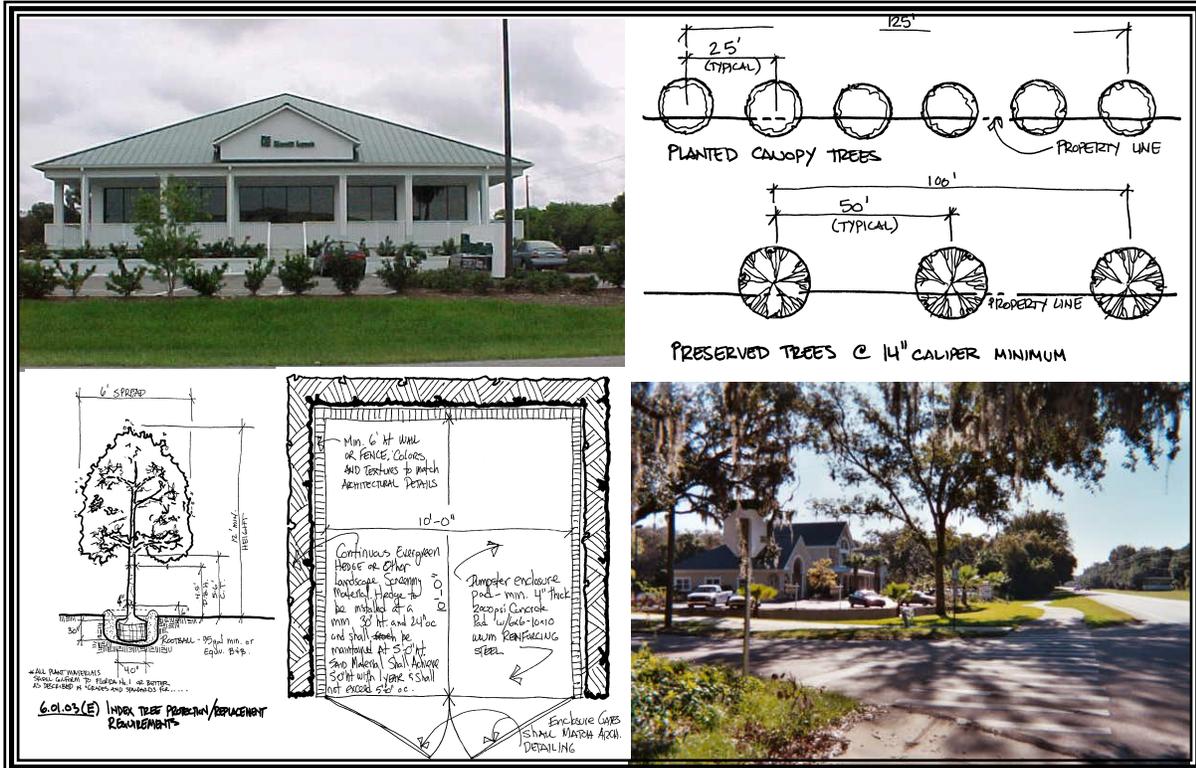
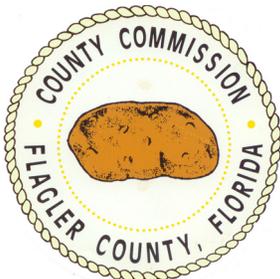


Flagler County Scenic Corridor Overlay District Design Guidelines Handbook



Flagler County, Florida
Department of Planning and Zoning
August 2004



This document was made possible through a grant from the Federal Highway Administration.

Foreword

State Road A1A within Flagler County is a National Scenic Byway, one of three in Florida as of the printing of this document. The designation was the culmination of a five-year effort by residents and local and state government. The national designation facilitates the procurement of grant funds for public facilities, parks and education programs, among other improvements, to enhance the local island community. This handbook is part of the process to protect the scenic, environmental and historic resources on the roadway. The goal is to enhance these resources for quality of life purposes while promoting sustainable economic growth.

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INTRODUCTION

The purpose of this handbook is to help citizens who are unfamiliar with the concepts and standards of the Scenic Corridor Overlay. The Overlay is part of the County's Land Development Code (or "LDC"), which is a legal document that is carefully worded to ensure the health, safety and welfare of the public is maintained while still allowing private property owners to obtain a return on their investment. The intent of this handbook is to present the regulations of the Scenic Corridor Overlay in simpler text, using photographs and illustrations where appropriate. ***This handbook does not replace the Land Development Code or the Comprehensive Plan, and applicants should always check these legal documents before making development decisions.***

The Scenic Corridor Overlay contains a number of design standards and concepts that, while not new to veterans of architecture and development, are new to the Flagler County Land Development Code. If you have questions about this handbook or if you would like a copy of the Land Development Code, call the Flagler County Department of Planning and Zoning at (386) 437-7484.

Flagler County has an abundance of natural, historic and scenic features. Fortunately for visitors to the area and more recent residents, the elected officials and long time residents of Flagler County recognized the value of these resources early on and sought to protect them through a variety of mechanisms. One of the best examples of these efforts is the designation of the entire 19-mile stretch of A1A through Flagler County as a Florida Scenic Highway (since 2001) and a National Scenic Byway (designated in 2003).

Within the County, there are two separate state scenic corridors – the A1A Ocean Shore corridor and the A1A River and Sea Trail. The Ocean Shore corridor runs from the Flagler-Volusia County line to the northern boundary of the Town of Beverly Beach, for a length of seven (7) miles. The River and Sea

Trail begins at the northern boundary of the Town of Beverly Beach and runs 12 miles to the Flagler-St. Johns County line, passing through the Town of Marineland. The Ocean Shore corridor passes through the City of Flagler Beach and the Town of Beverly Beach, while the majority of the River and Sea Trail is located within unincorporated Flagler County.

As part of the Florida Scenic Highway program, Corridor Management Plans must be developed for each scenic highway. These plans, or CMPs, establish the goals, objectives and strategies for preserving the corridor. One of the strategies in the River and Sea Trail CMP was the creation of an overlay zoning district that would protect the intrinsic resources along the corridor.

Once a highway receives a state scenic designation, a Corridor Management Entity (or CME) is created to ensure the implementation of the CMP. The CME for the River to Sea Trail is called Scenic A1A PRIDE. Working with the County's Department of Planning and Zoning, Scenic A1A PRIDE developed an Interim Development Ordinance that was adopted by the Flagler County Board of County Commissioners in 2001. This was the first step towards creating an overlay zoning district for the River and Sea Trail scenic corridor. This interim ordinance was replaced by the more comprehensive Scenic Corridor Overlay ("SCO") ordinance.

The SCO defines the geographic area covered by the new regulations and establishes different setback, landscaping, tree protection, sign and site design requirements for parcels adjacent to Bay Drive, Mala Compra Road, Jungle Hut Road, 16th Road, and A1A within the unincorporated County.

I. WHAT IS AN OVERLAY ZONING DISTRICT?

A. General definition of an overlay zoning district

An overlay zoning district is a flexible technique that allows a local government to increase or reduce requirements in a specified area. Basically, it is just what it sounds like – it is an additional zoning designation that is applied over the existing (or base) zoning and it establishes additional, or eliminates, restrictions for the affected properties. An overlay zoning district is used when there is one or more areas with a special resource to be protected or developed. In this case, the A1A Scenic Highway is the special area to be protected by the creation of the Scenic Corridor Overlay.

