

FORT PIERCE ARCHITECTURAL DESIGN STANDARDS.

Introduction

These regulations are intended to provide a basic standard for architectural building design for the City of Fort Pierce.

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

It should be noted that the regulation will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, and the City's Historical Districts.

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

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 facade shall provide visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Building height shall be reduced along the right-of-way to create a more human scale. 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, 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. 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 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.
- 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.
- f. The fascia 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.

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. 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.
- d. 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 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 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.

5. Streetscape improvement.

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 design standards of this section.

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 of light source shall be consistent throughout a project.

7. Landscaping.

- a. All landscape designs and drawings shall conform to chapter 123, article I.
- 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, 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.

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. 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.

11. Alterations and/or additions.

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 facade shall be reconstructed, as appropriate, according to the design review standards for new development.