the standards of LDC section 5.05.08.

- ii. Where an addition or **renovation** to, or redevelopment of, an existing **building** or project, exceeds 50 percent of the square footage of the gross area of the existing **structures**, the existing **building(s)** and the site improvements must comply with the standards of LDC section 5.05.08.
 - b. **Nonconforming buildings** approved for use and occupancy prior to November 10, 2004 shall not be enlarged or **altered** in a way which increases the nonconformity. All alterations or **façade** improvements to **nonconforming buildings** shall be consistent with LDC section 5.05.08 and shall be reviewed for compliance by the County Manager or designee; however, unaltered portions of the **nonconforming building** will not be required to comply.
 - c. Upon repainting the exterior of an existing **building** or fence, the exterior **building** colors shall comply with the standards identified in LDC section 5.05.08 D.13.b.
- 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.~~
- 4. Exceptions.
 - a. A historic site, **structure, building**, district, or property that is designated historic by the Board of County Commissioners pursuant to LDC section 2.03.07 E or is designated historic by the State of Florida or the Federal Government.
 - b. The Rural Agricultural (A) zoning district in the non-coastal urban designated area as established in the Future Land Use Map.

- c. Façades facing an interior courtyard provided the façades are not visible from any public property (e.g. street, right-of-way, sidewalk, alley), interior drive, parking lot, or adjacent private property.
- d. The following shall be exempt from the standards of LDC section 5.05.08, but shall comply with the exterior building color standards identified in LDC section 5.05.08 D.13.b.
 - i. Routine repairs and maintenance of an existing building.
 - ii. Public utility ancillary systems provided that a building shall not have any wall planes exceeding 35 feet in length, excluding storage tanks, or have an actual building height greater than eighteen (18) feet, excluding storage tanks and communications equipment. See LDC section 4.06.05 B.4 for screening requirements of fences and walls surrounding public utility ancillary systems.

~~5. Public utility ancillary systems in Collier County are not required to meet the provisions of this Section provided that a building containing any of these uses shall not have any wall planes exceeding 35 feet in length, excluding storage tanks, or have an actual building height greater than eighteen (18) feet, excluding storage tanks and communications equipment. Fences and walls surrounding public utility ancillary systems 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.1.~~

C. Submittal requirements. An applicant shall submit architectural drawings according to LDC section 10.02.03 and the Administrative Code Chapter 4.A. to comply with LDC section 5.05.08. Architectural drawings must be signed and sealed by a licensed Architect who is responsible for preparing the drawings, and who is registered in the state of Florida as set forth in F.S. Chapter 481.

GD. Building design standards.

- 1. Building Façades. The following standards apply to all buildings that are subject to LDC section 5.05.08, except as noted. All façades of a building must be designed with consistent architectural style, detail and trim features.
 - a. All façades 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 façades shall adhere to~~

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

~~b.~~ For additional design standards, see LDC section 5.05.08 D.9., Additional standards for **outparcels** and freestanding **buildings** within a PUD or unified plan of development.

~~b.c.~~ **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 façade 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 façades 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.~~

~~e.b.~~ Design features. The design of **primary façades** must include, at a minimum, two of the following design features: ~~-. However, a minimum of one of the following design features is required for **buildings** less than 5,000 square feet. For mixed use **development** projects within C-1 through C-3 zoning districts, see LDC section 4.02.38 I.1.d for additional options.~~

i. Glazing covering a minimum of ~~30~~25 percent of the **primary façade** area, consisting of window and/or glazed door openings.

a) Alternative. Trellis or latticework on the **primary façade** used as a support for climbing plants may count for up to 50 percent of the window area on **primary facades**. The planting area shall be an irrigated bed 3 feet in depth and a minimum width equal to the width of the trellis with 3 gallon vines at 3 feet on center at time of installation. Climbing plants shall achieve 80 percent opacity on the trellis within one year.

- ii. Projected or recessed covered ~~entrance~~ ~~public entry~~ providing a minimum horizontal dimension of eight feet and a minimum area of 100 square feet. In addition, a minimum of ~~20~~15 percent of the **primary façade** area must be devoted to windows and/or glazed door openings.
- ~~iii.~~ Covered entrance with a minimum horizontal dimension of 16 feet and a minimum area of 200 square feet. In addition, a minimum of 15 percent of the **primary façade** area must be devoted to window and/or glazed door openings.
- ~~iii-iv.~~ 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~~40 percent of the length of the associated **façade**. In addition, a minimum of 15 percent of the **primary façade** area must be devoted to window and/or glazed door openings.
- ~~v.~~ **Awnings** located over doors, windows, or other ornamental design features projecting a minimum of 2 feet from the **façade** wall and a width totaling a minimum of 40 percent of the **façade** length. In addition, a minimum of 15 percent of the **primary façade** area must be devoted to window and/or glazed door openings.
- ~~iv-vi.~~ Porte-cochere with a minimum horizontal dimension of 18 feet. In addition, a minimum of ~~20~~15 percent of the **primary façade** area must be devoted to windows and/or glazed door openings.
- ~~vii.~~ A tower element such as but not limited to a clock or bell tower element. In addition, a minimum of ~~20~~15 percent of the **primary façade** area must be devoted to windows and/or glazed door openings.
- ~~viii.~~ Trellis or latticework covering a minimum of 15 percent of the **primary façade** and used as a support for climbing plants. The planting area shall be an irrigated bed 3 feet in depth and a minimum width of the trellis with 3 gallon vines at 3 feet on center

