City of Palm Coast Technical Manual





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# SECTION II ARCHITECTURE

### A. INTRODUCTION

### 1. Purpose

The purpose of this manual is to further explain the regulations of <u>Chapter 13</u>, <u>Architectural</u> <u>Design Regulations</u>, of the City's <u>Unified Land Development Code (LDC)</u>. This manual contains examples and illustrations to help applicants comply with the requirements of the City's <u>LDC</u>. However, this document is not inclusive of all requirements in the <u>LDC</u>.

### 2. Intent

Architectural standards are intended to create and maintain a positive community image and identity by requiring architectural treatments that enhance the visual appearance and character of the City. It is the intent of the City of Palm Coast that the information presented in this manual will help to ensure implementation of specific design standards that result in quality architecture, which emphasizes pedestrian scale and recognizes local character.

### **B.** GENERAL ARCHITECTURE REQUIREMENTS

The following architectural design standards shall apply to all new development and construction, redevelopment, and alterations to existing structures within the City.

### 1. Architecture Styles

Non-residential buildings are required to adopt one of the following architectural styles. Most of the examples are intended to be only representations and should be used as models of the particular styles.

### LIST OF ACCEPTABLE STYLES

Colonial • Craftsman • Florida Vernacular Greek Revival • Italianate • Mediterranean Mission • Modern • Neoclassical







### COLONIAL

American Colonial (1600-1850) architecture was influenced by the English Georgian Style, which in turn drew its inspiration from Italian Renaissances and Roman and Greek antiquity. Architectural elements include, symmetrical pediment shaped facades, porches, classical cornices, entablatures, parapets, large porticos, walls made of white clapboard or red Flemish brick and Palladian windows.



### CRAFTSMAN

The Craftsman Style was popular between 1905 and the 1920s. The style originated in California but was quickly spread throughout the country by pattern books and popular magazines. Characteristics of this style include front gable roofs, tapered front porch columns, and exposed wood beams.



### FLORIDA VERNACULAR

Vernacular architecture refers to a regional or "folk" architecture. While some Vernacular buildings in Florida exhibit a Caribbean influence, others are more utilitarian or rural in nature. The Florida Vernacular includes the Cracker Style and the Key West Style. Typical features of this style are metal roofs, pastel colors and wood frame construction.













### **GREEK REVIVAL**

The Greek Revival style is derived from ancient Greek temples. Signature features include an even number of columns, typically four or six, which support an entablature and a triangular pediment. The columns typically flank the front of the building but sometimes encircled it.



### ITALIANATE

Italianate became popular in the mid-1800 as an alternative style of architecture. It drew heavily from the Italian Renaissance but also combined elements of the Greek and Roman styles.

Typical features include square or rectangular floor plans, low pitch or flat roof, towers or cupolas, formal window crowns, paired or group sashed windows, double doors, and cornice moldings. Italianate typically have horizontal belt courses and corner quoins.



### MEDITERRANEAN

This style was common in California, Florida, and Texas during the 1920s. The style has also been referred to as Spanish Colonial Revival and Spanish Eclectic.

Characteristics include low-pitched roofs, usually with little or no overhang, parapets, red tile roofs, arches, stucco, and asymmetrical façades.





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### MISSION

Although not as common as the classical styles, scattered examples were built in the early 20th century throughout the country. The Mission style was usually associated with a wide variety of buildings including churches, train stations, government buildings, and some private residences. Typical features of the style include red barrel clay tile, arches, earth tones; stucco; and asymmetrical façades.



### MODERN

Modern architecture can be generally defined as being a design that abandons the ornamentation of the past and omits traditional detailing. Form follows function, while using local materials to reference the vernacular.

Proportion, massing, scale, fenestration, color, etc., i.e., Palm Coast Land Development Code, should be included in the design as well as human relativity and compatibility with surrounding architecture.



### NEOCLASSICAL

This style, popular again in the XXI century for commercial development, is based on the Greek and Roman architectural orders. It is distinguished by symmetrically arranged buildings finished with a smooth or polished stone surface. Pedimented porticos may highlight the façade, sometimes flanked by columns. Parapets are common.







### 2. GARAGES AND ACCESSORY STRUCTURES



Figure 1: Examples of Accessory Structures



Figure 2: Examples of Accessory Structures





Not Allowed: Incompatible Styles



Allowed: Styles Compatible





### 3. Exterior Colors

### **Color Selection**

The colors of walls, roofing, and accents such as trim and doors shall be coordinated to achieve a visually and aesthetically pleasing environment. While varieties of natural and painted colors are permitted, certain color principles shall be followed. The range of roofing materials and colors allowed for residential and nonresidential uses are determined using based on the Light Reflective Value (LRV). One color shall be selected for the main exterior surface of a house.

