

# **Established Regulations Applicable to Fueling Stations**

Collectively guide appropriate location, design, access, and landscaping/buffering of Fueling Stations

**Section 22-22. – Allowed uses. (Use Table)**

**Section 22-59. - Design review.**

**Section 22-61. – Access control.**

**Section 22-187. - General landscaping requirements.**

## **Sec. 22-22. - Allowed Uses.**

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a “P” in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a “C” in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a “-” in the Use Table are expressly prohibited.

(e) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
<b>Overnight Accommodations</b>																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
<b>Parking, Commercial</b>	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
<b>Retail Sales &amp; Service, Sales-Oriented</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
<b>Retail Sales &amp; Service, Personal-Service Oriented</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
<b>Retail Sales &amp; Service, Repair-Oriented</b>	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
<b>Self-Service Storage</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
<b>Vehicle Sales &amp; Service</b>																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
<b>INDUSTRIAL</b>																							
<b>Artisan</b>	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
<b>Light Industrial Service</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
<b>Marine-Related Industrial</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
<b>Warehouse &amp; Freight</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
<b>Waste-Related Use</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-

## **Sec. 22-59. - Design review.**

- (a) **Applicability.** All development requiring site plan approval, or development abutting arterial roads, which submits application for development subsequent to the enactment of this ordinance, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the guidelines of this section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter. Until such time as a separate design review board is established, the city's planning board shall function as the design review board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the department of planning. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed by the historic preservation board in lieu of the design review board in accordance with chapter 23. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the director of planning and the design review board.
- (b) **Purpose.** Design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter. The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. The city's exemplary wood and masonry vernacular buildings are characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged. The guidelines serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation. It is the further purpose of this ordinance to provide procedures whereby exceptions to specific criteria may be made in appropriate situations to advance the stated purpose of this ordinance.
- (c) **Submission requirements.** Applications for design review approval shall be submitted on a supplemental application form as published by the Department of Planning along with the appropriate fee as required by section 22-142, Filing fees. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:
- (1) **Administrative approval.**
    - a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
    - b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation,

the surrounding built environment and other site features that may influence design elements.

- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

(2) Final approval.

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58.
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

(d) Procedure for approval. When site plan approval is required pursuant to section 22-58, the following procedure relating to design review shall take place at the same time:

- (1) The application for design review approval shall be submitted to the department of planning and development when application is made for site plan approval. The department shall review the application for design review approval to insure that it conforms with requirements of this

section. If there are no violations, the department shall forward the application for design review to the design review board with a written report on the application's conformity with the city's design review guidelines set out in this section. This submittal will be made at the same time that a site plan is submitted in accordance with subsection 22-58(f) to the planning board.

- (2) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
  - (i) The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
  - (ii) If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;
  - (iii) The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;
  - (iv) The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to article VIII from the board of adjustment.

- (3) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the site plan. It shall not approve the application for design review approval if:
  - (i) The application does not meet all applicable provisions of this Code;
  - (ii) The health, safety, and general welfare of the public are not properly provided for.
- (4) When development does not require site plan approval in accordance with section 22-58, but does involve property abutting an arterial road, design review approval shall be requested through a minor application. The department shall approve such minor application for design review approval if it meets the requirements of this section.
- (5) Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the department. If design review approval was originally necessary because the development requires site plan approval in accordance with section 22-58, and the department determines that a proposed change or modification is minor, the department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.

(e) Expiration of approval.

- (1) Expiration of approval shall coincide with expiration of the associated site plan.
- (2) Where site plan approval is not required, the applicant shall have one year to complete the approved activity.

(f) Definitions. Words and terms not defined in this section shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) Appearance: The outward aspect visible to the public.
- (2) Appurtenances: The functional objects accessory to and part of buildings.
- (3) Architectural character: The composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.
- (4) Architectural feature: A prominent or significant part or element of a building, structure or site.
- (5) Architectural style: The characteristic form and detail, as of buildings of a particular historic period.
- (6) Berm: A raised form of earth to provide screening or to improve the aesthetic character.
- (7) City: Shall refer to the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.
- (8) Civic: Shall mean of or relating to a citizen, a city, a citizenship or civil affairs.
- (9) Cohesiveness: Shall mean unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage and graphics.
- (10) Development: Shall mean any building activity requiring a permit from the City of Fort Pierce.
- (11) Encroachment: The building of a structure within the yard area of the parcel or parcels on which an application for development is applied.
- (12) Exterior building component: An essential and visible part of the exterior of a building.
- (13) External architectural feature: The architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place or waterway, including the kind, color and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.
- (14) Frontage line: Refers to the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies and bay windows may protrude beyond the frontage line as specified in this section.
- (15) Landscaping: Shall mean all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.
- (16) Logic of design: Shall mean accepted principles and criteria of validity in the solution of the problem of design.
- (17) Mechanical equipment: Shall mean equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.
- (18) Minor application: Applications for development which do not require site plan approval as defined in subsection 22-58(b).
- (19) Miscellaneous structures: Shall mean structures, other than buildings, visible from public ways. Examples are: Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.
- (20) Open space: A spatially-defined public area bound by streets, structure or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.
- (21) Plant materials: Shall mean trees, shrubs, vines, ground covers, grass perennials, annuals and bulbs.