at time of installation and climbing plants shall achieve 80 percent opacity on the trellis within one year. This provision shall not be utilized with the alternative design feature identified in LDC section 5.05.08 D.2.b.i.a).

ix. Entry plaza to the **building** with a minimum 200 square feet in area that includes seating. In addition, a minimum of 15 percent of the **primary façade** area must be devoted to window and/or glazed door openings.

x. Elevated entry a minimum of 16 inches in elevation above the primary finished floor of the **building** bordering or connected to the **building façade** and a minimum of 400 square feet in area. The area calculation may include interior and exterior spaces of raised surface with not more than 50 percent of interior area. In addition, a minimum of 15 percent of the **primary façade** area must be devoted to window and/or glazed door openings.

xi. Entry courtyard contiguous with the **building** entry and connected to the **primary façade** consisting of a defined space with a minimum area of 650 square feet. The courtyard may be any combination of hard or softscape with walkways and defined hard edge, decorative fencing, or a minimum 4 foot wall(s). In addition, a minimum of 15 percent of the **primary façade** area must be devoted to window and/or glazed door openings.

3. **Façade/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 **façade**, 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 **façades**, 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~~ **floor area**, a maximum length, or uninterrupted curve of any **façade**, at any point, must be 150 linear feet. Projections and recesses must have a minimum depth of ten feet within the 150 linear feet limitation.
 - ii. For **buildings** between 20,000 and 39,999 square feet in ~~gross building area~~ **floor area**, a maximum length, or uninterrupted curve of any **façade**, at any point, must be 125 linear feet.

Projections and recesses must have a minimum depth of ~~eight~~six feet within the 125 linear feet limitation.

- iii. For **buildings** between 10,000 and 19,999 square feet in ~~gross building area~~ floor area, a maximum length, or uninterrupted curve of any **façade**, at any point, must be 100 linear feet. Projections and recesses must have a minimum depth of ~~six~~four feet within the 100 linear feet limitation.
- iv. For **buildings** between 5,000 and 9,999 square feet in ~~gross building area~~ floor area, a maximum length, or uninterrupted curve of any **façade**, at any point, must be 75 linear feet. Projections and recesses must have a minimum depth of ~~four~~two feet within the 75 linear feet limitation.
- v. For **buildings** less than 5,000 square feet in ~~gross building area~~ floor area, a maximum length, or uninterrupted curve of any **façade**, at any point, must be 50 linear feet. Projections and recesses must have a minimum depth of ~~three~~ 1.5 feet, and a minimum total width of 20 percent of the **façade** length.

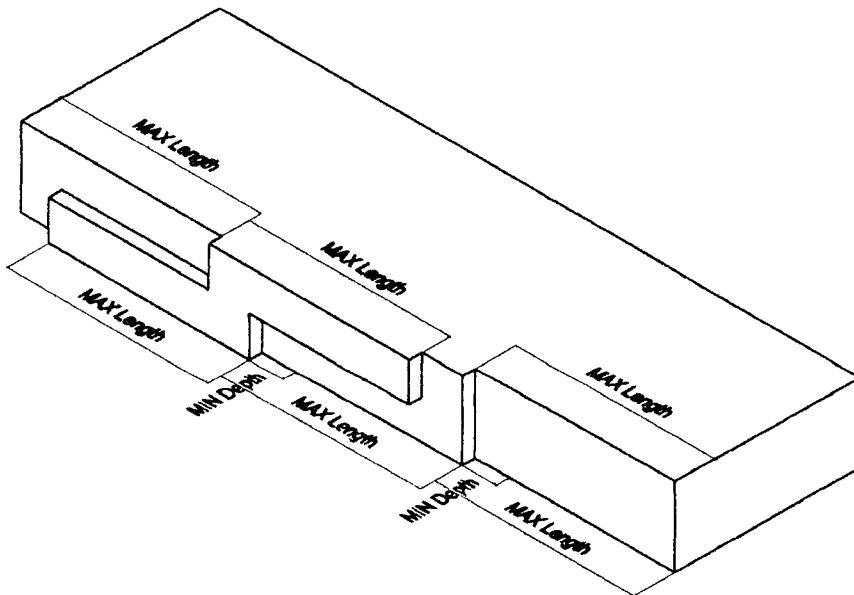


Illustration 5.05.08 C.4.a-1D.4.a – Measurement of projections and recesses

- b. Wall plane changes.
 - i. **Buildings** subject to the projections or recesses depths required by LDC section 5.05.08.C-D.4.a must not have a single wall plane exceeding 60 percent of each **façade**.