B. Boundaries of the Scenic Corridor Overlay and relationship to the Land Development Code and Comprehensive Plan

The Scenic Corridor Overlay is part of the County's adopted Land Development Code. The provisions of the overlay were adopted via Ordinance No. 2004-11 on August 16, 2004. The Land Development Code implements the County's Comprehensive Plan. The Scenic Corridor Overlay applies to "all parcels or lots adjoining State Road A1A including its right-of-way from the Northern border of the Town of Beverly Beach to the Southern border of the Town of Marineland and also including all parcels or lots adjoining 16th Road east from A1A to the Ocean, Mala Compra Road, Bay Drive and Jungle Hut Road, including subsequent divisions or lot splits of said parcels or lots existing as of December 21, 2001."

II. SITE DEVELOPMENT PLAN REQUIREMENTS

For all nonresidential and multi-family development proposed within the A1A Scenic Corridor Overlay, site development, sign, landscaping plans and building elevations are required to be submitted with the appropriate County application form. The specific requirements for these plans are found in Appendix B of the LDC, but are summarized here. Applicants are reminded to rely on the LDC or information from the County's Department of Planning and Zoning when preparing an application.

❑ **Site plans** should include the following data at an appropriate scale:

1. Lot area in square feet or acreage;
2. If residential, the total number and number of each type of dwelling unit, plus the following data calculated over the entire project site:
 - a. Density of residential units
 - b. Percentage and square feet of building coverage
 - c. Percentage and square feet of driveway and parking
 - d. Percentage and square feet of public street and right-of-way
 - e. Percentage and square feet of open space (not including retention)
3. Coastal construction setback line and mean high water line;
4. Tree survey of index and protected trees;
5. Location, floor area and maximum height of existing and proposed buildings;
6. Lot lines, easements, public rights-of-way;
7. Location of circulation system, including streets, pedestrian and bicycle paths, driveways, and location and number of all parking spaces and whether public or private;
8. Identification of public and private streets;
9. Other development features such as retention, wastewater or septic facilities, dumpsters, loading docks, fences, walls and signs; and
10. Proposed turn lanes and off-site traffic improvements.

❑ **Sign plans** should indicate:

1. The height, size, shape and exact location of the proposed sign;
2. A plan, sketch, blueprint, or similar presentation drawn to scale, showing all pertinent structural details, wind pressure requirements, and materials in accordance with the requirements of the Standard Building Code adopted by Flagler County; and
3. A statement verifying the height, size, shape and exact location of existing signage on the premises.

Any sign over sixteen-square feet shall require a sealed set of drawings and calculations by an engineer licensed in Florida prior to the issuance of a building permit.

❑ **Landscape plans** should include sufficient information for the county to determine whether the proposed landscape improvements are in conformance with the landscape standards and other requirements of this section. Index trees and general areas of native vegetation to be preserved or removed shall be shown on the plan.

❑ **Building elevation plans** should include:

1. Schematic of each exterior façade of principal and accessory structures;
2. All exterior building materials, including window frames;
3. Height and length dimensions for each exterior wall;
4. Show floor lines, finish, and existing (dotted) grades at exterior building walls;
5. Identify roof slope; and
6. Show location (s) and dimensions of wall signs.

III. GRAPHIC DEPICTIONS OF THE DEVELOPMENT STANDARDS

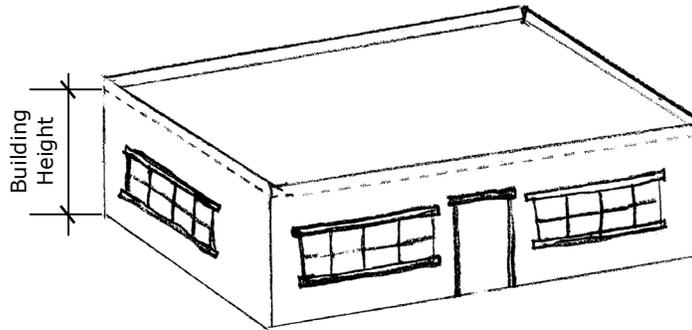
The purpose of this section is to clarify, through illustration, the development standards encouraged or required in the A1A Scenic Corridor. In the event of conflict between these illustrations and the Land Development Code or Comprehensive Plan, the legal documents take precedence.

A. Land use intensity

The County measures land use intensity through three criteria: building height, lot coverage, and pervious area. Each of these will be addressed separately.

- *Building height* is defined as the vertical distance from the established grade at the center of the front of the building:

- 1) to the highest point of the roof surface for a flat roof,



Parapet Roof

- 2) to the deck line for a mansard roof and



Mansard Roof

Development Standards: Land Use Intensity

- 3) to the mean height level between eaves and ridge for gable, hip and gambrel roofs. If a deck or porch structure rises above the roof peak, then the top of this structure defines the building height.



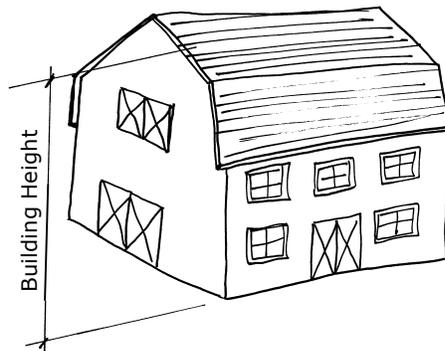
Gable Roof



Cross Gable Roof



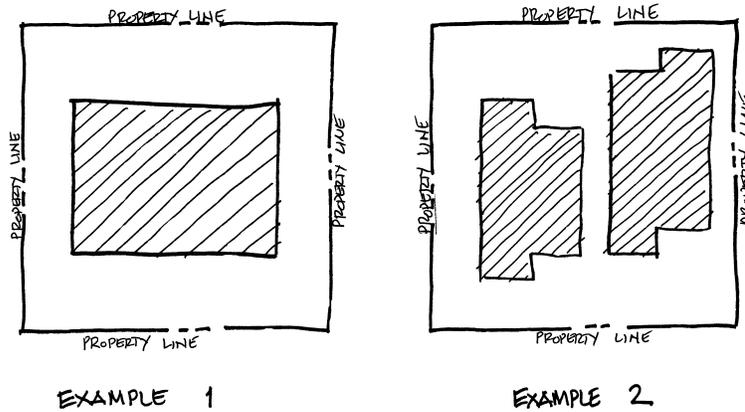
Hip Roof



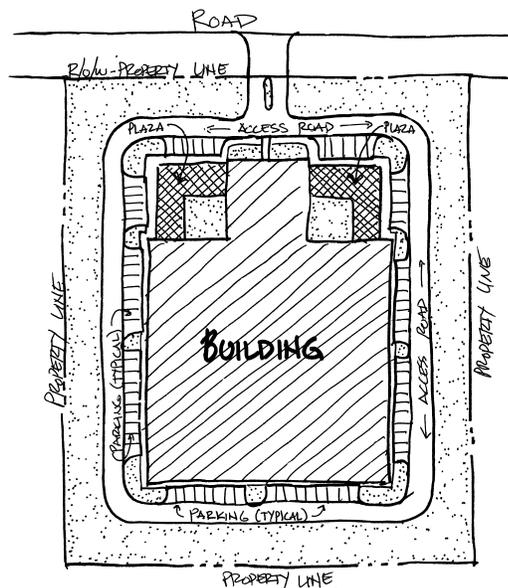
Gambrel Roof

Development Standards: Land Use Intensity

- ❑ *Lot coverage* is the amount of the total lot area that can be covered with buildings, including the principal and accessory structures. This is expressed as a percentage of the total lot area and varies by zoning district. For this example, the maximum lot coverage permitted is 35 percent. The shaded areas represent the areas covered with buildings.