- (22) Preservation: The protection and care which prevent destruction or deterioration of significant structures, buildings or natural resources.
- (23) Proportion: Shall mean relationship of parts of a building, landscape, structures or buildings to each other and to the whole; balance.
- (24) Scale: Shall mean harmonious relationships of the size of parts to one another and to the human figure.
- (25) Screening: Shall mean a structure or planting which conceals from view from public ways the areas behind such structure or planting.
- (26) Shrub: A multi-stemmed woody plant other than a tree.
- (27) Site break: A structural or landscape device to interrupt long vistas and create visual interest in a site development.
- (28) Street hardware: Shall mean objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.
- (29) Streetscape: The scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.
- (30) Utilitarian structure: A structure or enclosure relating to mechanical or electrical services to a building or development.
- (31) Utility hardware: Shall mean devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.
- (32) Utility service: Shall mean any device, including wire, pipe and conduit, which carries gas, water, electricity, oil and communications into a building or development.
- (33) Waterway: Shall mean any canal, lake, river, tributary, channel, lagoon or connecting water within or adjacent to the boundaries of the city.

**(g) Design review guidelines**

- (1) Roofs.
  - a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third (1/3) of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.
  - b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.
  - c. The use of deep (32"—40") overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.
  - d. Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.
  - e. The finished roofing material for visible pitched roofs shall be one of the following:
    - 1. Cedar shingles with factory treated class B finish;

2. steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
  3. Galvanized steel "5-V crimp" roofing panels or pre-finished steel;
  4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
  5. Asphalt dimensional shingles for residential buildings only;
  6. Built-up or membrane roof behind parapets;
  7. Flat concrete tile;
  8. Clay or cement barrel, s-shaped or mission tiles.
- f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.
  - g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

(2) Entrances.

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.
- b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.
- c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.
- d. Porches shall have a minimum depth of six (6) feet and may encroach up to six (6) feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

(3) Windows.

- a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.
- b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.
- c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.
- d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than twenty-four (24) inches in residential or office buildings, or higher than forty-eight (48) inches from grade or sidewalk in retail buildings.
- e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

(4) Elevations.

- a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.
- b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
- c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.
- d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.
- e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.
- f. Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.
- g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.
- h. Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.
- i. Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.
- j. Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.
- k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.
- l. To assure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.

- (5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with

all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

(6) Lighting.

- a. Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.
- b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.
- c. Site lighting shall conform to the provisions of subsection 22-58(d)(8).

(7) Landscaping.

- a. All landscape designs and drawings shall conform to chapter 22, article XII of this Code.
- b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.
- c. Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.

(8) Walls and fences.

- a. Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.
- b. Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

(9) Signs.

- a. Signs will be reviewed for compliance with the guidelines of this section, section 15-6, and for compatibility with the city's developing character.
- b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

(10) Awnings.

- a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.
- b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.
- c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.
- d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

(11) Renovations, alterations and/or additions.

- a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.

- b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.
- c. Renovation projects shall encompass, where appropriate, the entire site.

(Ord. No. K-497, § 1, 7-16-07; K-497, §, 7-16-07)

**Sec. 22-61. - Access control.**

- (a) General provisions. Driveways in all districts for all uses, except single-family dwellings and duplexes, will comply with the provisions in this section in order to promote the safety of the motorist and pedestrian and to minimize traffic congestion.
- (b) Design standards.
  - (1) Number of access points.
    - a. Not more than one two-way driveway or two (2) one-way driveways will be permitted on any arterial street for the first two hundred (200) feet of street frontage under one ownership. Where such ownership includes over two hundred (200) feet of street frontage, additional driveways may be permitted if adequate justification is presented and approval is given by the city engineer.
    - b. Not more than one two-way driveway will be permitted on any collector street for the first one hundred (100) feet of frontage under one ownership. Where such ownership includes over one hundred (100) feet of street frontage, additional driveways may be permitted if adequate justification is presented and approval is given by the city engineer.
    - c. Driveways with design standards which insure reasonable driveway design and construction for the protection of the user will be permitted on all local streets.
  - (2) Location of access points. The location of access points or driveways on streets of the various roadway classes will conform to the distance requirements measured from curb line to curb line (or edge of pavement where no curb exists) for corner clearance, driveway spacing and property clearance. Where these distance requirements described in the following paragraphs cannot be satisfied, consolidation of access for adjacent properties will be considered prior to issuance of any administrative variations based upon engineering judgment.
    - a. Distance to intersections (corner clearance): All driveways will conform to the following minimum distance requirements by roadway class for corner clearance as follows:

Roadway Class	Minimum Corner Clearance (Feet)
Arterial street .....	230
Collector street .....	115
Local street .....	50

- b. Distance between driveways (driveway spacing): Two way driveways on the same side of the street will conform to the minimum distance requirements for driveway spacing by roadway class as follows:

	Minimum	
	Driveway Spacing (Feet)	
Arterial	Collector	Local
150	100	50

Two (2) one-way driveways on the same side of the street can have a spacing one-half the distances shown above, provided that any spacing which results in a distance of less than forty (40) feet is increased to forty (40) feet.

