

CITY OF
FORT PIERCE
ARCHITECTURAL DESIGN STANDARDS



Draft 2024

Architectural Design Standards

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INTRODUCTION

These architectural standards and design styles are intended to provide a basic template for building design and siting within the City of Fort Pierce.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:

South Florida Style
Anglo-Caribbean Style
Mediterranean Style
Classical Style
Art Deco Style
Masonry Modern Style

These styles are purposefully broad in their categorizations in order to provide a wide range of detailing options and flexibility. It should be noted that the styles outlined above will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, the City's Historical Districts, and for conditional uses.

Single family and duplex residential buildings outside of the boundary of the Fort Pierce Redevelopment Agency (FPRA) are encouraged to take account of these architectural design standards but are not regulated by them.

Alternative styles to those indicated within these regulations are allowed. However, if a different style is proposed, applicants should provide the following documentation to City Staff and approving bodies:

- A description of the proposed design concept and components, including images.
- A justification and reasoning of the appropriateness of the style for Fort Pierce.

BUILDING COMPOSITION

Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large plain walls. Visual interest shall be consistent with the community's identity and character through the use of detail and scale.

The building's mass shall be broken out by the use of varied height and width. This may be achieved through building articulation so the architecture appears to be divided into distinct massing elements and details which can be perceived at the scale of the pedestrian.

Building articulations should occur both in elevation (building height) and in plan (building placement).

Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.

Building façades should be composed so that proportions generally do not exceed height to width ratios of 3:1 or 1:3. The façade composition should be reinforced by fenestration patterns and architectural elements.

DESIGN REVIEW STANDARDS

1. FAÇADES.

- 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. The ground floor shall have features along a minimum of 50 percent of their horizontal length. Blank wall areas shall not exceed ten feet in vertical direction and 15 feet in horizontal direction of any facade. These features include, but are not limited to, arcades, display windows, entry areas and other such design elements.
- c. Recessing and projecting elements in the façade shall be used to provide 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 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, wood siding, cement siding in clapboard style boards, brick, coral or keystone, textured concrete masonry units. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.
- e. The 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. Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.
- 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 shall be avoided.

2. 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 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. At a minimum of two locations, the roof edge or parapet shall have a vertical change from the dominant roof design. At least one such change shall be located on a primary façade.
- c. Dormers shall have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure.
- d. The 32 inches to 40 inches deep overhangs shall be used where appropriate. It shall be variation in roof heights or articulation of a flat roof overhang along the facade to add visual interest to a streetscape and delineation of activity within a structure.
- e. Roofs on towers shall be flat or have a slope which matches the primary structure.
- f. 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.
- g. The fascia around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.
 - h. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

3. ENTRANCES.

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.
- b. Doors shall have details appropriate to the architectural character of the proposed building.
- c. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

4. WINDOWS.

- a. Windows shall have well-defined frames, transoms, or sills, and shall 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 blocks may be used where appropriate to the architectural style.
- c. Windows shall be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.
- d. 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.

5. STREETSCAPE IMPROVEMENT.

- a. Streetscape improvements designed to be consistent with the building shall 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;
 - (1) decorative light fixtures,
 - (2) fountains,
 - (3) sculpture and other civic art,

- (4) benches and tables,
- (5) planters,
- (6) pedestrian and bicycle paths,
- (7) bicycle parking structures,
- (8) trash receptacles and enclosures,
- (9) vendor areas, bollards, and fences.

6. LIGHTING.

- a. Exterior lighting shall be designed to coordinate with the building and landscape architecture, building-mounted fixtures shall be compatible with building façade.
- 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. The type and design theme of the light source shall be consistent throughout a project.

7. LANDSCAPING.

- a. 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.
- b. Any screening shall be provided by appropriately designed walls, decorative fencing, 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.
- b. Concrete walls shall be faced with stucco or stone. Fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

9. SIGNS.

- a. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.
- b. Developments shall provide a unified sign plan to ensure consistency with the architectural intent of the building.