- ii. If a **building** has a projection or recess of 40 feet or more, each is considered a separate **façade**, and must meet the ~~above~~ requirements for wall plane changes in LDC section 5.05.08 D.4.b.i.

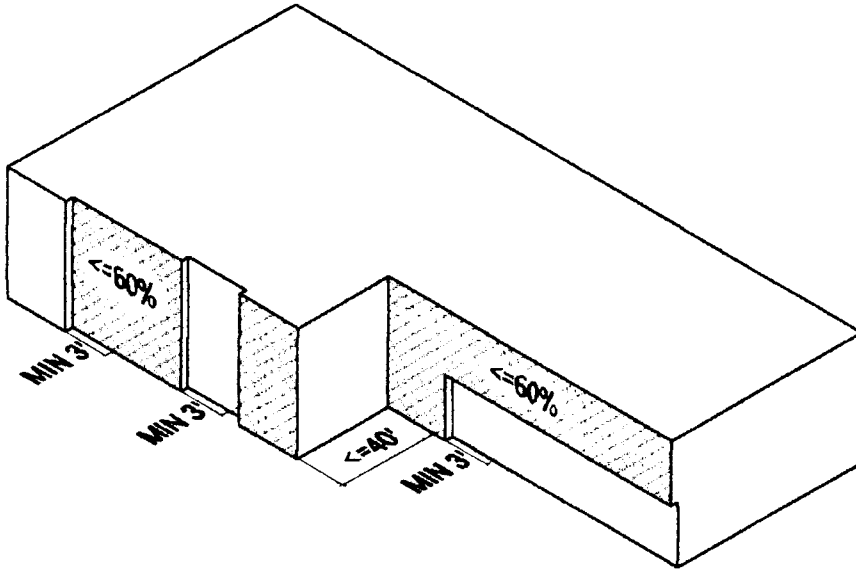


Illustration 5.05.08 C.4.b.-1D.4.b – Wall plane percentages

5. Project Standards:
- a. ~~An **applicant** must submit architectural drawings and a site **development** plan or site improvement plan according to LDC section 10.02.03 and the Administrative Code to comply with LDC section 5.05.08. Architectural drawings must be signed and sealed by a licensed Architect who is responsible for preparing the drawings, and who is registered in the state of Florida as set forth in F.S. Chapter 481.~~
 - b. **Building** design treatments. The following design treatments must be an integral part of the **building's** design and integrated into the overall architectural style. These treatments must not consist solely of applied graphics or paint. Each **building façade** must have at least four of the following **building** design treatments. However, a minimum of two of the following design treatments are required for **buildings** less than 5,000 square feet:
 - i-a. Canopies, porticos, or porte-cocheres, integrated with the **building's** massing and style,
 - ii-b. Overhangs, minimum of three feet,
 - iii-c. Colonnades or arcades, a minimum of eight feet clear in width,

- iv-d. Sculptured artwork,
- v-e. Cornice minimum two feet high with 12 inch projection,
- vi-f. Peaked or curved roof forms,
- vii-g. Arches with a minimum 12-inch recess depth,
- viii-h. Display windows,
- ix-i. Ornamental and structural architectural details, other than cornices, which are integrated into the **building structure** and overall design,
- x-j. Clock or bell tower, or other such roof treatment (i.e. dormers, belvederes, and cupolas),
- xi-k. Projected and covered entry, with minimum dimension of eight feet and the minimum area of 100 square feet,
- xii-l. Emphasized **building** base, minimum of three feet high, with a minimum projection from the wall of two inches,
- xiii-m. Additional roof articulation above the minimum standards,
- xiv-n. Curved walls,
- xv-o. Columns,
- xvi-p. Pilasters, or
- xvii-q. Metal or tile roof material.
- xviii-r. Expressed or exposed structural elements.
- xix-s. Additional glazing at a minimum of 15 percent beyond the code minimum requirement.
- xx-t. Solar shading ~~devices~~ devices (excluding **awnings**) that ~~cover~~ extend a minimum of 50 percent of the length of the building façade.
- xxi-u. Translucent glazing at a minimum of 15 percent beyond the code minimum glazing requirement.
- xxii-v. Glass block at a minimum of 15 percent beyond the code minimum glazing requirement.
- w. Where the optional design feature in LDC section 5.05.08 D.2.b.i is chosen and 85 percent of all exterior glazing within the first three stories of the **building** have any of the following:
 - i. Low reflectance, opaque glazing materials (may include spandrel glass with less than 15 percent reflectance);
 - ii. Glass with visual patterns consisting of opaque points or patterns etched into or applied to the exterior or interior surfaces with frit, frost, or film for single pane or insulated glass. A maximum of 2

inch spacing between horizontal elements and a maximum of 4 inch spacing between vertical elements, with a minimum line or dot diameter thickness of 1/8 inch;

iii. Glass with continuous etch or continuous frit on interior surface, single pane, or insulated glass; or

iv. External screens.

c. ~~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 façade 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. Blank wall areas on **buildings** with **primary façades**. Blank, opaque wall areas must not exceed 10 feet in the vertical direction or 20 feet in the horizontal direction of any **primary façade**. **Façades** connected to a **primary façade** shall be a minimum of 33 percent of the attached **façades**. 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 relief and reveal work must be a minimum depth of ½ inch, and a minimum width of 1½ inch and may be of a color that contrasts with the color of the wall.