- c. Distance to property lines (property clearance): Distance to property lines from driveways will be one-half ( $\frac{1}{2}$ ) the distances of two-way driveway spacing by roadway class included under b. above.

- (3) Driveway widths. The following driveway widths will be utilized on all roadway classes:

Driveway	Minimum	Maximum
Residential	12	26
Other		
One-way	14	16
Two-way	24	36

Wider driveways may be required for mobile home parks and recreational vehicle parks and may otherwise be permitted (twelve (12) feet for each additional lane), if adequate justification is presented and approval is given by the city engineer.

- (4) Angle of intersection with streets. The angle of intersection of a driveway with a street must be ninety (90) degrees for two-way driveways.
- (5) Construction and maintenance. Driveways shall be constructed in accordance with Chapter 17 of this Code of Ordinances and will be maintained in good condition at all times by the owner or owners of the property being served by the driveway.

(Ord. No. H-186, § 30-61, 6-15-81)

## **Sec. 22-187. - General landscaping requirements.**

All landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to the landscaping provisions of any other city ordinance. This section shall not apply to lots subject to section 22-186 above. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the city, whether residential, commercial, industrial or accessory, unless application for any such permit is accompanied by a detailed landscape plan meeting all requirements of this article. The department is not authorized to exempt the permit application from any requirement except as expressly provided for in this article.

- (1) Requirements for plant materials. Plant materials used for conformance with this article shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee. The clerk's office shall maintain a stock of these manuals to be given to permit applicants, particularly though not exclusively to homeowners, for the applicant's use in submitting the required landscape plan. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection. Grass sod shall be clean and free of weeds, pests and diseases.

Trees:

- a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).
- b. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet. Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.
- c. Fifty (50) per cent of the required trees shall be species other than palm trees (Palmaceae family) except when planted in accordance with an approved plan prepared by a Florida registered landscape architect.
- d. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be three (3) feet times five (5) feet and five (5) feet deep, and for which the construction requirements shall be six-inch thick concrete with fiber mesh and no wire mesh or by a root barrier product approved by the city engineer.
- e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: *Melaleuca*, *leucadendron* (punk tree), *Schinus terebinthifolius* (Brazilian pepper) and *Casuarina* sbp. (Australian pine). Nor may any of the following trees be planted for purposes of complying with requirements of this article: any species designated as category I on the Exotic Plant Pest Council's current list of "Florida's Most Invasive Species", *Cupaniopsis anacardioides* (Carrotwood), *Dalbergia sissoo* (Rosewood), *Albizia lebeck* (Woman's tongue), *Araucaria heterophylla* (Norfolk Island pine), *Grevillea robusta*

(Silk oak), *Melia azadaracha* (Chinaberry), *Ficus* spp. (non-native *Ficus*), *Eucalyptus* spp. (*Eucalyptus*).

- f. Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.
  - g. Ground covers. Ground covers used in lieu of grass, or in part, to meet the requirements of this section, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (12) months after planting.
  - h. Grass. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be sodded, except that plugging, sprigging or seeding of grassy areas is permissible with respect to single- family and two-family residential lots. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.
  - i. Existing plant material. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which satisfies the requirements of this article.
- (2) Landscaped areas. Each separate landscaped area shall have at least one tree, one or more shrubs as approved by the department, or one or more hedges, and ground cover. So as to support long term plant health, planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be free of debris, roots, clay, stones, plants or other foreign materials. The planting soil meeting requirements of this subsection shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
- (3) Landscaping design standards. For commercial, professional, multifamily, industrial and institutional structures, these design standards are in addition to, and not in place of, other requirements imposed by this article.
- (4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
- a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
  - b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.
- (5) Other property. All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.
- (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:
- a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property

line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

- b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet or more.
- (7) Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:
- a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
  - b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
  - c. When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than fifty (50) per cent.

Diameter of tree	Reduction in interior
4.5 feet above ground level	Landscaped areas
Over 12 inches	500 square feet
6 inches to 12 inches	400 square feet
Under 6 inches but over 3 inches	100 square feet

These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown

spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated.

- (8) Lands adjacent to street right-of-way. Lands immediately adjacent to street right-of-way shall meet the following requirements:
  - a. Trees will be planted along the public right-of-way in a manner directed by the department so as to assure shading for sidewalks and to contribute to the streetscape design of the roadway;
  - b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 22-53.
- (9) Reserved.
- (10) Other areas. When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more.
- (11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
- (12) Installation of landscaping. All landscaping required by this article shall be installed in compliance with these requirements:
  - a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved by the department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.
  - b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.
  - c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) per cent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the

wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.

- d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
  - e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.
  - f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required by the department where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.
  - g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required in section 22-53.
  - h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.
  - i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
- (13) Maintenance of landscaping. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:
- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
  - b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

(Ord. No. K-126, § 4, 1-22-02; Ord. No. K-485, § 1, 4-16-07)