



Proposed Signage, Landscaping and Architectural Standards

South County Overlay

Board of County Commissioners Monthly Workshop

January 22, 2015



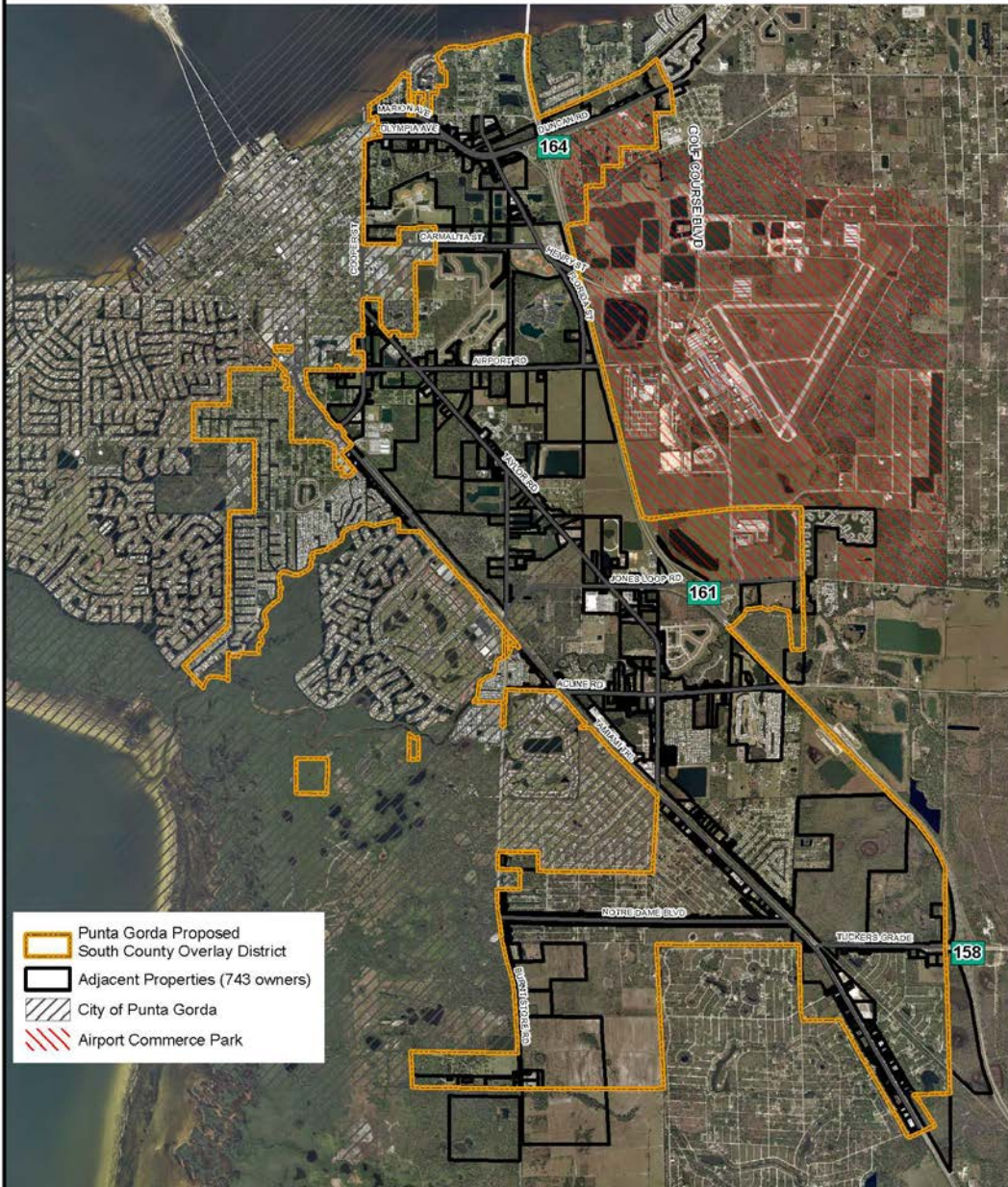
Purpose





- Review and discuss proposed standards governing signage, landscaping/buffering and architecture within South County Overlay.
 - Based on standards proposed by City of Punta Gorda.
 - Refined for suburban context.



CHARLOTTE COUNTY

Proposed South County Overlay



-  Punta Gorda Proposed South County Overlay District
-  Adjacent Properties (743 owners)
-  City of Punta Gorda
-  Airport Commerce Park

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Signage

- Conform with provisions of Sec. 3-9-85, Signs, and the following:
 - Must be compatible with architectural character and building design (i.e., materials, color, style).
 - Only one freestanding sign per lot/parcel, except where lot/parcel has second frontage of 150 ft. or more on street within Overlay district boundary
 - Freestanding sign provisions:
 - 100 sq. ft. max. area.
 - 15 ft. max height.
 - Must have distinct capital, column(s) and base (no pole/pylon signs)
 - Two-sided sign faces must be identical.



Signage (cont.)