6 7. Window standards.

a. Windows must not be false or applied. False or applied windows are allowed but shall not be included in the glazing required for **primary façades**.

b. Spandrel panels in curtain wall assemblies are allowed but may not and shall be included in the minimum glazing required for **primary façades**.

7.8. Overhead doors. Adequate screening shall be provided for overhead doors located on **primary façades**. The placement and length of the screening must block the view of the overhead doors from the **street**.

a. ~~Required screening. Overhead doors must not be located on the primary façades, unless sufficient screening is proposed. Sufficient screening is defined as~~ One of the following screening methods shall be provided:

i. ~~A~~ A screening wall, with a minimum height of 6 feet measured from the centerline of the **adjacent** roadway ~~90 percent of the overhead door height, or~~

ii. ~~A~~ 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. ~~Exception. Overhead doors utilizing framed transparent glass panels covering a minimum of 75 percent of the door area shall be allowed on **primary façades** without the screening required in LDC section 5.05.08 D.8.a., except when used on loading docks or receiving areas.~~

~~b.c.~~ **Façades** with overhead ~~d~~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 LDC Ssection 5.05.08. ~~of this code;~~ and

ii. ~~†~~ †The distance between the doors facing one another is no greater than 50 feet; and

iii. ~~†~~ †The view of the all 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 façade. For façades connected to a primary façade this applies to a minimum of 33 percent of the attached façades. 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 ½ inch, and a minimum~~

width of 1½ inch and may be of a color that contrasts with the color of the wall.

9. Additional standards for ~~Outparcels~~ and freestanding **buildings** within a PUD and common ownership developments or unified plan of **development**. See LDC section 2.03.06 G for additional design criteria in Residential Mixed Use Neighborhood Center PUDs.
 - 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. **Façades** standards. All **façades** must meet the requirements of LDC section 5.05.08 C-5. Project standards-D.5. **Building** design treatments.
 - i. **Primary façades**. All exterior **façades** of freestanding **structures**, including **structures** located on **outparcels**, are considered **primary façades** and must meet the requirements of this section with respect to the architectural design treatment for **primary façades** – in LDC section 5.05.08 C-2.D.2., except for those **façades** considered secondary **façades**.
 - ii. **Secondary façades**. One façade of a freestanding **structure**, including **structures** located on **outparcels**, that is internal to the site and that does not **abut** or face public or private **streets adjacent** to the **development**. **Outparcels** and freestanding **buildings** are allowed one secondary **façade**.
 - 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~~ abutting outparcels or freestanding sites and the primary **structure**.
 - d. **Primary façade** standards. The following design features ~~are in~~ is an additional to the list of requirement options which can be used to meet the requirement in LDC section 5.05.08 C-D.2.b. **Primary façade** ~~standards~~ design features:

- 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 percent of the length of the associated **façade**. 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 façades**. One additional roof change must be provided for every 100 linear feet of the façade length.~~
 - i. When a **building's** largest floor is greater than 5,000 square feet in **floor area** a minimum of two roof-edge or parapet line changes are required for all **primary façades**. One such change must be located on **primary façades**. Thereafter, one additional roof change is required every 100 linear feet around the perimeter of the **building**. If a vertical change is used, each vertical change from the dominant roof condition must be a minimum of ten

percent of **building** height, but no less than 3 feet. If a horizontal change is used, each horizontal change from the dominant roof condition must be a minimum of 20 percent of the **façade** length, but no less than 3 feet.