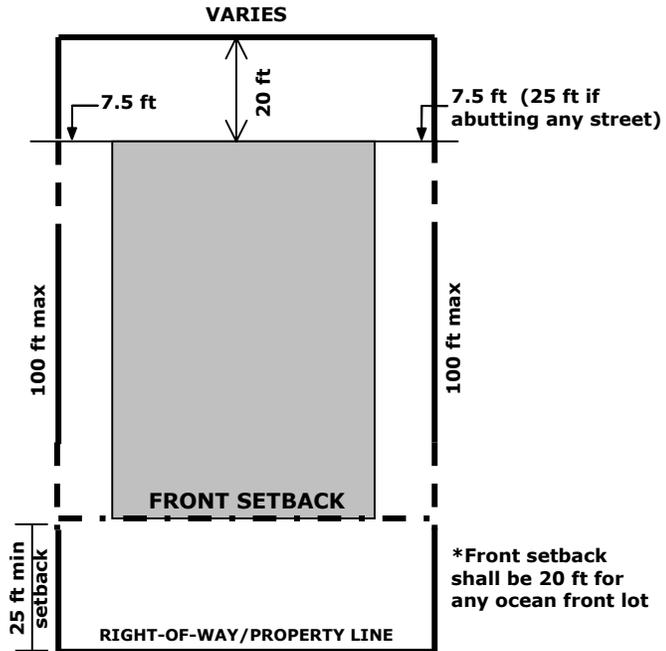
- ❑ *Pervious area* is the amount of the lot that should remain in a natural or vegetated state such that rainwater can percolate through the ground. This is also expressed as a percentage of the total lot area and varies by zoning district. In this example, the minimum pervious area is 35 percent. The pervious areas are represented by stipples.



B. Setbacks

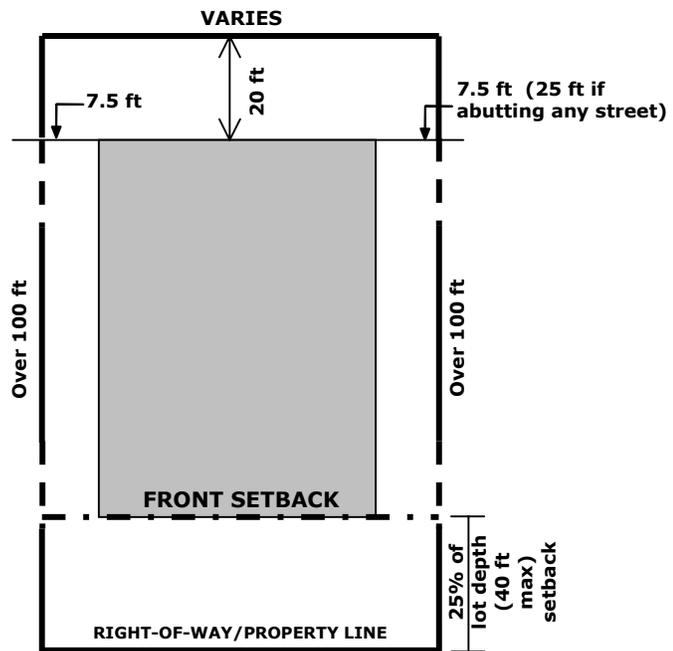
Properties within the Scenic Corridor Overlay that are zoned R/C – Residential/commercial, O-1 – Limited office, or C-2, General commercial and shopping center are required to have a front setback that is either:

A minimum of 25 feet for lots with a depth of 100 feet or less;



Or

A minimum of 25 percent of the lot depth, up to forty (40) feet, for lots with a depth greater than 100 feet.



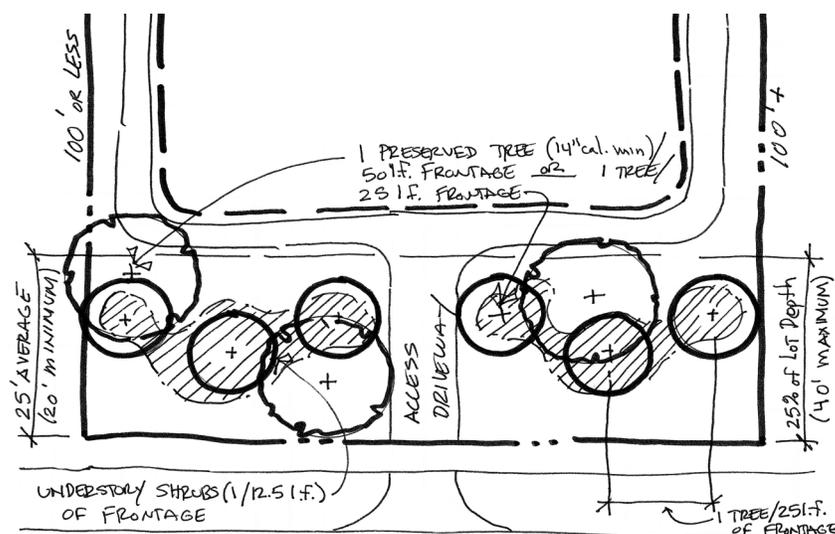
NOTE: To preserve an index canopy tree, consideration and flexibility will be given to requests for a variance from the required setbacks.

C. Landscaping

Within the Scenic Corridor Overlay, there are three different types of landscaping requirements: perimeter, interior planting areas, and buffers. The only uses/structures permitted in these areas are signs and driveways. Up to 10 percent of an undulating dry retention system may be located within these landscaped areas, but **ONLY** if such location is necessary to preserve existing protected or index trees. Septic systems, vehicular use areas including parking and access aisles, solid waste facilities/dumpsters, storage buildings and other similar features or structures are **NOT** permitted in these landscaped areas.

The types of landscape areas are defined below.

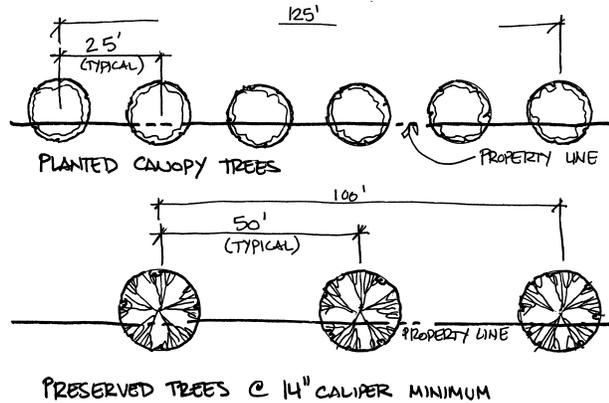
- ❑ *Perimeter landscaping* is required along the front, side and rear property lines within the Scenic Corridor Overlay. The front perimeter landscape area must be equivalent to the required front yard setback, i.e. a minimum of 25 feet for lots with a depth of 100 feet or less or a minimum of 25 percent of lot depth (up to 40 feet) for lots with a depth greater than 100 feet. The intent is to create an undulating, non-uniform buffer that keeps with the existing natural and non-regimented character of the area.