- Window signs:
 - Shall be considered primary signs.
 - Permitted within glass areas of a building's first two stories.
 - Must provide a minimum of eight (8) feet of vertical clearance as measured from adjacent grade to bottom of the sign face.
 - May not exceed 25 percent coverage of any window panel or pane.
- Building signs (wall signs):
 - Shall be considered primary signs.
 - No limit as to number.
 - Located only on walls facing street frontage.
- Prohibited signs: pole/pylon signs, billboards, roof signs, signs advertising off-site business/service.



Landscaping/Buffering

- Shall conform to the provisions of County Ordinance regulating landscaping, buffers and tree requirements and the following:
 - Trees planted to satisfy perimeter landscaping requirement shall be planted at intervals not to exceed 50 feet.
 - Minimum parking requirement may be reduced by one (1) parking space for every 150 square feet of landscaping that exceeds the minimum required landscaping. No more than ten percent (10%) of the total required number of parking spaces may be reduced through this provision.
 - Decorative landscaping shall be provided around all trash enclosures, loading and storage areas, and ground mechanical equipment.
 - Provided as a series of shrubs planted at minimum intervals of four (4) feet or as a continuous hedge.
 - Must be minimum of three (3) feet in height at time of planting.
 - Must be continuous around the perimeter except to provide the required vehicular access.
 - Landscaping required along all building façades facing a public street.
 - Must be provided at rate of 50 square feet of landscaped area for every 50 linear feet of building façade facing a public street.



Landscaping/Buffering (cont.)

- All development shall provide site canopy coverage equal to thirty percent (30%) of total site area.
- 50 percent of a required buffer may be on adjacent property provided that the entirety of the buffer area is contained within an irrevocable easement in perpetuity.
- If a fence or wall is used to reduce the width of a required buffer, fence or wall shall be constructed of materials as permitted and shall complement the style, colors and materials of the proposed building(s) located on the property on which the buffer is required.
- Ground mounted mechanical equipment shall be screened through combination of landscaping, berming, fencing or false façades as noted Architectural Provisions.



Architectural Provisions

- In general, development in Overlay subject to Commercial Design Standards and following provisions:
 - New buildings shall respect spacing, mass and scale, street orientation and frontage relationships of existing buildings along existing streets. New buildings shall be designed to be compatible with the character of the existing built environment while implementing elements of site design that enhance the functionality of the subject property and adjacent properties and the aesthetics of the streetscape.
 - Buildings developed within overlay shall be compatible with one another with respect to:
 - Silhouettes
 - Façade Spacing
 - Setbacks
 - Proportions/Treatments
 - Exterior Materials
 - Scale/Massing
 - Front elevation of buildings shall face the street with overall massing being pedestrian in scale.
 - Building organization shall reinforce pedestrian circulation so that pedestrians walk along building fronts rather than through parking areas.



Architectural Provisions (cont.)

- Primary entrances shall be on the front façade of the building facing the primary public street.
- Exterior lighting shall be integrated with the architectural character of the building throughout the site.
- Shared pedestrian walkways are encouraged between adjacent commercial projects.
- Entrance canopies shall face street.
- Garage entrances and service bays may not be located on a building façade that faces a public street.
- Parking shall be located at side/rear of buildings to maximum extent possible and shall be served by secondary building entrances designed to be consistent with principal entrances.
- Parking areas shall be screened from public streets by combination of pedestrian plazas, landscaping.
- Building walls shall be constructed of durable materials (i.e. brick, cast concrete, stucco, stone) or other material similar in appearance and durability.



Architectural Provisions (cont.)

- Concrete Masonry Units (CMUs) shall only be used as a building façade finish on building façades not visible from
- Ground mounted mechanical equipment shall be screened through the use of false façades or a combination of landscaping, berming and/or fencing
- New building/uses shall provide facilities for the central storage of solid waste and recyclables within the lot which shall be screened from adjacent properties/streets by an enclosure constructed of materials that are compatible with the design and appearance of the principal building(s).
- 50% of the façade area of all street level front and side building façades shall be finished with windows or doorways. Windows and doorways shall be visually permeable and shall not be finished with mirrored, frosted, or tinted glass.
- No building façade facing a public street shall remain unpierced by a window or functional doorway for a distance greater than sixteen (16) feet.



Architectural Provisions (cont.)

- A change in roof design/doors/window rhythm and articulation/building materials/colors/textures shall be required for every 150 feet of frontage on a public street. Repeating architectural compositions are permitted provided that there is a minimum of 250 feet between repeating instances.
- Buildings shall incorporate a minimum of six (6) of the following design treatments: canopies/porticos, roof overhangs, cornices/bandings, peaked roof forms, consistent rhythm of display windows, ornamental/structural architectural details, awnings, seam metal/tile roof, decorative landscaped seating areas, or specialty pavers/stamped concrete along building frontage and for pedestrian facilities within parking areas.



Next Steps

- BCC Workshop
- Notify affected property owners and prepare for stakeholder workshops
- Hold stakeholder workshops
- Finalize draft for public hearings