

ARTICLE IX CR 512 OVERLAY DISTRICT DESIGN STANDARDS

Section 9.0 CR 512 Overlay Standards.

A. Background and Intent.

As a significant business and residential center and a major entrance into the City of Fellsmere, the CR 512 corridor will have an attractive, well maintained, orderly and uncluttered appearance. The corridor will be characterized by impressive vegetation and landscaping; complementary buildings and signs with enhanced designs and aesthetic appearances; and a safe transportation system that can accommodate mass transit, pedestrians, bicycles, and other transportation alternatives, as well as automobiles. In the CR 512 Overlay District, the following special regulations and exemptions shall apply to all new development and substantial redevelopment of parcels along the corridor as found herein. Substantial redevelopment shall be defined as building additions or modifications equal to 50% of the prior existing buildings; re-facing, re-roofing, or remodeling of the existing building, except simple re-painting; any changes to the site's access or parking lots; any new signage or replacement of existing signs except for sign faces or language; and, any changes or additions to the landscape; or, any expansion of the site.

This district promotes the following values and objectives:

1. Maintain consistency with the Goals, Objectives and Policies of the Comprehensive Plan and promote compatibility with surrounding uses;
2. Promote economic development, eliminate blighting community influences, provide a diverse range and mix of development opportunities, protect existing residential areas, and preserve intrinsic natural and man-made resources;
3. Create and incorporate design guidelines for renovations, remodeling, redevelopment and new construction;
4. Maintain strong community standards and aesthetics, while encouraging diversity in design, materials, lay-out and other characteristics of development;
5. Establish a set of performance standards for all development to follow.
6. Establish a theme for streetscape, signage, lighting, furniture, and other outside features for use within the district when undertaking development.
7. Boundaries and Applicability of the CR 512 Corridor Regulations.
 - a. Boundaries: The boundaries of the CR 512 Overlay District shall include all the properties with frontage along CR 512 that are located within the City limits of the City of Fellsmere. If any additional segments of CR 512 are subsequently duly annexed into the City, land development within properties newly annexed shall be consistent with the City's Land Development Code, including this Article.

8. Applicability: This district shall apply as follows:
 - a. For all those properties fronting CR 512, the overlay district treatments described herein shall apply to all portions of the site and buildings located to a depth of 250 feet from the edge of the CR 512 right-of-way, except those lands designated as General Commercial District (C-2), Regional Employment-Activity Center (REAC) and Industrial Restricted (IR).
 - b. For those properties with the GC, REAC and IR designation, the overlay district treatments described herein shall apply to all portions of the site and buildings located to a depth of 800 feet from the edge of the CR 512 right-of-way.

B. Interpretation.

In the interpretation and application of this land development code section, the provisions hereof shall be held to be minimum requirements. Greater than such minimum requirements may be imposed where to do so will more reasonably effectuate the proposed development and where such greater requirement is necessary in order to protect the health, safety and general welfare of the users or general community. In the event of a conflict between these regulations and the City's Land Development Code, it is the intent of the City of Fellsmere that these regulations shall be the governing standards for development along the corridor. These regulations shall govern all signage, landscaping, architectural styles, colors, and other aesthetic features determined to be part of the community's standards.

C. Architectural/Building Standards and Site Features.

1. Preferred Architectural Styles: The following represent the desired type of architectural styles or treatments for buildings along the corridor. Other styles and materials are subject to approval by the Planning Commission and City Council.
 - a. For Florida Vernacular treatments, exterior building materials shall consist of or accurately resemble horizontal or vertical wood siding. Historically correct architectural details, such as door framing, window framing, and corner framing, shall be provided, when applicable.
 - b. Mediterranean style of architecture, which shall consist of tile roofs, alternative exterior building materials such as coquina stone/facing, shell-based stucco or brick treatments.
 - c. Stucco, concrete or finished block, masonry, or brick.
2. Prohibited Architectural Styles. The following are prohibited:
 - a. Corporate signature or commercial prototype architecture, unless such is consistent with these special corridor requirements. Examples of such prohibited architecture include flat roofed convenience stores, gas stations, and canopies for gas stations, car washes, and drive through facilities.
 - b. Any kitsch architecture (such as a building that does not resemble a typical structure), including structures or elements that resemble an

exaggerated plant, fish, edible food, or other such items such as giant oranges, ice cream cones, dinosaurs.