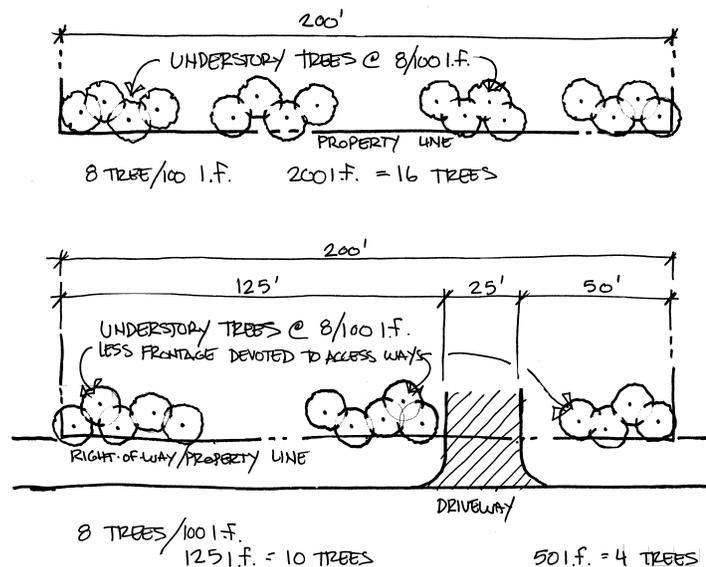
Development Standards: Landscaping

The plant material requirements in these areas are as follows:

Canopy trees: Total canopy tree count for front, side and back perimeter areas is one (1) planted tree for each 25 linear feet of perimeter OR one (1) preserved tree of at least 14 inches caliper for every 50 linear feet of perimeter.



Understory trees (required in front perimeter area only): Planted or preserved eight (8) trees, not less than six (6) feet in height and with a caliper of one (1) inch or greater measured at six (6) inches above the ground, for each 100 linear feet of perimeter abutting the vehicular right-of-way, not including the frontage devoted to access ways.

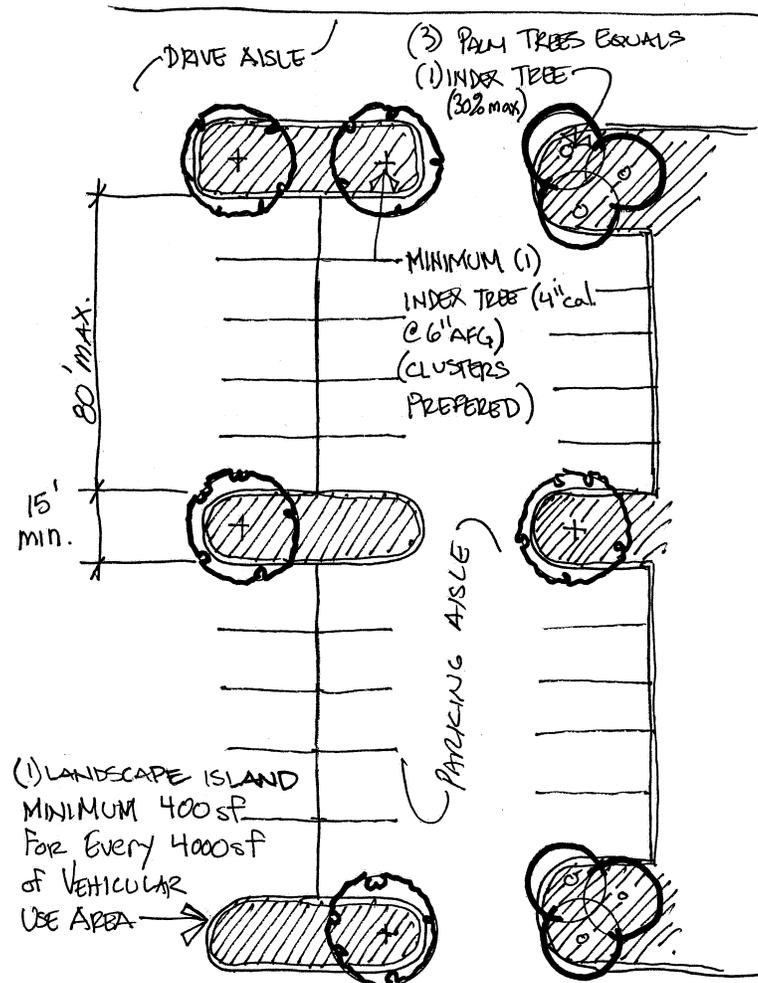


Development Standards: Landscaping

□ Interior planting areas are the portions of the vehicular use (parking lot and access drives) that are required to be landscaped. One landscape island is required for each 4,000 square feet (or fraction thereof) of vehicular use area. The required dimensions are:

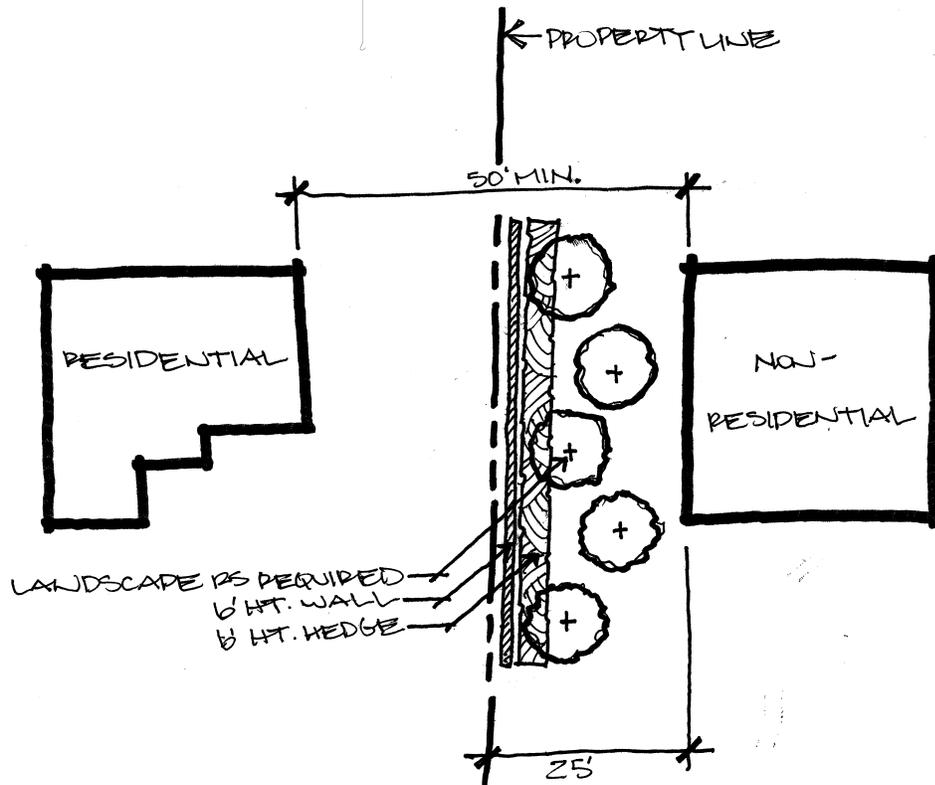
- Minimum total area of 400 square feet
- Minimum width of 15 feet

Each landscape island shall contain at least one (1) index tree with a minimum caliper of four (4) inches at six (6) inches above ground.