- 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 **façades** that are less than 200 feet. One roof edge, or parapet line change must be provided for every 200 linear feet of the **façade** length.
- c. Roof ~~D~~design standards. Roofs must meet the following requirements:
 - i. When parapets are used, the average height of such parapets must not exceed ~~45~~20 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 **façade**, a parapet or mansard roof treatment must extend along the remaining **façades**.
 - 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 **façades**.
- 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 **façade** length and those, which do not provide a connection between **façades**, must adhere to all roof standards of LDC Section 5.05.08. C-10.D.10. ~~of this Code.~~
 - b. All other **awnings**, which are **awnings** that constitute less than 90 percent of a **façade** length, and those that do not provide a connection between **façades**, 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 LDC Sections 5.06.00, 9.03.00, and 9.04.00 ~~and 10.02.06 Signs of this Code.~~
 - ii. The location of **awnings** must relate to the window and door openings, or other ornamental design features.
 - 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. Please see LDC section 5.05.08 F.1. for additional site design elements.
- 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 ~~45~~ 10 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(s) must be provided at a minimum ratio of one percent of the total ~~gross-floor area~~ of all on-site **buildings**. The community space(s) shall be a minimum area of 75 square feet and 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 set back from a drive or a parking area by a minimum of ~~45~~ 10 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.
 - i. The use of color materials or finish paint above level 8 saturation (chroma) or below lightness level 3 on the Collier County Architectural Color Charts is limited to no more than 10 percent of a **façade** or the total roof area.
 - ii. The use of naturally occurring materials are permissible, such as marble, granite, and slate and the following man-made materials: silver unpainted metal roofs.
 - iii. The use of florescent colors is prohibited.
 - c. Exterior **building** materials (excluding roofs). The following **building** finish materials are limited to no more than 33 percent of the **façade** area:
 - i. Corrugated, or 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.~~
14. Barber Poles. All traditional size (not more than 54 inches in height and not more than 6 inches in diameter) and style barber poles which contain any illuminated moving or rotating part may be permitted if the following and all other applicable requirements are met:
- a. The barber pole is attached to the exterior wall of an establishment providing the services of a licensed barber:
 - b. Each such establishment (barbershop, salon, etc.) is limited to only one barber pole:
 - c. No barber pole may move or rotate except when the establishment is open and providing the services of a licensed barber: and
 - d. All barber poles that are illuminated, whether or not they rotate, ~~shall obtain~~ require a **building** permit.
- ~~15. Neon tubing. The use of neon or neon type tubing is prohibited on the exterior and the roof of a **building**.~~

~~D-E.~~ 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 façade 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~~ units or corridors used to access the storage units, translucent material (e.g., glass that lets light pass through but objects on the other side cannot be seen clearly) must be used.
 - d. Single-story **self-storage buildings**. LDC Section 5.05.08 GD.2.b. Primary façade standards design features can be replaced with one of the following two options:
 - i. Option 1.
 - a) A minimum of 20 percent of the **primary façade** 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 **façade**.
 - 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, and
 - 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 LDC Section 5.05.08 C-D.2.b. Primary façade—standards design features must be met.
- e. Multi-story **self-storage buildings**. The requirements of LDC Section 5.05.08 C-D.2.b. Primary façade—standards design features can be replaced with one of the following standards two options:
 - i. Option 1.
 - a) A minimum of 20 percent of the **primary façade** 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 **façade**; and
 - c) Requirements of LDC Section 5.05.08 C-8.b-D.6. Blank wall area apply to all **façades**; 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~~ the following standards apply:
 - a) Architecturally treated, eight feet high screen wall is required to screen the ground floor of the facility; and
 - b) **Landscape buffer**, minimum 7 feet wide is required on each side of the wall; and
 - c) **Primary façades** above the ground level must include glazing, covering at a minimum 20 percent of the façade area; and
 - d) Requirements of LDC Section 5.05.08 C-8.b-D.6 Blank wall area applies to all **façades**; 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 LDC Section 5.05.08 C-D.2.b. Primary façade—standards design features must be met.

3. Mercantile.

- a. Applicability. All standards listed in LDC Section 5.05.08 are applicable with the following exceptions and additions.
- b. Large ~~R~~retail ~~S~~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 **street 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.~~c. 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 façades** must utilize transparent windows and doors for no less than 30 percent of the horizontal length of the **building façade**.
 - ii. Primary **building** entrances must be clearly defined and connected with a sheltering element such as a roof canopy or arcade.

4. **Facilities with fuel pumps.**

- a. In addition to the requirements of LDC section 5.05.05 **Facilities with fuel pumps**, all standards established in this section are applicable.

5. **Hotel/motel.**

- a. Applicability. All standards of LDC ~~Section~~ 5.05.08- are applicable with the following exceptions.
 - b. Design features. LDC ~~Section~~ 5.05.08 ~~GD.2.b.~~ Primary façade standards-~~D~~design features can be replaced as follows:
 - i. The design of the **primary façades** must include windows and other glazed openings covering at least 20 percent of the **primary façade** 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 **façade**.
 - 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 LDC ~~Section~~ 5.05.08 ~~DE.5.b.i.~~, can be located on any **façade**.
6. Warehousing/distribution.
- a. Applicability. All standards listed in LDC ~~Section~~ 5.05.08- are applicable except for the following:
 - b. **Primary façade standards**. The requirements of LDC ~~Section~~ 5.05.08 ~~GD.2.b.~~ Primary façade standards ~~design features~~ are replaced with the following standards. **Façades** 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 **façade** 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 **façade** length and be distributed along the **façade** 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 LDC 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 LDC Section 5.05.08 C-4.D.4. Variation in massing applies only to **primary façades** and to **façades** facing residential zoning districts when the **building** footprint is located within 300 feet of the residential property line.
 - i. However, variation in massing only applies to **façades** facing residential zoning districts when the **building** footprint is located between 150 and 300 feet from the property line.
- d. **Building** design treatments. The requirements of LDC Section 5.05.08 C-5.e.D.5. **Building** design treatments are modified as follows:
 - i. **Primary façades** must include a minimum of two of the **building** design treatments listed under this section.
- e. Site design elements. The requirements of LDC Section 5.05.08 C-5.d.F.1. Site design elements are modified to require, at a minimum, one of the four listed site design elements.
- f. ~~Detail features~~ Blank wall areas. The requirements of LDC Section 5.05.08 C-8.D.6. ~~Detail features~~ Blank wall areas 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 façade** or any **façade** facing a residential district.
 - a) For **façades** connected to a **primary façade**, this must apply to a minimum of 25 percent of the attached **façade** measured from the connection point.
 - b) 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 ½ inch and may be different than the color of the wall.