Acceptable light pastel colors and white shall have an LRV of eighty (80) or greater. Earth tones are permissible and may include shades of brown, brown-taupe or sandy taupe, beige, terra cotta, and olive, sage and gray. Acceptable earth tones shall have an LRV of twenty five (25) or greater. Garage doors shall be pastel, earth tone colors and may include black.





Fluorescent colors are prohibited as exterior wall or accent colors. Prohibited colors include magenta, purple, orange, neon, or loud and garish colors.





### **Special Provisions**

Unpainted natural stone, brick, roof material or natural appearing substitutes are excluded from exterior color requirements.

Garage doors that are not painted but are varnished or stained natural wood with woodlike texturing are excluded.

Front entry doors are excluded from exterior color requirements except for prohibited colors.

Please note that specific color and material restrictions may apply to properties located within Master Planned Developments (MPDs). Locations within MPDs often have their own architectural standards, color palettes and review process. Projects zoned MPD, therefore, are exempt from the City's architectural review standards.

### **Building Color Combination**

Each building is allowed to have a maximum of three (3) colors, excluding unpainted natural stone, brick, roof materials, or natural appearing substitutes, selected from allowable LRV color codes. One (1) color shall be selected for the main surface of the building. Two (2) accent colors shall be allowed per building. One (1) for architectural elements such as doors, shutters, keystones, quoins, and awnings, and another color shall be used for details, such as window trims, windows, doorframes, windowsills, cornices, and banding. Again the combination of colors should complement each other.



Two colors used (beige and white)



Three colors used (yellow, green, and white)





### Figure 4: Comparative Examples of Exterior Color



Not Allowed: Architectural Elements & Details Improperly Painted



Allowed: Architectural Elements & Detail Properly Painted









Allowed: Complementary Colors







Allowed: Complementary Colors







### **Roof Color**

Roof color shall be compatible with the selected wall color. Roofs may be in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue, or white, except that a roof made of copper may be left in its natural color. Lighter colored roof materials, such as white or galvanized raised seam metal, are strongly recommended for energy efficiency purposes.

Faux Building Features Painted faux features or elements such as, but not limited to, windows, doors, shutters, or flower boxes are

prohibited.

Figure 5: Example of Compatible Roof Color



# Figure 6: Examples of Prohibited Painted Faux Features





Not Allowed: Painted Windows, Doors, Shutters & Flower Boxes





### Exterior Materials and Finishes 4.

### **Building Materials**

Building materials have one of the strongest visual effects of all elements of building design. Therefore, they should be selected based on compatibility with the building style and neighborhood character. The scale of the building materials used should respond to the scale of the proposed building. Figure 7 shows the permitted building materials. Synthetic materials similar in appearance and durability are also allowed. Exposed concrete block and corrugated metal are prohibited.

### Figure 7: Permitted Materials for Exterior Walls

Finished

Concrete



Natural Brick



Wood Siding



Brick



Cementitious Siding

Stucco

Split-Face Block

### Figure 8: Permitted Materials for Roofs





Clay Tile

Slate or clay



## **Roof Materials**

Stone

Figure 8 shows the permitted roof materials. Other materials allowed include concrete tiles, asphalt fiberglass shingles, and metal standing seam. Cedar shake wood is allowed for residential uses only.







Allowed: Appropriate Materials





# C. Single Family and Duplex Standards

1. Architectural Styles

Residential structures are not subject to the style regulations that non-residential and multi-family structures are. However, the following standards apply to residential and duplex buildings.

- Duplex residential units shall have the same architectural design, materials, and colors on both sides.
- Within residential developments, an identical house can only repeat every four (4) lots fronting the same rights-of-way, including both sides of street. Two (2) non-identical houses of the same style may be built adjacent to each other.

Figure 9: Duplex units with same style, materials, and colors on both sides





Figure 11: Single Family Development





Not Allowed: Identical houses less than 4 lots of each other



Allowed: Variety of styles (nonidentical houses)



X Not Allowed: Identical houses less than 4 lots of each other



 $\checkmark$  Allowed: Variety of styles – 2 non-identical houses of same style adjacent to each other

Acceptable methods to determine homes not identical include: 1) flipped house plan; 2) tile roof vs. shingle roof; 3) articulation change on the façade (use banding on one and shutters on the other, etc.); 4) Façade design change, i.e. different massing.





### 2. Roofs

Roofs that are visible from the public rights-of-way shall be of shed, hip, gambrel, mansard, or gable styles. Roof height, bulk, and mass must appear structural even when the design is nonstructural.