Development Standards: Landscaping

- *Buffers* are the area required between uncomplimentary land uses, a defined term. For example, between the primary building on a parcel developed with a nonresidential use and the primary residential structure on an adjacent lot. No structures can be built on the nonresidential site that are within 50 feet of an existing primary residential structure. Additionally, the nonresidential site must include a buffer of 25 feet, which has to be landscaped and include a wall, fence, hedge or natural vegetation area of at least six (6) feet in height that will screen the nonresidential site from the adjoining parcel. The plant material requirements are the same as for perimeter landscape areas.



D. Tree protection

One of the significant resources identified in the River and Sea Trail Scenic Highway is the natural resources. The vegetative communities within the Scenic Corridor Overlay include maritime hammock and scrub, both of which are designated as “imperiled” by the Florida Natural Areas Inventory. This means that the community is rare or extremely vulnerable to extinction due to natural or man-made factors. In order to maximize the protection of these vegetative communities, the list of protected trees (referred to as “index” trees in the Flagler County Land Development Code) and shrubs in the Scenic Corridor Overlay includes more species than are protected under the regular County requirements.

Table 1: Protected tree species within the A1A Scenic Corridor Overlay

Common name	Botanical Name
American Hornbeam D, U*	Carpinus caroliniana
Ash, White D	Fraxinus americana
Bay, Loblolly E, U*	Gordonia lasianthus
Bay, Red E	Persea borbonia
Bay, Sweet E*	Magnolia virginiana
Bradford Pear D	Pyrus calleryana
Buckeye, Red D, U*	Aesculuc pavia
Cedar, Eastern Red E, U*	Juniperus virginiana
Cedar, Southern Red E, U*	Juniperus silicicola
Cherry Laurel E, U*	Prunus caroliniana
Chickasaw Plum E, U*	Prunus augustifolia
Crape Myrtle D	Lagerstroemia indica
Cypress, Arizona E	Cupressus arizonica
Cypress, Bald D*	Taxodium distichum
Cypress, Pond D	Taxodium ascendens
Elm, American D*	Ulmus americana
Elm, Chinese/Drake D	Ulmus parvifolia
Elm, Winged D*	Ulmus alata
Fringe Tree D*	Chionanthus virginicus
Hackberry/Sugarberry D, U*	Celtis laevigata
Holly, American E, U*	Ilex opaca
Holly, Dahoon E, U*	Ilex cassine
Holly, East Palatka E, U	Ilex X attenuate, East Palatka
Holly, Mary Nelle E, U	Ilex-Hybrid holly
Holly, Nellie R Stevens E, U	Ilex-Hybrid holly

Common name	Botanical Name
Holly, Savannah E, U	Ilex X attenuate, Savannah
Holly, Yaoupon E, U*	Ilex vomitoria
Jerusalem Thorn D, U	Parkinsonia aculeate
Magnolia, Southern E*	Magnolia grandiflora
Maple, Red D*	Acer rubrum
Oak, Laurel D	Quercus hemisphaerica
Oak, Live E*	Quercus virginiana
Oak, Myrtle E, U*	Quercus myrtifolia
Oak, Sand Live (Scrub)E, U*	Quercus geminate
Oak, Shumard D*	Quercus shumardii
Oak, Swamp Laurel D*	Quercus laurifolia
Oak, Turkey D*	Quercus laevis
Palm, Australian Fan P	Livistonia australis
Palm, Canary Island Date P	Phoenix canariensis
Palm, Chinese Fan P	Livistonia chinensis
Palm, Cliff Date P	Phoenix rupicola
Palm, Date P	Phoenix dactylifera
Palm, Pindo P, U	Butia capitata
Palm, Sabal Cabbage P*	Sabal Palmetto
Palm, Senegal Date P	Phoenix reclinata
Palm, Washingtonia P	Washingtonia robusta
Palm, Wild Date P	Phoenix sylvestris
River Birch D*	Betula nigra
Sweet Gum D*	Liquidambar styraciflua
Sycamore D*	Palntanus occidentalis
Wax Myrtle E, U*	Myrica cerifera
White Mulberry D	Morus alba
Key: *=Native	
Leaf Persistence: P=Palm, E=Evergreen, D=Deciduous, U=Understory	

Table 2: Protected shrubs within the A1A Scenic Corridor Overlay

Common Name	Botanical Name	Salt Tolerance/ Leaf Persistence	Mature Height
Adam’s Needle*	Yucca smalliana	H/E	4 ft.
Bottlebrush	Callistemon rigidus	M/D	20 ft.
Firethorn	Pyracantha coccinea	M/D	20 ft.
Indian Hawthorne	Rhaphiolepis indica	M/E	5 ft.
Japanese Privet	Ligustrum japonicum	S/E	15 ft.
Oleander	Nerium Oleander	H/E	20 ft.
Pittosporum	Pittosporum tobria	H/E	15 ft.
Podocarpus	Podocarpus	M/E	10 ft.

Development Standards: Tree Protection

Common Name	Botanical Name	Salt Tolerance/ Leaf Persistence	Mature Height
	macrophyllus		
Saw Palmetto*	Serenoa repens	H/E	15 ft.
Sea Grape*	Coccoloba uvifera	H/E	20 ft
Silverthorn	Eleagnus pungens	H/E	20 ft.
Southern Wax Myrtle*	Myrica cerifera	H/E	20 ft
Viburnum	Viburnum sp.	H/E	25 ft.
Weeping Yaupon Holly	Ilex vomitoria Pendula	H/E	25 ft.
Yaupon Holly*	Ilex vomitoria	H/E	
Key: *=Native Salt Tolerance: H=High, M=Moderate, S=Slight Leaf Persistence: E=Evergreen, D=Deciduous, B=Semi-evergreen			

The protection and replacement requirements vary depending upon the type of use.