- c. Any architecture having a thematic reference that is so different from current design philosophy that such reference is inconsistent and/or incompatible with surrounding structures. Examples of such include: igloos, domes or geodesic domes, quonset style structures, teepees, log cabins, western “false fronts”, medieval castles, caves, and the like.

3. Special Provisions

- a. Shopping Centers and Out-parcels. The materials, exterior finishes, signage and colors of shopping centers and structures developed on shopping center out-parcels shall be compatible and harmonious with each other as determined by which structures are developed first. The requirement may be waived by the City Manager or designee if:
 - 1) The initial shopping center or out-parcel was built prior to the enactment of the CR 512, North Broadway special regulations and;
 - 2) It is determined by the City Manager or designee that enforcement of this requirement would conflict with the intent of these CR 512, North Broadway special requirements.
- b. Electrical Substations and Similar Uses. Electrical substations and similar uses that prohibit access by the public into the site may be exempted from all architectural/building requirements by the City Council, as part of the site plan review process, if the exempted building(s) and equipment will be visually screened from adjacent properties and roadways.

4. General Design Criteria

- a. Buildings with facades fronting on more than one street shall have similar design considerations (e.g. roof treatment, building articulation, entrance features, and window placement) and consistent detailing on all street frontages.
- b. General prohibitions and restrictions:
 - 1) Flat blank, unarticulated, or massive facades fronting on a roadway, exclusive access drive or residentially designated areas are prohibited. Facades fronting such roads, drives, or areas shall be designed to incorporate architectural elements providing breaks in the planes of exterior walls and/or roofs to articulate the building and to lessen the appearance of excessive mass. Facades should incorporate elements relating to human scale, and can be divided by use at proportional expression of structure, openings, arcades, canopies, fenestration, changes in materials, cornice details, molding details, changes in the heights of different sections of the building, and the like (stepping or sloping of a parapet wall in conjunction with a low sloped roof is prohibited). Flat, blank or unarticulated will be permitted on the sides of a building when building is constructed to the allowable zero (0) foot side setback

- 2) The following materials or systems are prohibited as a finish and/or exposed product: corrugated or ribbed metal panels, smooth finish concrete block (standard concrete masonry units), precast concrete tee systems, plywood or textured plywood. Plywood shall be allowed for soffit material.
- 3) Any canopy (such as for a gas station, car wash, or drive-through facility) shall meet the following requirements concerning maximum fascia height.

ROOF SLOPE DISTANCE	MAXIMUM FASCIA HEIGHT
Less than 10 feet	8 inches
10 to 20 feet	12 inches
Greater than 20 feet	16 inches

- 4) Plastic is prohibited as a finish material for walls, trim, or as a finish material for sloped roofs, visible roof structures, and fascias.
- 5) Corrugated or ribbed metal is prohibited as a building or finish material, except for roof systems.
- 6) Any exposed masonry in a stack bond is prohibited.
- 7) Back lit transparent or translucent architectural elements, back lit architectural elements, as well as illuminated or back lit awnings and roof mounted elements are prohibited. This does not prohibit the use of glass blocks. This does not prohibit the use of an illuminated sign attached to a building.
- 8) Facades that appear to be primarily awnings are prohibited
- 9) Drive-up windows shall not be located on a building facade that faces a residential area unless architecturally integrated into the building and screened by landscaping equivalent to the landscape material required in a local road buffer and must run the length of the drive-through lane. Speakers shall be oriented so as not to project sound toward residential areas.
- 10) Accessory structures, including sheds, out-buildings, dumpster enclosures, and screening structures, shall match the style, finish, and color of the sites main building. Metal utility sheds and temporary car canopies are prohibited.
- 11) Lighting structures or strip lighting that follows the form of the building, parts of the building, or building elements are prohibited.
- 12) Neon lighting, fiber optics or similar systems, which exceed six (6) square feet in area, and where the neon tube, fiber optic or similar system is visible from the outside is prohibited. Neon lighting, fiber optics and similar systems shall not be used for outlining the building including the windows.

- 13) Back lit transparent or translucent architectural elements, back lit architectural elements, as well as illuminated or back lit awnings and roof mounted elements are prohibited. This does not prohibit the use of glass blocks. This does not prohibit the use of an illuminated sign attached to a building.

5. Roofs and Parapets:

- a. Sloped Roofs. Gable, hip, and shed style roofs shall have a slope no less than 5:12 (rise: run). Mansard style roofs with a slope greater than 30:12 (rise: run) are prohibited. Generous eaves on sloped roofs are encouraged. Any roof with a slope less than 5:12 (rise: run) ("low sloped roof") shall not be visible from a roadway and/or residentially designated area. Low sloped roofs must be screened with a visible roof structure or parapet wall.
- b. Visible Roof Structures. Visible roof structures shall be of such height, bulk, and mass, so as to appear structural, even where the design is non-structural and shall have a minimum vertical rise of six (6) feet (not including fascia). Visible roof structures shall have a slope no less than 5:12 (rise: run). Mansard style visible roof structures with a slope greater than 10:12 (rise: run) are prohibited. Where visible roof structures are utilized in a building design, they shall be continuous around all sides of the structure, except where incorporated with a parapet wall or other architectural element (this does not allow "stuck-on" roofs). Any facade that is not visible from a roadway, exclusive access drive or residentially designated area, such as facades that are interior to a tightly spaced compound of buildings, will not require a continuous visible roof structure on that facade. Any building with less than three thousand five hundred (3,500) square feet of ground floor area shall have a visible roof structure on all facades.
- c. The Following Roof Styles Are Prohibited. "A-frame," bowstring, dome, gambrel, non-symmetrical gable or hip (different slope on each side of ridge), Quonset, and Polynesian. Gable or hip roof with up to a 10:12 (rise: run) maximum pitch with a 'skirted" or "flared" lower portion at a 3:12 (rise: run) minimum pitch is allowed.
- d. The ridge or plane of a roof (or visible roof structure), that runs parallel (or slightly parallel) with a roadway shall not run continuous for more than one hundred (100) feet without offsetting or jogging (vertically or horizontally) the roof ridge or plane a minimum of sixteen (16) inches. Low sloped roofs and parapet walls are excluded from this requirement.
- e. Roofing on sloped roofs and visible roof structures shall be limited to the following systems:
- 1) Slate, clay tile, or cement tile.
 - 2) Steel, copper, and factory painted aluminum standing seam roofing.
 - 3) 5-V crimp roof
 - 4) Galvanized metal or copper shingles of Victorian or diamond shape or pattern.
 - 5) Three dimensional fiberglass or asphalt shingle.

- f. Architectural standing seam roofs shall be limited to the following systems: flat metal panels with narrow raised seams running 12 to 20 inches apart, which are secured with continuous seam covers or mechanically seamed. Light and natural colors, as well as mill finish metal roofs are encouraged. Mixing colors of metal panels is prohibited. Roofs on any one site shall be of a one color.
 - g. Roofing materials are prohibited for use as a finish material on parapets or any surface with a slope greater than 10:12 (rise: run) up to and including vertical surfaces. This pertains only to those surfaces visible from adjacent property, exclusive of access drives or roadways. This does not exclude the use of metal fascia six (6) inches or less in height, use of typical metal flashing, wall cap, drip edge, and the like, use of roofing materials as a screening device (as long as it does not function as a building's parapet).
 - h. Plastic roof panels, hot mopped systems, built-up, gravel, torched on foam or fluid applied, roll or membrane roofing, and the like are prohibited on any roof which is visible from any roadway and/or residentially designated area. This does not exclude the use of architectural standing seam metal roofing or galvanized 5-V crimp metal roofing. Use of metal or plastic tooling materials may be approved as specified under the section as finish materials for walls, fascia, and trim.
 - i. Partial parapet walls are prohibited. If a parapet wall is used on a building, then a parapet wall of the same style and material is to be continuous around all sides of the structure, except where incorporated with a visible roof structure or other architectural element. Introduction of any visible roof structure shall not appear "fake ". Any facade that is not visible from a roadway and/or residentially designated area shall not require a continuous parapet wall on that facade. Stepping or sloping of a parapet wall in conjunction with a low sloped roof is prohibited.
6. Site Elements:
- a. All telephones, vending machines, or other machines dispensing merchandise or products, on private property shall be confined to a space built into the building or buildings, or enclosed in a separate structure compatible with the main buildings architecture. These areas are to be designed with the safety of the user in mind.
 - b. No advertising will be allowed on any exposed amenity or facility such as benches or trash containers.
 - c. Screening Devices, Walls and Fences:
 - 1) "Visually offensive elements", whether freestanding, mounted on roofs, or anywhere on a structure, shall be concealed from view on all sides. "Visually offensive elements" consist of walk-in coolers/freezers, transformers, electrical equipment (including panels and meters), water or waste piping and valves, pumps, fans, exhaust vents, compressors, generators, tanks, and similar equipment. Individual screens, building elements, or appropriate landscaping, are to be used to completely screen the offensive elements. Parapet walls, visible roof structures, individual screens, or building elements, are to be used to completely screen roof mounted, visually offensive elements. They are to be screened from view from any point around the entire building

perimeter. Screening devices shall relate to the building's style of architecture and materials. All screening devices shall be designed so that no part of the offensive element extends beyond the top of the screen, measured horizontally. Rooftop screening devices will not be required for plumbing roof vents which are less than four (4) inches in diameter and less than twelve inches above roof penetration. These roof vents should be located where they will be least visible from roadways. Where chain link or similar fencing is allowed to be used (e.g., around storm water ponds), such fencing shall be green or black vinyl coated and shall be located and landscaped so as to visually screen the fencing from public view. For such areas, landscaping shall be located adjacent to and around the exterior of the fencing and shall consist of a continuous hedge 2.5 to 3 feet in height at the time of planting. Fencing materials shall be a minimum of 4 feet. If the fencing provides extraordinary safety measures, the Planning Commission may recommend and the City Council may approve fencing up to 6 feet in height.

- d. "Nuisance elements" shall be visually screened from adjacent roadways and/or residentially designated areas with solid walls in addition to any required landscaping. All other walls shall be a minimum of six (6) feet in height. All dumpster and trash container areas shall be completely screened on all sides. Acoustical material shall be used on the inside face of walls around HVAC equipment.
- e. Construction, erection, and maintenance of walls and fences shall be permitted only as follows:
 - 1) The walls and fences on side or rear property lines in this district shall be permitted to a maximum height of 6 feet but shall not extend beyond the front yard setback line or the front of the building, whichever is the greater setback.
 - 2) Visibility triangles, per FDOT standards, shall be maintained on corner parcels, in order not to impede traffic, cause safety hazards, or cause an obstruction to traffic flow.
 - 3) Where a wall or fence is erected along or parallel to any street in any front yard area, such wall or fence shall not be permitted to exceed 3 feet in height.
 - 4) Walls or fences along the frontage or forward of the front building line of a parcel shall be constructed of wood, decorative stucco, split block or other decorative materials, and may not be opaque.
 - 5) Walls or fences to the rear and sides of the front building line may be opaque and must use the same materials and design in its construction.
 - 6) Walls or fences required between non-residential and any residential use and shall meet the following criteria:
 - a) Shall be of wood, decorative stucco on both wall faces, split block or other decorative materials.

b) Shall be constructed a minimum of 4 ft. and no higher than 6 ft., except that the area between two parcels, which is forward of the front building line may be no taller than 4 ft.

7) Individual screens and walls shall relate to the building's style of architecture and materials. A durable material such as reinforced concrete masonry units is recommended with an architecturally compatible finish. Wood fences are encouraged.

8) Chain link fencing, with or without slats, is prohibited as a screening device for screening visually offensive elements and nuisance elements.

7. Parking lots:

All parking lots on lands subject to the CR 512 overlay shall be paved and contain proper curbing, drainage features, access aisles, islands, lighting and landscaping.

8. Colors and Building Graphics:

The Following Building Graphics are prohibited: Polka dots, circles, vertical stripes, diagonal stripes or lines, plaids, animals, and symbols such as lightning bolts. However, legally registered trademarks which directly relate to the building occupant (not trademarks of products or services sold or displayed) are allowed, subject to applicable sign and color regulations.

a. Color Standards. All buildings and accessory structures within the CR512 Overlay District shall be limited to the colors listed in the Overlay Districts Master Color List.

b. Base Building Colors. Base building colors relate to wall and parapet wall areas and shall be limited to colors consisting of white and light neutral colors in the warm range.

c. Secondary Building Colors. Secondary building colors relate to larger trim areas and shall not exceed thirty (30) percent of the area of any one building facade elevation. These colors consist of a mid-range intensity of the base building colors and complementary colors, and include all base building colors.

d. Trim Colors. Trim colors are used for accent of smaller trim areas, are the brightest group of colors allowed, and include all base building and secondary building colors. Use of metallic colors (i.e.: gold, silver, bronze, chrome, and other extraordinarily bright colors) and use of garish colors, such as fluorescent colors (e.g. hot pink, shocking yellow), is prohibited. Trim colors shall not exceed ten (10) percent of the surface area of any one building facade elevation.

e. Roof Colors (requirements for roofs that are visible from a roadway and/or residentially designated area). These colors consist of natural mill finish, white, light neutral colors in the warm range, blue, and a limited

number of earth-tone colors. Mixing or alternating colors of metal panels is prohibited. For non-metal roofs, other than natural variations in color or color blends within a tile, the mixing or alternating of roof color in the same roof material is prohibited. Colors and color blends shall not be contrary to the intent of this code. Color for roofing which is glazed, slurry coated, or artificially colored on the surface by any other means shall be limited to the same colors as approved for metal roofs.

- f. **Natural Finish Materials.** The color regiments listed above shall not apply to the colors of true natural finish materials such as brick, stone, terra cotta, concrete roof tiles, slate, integrally colored concrete masonry units, and copper. Color commonly found in natural materials are acceptable, unless such material has been artificially colored in a manner which would be contrary to the intent of these requirements. Black, gray, blue, or extremely dark colors for brick, concrete masonry units, roofing, or stone is prohibited. This provision shall not prohibit the use of colors for natural finish roofing materials that match those colors approved for metal roofs.
- g. **Awning Colors.** Awning colors may include base building colors and/or secondary building colors and/or trim colors. However, secondary building colors and trim color area used for awnings shall be included in the percentage limitation on the secondary building color and trim color surface area of a facade.
- h. **Overlay District Master Color List.** The Overlay Districts Master Color List and approved Color Board shall be maintained and made available by the Community Development Department staff. The list can be mailed or faxed upon request.

D. CR 512 Landscaping.

The City landscaping requirements of Article XI are hereby superceded by these regulations.

1. **Increased Canopy Tree Size.** All canopy trees required under normal landscaping and buffering requirements and special CR 512 corridor plan requirements for projects within the corridor shall have a minimum height of twelve (12) feet and minimum spread of six (6) feet at time of planting. Palm tree clusters may be used as canopy trees, however, such palm trees shall have a minimum clear trunk height of twelve (12) feet.
2. **When feasible, existing specimen trees should be preserved in place or relocated on site.** Use of tree wells, as well as adaptation and variations of siting in order to conserve native vegetation, is encouraged.
3. **All front yards shall be landscaped with one tree for each ten (10) linear feet of frontage.** Drainage swales and open-pit type retention or detention areas shall not be permitted in the front yard.

4. 4. The hedge and berm combination shall provide a visual screen four (4) feet high and above the grade of the project site parking area. Hedge material shall provide full screening to the ground; therefore, mix myrtles and shrubs with similar leafing characteristics shall not be used for hedge material unless a double row arrangement is used. At the time of a certificate of occupancy (CO) for the project site, the combination of berming and hedging shall provide a four-foot visual screen, subject to City site distance requirements. Undulations in the berm and corresponding hedge height are encouraged.
 5. Hedge shrubs shall be planted no further apart than twenty-four (24) inches on center along the length of the buffer strip, to form a hedge that appears continuous as viewed from the roadway being buffered.
 6. Berms are not required. If used, they shall have a slope no steeper than two (2') horizontal to one (1) vertical, and shall be continuous along the length of the buffer strip, except where modifications may be necessary for tree preservation as determined by the Community Development Director.
 7. Clustering of trees along the buffer strip is encouraged, and uniform spacing of trees is discouraged, except where used to emphasize a particular planting theme or development style. Hedge plantings may be asymmetrical, and a buffer wall not to exceed four (4) feet in height except as specified below, is allowed within the middle one-third (1/3) of the buffer strips width (measured perpendicular to the road being buffered) if landscaping material is planted on each side of the wall.
 8. Special Buffer for Multi-Family Projects: Multi-family projects shall provide a buffer as described above, with the additional requirement that the buffer shall include a six-foot opaque screen. Where a wall or fence is used, such wall or fence shall be located with the middle one-third of the buffer strip's width (measured perpendicular to the road being buffered), and landscaping material shall be planted on each side of the wall or fence.
 9. Landscape Islands: Landscape Islands shall be back-filled at least to the top of curb or protective barrier, and may be bermed to a maximum height of twenty-four (24) inches above the adjacent parking lot grade.
- E. Special Sign Regulations.
1. Scope. These special regulations are in addition to the City's sign ordinance and shall supersede any less restrictive provisions found in the sign ordinance. All signage shall comply with the requirements of the sign ordinance except as modified by these special sign regulations.
 2. Approval or Change of Sign Design Required. Any exterior change to CR 512, Overlay District signage shall require review and approval by the City Manager or his/her designee and/or the Technical Review Committee. Such changes shall include, but not be limited to, changes of sign area (square footage), sign copy area (square footage), sign copy (this does not apply to "changeable copy" signage), height, shape, style, location, colors, materials, or method of illumination. Routine maintenance and replacement of materials which does not affect the approved design shall be exempt from this review and approval. Changes to signs not originally required to comply with these special sign regulations are addressed in the "nonconforming signs" section of these regulations.

3. Interchange Signage.
 - a. Prohibited Signs. The provisions stated herein are in addition to the requirements, permissions and prohibitions listed in Article X, SIGNS. The following are prohibited:
 - 1) Lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, except for time-temperature-date signs. Public signs permitted pursuant to Article X, SIGNS provisions are excluded from this prohibition and are allowed.
 - 2) Electronic message boards and message centers, electronic adjustable alternation displays, or any sign that automatically displays words, numerals, and or characters in a programmed manner. Traffic regulatory and directional signs permitted pursuant to Article X, SIGNS provisions are excluded from this prohibition and are allowed.
 - 3) Portable or trailer style changeable copy signs, excepting approved special event signs.
 - 4) Signs with the optical illusions of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
 - 5) Strings of light bulbs used on nonresidential structures for commercial purposes, other than traditional holiday decorations at the appropriate time of the year.
 - 6) Signs that emit audible sound, odor, or visible matter, such as smoke or steam.
 - 7) Neon lighting, fiber optics or similar systems, which exceed six (6) square feet in area, and where the neon tube, fiber optic or similar system is visible from the outside is prohibited. Neon lighting, fiber optics and similar systems shall not be used for outlining the building including the windows.
 - 8) Rough Plywood used for permanent signs.
 - 9) Any material used in such a manner for a permanent sign that results in a sign having a resemblance to the look of a temporary sign but intended by the owner to be permanent.
 - 10) Installation of an additional sign (or signs) that does not harmonize with the design or materials of the initial sign, such as attachment or mounting of signs where mounting hardware is left exposed.

- 11) Appliqués or letters of vinyl and similar materials for use on any permanent monument sign. They are also prohibited for use on any permanent wall or facade signs that exceed three (3) square feet. Window signs as allowed in this Article are excluded from this prohibition. Regardless of size, appliques or vinyl letters are prohibited for use on plastic sign faces.
- 12) Changeable copy signs for office, industrial, commercial and residential uses, unless such sign is incorporated within the allowable monument sign area.
- 13) Billboards

4. Signs that Are Encouraged:

- a. Shaped and fashioned “wood look” multi level signs (i.e.: sand blasted or carved), and signs having durable sign cabinet material such as high-density polyurethane and PVC.
- b. Internally illuminated aluminum cabinet with textured finish, and cutout inset or push through acrylic letters.
- c. Back-lit reverse pan channel letters (opaque faced) mounted on sign that is harmonious with the project’s architecture.
- d. Signage that relates to the building’s style of architecture and materials.
- e. Thematic signage.

5. Colors:

- a. The following colors are encouraged for signage:
 - 1) Use of earth-tone colors and pastels.
 - 2) Darker backgrounds with light color sign copy.
 - 3) Use of colors that match or are compatible with the project’s architecture.
 - 4) Polished or weathered true bronze, brass, or copper metal finishes are acceptable and encouraged.
- b. The following colors are prohibited for signage:
 - 1) The use of bright metallic or mill finish colors (i.e., gold, silver, bronze, chrome, aluminum, stainless steel, or other extraordinarily bright colors). Colors such as medium or dark bronze are acceptable and encouraged. Precious metal colors are allowed on sand blasted or carved “wood look” style signs.

- 2) The use of garish colors, such as neon and fluorescent colors, is prohibited.
6. Multi-Tenant Spaces. Applicants of proposed multi-tenant projects, such as shopping centers, out parcels, industrial complexes and parks, and office complexes and parks, shall submit a sign program for review and approval as part of the site plan review process. This sign program shall communicate the coordination and consistency of design, colors, materials, illumination, and locations of signage. In a multi-tenant project where no established pattern exists as described above, the owner of the multi-tenant project shall be required to submit a sign program for approval prior to issuance of any new sign permits for a tenant space.
 7. Design Criteria And Additional Restrictions.
 - a. Freestanding Changeable Copy Signs. Freestanding pole mounted or ground signs shall be landscaped at their base, with hedges and ground cover. Lighting shall face the sign and not be placed in such a way as to impede traffic or be a nuisance.
 - b. Wall / Facade Signage.
 - 1) The maximum vertical dimension of a facade or wall sign shall not exceed twenty-five (25) percent of the building height.
 - 2) Awnings with lettering shall be considered wall signs. Where lettering is used on an awning, the area of lettering shall be included in the percentage limitation of a project's sign area.
 - 3) Lettering, logos, and trim colors on canopy fascia shall be considered a wall sign and shall be limited to thirty-three (33) percent of the fascia area of any one elevation. Internally illuminated signs shall not be placed on a canopy structure, and no sign shall be placed above the fascia on a canopy structure.
 8. Changeable Copy Wall Signs For Theaters. Theaters may utilize up to eighty (80) percent of actual sign area for display of names of films, plays or other performances currently showing.
 9. Illumination. All external flood sign illumination shall be mounted at grade, directly in front of the sign area. Light source shall be completely shielded from oncoming motorist's view.
- F. Nonconforming signs.

It is the intent of this section to allow nonconforming signs permitted before the adoption of this Section of the Land Development Code to continue until they are no longer used, or become hazardous, but not to encourage their survival. Such signs are hereby declared to be incompatible with the overall intent of this section.

1. Removal of Nonconforming Signs: All nonconforming signs, except as provided for herein, shall be removed.
2. Continuance of Nonconforming Signs: A nonconforming sign may be continued, subject to the following provisions:
 - a. A nonconforming sign shall not be enlarged or increased in any way from its lawful size at the time of the adoption of this Section of the Land Development Code.
 - b. Nonconforming signs or nonconforming sign structures that are defined as abandoned signs shall not be permitted for reuse.
 - c. Except as otherwise provided herein, there may be a change of tenancy or ownership of a nonconforming sign, without the loss of nonconforming status, if the property is not abandoned.
3. Repairs, Maintenance, and Improvements: Normal repairs, maintenance, and improvements may be made.
4. Reconstruction: If any nonconforming sign is destroyed by fire, flood, explosion, collapse, wind, or other catastrophe, it shall not be used or reconstructed except in full conformity with the provisions of these special regulations.
5. Casual, Temporary, or Illegal Use: The casual, temporary, or illegal use of any sign shall not be sufficient to establish the existence of a nonconforming use or to create any rights in the continuance of such use.

G. Lighting.

The use of thematic and decorative site lighting is encouraged. Low lights of a modest scale can be used along with feature lighting that emphasizes plants, trees, entrances, and exits.

1. Light bollards are encouraged along pedestrian paths. The color of the light sources (lamp) should be consistent throughout the project. Color of site lighting luminaries, poles, and the like shall be limited to dark bronze, black or dark green (decorative fixtures attached to buildings are exempt from the fixture color requirement).
2. Lighting is not to be used as a form of advertising or in a manner that draws considerably more attention to the building or grounds at night than in the day. Site lighting shall be designed to direct light into the property. Lighting shall avoid any annoyance to the neighbors from brightness or glare.
3. Roadway style luminaries (fixtures) such as cobra heads, Nema heads, and the like are prohibited. Wall pads and flood light luminaries are prohibited where the light source would be visible from a roadway, parking area and/or residentially designated area. High intensity discharge (e.g. high pressure sodium, metal

halide, mercury vapor, tungsten halogen) lighting fixtures mounted on buildings and poles higher than eighteen (18) feet above the parking lot grade, and under canopies, shall be directed perpendicular to the ground. Other than decorative and low level low height lighting, no light source or lens shall project above or below a fixture, box, shield, or canopy.

4. 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.
5. All interior lighting shall be so designed to prevent the light source or high Levels of light from being visible from the corridor or adjacent structures.
6. Exterior architectural, display and decorative lighting visible from the corridor shall be generated from concealed light source, low level light fixtures. Color lamps shall not be used.
7. Street lamps shall conform to the style adopted by the City or as part of the development theme and must be located at any driveway entrance, or pedestrian entrance within 3 feet of the public right-of-way.
8. Lighting structures or strip lighting that follows the form of the building, parts of the building, or building elements is prohibited.
9. Neon lighting, fiber optics or similar systems, which exceed six (6) square feet in area, and where the neon tube, fiber optic or similar system is visible from the outside is prohibited. Neon lighting, fiber optics and similar systems shall not be used for outlining the building including the windows.

H. Minimum Provisions.

1. **Site Plans:** Site plans shall be required for non-residential, mixed use or multi-family developments undertaken within the CR 512 Overlay District, pursuant to the City's general Land Development Code. Site Plans shall be reviewed by the Planning and Zoning Commission, and approved by the City Council using the criteria established therefore.
2. **Pedestrian linkage:** All developments shall include sidewalks or sidewalk linkages, where the development is adjacent to a residential neighborhood. Safe pedestrian linkages between residential and nonresidential uses shall be included on every development site, which shall include sidewalks constructed of pavers or concrete. Sites shall also be designed to accommodate pedestrian linkages to adjoining sites.
3. **Streetscape Improvements and site furnishings:** Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which encourage and facilitate human interaction with the surrounding environment. Where a development will have outside eating, outside vending, or otherwise incorporate public spaces into the development, the project shall be required to adhere to the following:

- a. Examples of good streetscape and site elements include, but are not limited to decorative light fixtures, fountains, sculpture, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences.
- b. These improvements shall be designed to be consistent with all guidelines adopted by the City, and shall be reviewed for aesthetic functionality and compatibility with the City's and development's character.
- c. Site furnishings, such as trash receptacles, benches, lighting, and decorative fences, shall be required for all developments which have more than one building or more than one user within a building.

I. Noise Impacts.

1. General requirements. The architectural design and site planning of all development shall be designed and planned to ensure that noise does not adversely impact surrounding residential uses.
2. Mechanical equipment setbacks and screening. All mechanical equipment shall be located as far as reasonably possible from adjoining residential uses. Such equipment shall be screened to reduce noise and conceal equipment. Mechanical equipment noise shall comply with the noise regulations as set forth in the City Code.
3. Roof-mounted mechanical equipment shall be located within the area of the roof surface that is farthest away from adjacent residential uses or residential zoned property.
4. All mechanical equipment shall be shielded on all sides with acoustically lined walls that are at least two feet higher than the top of the equipment.

J. Non-Conformities.

Within the CR 512 District area, legally established existing development and uses that do not comply with these special regulations are grand-fathered-in. All nonconforming uses and structures are governed by Article VIII. In addition, within the CR 512 District area the following non-conformities regulations shall apply:

1. Nonconforming property: It is the intent of this Article to allow nonconforming properties to continue, but also encourage their conformity to what extent is possible considering the existing site conditions and characteristics.
2. Continuance of nonconforming property: A nonconforming property may be continued, subject to the following provisions:
 - a. Use of nonconforming structures abandoned for a period of six (6) or more consecutive months located on a nonconforming property shall not be permitted until the property is brought into compliance with the land development regulations and the CR 512 overlay district requirements

- b. Except as otherwise provided herein, there may be a change of tenancy or ownership of a nonconforming property, without the loss of nonconforming status, if use of the nonconforming structures is not abandoned for a period of six (6) or more consecutive months.
- c. Colors of a structure located on a nonconforming property shall not be changed from those existing at the time of the adoption of these special regulations, unless the new, to-be-painted colors comply with the CR 512 special color regulations.
- d. When an owner seeks to make improvements to, expand, or repair a building or site in excess of 50% of the appraised value established by the Indian River County Property Appraiser of the existing building or site, the owner will be required to comply with this Code and specifically this Article. For minimum compliance with this Article, the site shall be upgraded to conform to the landscaping, color schemes, and other provisions to the extent practicable and feasible as determined by the City Council, upon recommendation of the Planning and Zoning Commission
- e. A structure located on a nonconforming property shall not be enlarged or increased in any way from its lawful size after the adoption date of this Code, except as provided in this Article.