- g. Roof treatments. The requirements of LDC Section 5.05.08 C-10-D.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 **façade**, measured from the corner.
 - ii. The **façades** facing arterial or **collector road** and **façades** 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 **façade** 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 LDC Section 5.05.08 C-13-D.13. Materials and colors are applicable with exception of Subsection 5.05.08 C-13D.13.c. Exterior **building** materials, which is replaced with the following standards:
 - i. **Primary façades**. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the **façade** area.
 - ii. **Façades** attached to a **primary façade**. The use of ribbed, corrugated, and reflective metal panels is limited to no more ~~than~~ than 33 percent of the wall area for the 25 percent of the overall wall length of the **façades** attached to a **primary façade**, 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 LDC Section 5.05.08 C-4-D.4. Variation in Mmassing, and Section 5.05.08 C-8-D.6. Detail features Blank wall areas on buildings with primary façades, ~~are applicable to~~ on all building façades.
7. Industrial/factory **buildings**.
- a. Applicability. All standards listed in LDC Section 5.05.08 are applicable with the following exceptions, modifications, and additions.

~~b.~~ ~~Building façades.~~

~~i.b.~~ ~~Primary Façade Standards.~~ The requirements of LDC Section 5.05.08 C-4.D.2.b. ~~Primary façade standards design features~~ are replaced with the following standards. **Façades** fronting on ~~arterial or collector streets~~ must have two or more of the following design features:

- a)i. Windows at a minimum of ~~25~~20 percent of the **façade** area.
- b)ii. 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)iii. The total length of the planting area must be at least 33 percent of the **façade** length and be distributed along the **façade** 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 LDC Section 4.06.05.
- d)iv. Masonry, concrete or tilt-up construction, and 15 percent of the wall area allocated to windows.
- e)v. **Building** height of 40 feet or less, with a **building street setback** of 200 feet or more.

~~ii.c.~~ ~~Variation in Massing.~~ The requirements of LDC Section 5.05.08 C-4.D.4. ~~Variation in massing applies only to the primary façades and to façades facing residential zoning districts when the building footprint is located within 300 feet of the residential property line.~~

- i. However, variation in massing only applies to façades facing residential zoning districts when the building footprint is located between 150 and 300 feet from the property line.

~~iii.d.~~ ~~Project Standards.~~

- a)i. The requirements of LDC Section 5.05.08 C-5.e.D.5. ~~Building design treatments are modified to require industrial/factory buildings to provide, at the primary façades only, a minimum of two of the 17 building design treatments listed under this section.~~
- b)ii. The requirements of LDC Section 5.05.08 C-5.d.F.1. ~~Site design elements are modified to require at least one of the four listed site design elements.~~

- ee. ~~Detail features~~ Blank wall areas. The requirements of LDC Section 5.05.08 C-8.D.6. ~~Detail features~~ Blank wall areas 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 façade** and any **façade** facing a residential district.
 - ii.a) For **façades** connected to a **primary façade**, the blank wall standards applies to a minimum of 25 percent of the attached **façade**, measured from the connection point.
 - ii.b) Control and expansion joints within the **façade** 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 ½ inch and may be different than the color of the wall.
- df. ~~Roof Treatments~~. The requirements of LDC Section 5.05.08 C-10.D.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 **façade**, measured from the corner.
 - ii. **Façades** facing **arterial** or **collector roads** and **façades** 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 **façade** 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.
- eg. ~~Materials and Colors~~. The requirements of LDC Section 5.05.08 C-13.D.13. ~~Materials and colors~~ are applicable with the exception of Subsection 5.05.08 C-13.D.13.c. Exterior **building** materials, which is replaced with the following standard:
- i. **Primary façades**. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the **façade** area.