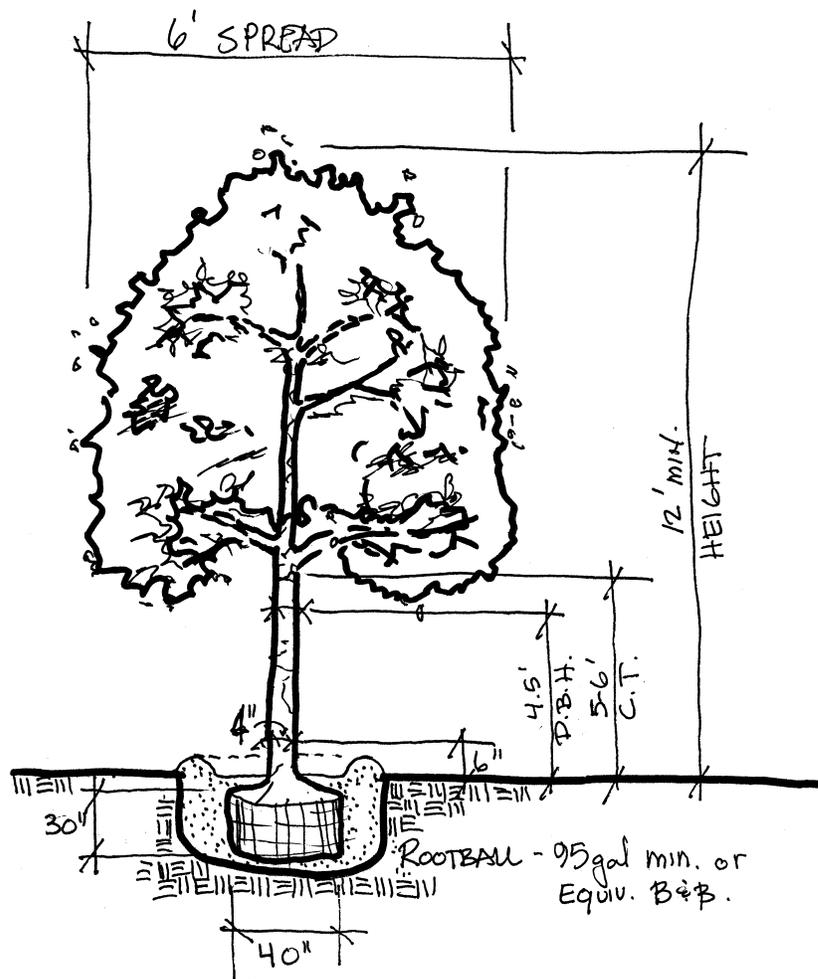
- Nonresidential and multi-family parcels must preserve or replant at least 50 percent of the total pre-development index tree caliper inches existing on the site. Caliper is defined as the diameter of a tree at breast height.
- Single-family parcels must preserve or replant at least 40 percent of the total pre-development index tree caliper inches existing on the site.

Preservation of existing index trees in perimeter and interior landscape areas is encouraged, but if one or more index trees must be removed, the following standards must be met.

- The replacement tree species must be listed on the Scenic Corridor Index Tree list (see above).
- The replacement tree must have a minimum caliper of four (4) inches measured at six (6) inches above ground.

Development Standards: Tree Protection

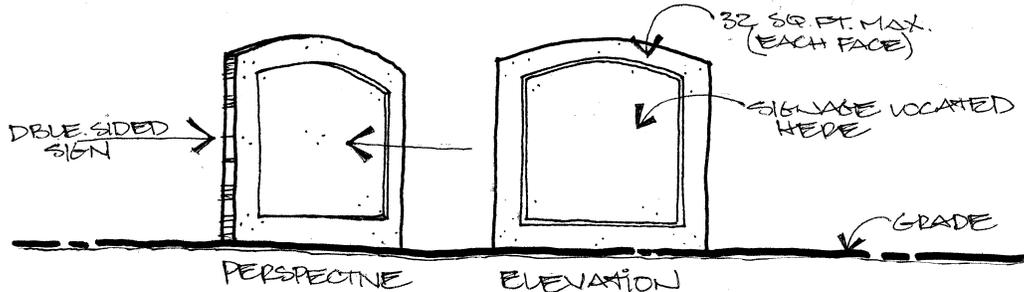
- The replacement tree should have a minimum height of 12 feet when planted. (See diagram below.)
- The rootball should have a 95-gallon minimum container or equivalent rootball size (see below).
- The minimum rootball diameter is 40 inches, or if in a growbag, 30 inches (see below).



E. Signs

To preserve the scenic integrity of the A1A Scenic Corridor Overlay, special sign regulations were developed. As with the landscaping requirements, there are certain components of the sign regulations that benefit from an illustration of these concepts, beginning with how to measure sign area.

Sign area is defined as “the total surface of a sign including the background and frame but not structural supporting elements outside of its frame.” Within the SCO, the sign area of freestanding signs is limited to 32 square feet. The following diagram illustrates how sign area is defined in the SCO.



There are several different types of signs that are either permitted or prohibited in the A1A Scenic Corridor. The following are examples of these sign types and their status within the corridor is noted.

Freestanding sign – PERMITTED IF GROUND-MOUNTED



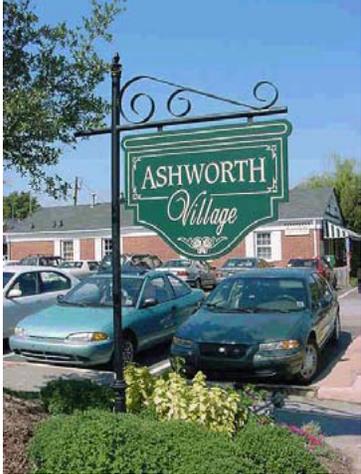
Pole sign – PROHIBITED



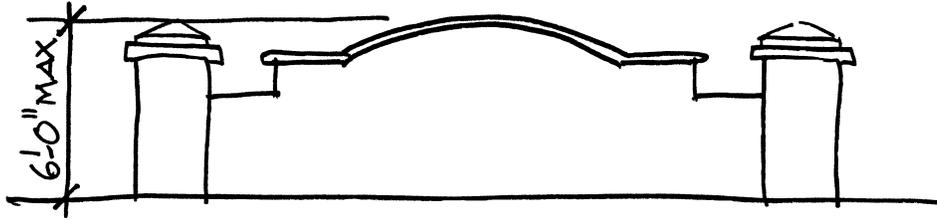
Fascia or wall sign – PERMITTED



Post and arm sign - PERMITTED

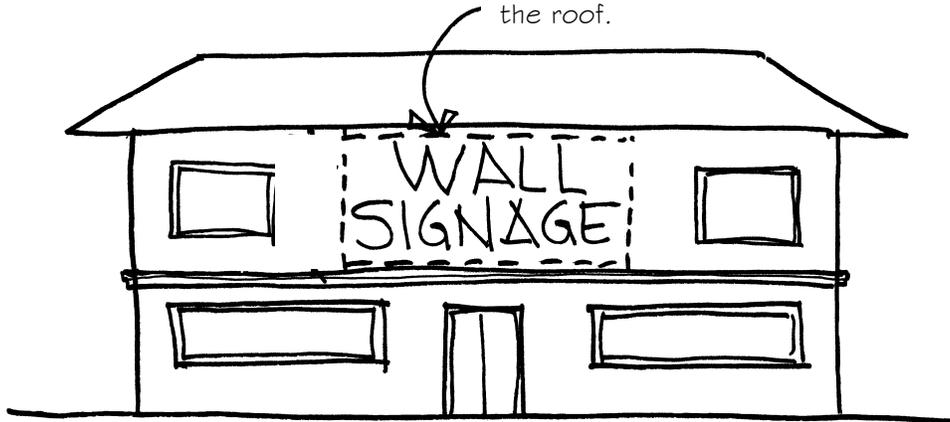


The following illustrations show how to measure sign height.