- All single family and two family buildings shall have a pitched roof covering a minimum of sixty-five (65) percent of the overall floor area under the roof.
- Flat roofed areas, including porches, are permissible in the remaining thirty-five (35) percent of floor area under roof, where allowed.





Mansard







Not Allowed: Sloped Roof Less than 65%.





Figure 13: Comparative Examples

Allowed: Sloped Roof More than 65%.





### 3. Massing

Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrians and motorists. Buildings shall include substantial variation in massing such as changes in height and horizontal plane. Massing shall be included for each 50 linear feet of wall that exceeds 50 feet in length.

Figure 14: Examples of Massing



Figure 15: Progression of Massing



Architectural

Treatment



Vertical and Horizontal Massing Added

Multi-Planed Roofs and Awnings Add Desirable Massing

### Figure 16: Comparative Examples











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Articulation 4.



Molding



Dormer



Louvers



Banding



Quoins



Plinth Course

Articulation creates interest by adding decorative elements and delineating parts of the house into human scale to which people can relate. As a result, buildings appear more inviting and friendly. Examples of articulation are:

Plinth Course

- Cornices •
- Arches
- Balconies
- Bracket
- Shutters
- Keystones
- Louvers
- Banding
- Moldings
- Stringcourse
- Quoins
- Oriels
- Dormers

Banding can be placed around the windows and doors. Window shutters may substitute for banding. Horizontal banding that continues the length of the façade, facing the street, golf course, saltwater canal, or other similar highly visible areas creates a picturesque view.

Articulation shall be included for each 50 linear feet of wall that exceeds 50 feet in length.





Balcony



Keystone



Cornice



Shutters



Brackets



Arches & Moldings





### 5. Fenestration

Windows shall be in harmony with and proportionate to the rest of the structure.

Windowless exterior walls that face a public rights-of-way are prohibited.

Fifteen (15) percent of each wall shall have windows.

Maximum reflectance permitted: 15

Minimum transmittance required: 35

Privacy may be achieved through the use of curtains and blinds

### Figure 18: Comparative Examples

### Figure 17 Examples of Fenestration









Not Allowed: Minimal Fenestration





Allowed: Fenestration is proportionate, consistent, & representative of interior





### 6. Shutters

Shutters function as an accent to windows as well as weather protection.

- Accent shutters shall have a contrasting color to the wall color.
- Shall match the height of the window.
- Should look operable/ authentic.
- Types of shutters allowed:
  - o Panels
  - o Slats

### Figure 19: Types of Shutters Allowed



French Shutters

### Figure 20: Comparative Examples of Shutters



proportion.



Allowed: Correct positioning, shape & proportion



Bahamian Shutters



X

Roll-Up Storm Shutters

### Figure 20: Permissible Storm Shutters



Accordion Storm Shutters



Clear Guard Shutters





### 7. Awnings

Awnings should complement the architectural style and colors of the house.

- Awnings may be placed above windows and doors.
- Awnings above garage doors are prohibited
- Permitted materials: canvas, matte vinyl, and cooper.
- Prohibited materials: Plastic, shiny vinyl, Plexiglas, and similar looking materials.
- Backlit awnings are prohibited in residential areas.

### Figure 20: Examples of Acceptable Awnings

















Allowed: Complementary colors and materials





# D. NON-RESIDENTIAL AND MULTI-FAMILY STANDARDS

### 1. Corporate Trademark Designs

Since it is not in the best interest of the citizens of Palm Coast to allow corporate franchises to create visual clutter and allow the architecture and colors of their buildings to act as signage, franchises and chains will be required to meet basic quality architectural standards. National chains have been known to modify their designs to blend with the character of the town and neighborhood.

Figure 22: Examples of Acceptable Corporate Architectural Designs



### Figure 23: Comparative Examples



Not Allowed: Corporate Brand Design, Architecture as Signage



		, 1
	$\checkmark$	
I	<b>V</b>	'

Allowed: Adherence to Quality Architectural Standards





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### 2. Massing

Buildings shall include substantial variation in massing such as changes in height and horizontal plane to minimize the bulk of the volume and achieve pedestrian scale. Massing shall be included for each 50 linear feet of wall that exceeds 50 feet in length.