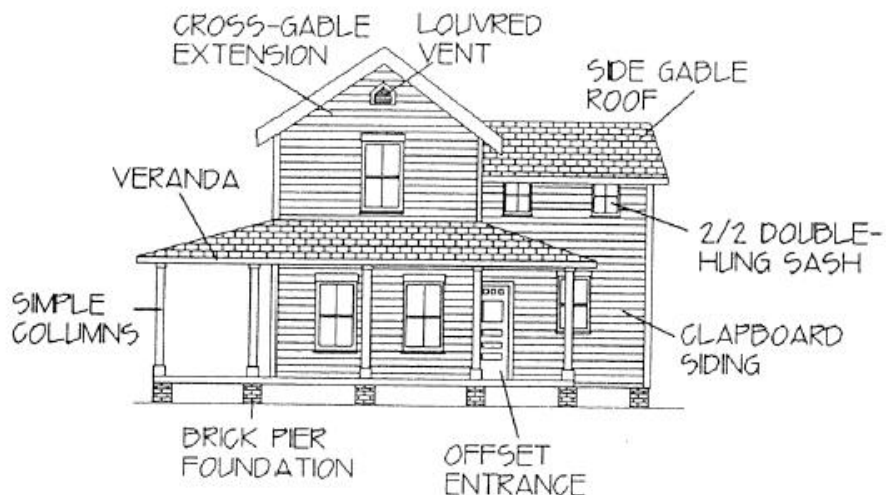
10. AWNINGS.

- 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. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.
- c. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

SOUTH FLORIDA STYLE

The origins of the South Florida style are a combination of multiple sources including the Florida Cracker, and Florida Craftsman styles.

The main building facade has a regular rhythmic pattern set by the intercolumniation of the porch and continued by the vertically proportioned windows and doors. The facade is composed of repetitive bays. Elements such as feature windows, viewing terraces, articulated chimney caps, attic vents, and dormers generally populate the tops of buildings.



Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet),

creating outdoor rooms.

The South Florida style building may have a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.

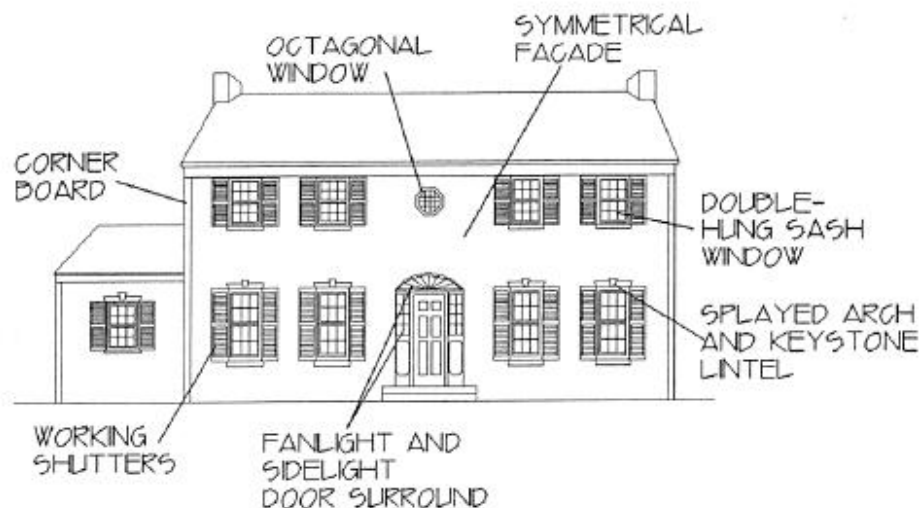
Defining Characteristics: South Florida

ROOF STYLE	GABLED, OVERHANG WITH EXPOSED RAFTER TAILS
ROOF SLOPE	BETWEEN 6:12 and 12:12
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES
PARAPETS	NO
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.
OPENINGS	VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS
FINISHES	DEEP ROOF OVERHANGS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SEE PORCHES

ANGLO-CARIBBEAN STYLE

Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonization's.