- ii. **Façades** attached to a **primary façade**. For 25 percent of the overall wall length of **façades** attached to a **primary façade**, measured from the corners, the use of ribbed, corrugated, and reflective metal panels is limited to no more ~~then~~ than 33 percent of the wall area.
 - fh. Special Hheight Rrequirements. 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~~ comply with LDC sSections 5.05.08 ~~C-4.D.4.~~ Variation in Massing, and ~~Section~~ 5.05.08 C-8.D.6. ~~Detail features~~ Blank wall areas ~~are applicable to~~ on all **building façades**.
- 8. Parking **structures**. All standards listed in LDC Ssection 5.05.08- are applicable unless otherwise specified below.
 - a. **Primary façades**. The requirements of LDC Ssection 5.05.08 ~~C.D.2.b.~~ **Primary façade standards** design features are replaced with the following standards:
 - i. All exposed **façades** of any parking **structure** above the second floor are considered **primary façades**.
 - ii. A minimum of 60 percent of the area of any **primary façade** 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 **façade** 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 LDC Ssection 4.06.05. ~~of this Code.~~

- c. **Massing standards.** The requirements of LDC Section 5.05.08 C-4.D.4. Variation in massing are applicable, with the following exception:
 - i. If the ramps and inclines are on an exposed **façade** 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 Plane Changes.** The requirements of LDC Section 5.05.08 C-4D.4.b. are applicable with the following exception:
 - i. If the ramps and inclines are on an exposed **façade** 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 façade 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 **façade** 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-F. **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 the Administrative Code and LDC section 10.02.03.

1. **Site design elements.** Please see LDC section 4.06.00 Landscaping, **Buffering,** and Vegetation for landscaping standards and section 5.05.08 D.12. for entryway/customer entrance treatment requirements. All projects must have, at a minimum, one of the following:

- a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;

- b. Integration of specialty pavers, tile, or stamped or decorative concrete along the **building** perimeter walkway. This treatment must constitute a minimum of 60 percent of walkway area;
 - c. Two accent or specimen trees above the minimum landscape code requirements for every 100 feet of the front **façade**, and a minimum of two for the rest of the project, with a minimum height of 18 feet at planting; or
 - d. Site sculptures and/or water features including fountains.
42. Off-street parking design. As provided for in LDC 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. The following standard shall apply to projects that require a minimum of 80 parking spaces but that provide more than 120 percent of the required paved off-street surface parking:~~
 - a) At least twenty percent of the amount of **vehicular use area** onsite shall be devoted to interior landscaping areas.

- ii. Parking for projects. Projects shall be designed to adhere to the following standards:
 - a) **Interior lots.** No more than ~~50-80~~ percent of the off-street parking for the entire commercial **building** or project shall be located between any **primary façade** 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 façade** 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.

23. **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 to **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 isle.~~
- dc. Minimum dimensions. **Pedestrian pathways** must be a minimum of five feet wide.

- ed. 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.
 - fe. **Building pedestrian pathway**. ~~perimeter path. A minimum five feet wide building perimeter path is required as specified below:~~
 - i. A continuous **building** perimeter path interconnecting all public entrances and exits of a **building** is required. For the purposes of this section, employee, service or delivery entrances, or ~~Emergency~~ “exits-only” are excluded.
 - ii. If parking area is proposed along the **building façade** within 15 feet from a **building** wall, ~~a building perimeter path~~ the pedestrian pathway shall ~~must be~~ provided along the full length of the row of parking spaces facing the **building**.
 - gf. 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.
 - hg. ~~Shade and site amenities. See LDC section 4.06.00 Landscaping,~~ **Buffering, and Vegetation for additional requirements.**
 - i. Required **Ppedestrian pathways** must provide intermittent shaded areas when the walkway exceeds ~~50~~100 linear feet in length at a minimum ratio of one shade canopy tree per every ~~50~~100 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.~~
34. 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. See LDC section 4.02.12 Design Standards for Outdoor Storage for additional requirements.

- 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 façades** of the **building** or project and the landscape plan.
 - d. Trash enclosures. For the location, size, and design standards for trash enclosures, see LDC section 5.03.04 Dumpsters and Recycling.
 - 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 façade** 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**.
45. Fencing standards. For restrictions on fence material, fence height, and design, see LDC Section 5.03.02 Fences and Walls.
56. Drive-through facilities standards. See LDC section 4.05.09 Stacking Lane Requirements for additional requirements.
- 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.

- i. 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~~ for each **building**. 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~~ 1,500 square feet of ~~gross floor area~~. Drive-through facilities may have multiple drive lanes.
67. Lighting. See LDC sections 4.05.02 D and 6.06.03 for additional requirements.
- 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~~.

~~78.~~ Water management areas in **buffer areas**. For design standards for water management areas in **buffer areas**, including location and the required amenities, see LDC section 4.06.02 D. ~~of this Code.~~

FG. 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 designee.