### Figure 26: Comparative Examples of Massing

![](_page_20_Figure_6.jpeg)

Allowed: Appropriate massing (tower, variation in roof height)

A	and the	-

![](_page_20_Picture_9.jpeg)

![](_page_20_Picture_10.jpeg)

Not enough massing to avoid horizontality)

![](_page_20_Picture_12.jpeg)

![](_page_20_Picture_13.jpeg)

![](_page_21_Picture_0.jpeg)

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### Figure 27: Example of How Architectural Elements Can Achieve Massing

![](_page_21_Picture_3.jpeg)

Balconies, Colonnades, Clock Tower, Cupola

![](_page_21_Picture_5.jpeg)

Volume Projections

![](_page_21_Picture_7.jpeg)

✓ Arcades, Balconies

Large multi-family and townhome building volumes shall be broken into smaller parts to avoid a massive appearance and to allow for ventilation and vistas. In addition to the massing requirement, facades of multifamily developments shall not extend for more than one hundred (100) horizontal feet without a major volume shift or a substantial break in volume.

Figure 28: Examples of Massing

![](_page_21_Picture_11.jpeg)

![](_page_21_Picture_12.jpeg)

![](_page_21_Picture_13.jpeg)

Appropriate massing achieved with variety of volumes

![](_page_21_Picture_15.jpeg)

![](_page_22_Picture_0.jpeg)

![](_page_22_Picture_2.jpeg)

![](_page_23_Picture_0.jpeg)

### 3. Exterior Articulation Techniques

All building façades shall be enhanced by the use of vertical and horizontal elements. The following elements qualify as articulation techniques:

- Base course or plinth course
- Portals
- Windows
- Transoms
- Show cases
- Bay windows and oriels

- Lintels
- String courses and moldings
- Fascia
- Cornice
- Piers
- Arches

- Bays
- Balconies
- Brackets
- Wings
- Porches
- Stoops

Articulation shall be included for each 50 linear feet of wall that exceeds 50 feet in length.

Figure 29: Examples of Articulation Techniques

# Cornice Balconies Moldings Showcases Base course Brackets Brackets Arches Piers

![](_page_23_Picture_24.jpeg)

![](_page_23_Picture_25.jpeg)

![](_page_24_Picture_0.jpeg)

### Figure 30: Examples of Principal Façade Articulation

![](_page_24_Picture_3.jpeg)

![](_page_24_Picture_4.jpeg)

![](_page_24_Picture_5.jpeg)

![](_page_24_Picture_6.jpeg)

Allowed: Adequate articulation

### Figure 31: Examples of Secondary Façade Articulation

![](_page_24_Picture_9.jpeg)

![](_page_24_Picture_10.jpeg)

- X Not Allowed: Not enough articulation
- Allowed: Adequate articulation

### Figure 32: Examples of Adequate Secondary Façade Articulation

![](_page_24_Picture_14.jpeg)

![](_page_24_Picture_15.jpeg)

![](_page_24_Picture_16.jpeg)

![](_page_24_Picture_17.jpeg)

![](_page_25_Picture_0.jpeg)

### 4. Fenestration

The arrangement of windows and doors should be consistent with the architectural style of the building. Windowless facades facing the public right-of-way are prohibited.

### Figure 30: Examples of Appropriate Fenestration

![](_page_25_Picture_5.jpeg)

- Multi-story commercial uses shall have at least **50%** transparency on the first floor. Windows shall be placed between 3 and 7 feet from the ground.
- Office and multi-family uses shall provide a minimum of **15%** transparency per story.

### Figure 31: Comparable Examples of Fenestration

![](_page_25_Picture_9.jpeg)

![](_page_25_Picture_10.jpeg)

 $|\mathbf{V}|$ 

Adequate fenestration

![](_page_25_Picture_11.jpeg)

ATTACH AND A STATE OF A STATE OF

![](_page_26_Picture_1.jpeg)

The use of darkly tinted or reflective glass on the first floor of commercial structures is prohibited. Light transmittance rating shall be at least 35%; reflectance shall not exceed 15%. Views into the interior of retail storefronts and restaurants are encouraged for pedestrian activity, safety, and to create a community window-shopping environment.

![](_page_26_Figure_3.jpeg)

![](_page_26_Picture_4.jpeg)

![](_page_26_Picture_5.jpeg)

![](_page_26_Picture_6.jpeg)

Allowed: Adequate transmittance and reflectance factors

Movie theaters, bowling alleys, skating rinks, industrial facilities, warehouses, and similar uses are exempt from fenestration requirements. However, the façade shall provide additional architectural elements in lieu of windows.

![](_page_26_Picture_9.jpeg)

![](_page_26_Picture_10.jpeg)

![](_page_26_Picture_11.jpeg)

![](_page_26_Picture_12.jpeg)

![](_page_26_Picture_13.jpeg)

![](_page_26_Picture_14.jpeg)

![](_page_26_Picture_15.jpeg)

Allowed: Façade comprised of ornamental elements in lieu of

![](_page_26_Picture_17.jpeg)

![](_page_27_Picture_0.jpeg)

![](_page_27_Picture_2.jpeg)

![](_page_28_Picture_0.jpeg)

### 5. Roofs

Buildings shall have a recognizable top consisting of, but not limited to, cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials.