The purposeful arrangement of multiple architectural forms creates small courtyards and passageways within the mass of the building that allow access to additional units or amenities beyond the primary elevation. Volumetric setbacks and intentional misalignment between building masses often result in opportunities for balconies, porches, and terraces. These elements help define the style and create an interesting, memorable composition.



The walls of the buildings are generally stuccoed masonry, though the upper floors may be finished in wood. The wall openings are relatively small compared to the expanse of the

building's facade. Elements such as exterior stairs, chimneys, stoops, and benches are sculptural in nature and help provide visual interest to the otherwise straightforward, sober forms of the building.

Details such as terrace roofs, railings, and balconies are commonly finished in wood, however, metal railings are also common, with more decorative designs found on buildings with French influences.

Defining Characteristics: Anglo-Caribbean

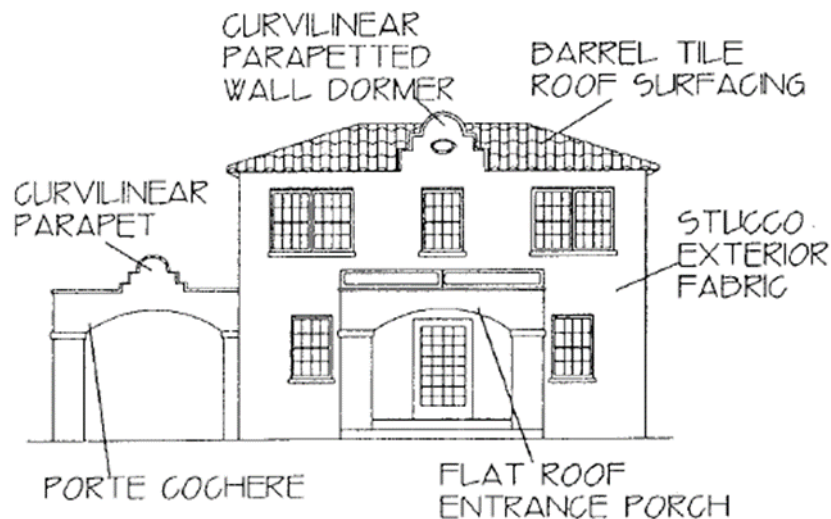
ROOF STYLE	HIPPED with PARAPET
ROOF SLOPE	BETWEEN 4:12 and 8:12,
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE
PARAPETS	PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN
OPENINGS	VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS
FINISHES	DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS,

	BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SUPPORTED BY BRACKETS

MEDITERRANEAN STYLE

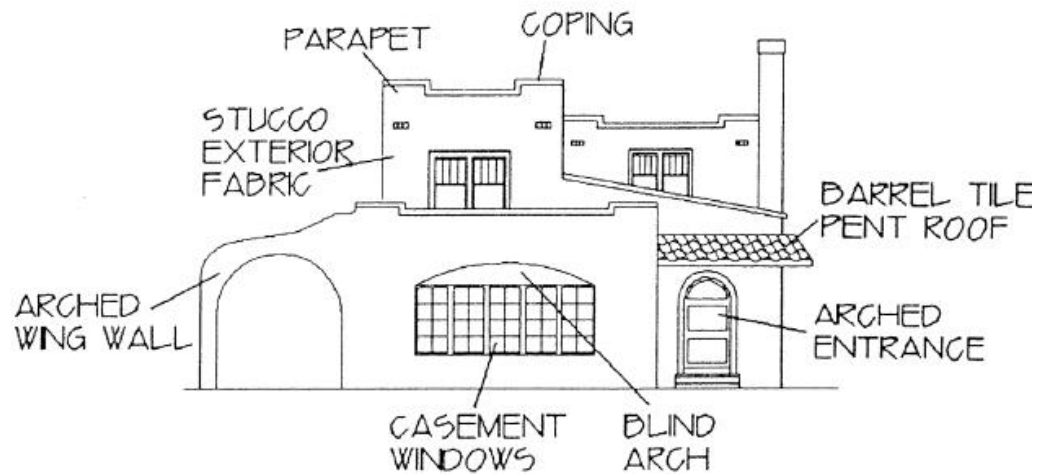
The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings.