**FREE-STANDING
SIGN HEIGHT**

Only one (1) sign permitted per business above first floor and below the roof.



WALL SIGN HEIGHT

F. Parking

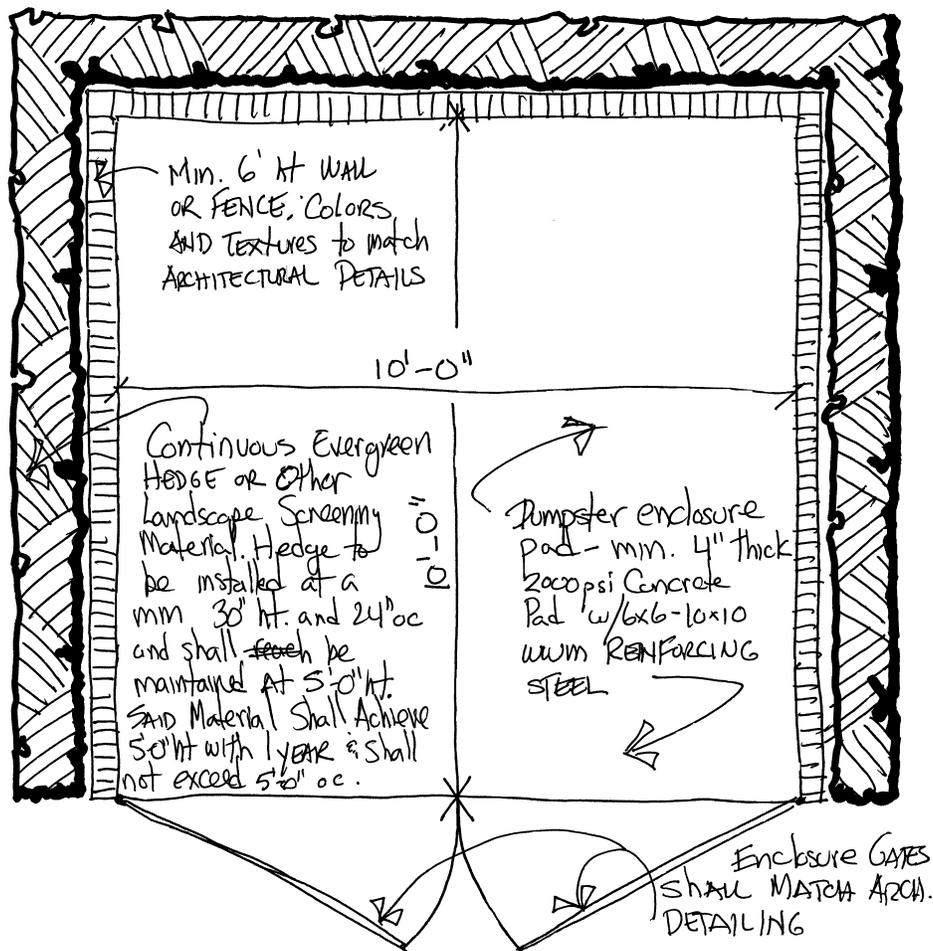
To reduce the amount of paved parking area and the visual blight associated with commercial parking needs, the following options are available in the SCO.

1. Parking requirements may be reduced by up to 25 percent during the site plan review process, if the proposed uses are complementary (weekday and evening/weekend uses) and are able to share their parking areas. Shared parking areas should be conveniently located to all associated uses.
2. For uses with less than ten (10) required parking spaces, shell parking or other similar approved porous surfaces may be used, if determined by the County Engineering Department that such surface will not create significant erosion, drainage or fugitive dust problems.
3. Consideration and flexibility in granting a variance to the parking requirements will be extended in order to preserve an index canopy tree.

G. Dumpster and waste containers

Within the A1A Scenic Corridor, dumpster and waste containers are required to be screened by a wall or fence. A continuous evergreen hedge or other landscape screening material must be installed outside the wall or fence. The minimum height of this plant material shall be 30 inches at installation and must achieve a height of 5 feet within one (1) year. An alternative planting plan is allowed if it creates an effective visual screen.

The following diagram provides an example of what is required.



H. Loading docks

Loading docks must be located in the rear of the building within the A1A Scenic Corridor. If a residential use is located on the adjacent property, the loading dock must be oriented and concealed from the residential use as much as possible. The following photographs show an example of how to conceal a loading dock from residential uses.



Direct view of loading dock

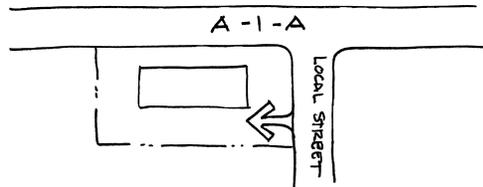


Side view of same loading dock

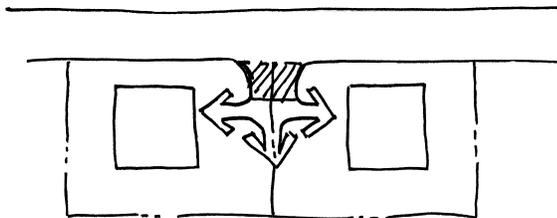
I. Access standards

In an effort to reduce traffic congestion on A1A and to improve safety, new access points to A1A will be limited within the Scenic Corridor Overlay.

Corner parcels less than one (1) acre in size shall provide access from local streets only.

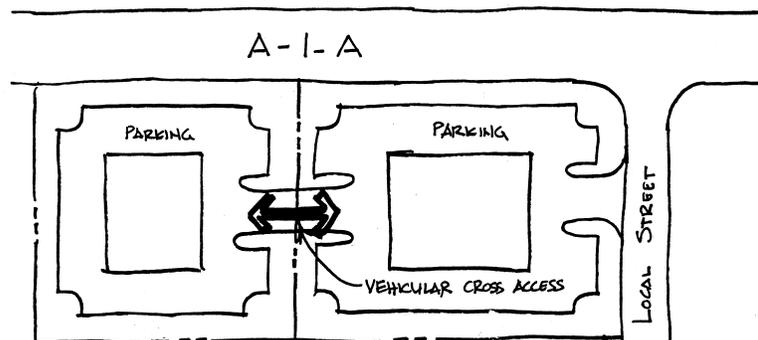


Shared access is required between adjacent commercial uses when such access can be located on a joint property line.



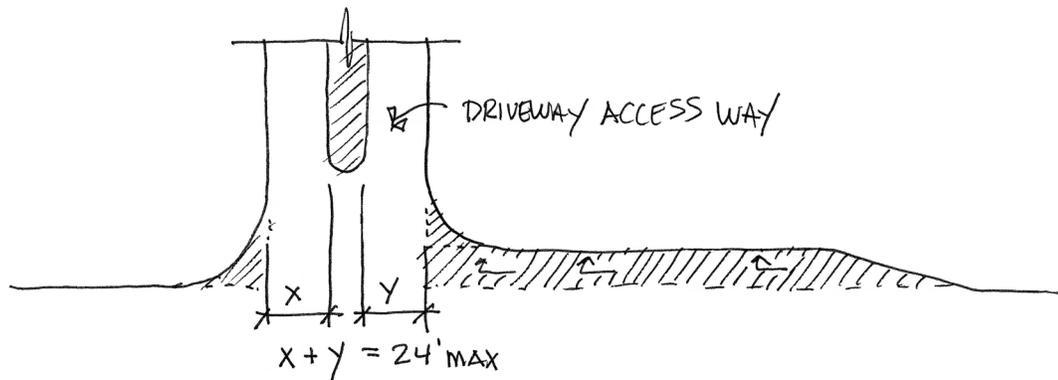
- In order to preserve an existing protected tree with a caliper greater than 16 inches, the shared access need not be located on the joint property line.
- Existing commercial sites with access to A1A that is not on a property line are not required to share access with adjacent commercial sites.

