

**ORDINANCE SUMMARY**  
**Commercial Design Standards**

This ordinance proposes to amend Chapter IX of the Lake County Code, Appendix E, Land Development Regulations (LDRs), entitled "Development Design and Improvement Standards," in order to establish minimum commercial design criteria within specified areas of Lake County, and to amend Chapter II, entitled "Definitions", to add related definitions.

This ordinance further proposes to amend Chapter XIV of the LDRs, entitled "Administration", to require submission of drawings, pictures and other documents necessary to demonstrate compliance with commercial design criteria, if applicable.

These design standards are intended to provide minimum criteria to achieve aesthetic standards and to provide flexibility in achieving them.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation "\*\*\*" shall mean that all preceding or subsequent text remains unchanged.

**ORDINANCE 2013-\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED "DEFINITIONS" TO ADD THE DEFINITIONS OF COLOR CHANGE, EARTH TONE COLORS, FAÇADE, MASSING, NEUTRAL COLOR, PRIMARY COLOR, AND TEXTURE CHANGE; AMENDING CHAPTER IX, ENTITLED "DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS" TO CREATE SECTION 9.10.00, ENTITLED "COMMERCIAL DESIGN STANDARDS" TO ESTABLISH MINIMUM DESIGN CRITERIA FOR COMMERCIAL DEVELOPMENT WITHIN THE COMMERCIAL, INDUSTRIAL, AND COMMUNITY FACILITY ZONING DISTRICTS; AMENDING CHAPTER XIV, ENTITLED "ADMINISTRATION", SECTION 14.09.00, ENTITLED "SITE PLANS" TO REQUIRE SUBMISSION OF DOCUMENTS NECESSARY TO DEMONSTRATE COMPLIANCE WITH COMMERCIAL DESIGN CRITERIA, IF APPLICABLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAKE COUNTY CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Comprehensive Plan Policy I-1.1.8 *Adopt Land Development Regulations*, states that the county shall adopt standards for development, including but not limited to, permitted uses, architecture, lighting, landscaping, sidewalks, walls, and screening; and

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Commercial Design Standards

1           **WHEREAS**, the Planning & Zoning Board, in its capacity as the Local Planning Agency,  
2 considered this ordinance and recommended approval at a properly advertised public hearing  
3 on November 27, 2013; and  
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5           **WHEREAS**, the Board of County Commissioners (the "Board") desires to amend Chapter  
6 II, Chapter IX, and Chapter XIV Land Development Regulations, to create commercial design  
7 standards for nonresidential structures on parcels located on an arterial or collector road and  
8 within the Commercial, Industrial, and Community Facility zoning classifications;  
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10           **WHEREAS**, on the \_\_\_\_ day of \_\_\_\_\_, 2013, this Ordinance was heard at a public  
11 hearing before the Lake County Board of County Commissioners; and

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13           **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake  
14 County, Florida, that:

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16           **SECTION 1. Recitals.** The foregoing recitals are true and correct and incorporated  
17 herein by reference.  
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19           **SECTION 2. Amendment.** Lake County Code, Appendix E, Land Development  
20 Regulations, Chapter II, entitled "Definitions", is hereby amended to add the following  
21 definitions:  
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24           **Color Change.** A change from one color to another color that is a distinctly different  
25 **tone or shade. For example, white to red.**

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27                               \*\*\*  
28           **Earth Tone Color.** A color scheme that draws from a color palette of browns, tans,  
29 **warm grays, blues, and greens.**

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31           **Façade.** The wall of a building which faces the lot frontage.

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33           **Massing.** The width, volume and proportions of a building and its parts.

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37           **Neutral Color.** A color scheme consisting of beige, ivory, gray, taupe, and white.

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40                               \*\*\*  
41           **Primary Color.** Primary colors are red, blue, and yellow.

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1 Texture Change. A change from one texture to another texture that is distinctly  
2 different. For example, brick columns on a stucco building.

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6 **SECTION 3. Amendment.** Chapter IX, Lake County Code, Appendix E, Land  
7 Development Regulations, entitled “Development Design and Improvement Standards”, Section  
8 9.10.00, entitled “Commercial Design Standards”, is hereby created as follows:

9 **Chapter IX Development Design and Improvement Standards.**

10 \*\*\*

11 **9.10.00 Commercial Design Standards**

12 **9.10.01 Purpose and Intent.** The intent and purpose of these development standards is to  
13 accomplish the following:

- 14 A. To promote architectural and site design treatments that enhance the visual appearance  
15 of the built environment;  
16 B. To create and maintain an image of commercial quality; and  
17 C. To provide visual interest and a sense of place, while allowing design flexibility.

18 **9.10.02 Design Standards.** The following standards shall apply to nonresidential buildings and  
19 structures on parcels within the Commercial, Industrial and Community Facility zoning  
20 classifications and located on an arterial or collector road within Lake County. Portions of  
21 buildings and structures on these parcels that are not visible from the road shall not be subject  
22 to these requirements. Existing development shall comply with these requirements when  
23 substantially improved.