The principal mass of a Mediterranean style building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect.



The style of the building is typified as ornate, asymmetrical, and eclectic. Columns, posts, wooden and masonry balustrades, and brackets are contributing elements of the style. It is common to have multiple building volumes and varied interior and exterior spaces. Building massing is commonly irregular, with a variety of shapes and heights.

Exterior finishes are almost exclusively stucco. Buildings are colored with soft earth tones and contrasting colors frequently highlight recessed areas such as loggias and porches.



Spanish Mission uses similar elements and composition but is less ornate with fewer facade openings.

Defining Characteristics: Mediterranean

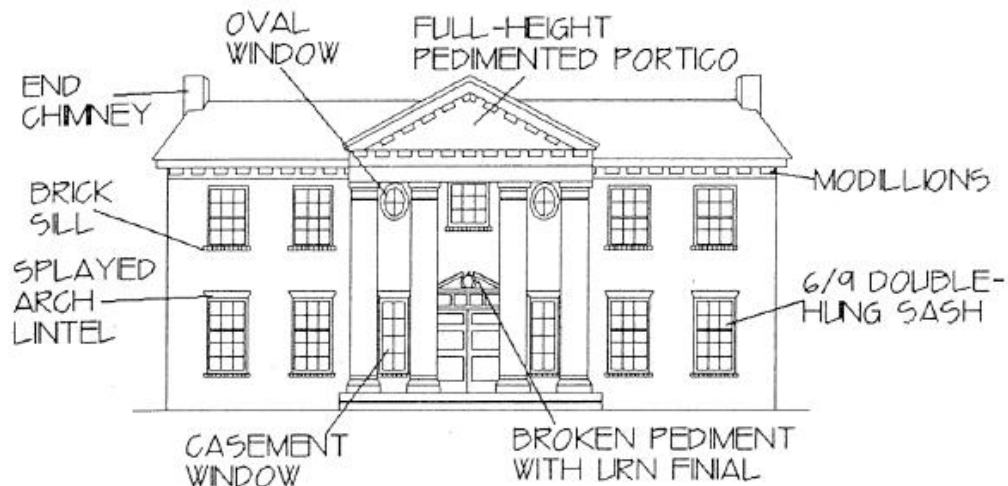
ROOF STYLE	FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION
ROOF SLOPE	BETWEEN 3:15 and 6:12, or FLAT with PARAPET
ROOF MATERIAL	BARREL TILE, or SPANISH 'S' TILE, or FLAT
PARAPETS	CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES
FACADE	STUCCO, ASYMMETRICAL

	DESIGN
OPENINGS	MAY BE ARCHED
FINISHES	MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS
PORCHES	OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE
BALCONIES	ALLOWED, SUPPORTED BY BRACKETS

CLASSICAL STYLE

“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provides a specific and detailed design framework.

Fundamental to the style is a three-part ordering system that expresses a base, middle and top to every building. The origin of this system is based on the five “orders” of classical architecture. They are the Tuscan, Doric, Ionic, Corinthian, and Composite. Each order has different relative proportions based on column diameter.



Bay spacing is vertically proportioned and can continue uninterrupted on buildings of great length. Corners are visually strengthened. The facades are symmetrical, rational, and rhythmic.