Cross-access between new nonresidential sites shall be provided between parking lot access aisles of adjacent sites.



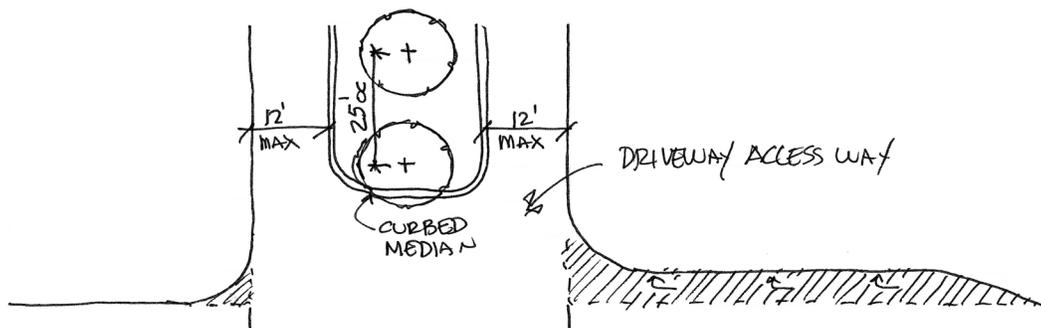
The following diagrams illustrate the driveway pavement width limitations in the Scenic Corridor.

- Driveway pavement width for access ways shall not exceed 24 feet, excluding landscaped medians and appropriately designed aprons and needed turn lanes.



Driveway without landscaped median

- Pavement width may exceed 24 feet where a curbed median strip with shade trees spaced every 25 feet are provided, but driveway lanes may not exceed 12 feet in width, excluding appropriately designed aprons and needed turn lanes.



Driveway with landscaped median

J. Architectural standards

The area covered by the Scenic Corridor Overlay is a distinctive community. In several public workshops, most notably the Flagler Beach and Flagler County Oceanshore Charrette, the Florida vernacular architectural style, which emphasizes the use of natural materials (particularly wood), wide and overhanging eaves, pitched tin or shingle roofs, porches and balconies, and functional architectural elements, was identified as the most appropriate for this area. The Charrette did not result in regimented architectural standards, but rather encouraged appropriate architectural styles while prohibiting certain styles or elements that are not compatible with the character of the area. The following section presents examples of the architectural standards established by the Scenic Corridor Overlay. It should be noted that these requirements apply only to **nonresidential** development within the corridor.

1. *Commercial metal buildings are prohibited.*



2. *Unacceptable architectural styles*

Corporate signature or commercial prototype



Exotic architecture, which is defined as a building that does not resemble a typical structure but resembles an out-of-place structure, like igloos, teepees, medieval castles, caves, etc.; or an exaggerated plant, animal, fish, edible food or other such item.



Development Standards: Architecture

3. Exterior Walls shall be constructed of finished materials (such as stucco, natural brick or stone, finished concrete, horizontal wood siding or other similar materials) and, if facing a street, parking lot or residential property line the wall plane should include two or more of the techniques pictured below.
 - a. Windows in the style and proportion of the chosen architectural style. Retail uses must incorporate storefront windows at the pedestrian level when adjacent to streets or interior sidewalks.



Pedestrian level storefront windows

- b. Ground level arcades or porches.



- c. Protected or recessed entries.



- d. Vertical elements, such as pilasters, columns, canopies, porticos, arcades, colonnades and/or parapets, to divide blank wall areas into expanses less than 60 feet.



Development Standards: Architecture

- e. Use of multiple wall plane offsets and projections of at least three (3) feet each.



- f. Retaining a clear distinction between roof, body and base of building.



Development Standards: Architecture

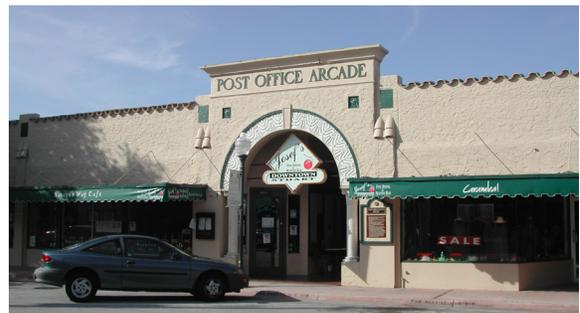
4. Preferred roof styles are hip or gable. Pitches in excess of 6:12 are desired. Dormers, metal roof material, or dimensional shingles are encouraged. Flat roofs must provide parapet or partial roofs to provide architectural interest and to screen rooftop equipment when viewed at the property lines from standing height.



Metal roof examples



Parapet roof example



5. Building lengths along the front property dimension shall not exceed 200 feet.

K. Site design principles

In addition to the standards set out in the ordinance, there are several other site design principles to consider when designing a multifamily or nonresidential development in the Scenic Corridor Overlay. These principles are discussed below.

1. Site design to maximize tree preservation.

If a site is densely vegetated with index trees and shrubs, the site design should attempt to incorporate as many protected trees as possible in the buffer yards, parking lot landscape areas, and other landscaped areas. Strategies such as adjusting the location and size of parking lot landscape islands and shifting building and/or septic tank locations should be considered. The preference is to maintain as much intact canopy as possible, in lieu of preserving isolated trees that are scattered throughout the site.

2. Creation of a village.

Another concept developed during the charrette workshops was the village concept. Village design is characterized by buildings fronting the streets (see photo 1); sidewalks; interesting architecture (see photo 2); a tree canopy to provide shade and other elements (see photo 3) that create an attractive and walkable destination. This concept is partially addressed through the access, tree protection and architectural standards sections of the overlay. Additional efforts should be made to achieve this concept, particularly on large sites or sites proposed to be developed with more than one building.



Development Standards: Site Design

The following are examples of other site design elements that will help to create the desired village character.

- a. Pedestrian paths – These are pedestrian ways, linkages and paths that provide access from the building entries to surrounding streets, external sidewalks, outparcels and through the on-site parking. These paths should be constructed of paver blocks, stamped concrete, colored concrete or similar materials to promote traffic calming. Reflective striping should be included.



Pedestrian pathway examples

- b. Pedestrian level lighting should be installed along pedestrian paths. These lighting fixtures should not exceed a height of 18 feet and should comply with all other County standards, including protection of sea turtles.



Examples of pedestrian level lighting

- c. Open space/park areas should be created within tree preservation areas to provide a gathering place for visitors and a lunch spot for employees. Street furniture, such as seating or picnic tables, should be provided. These areas also provide opportunities for display of public artwork.



Example of public park



Art in public places

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