### a. Pitched Roofs

![](_page_28_Picture_5.jpeg)

### Figure 34: Example of Pitched Roofs

![](_page_28_Picture_7.jpeg)

### b. Flat Roofs

![](_page_28_Picture_9.jpeg)

Figure 35: Examples of Flat Roofs

![](_page_28_Picture_11.jpeg)

![](_page_28_Picture_12.jpeg)

![](_page_29_Picture_0.jpeg)

### c. Canopy Roofs

Canopy roofs for gas stations, drive-through restaurants, and banks are exempt from the pitched roof requirements. However, they are encouraged, especially if consistent with the style of the principal building.

![](_page_29_Picture_4.jpeg)

Figure 36: Examples of Pitched Canopy Roofs

All these examples show canopies that are consistent with the architecture and roof of the principal building

### d. Mansard Roofs

![](_page_29_Picture_8.jpeg)

# Figure 37: Examples of Prohibited False Mansard Roofs

![](_page_29_Picture_10.jpeg)

![](_page_29_Picture_11.jpeg)

![](_page_30_Picture_0.jpeg)

### 6. **Building Entrances**

The main pedestrian entrance to all buildings shall face the primary street and shall be clearly defined and highly visible. Additional entrances are encouraged facing local streets, parking lots, plazas, waterfronts, and adjacent buildings. However, these additional entrances shall complement, but not displace the main building entrance. All buildings shall have a minimum of one (1) of the following architectural treatments, separate from the massing and articulation requirements, for each main building entrance: lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and features consistent with the building style.

### Figure 38: Example of Well-Defined Entrances

![](_page_30_Picture_5.jpeg)

### Figure 39: Comparative Examples

![](_page_30_Picture_7.jpeg)

Not Allowed: No distinguishable entry

![](_page_30_Picture_9.jpeg)

![](_page_30_Picture_10.jpeg)

Allowed: Massing accentuates

![](_page_30_Picture_12.jpeg)

![](_page_31_Picture_1.jpeg)

### 7. Awnings

Awnings shall complement the architectural style and colors of the building. Awnings may be placed above windows and doors. Awnings should be made of fabric. High-gloss or fabrics that resemble plastic are not permitted. Backlit awnings used as mansard or canopy roofs are prohibited.

Awnings should be sized to match the corresponding window openings. Their shapes, materials, proportions, design, color, lettering, and hardware also need to be in character with the architecture.

### Figure 40: Example of Awnings

![](_page_31_Picture_6.jpeg)

![](_page_31_Figure_7.jpeg)

![](_page_31_Picture_8.jpeg)

![](_page_31_Picture_9.jpeg)

Not Allowed due to materials and illumination

![](_page_31_Picture_11.jpeg)

![](_page_31_Picture_12.jpeg)

Allowed: Proper material. Complements architecture

![](_page_31_Picture_14.jpeg)

![](_page_32_Picture_0.jpeg)

### 8. Light Fixtures

![](_page_32_Picture_3.jpeg)

![](_page_32_Picture_4.jpeg)

![](_page_33_Picture_0.jpeg)

### 9. Utility Areas

Loading areas or docks, outdoor storage, and waste disposal shall be incorporated into the primary building design. Screening materials used shall be of comparable quality and appearance as that of the primary building.

Mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels.

### a. Loading Areas/Docks

![](_page_33_Picture_6.jpeg)

![](_page_33_Picture_7.jpeg)

### b. Rooftop Mechanical Equipment

![](_page_33_Picture_9.jpeg)

![](_page_33_Picture_10.jpeg)

![](_page_33_Picture_11.jpeg)

![](_page_33_Picture_12.jpeg)

Allowed: Rooftop units are screened

![](_page_33_Picture_14.jpeg)

![](_page_34_Picture_0.jpeg)

c. Ground Level Mechanical Equipment

![](_page_34_Figure_3.jpeg)

![](_page_34_Picture_4.jpeg)

### d. Waste Disposal

![](_page_34_Picture_6.jpeg)

![](_page_34_Picture_7.jpeg)

![](_page_34_Picture_8.jpeg)

Allowed: Dumpsters Completely Screened

e. Shopping Carts

![](_page_34_Picture_11.jpeg)

![](_page_34_Picture_12.jpeg)

![](_page_34_Picture_13.jpeg)

![](_page_34_Picture_14.jpeg)

![](_page_34_Picture_15.jpeg)