24 **A. Building Design**

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26 **1. Materials and colors.** Buildings shall be constructed to have the following:

- 27 a. Significant use of two building materials shall be incorporated into the design to  
28 establish a clear texture change.  
29 b. Façade colors shall be neutral or earth tone colors.  
30 c. Building trim, doors, shutters, and accent areas may feature other colors,  
31 including primary colors and black. Metallic, fluorescent, or neon tubing shall  
32 not be permitted for building trim or accent areas.

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34 **2. Massing.** Massing shall be used to encourage pedestrian scale elements in building  
35 design, and to reduce bulk and mass of buildings.

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37 **3. Roofs.** Roofs shall be constructed to meet the following minimum criteria:

- a. Parapets concealing flat roofs; or
- b. Sloping roofs of 3:12 or greater, with overhanging eaves extending no less than two (2) feet past the supporting walls; or
- c. Three (3) or more roof slope planes that do not exceed the average height of the supporting walls, with overhanging eaves extending no less than two (2) feet past the supporting walls.

**4. Building Lighting.**

- a. Lighting shall be decorative and blend with the architectural style of the development.
- b. All lighting shall be cutoff fixtures designed and located so as to minimize glare and overhead sky glow.
- c. Canopy and overhead lighting shall be recessed or shielded in a manner that prevents lighting of the horizontal axis.

**5. Mechanical Equipment.**

- a. All mechanical equipment shall be located as far as reasonably possible from adjoining residential uses.
- b. Roof-mounted mechanical equipment shall be shielded from view with the use of a parapet wall or other architectural feature.
- c. Ground-mounted mechanical equipment shall be located within 20 feet of the principal structure on the site and shall be shielded on all sides with acoustically lined walls that are at least two feet higher than the top of the equipment and treated to match the exterior of the building.

**B. Site Design.** The site shall be designed to incorporate the following features:

1. **Entrances.** Principal buildings that face an arterial or collector road shall feature at least one (1) entrance on each façade that faces the arterial or collector road. A faux entrance may be used to satisfy this requirement.
2. **Connectivity.** The site design shall provide direct connections and safe street crossings to adjacent land uses. Future connections or streets and treed sidewalks/paths to the property line(s) of the abutting properties shall be provided to the greatest extent possible.
3. **Loading docks, trash collection containers and similar facilities.** These features shall be incorporated into the overall design of the building and landscaping so that

the acoustic impacts of these functions are confined within and the visual impacts are out of view from adjacent properties and public streets.

**4. Pedestrian Circulation.**

a. Sidewalk/Paths. Sidewalks/paths shall be provided along all sides of the parcel that abut a public street per Florida Department of Transportation sidewalk width guidelines, and shall be at least:

1) Five (5) feet in width with a two (2) foot wide planting strip on the street side; or

2) Seven (7) feet in width without a planting strip.

b. Pedestrian access. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from public sidewalks or right-of-ways to the primary entrance of all principal structures on site. Walkways shall connect all focal points of pedestrian activity such as transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials.

5. Fences & Walls. Fences or walls shall be wood, metal, masonry, vinyl/plastic or a combination of these materials, which match the development. A coated chain-link fence may be used as long as it is effectively screened from the view of any arterial or collector road, utilizing landscaping or other approved feature.

C. Alternative Design. These standards are not intended to prevent the use of alternative design solutions that meet the intent and purpose of this Section. Proposals for alternative design solutions may be approved by the County Manager or designee if the applicant demonstrates that the alternative design meets the intent of Section 9.10.01. Plans that have been signed and sealed by an architect licensed in the State of Florida shall be submitted by the applicant; the plans shall include renderings and elevations, or other equivalent architectural drawings and illustrations to demonstrate compliance with the purpose and intent of this Section.

**SECTION 4. Amendment.** Chapter XIV, Lake County Code, Appendix E, Land Development Regulations, entitled "Administration", Subsection 14.09.00, entitled "Site Plans", is hereby amended as follows:

**Chapter XIV Administration.**

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**14.09.00 Site Plans.**

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**14.09.01.B.2.j Proposed Site Activities and Design.**

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(11) Architectural renderings, elevations, drawings, pictures, or other documents necessary to demonstrate compliance with commercial design criteria, if applicable.

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**SECTION 5. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 6. Inclusion in the Code.** It is the intention of the Board and it is hereby provided that the provisions of this ordinance shall be made a part of the Lake County Code; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section", "article", or other appropriate designation.

**SECTION 7. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

**SECTION 8. Effective Date.** This Ordinance shall become effective as provided for by law.

Enacted this \_\_\_\_ day of \_\_\_\_\_, 2013.

Filed with the Secretary of State \_\_\_\_\_, 2013.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF LAKE COUNTY, FLORIDA

\_\_\_\_\_  
Neil Kelly, County Clerk of  
of Lake County, Florida

\_\_\_\_\_  
Leslie Campione, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Sanford Minkoff  
County Attorney