1. Review and approval procedure. Upon request by the applicant, the County Manager or designee may administratively approve a Site 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 LDC 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 designee.
2. Review criteria. In approving an alternative plan, the County Manager or designee must find that the proposed alternative plan accomplishes the purpose and intent of this section. If the plan is approved through this section, the site development plan approval letter shall specifically note the deviations and the basis for their approval.
3. The Administrative Code shall establish the submittal requirements for the Deviations and Alternate Compliance process.
4. Applicability.
 - a. The following types of buildings and uses qualify for an administrative determination of deviations from LDC 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 LDC section 5.05.08 D-E. Design standards for specific building

types of this section, and due to its function, has specific requirements making meeting LDC section 5.05.08 standards unfeasible.

- vi. Buildings located on property with a commercial zoning designation when submitted for Site Development Plan review except for the following:
 - a) Buildings with a gross building area of 10,000 square feet or more on the ground floor.
 - b) Multi-story buildings with a total gross building area of 20,000 square feet or more.
 - c) 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 LDC section 5.05.08.
- b. The deviation process is also applicable to the specific requirements listed under the following sections:
 - i. LDC ~~Section~~ 5.05.08 B.3. Renovations and redevelopment Alterations to an existing building.
 - ii. ~~Section 5.05.08 B.4. Abandonment or discontinuance of use.~~
 - iii. ~~LDC~~ Sections 5.05.08 ~~D-E~~.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 LDC 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.~~

* * * * *

SUBSECTION 3.M. AMENDMENTS TO SECTION 6.06.02 SIDEWALKS, BIKE LANE AND PATHWAY REQUIREMENTS

Section 6.06.02 Sidewalks, Bike Lane and Pathway Requirements, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

6.06.02 Sidewalks, Bike Lane and Pathway Requirements

A. All **developments** must construct **sidewalks, bike lanes, and pathways**, as described below. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

* * * * *

SUBSECTION 3.N. AMENDMENTS TO SECTION 6.06.03 STREETLIGHTS

Section 6.06.03 Streetlights, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

6.06.03 Streetlights

* * * * *

B. At the entry/exit of any residential or commercial **development** approved through a SDP, SDPA, or PPL located on a public **collector** or **arterial street**, the following additional standards shall apply. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

* * * * *

SUBSECTION 3.O. AMENDMENTS TO SECTION 10.02.15 REQUIREMENTS FOR MIXED USE PROJECTS WITHIN THE BAYSHORE GATEWAY TRIANGLE REDEVELOPMENT AREA

Section 10.02.15 Requirements for Mixed Use Projects within the Bayshore Gateway Triangle Redevelopment Area, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

10.02.15 Requirements for Mixed Use Projects within the Bayshore Gateway Triangle Redevelopment Area

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B. *MUP Deviations.*

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2. List of **Development** Standards Eligible for Administrative Deviation Requests. MUPs shall be eligible to seek an administrative deviation from the following LDC provisions:

a. **Front Setback.**

i. These deviation requests shall be subject to the process and procedures of LDC sections 5.05.08-~~F~~ G.1.—2. and the submittal requirements established in the Administrative Code, except that in order to be eligible for an administrative deviation the site shall meet at least one of the following conditions or circumstances:

* * * * *

b. Architectural and Site Design Standards. These deviation requests shall be subject to the process and procedures of LDC sections 5.05.08-~~F~~ G.1.—2. and 5. and the submittal requirements established in the Administrative Code.

c. Landscape and **Buffer** Requirements. The alternative plans requesting approval for deviation from landscaping and **buffer** requirements shall be subject to the process and procedures of LDC section 5.05.08-~~F~~ G.1.—2. and the submittal requirements established in the Administrative Code. Further, the **applicant** must additionally provide a minimum of 110 percent of the **open space** requirement for mixed use projects in addition to other conditions that the County Manager or designee deems necessary.

* * * * *

SECTION FOUR: CONFLICT AND SEVERABILITY

In the event that any provisions of this ordinance should result in an unresolved conflict with the provisions of the Land Development Code (LDC) or Growth Management Plan (GMP), the applicable provisions of the LDC or GMP shall prevail. In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court

of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION FIVE: INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE

The provisions of this Ordinance shall become and be made a part of the Land Development Code of Collier County, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION SIX: EFFECTIVE DATE

This Ordinance shall become effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 12th day of July, 2016.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
OF COLLIER COUNTY, FLORIDA

By: *Jalisa Cannon*
Attest as to Chairman's Deputy Clerk
signature only.

By: *Donna Fiala*
DONNA FIALA, Chairman

Approved as to form and legality:

Scott A. Stone

Scott A. Stone
Assistant County Attorney

04-CMD-01077/1726 (7/12/16)

This ordinance filed with the
Secretary of State's Office the
18th day of July, 2016
and acknowledgement of that
filing received this 18th day
of July, 2016
By: *Jalisa Cannon*
Deputy Clerk



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 18, 2016

Honorable Dwight E. Brock
Clerk of the Circuit Court
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Ms. Teresa Cannon, BMR Senior Clerk

Dear Mr. Brock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 16-22, which was filed in this office on July 18, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb