

## Section 9.2. Architectural Standards

- A. **Introduction.** The City Council finds that the preservation of the planning and architectural heritage of the community and the regulation of general aesthetics will further a public purpose by preserving and enhancing the beauty and charm of the city, enhancing the attractiveness of the area for tourists, residents and commerce, improving the local economy, improving property values and generally improving the overall quality of life of city residents and visitors.

### 9.2.1. Venice Historical Precedent

#### 9.2.1.1. Generally.

- A. **Intent.** The *Venice Historical Precedent* style is an interpretation of the Mediterranean Revival style and Northern Italian style, popularized during the last century of development in Florida and incorporated into the John Nolen Plan for the City of Venice. Due to the variations in their application and also to allow for a continuation of those elements currently found within the City's core, the City hereby outlines the materials, features, colors, and finishes characterizing the Venice Historical Precedent. This style fosters compatible design of features and design/building elements that complement the City's historical structures.
- B. **Applicability.** All development within the Mixed-Use zoning districts (and additional areas to be discussed by Planning Commission, discussion item) must comply with these standards. However, where a development has an established architectural style, an applicant may request a design alternative to maintain the existing architectural style.
- C. **Standards.** The standards below are understood to be the minimum architectural components and elements, and certain features, as identified within each respective section, are not subject to a design alternative (unless explicitly permitted). The standards include the following items, each requiring a requisite number of elements to meet the standard. The review authority for architectural standards shall have latitude to review and approve, modify, or deny applications which require architectural review. The review authority may deem that combination of materials, features, colors and finishes may not meet the intent of the Venice Historical Precedent and request modification to combinations which more accurately reflect the Venice Historical Precedent.

9.2.1.2. *Facades and Exterior Walls*

- A. **Facade and Exterior Wall Elements.** Façade and exterior wall elements are to be arranged in an orderly manner; the use of asymmetry may be utilized strategically to impart interest and relief of possible monotony in the design of the façade.
1. **Base, Middle, Top.** All buildings shall have a clearly expressed base, middle, and top, defined by no less than 12 inches in height, in the façade design through use of materials or architectural features listed in this Section.

Fig. 9.2.1.2.1 Base, Middle Top Artist Rendering

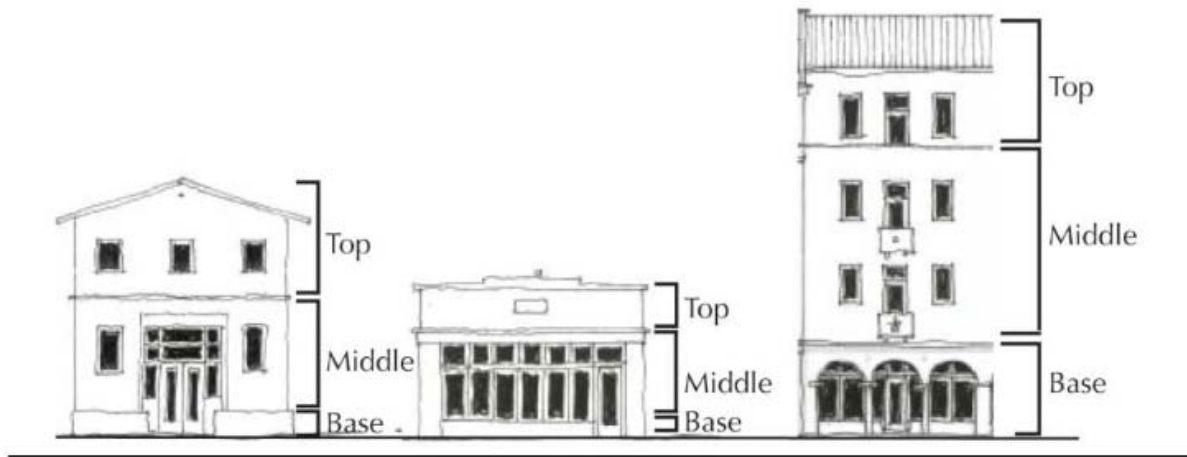


Fig. 9.2.1.2.2. Base, Middle, Top Non-Residential Example



Fig. 9.2.1.2.3. Base, Middle, Top Residential Example



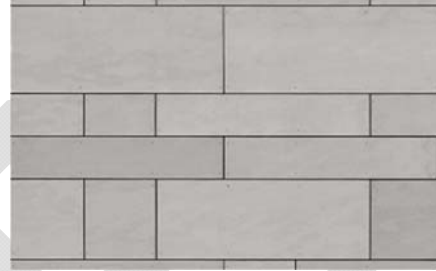
2. **Permitted Façade Materials.** Façade materials shall be limited to the following:
  - a. Stucco
  - b. Tile
  - c. Cut stone
  - d. Cast stone and engineered stone

Fig. 9.2.1.2.4. Examples of Permitted Façade Materials

Stucco



Tile



Cut stone



Cast stone



**3. Prohibited Façade Materials and Colors.** Prohibited façade materials shall include the following:

- a. Metal siding
- b. Clay brick
- c. Concrete, including precast, tilt-up, and block
- d. Wood and wood simulating materials, unless used for window frames, doors and doorframes, brackets, shutters, pergolas, or trellises.
- e. Glass and glass block (i.e., solid glass walls), not including windows
- f. Curtain wall systems

Fig. 9.2.1.2.5. Prohibited Façade Materials (From Left to Right: Metal Siding, Clay Brick, Concrete, Wood, Glass, Curtain Wall)





#### 4. Façade Colors.

- a. **Required Façade Color Collection.** All building colors shall be in accordance to the color palette defined as the Benjamin Moore Historical Color Collection (HC-1 thru HC-100). Colors as displayed in the color palette, which shall be used as the basis for review, may be expected some level of color variation in the finished product due to differences of print colors and actual implementation during construction.

Fig. 9.2.1.2.6. Façade Color Collection



**VENICE HISTORICAL PRECEDENT**  
BENJAMIN MOORE HISTORICAL COLOR COLLECTION (HC1-HC100)

- b. **Exteriors.** The exterior color(s) of buildings, including trim, shall be compatible with surrounding buildings. Exterior color schemes that attract undue attention and or are not permitted as part of the defined color palette, or that cause the building to appear as a sign, are not permitted.
- c. **Design Alternative.** A design alternative may be requested for colors of a company logo not included in the color palette.

Fig. 9.2.1.2.7 Façade Exteriors



#### 9.2.1.3. Roofs

- A. **Roof Forms.** Roofs and rooflines are important to defining a building's character. A variety of roof lines and planes adds interest and character to the building, especially for projects that exceed two stories in height. Especially for large buildings, roof lines should vary to reduce massing.
  - 1. **Required Materials.** Clay, terra-cotta, concrete barrel tiles or pan-tiles shall be required. All other roof materials within public view are prohibited and are not subject to a design alternative. Tiles shall be consistent with the facade color collection palette. **Roof materials shall be uniform on all structures within a unified development (discussion item).**

Fig. 9.2.1.3.1 Required Roof Materials (From Left to Right: Clay, Terr-Cotta, Barrel Tiles)



2. **Required Elements.** Specific to roof materials and features, proposed buildings shall incorporate at least two of the following elements or features:
  - a. Three or more roof slope planes per primary façade.
  - b. An additional vertical change in roof height, consisting of a minimum 24 inches change in elevation. Cupulas, dormers, bell towers, gables, and spires may be used to meet this standard.
  - c. Brackets located under the cornice or supporting the roof.
  - d. Cantilevered roof.
  - e. Complimentary change in material/texture.

Fig. 9.2.1.3.2. Examples of Required Elements



**B. Design Alternative.**

1. A design alternative shall not be granted to reduce the number of required elements.
2. Roof materials that are visually compatible with clay, terra-cotta, or concrete barrel tiles or pan tiles (such as composite materials that replicate the required materials) may be permitted through a design alternative.
3. Dome roofs, atriums, or similar unique roof lines may be permitted through a design alternative.
4. A design alternative may be granted for colors similar to the façade color collection palette.



### C. Prohibited Roof Forms and Types.

1. Simple box forms with architectural elements attached are prohibited.

Fig. 9.2.1.3.3. Example of Prohibited Roof Form



2. Flat roof surfaces entirely concealed from public view (defined as being visible from ground level at an elevation of 6 feet and a horizontal distance of 50 feet by architectural features allowed by this section) are permitted. Flat roofs not entirely concealed from public view are prohibited.

#### 9.2.1.4. Features and Building Entryways

**A. Features and Entryways.** Buildings, their overall massing and their facades should be designed to communicate a quality appearance and contribute to the block in which the building is located. Architectural features provide a building form that articulates site access points and other points of interest.

1. Each building on a site shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
2. When railings are incorporated into the design of these features (i.e., balconies, etc.), they shall be decorative in nature and designed to be complementary to the architectural style of the building.
3. Each building shall provide no less than four of the following elements. These features may be incorporated as part of an entryway as well as the building frontages.

a. Canopies and/or porticos



b. Overhangs



c. Recesses and/ or projections



d. Colonnades





- e. Raised corniced parapets



- f. Peaked roof forms





g. Balconies



h. Arches



- i. Outdoor patios. If provided as part of and counted towards the required number of elements, a knee wall or ornamental (low height) wall delineating the public and private realm (i.e., active use areas) shall be provided as part of this feature.



- j. Ornamental relief designs.



- k. Architectural details such as tile work, decorative bands, or moldings which are integrated into the building structure and design.



- l. Integrated planters or knee walls that incorporate landscape areas.



**B. Design Alternative.** A design alternative may be submitted for the following:

1. A design alternative shall not be permitted to reduce the number of required elements provided as part of each building.
2. Outdoor patios may request a design alternative to remove the requirement of a knee wall or ornamental wall if a continuous hedge or similar landscape feature is provided.

**C. Prohibited Items.**

1. Exposed roof drains and downspouts shall not be visible, except where integrated into the building through the application of colors, materials, design and other details of the building architecture.



#### 9.2.1.5. Light Types and Fixtures

**A. Light Types and Fixtures.** Decorative lighting should enhance the architectural character and ambience of the project.

1. Exterior lighting including shall be designed to coordinate with the building and landscape architecture. Building mounted fixtures shall be compatible with the building façade.
2. Visible light fixtures shall be compatible with the Venice Historical Precedent style; wrought iron light fixtures are required.



3. Lights used to illuminate a building façade or landscaping shall be screened so that the source of the light is not directly visible from the street or adjoining property.

**B. Design Alternative.**

1. Alternative materials may be proposed as a design alternative.

**C. Prohibited Items.**

1. Flood lights are prohibited unless required by state or federal law and should be limited to not extend beyond the property line.
2. Internally lit canopy and awning lighting is not permitted, however decorative string lighting may be used.



9.2.1.6. *Fences and Walls*

- A. **Fences and Walls.** Fences and walls shall be between three (3) and six (6) feet in height and finished in similar material and style to the façade of the primary building. Except for decorative openings, fences and walls may have opening(s) no larger than necessary to allow vehicle and pedestrian access. Materials for walls shall be limited to those in Section 9.2.1.2.2. Fence materials are limited to wrought iron, solid wooden, or non-white vinyl.



- B. **Design Alternative.** A design alternative may be submitted for the following:
1. Height above 6', but not to exceed 8'.
  2. Use of a hedge or similar landscape materials, to be reviewed and approved as part of the required landscape and buffering plan.
  3. Vinyl fence provided that architectural features, ornamental features or similar are provided. The color must be similar to the required façade color collection.
- C. **Prohibited Items.**
1. Height less than 3' or more than 6'.
  2. Vinyl or solid wooden fences in front yard.
  3. Chain-link.
  4. White vinyl.

*9.2.1.7. Service Areas and Screenwalls*

- A. Service Areas and Screenwalls.** Service areas (such as trash receptacles and ground level mechanical equipment) are understood to be a necessary component of a site and shall be addressed either through location or through a screenwall. Screenwalls may be provided to minimize public view(s) of certain building elements and uses. These spaces should be minimized from public view through their placement, screening, and overall building design.
1. Walls and fences shall be the height of the equipment or facility plus 6", up to a maximum of 8'.
  2. Screenwalls shall be provided to minimize and or reduce the visual appearances from service areas, utilities (such as pumps, transformers, etc.) and loading/unloading service areas (i.e., deliveries).
  3. All exterior trash receptacles shall be enclosed within a concealed structure and incorporate architectural features, colors or other buffer materials as part of their design.
  4. Screenwalls shall be compatible with the architecture of the buildings on-site, incorporating a similar palette of materials.
- B. Design Alternative.**
1. Service areas visible from the public street may be permitted through a design alternative if site constraints prohibit meeting the regulation. Additional buffering techniques shall be required as part of the design alternative process.
- C. Prohibited Materials.**
1. Chain link with vinyl slats, fabric or similar.
  2. Height less than the height of the equipment (except where the equipment exceeds 8').