Windows and doors are of vertical and/or square proportions

with the occasional round, oval, or ornamental window. Openings for doors and windows are deep, cast shadows, and give the impression of thickness and solidity. Windows should be double-hung, single- hung, or casement. Window and door architraves, when they exist, are made of wood or stone.

Defining Characteristics: Classical

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT CONCRETE
PARAPETS	NO
FACADE	BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)
OPENINGS	VERTICALLY PROPORTIONED WITHIN BAY SPACING
FINISHES	COLUMNS WOOD or MASONRY (1:7 to 1:10)
PORCHES	REQUIRED
BALCONIES	REQUIRED

ART DECO STYLE

Art Deco is an architectural style with both traditional and modern influences. The strong horizontal lines of an Art Deco building in Florida are typically juxtaposed to vertical features such as towers and marquees that mark the building entrances.

Elements include clearly marked entrances, shaded storefronts, cantilevered eyebrows for protection from sun and rain. The components that make up an Art Deco building are influenced by modern architecture. Roof top terraces, ribbon windows that often turn buildings' corners, and streamlined horizontal details all embody a more modern aesthetic and express advances in building tectonic.

Unlike its European and northern American predecessors, examples of Art Deco buildings in South Florida are typically finished with painted stucco instead of stone. Details abstractly depicting the local flora and fauna are incorporated into the stucco and are often painted with contrasting colors.

Defining Characteristics: Art Deco

ROOF STYLE	FLAT, CONCEALED BY PARAPET
ROOF SLOPE	FLAT
ROOF MATERIAL	N/A
PARAPETS	EMBELISHED, ORNAMENTAL MASONRY
FACADE	ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES, ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED
OPENINGS	NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTALLY LOCATED AT CORNERS
FINISHES	STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL
PORCHES	MASONRY STOOP
BALCONIES	REQUIRED

MASONRY MODERN STYLE

The Masonry Modern style of architecture is defined by its rational composed style of architecture. The structural system of the building is clearly expressed in the building's exterior.

Masonry Modern architecture emphasizes the solidity of the mass. The geometry of the building appears to be carved from a solid volume. The composition of the building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.

Exterior spaces are frequently incorporated into the facade, creating articulations in the volume and composition of the building. Walls are often extended as columns or railings, though simple metal pipe railings are also common.

Shading devices including louvers, cantilevered eyebrows, and vertical sunshades are elements of the architecture.

The public nature of the ground floor of a commercial building is emphasized with more glass, middle portions of the building are more solid, and the top often incorporates usable exterior spaces including loggias and terraces.

Defining Characteristics: Masonry Modern

ROOF STYLE	FLAT
ROOF SLOPE	FLAT (MAY BE USED AS TERRACE)
ROOF MATERIAL	N/A
PARAPETS	USED TO ENCLOSE TERRACE
FACADE	DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES
OPENINGS	WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,
FINISHES	STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS
PORCHES	NOT REQUIRED, ENTRANCE CLEARLY DEFINED
BALCONIES	ALLOWED

DEFINITIONS

Words and terms not defined within this document shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms, and phrases, when used in respect of these Architectural Design Standards shall have the meanings ascribed to them herein, except where the context clearly indicates a different meaning:

Appearance means the outward aspect of a building visible to the public.

Appurtenance means the functional objects accessory to and part of buildings.

Arcade means a series of arches supported on piers or columns. Also, an arched, roofed gallery or passageway with shops on one or both sides.

Architectural drawing means A line drawing showing plan and/or elevation views of the proposed building for the purpose of showing the overall appearance of the building.

Architectural character means 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.

Architectural feature means a prominent or significant part or element of a building, structure, or site.

Architectural style means the characteristic form and detail of buildings of a particular historic period.

Articulation means fragmentation of the facades, form, massing, and surface of a building in order to break large uninteresting or oppressive mass into more human size components.

Balcony means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

Berm means a raised form of earth to provide screening or to improve aesthetic

character.

Bracket means a weight-bearing member made of wood, stone, or metal that overhangs a wall.

City means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.

Civic means of or relating to a citizen, a city, a citizenship, or civil affairs.

Cohesiveness means 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.

Cornice means the projecting moldings that form the top band of an entablature or wall.

Development means any building activity requiring planning permission or a building permit from the City of Fort Pierce.

Dormer means a small structure that projects from a sloping roof, with a window in the facade face.

Eaves means the projecting overhang at the lower edge of a roof.

Encroachment means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.

Exterior building component means an essential and visible part of the exterior of a building.

External architectural feature means 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.

Façade means any front or side elevation of a building facing a public way or space.

Fort Pierce Redevelopment Area means all property contained within the defined boundary of the Fort Pierce Redevelopment Area.

Frontage line means 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.

Gable means the wall that encloses the end of a gable roof; triangular gable end below a roof overhang.

Historic District means all properties within the boundary of an adopted historic district located within the City of Fort Pierce.

Landscaping means 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.

Logic of design means accepted principles and criteria of validity in the solution of the problem of design.

Louver means a window blind or shutter with horizontal slats angled to let in light and air, but keep out the rain, direct sunshine, and noise.

Mass, Massing means the physical volume or bulk of a building or series of connected buildings.

Mechanical equipment means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

Miscellaneous structures 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.

Open space means 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.

Plant materials means trees, shrubs, vines, ground covers, grass perennials, annuals, and bulbs.

Parapet means a low, protective wall at the edge of a terrace, balcony, or roof, esp. that part of a wall that rises above the roof.

Porch means an exterior appendage to a building, forming a covered approach or vestibule to a doorway.

Preservation means the protection and care which prevents destruction or deterioration of significant structures, buildings, or natural resources.

Proportion means the relationship of parts of a building, landscape, structures, or buildings to each other and to the whole; balance.

Roof means the external upper covering of a building.

Roof, Gable means a roof with two slopes – front and rear– joining at a single ridge line.

Roof, Hip means a roof that slopes inward from all four exterior walls.

Roof, Mansard means a two-pitched roof with a steep lower slope that typically rises to a more gently sloped upper portion. The space formed by the mansard roof allows for additional living space.

Roof Slope means the angle generated from the ridge of a roof to its eaves.

Roofline means the part of a building that rises above the building's eaves. Rooflines can be highly decorative, with balustrades, pediments, statuary, dormer windows, cross gables, etc.

Rhythm means the repeated use of similar elements to create a visual pattern. This can be done through the use of repetition, contrast, or both.

Parapet means the portion of wall that projects above the adjacent roof.

Pediment means the triangular gable end of a classical building, or the same form used elsewhere in the building.

Pier means the square or rectangular masonry or wood pier that supports a building and carries the weight of it down to the ground.

Scale means harmonious relationships of the size of parts to one another and to the human figure.

Screening means a structure or planting which conceals from view from public ways the areas behind such structure or planting.

Shingles means small, rectangular-shaped slats of wood that are nailed to an exterior

surface, overlapping with one another from top to bottom.

Site break means a structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware means 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.

Streetscape means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

Unified Sign Plan means a unified design which defines common sign standards, sizes, and design for multi-tenant projects.

Utilitarian structure means a structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware means 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.

Utility service means any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

Vista means an unobstructed view seen from a particular location.

Vernacular means a type of local or regional construction, using traditional materials and resources distinctive of the south Florida area.

Window, Attic means a window lighting an attic story, and often located in a cornice. Attic windows are common to ancient Greek and Greek Revival architecture.

Window, Bay means A projecting bay that is lit on all of its projecting sides by glazing.

Window, Casement means a window hung vertically, hinged on one side, so that it swings inward or outward.

Window, Ribbon means band of windows (placed side by side) and separated only by

either a simple frame, mullion, or a narrow strip.

Window, Sash means the movable frames in a window in which windowpanes are set.