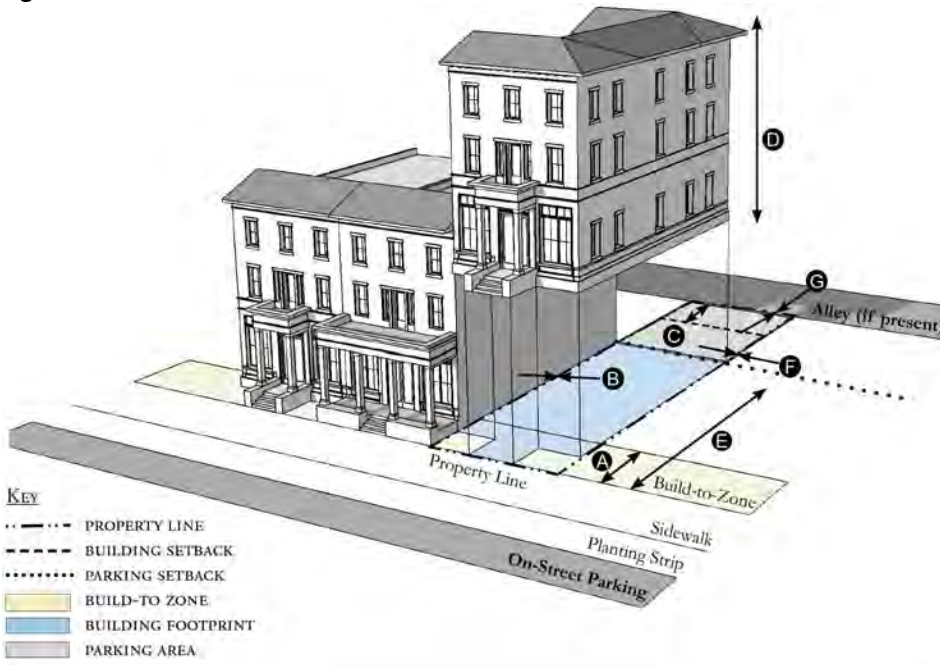


**From Sec. 12.4.05. Building type and frontage type standards....**

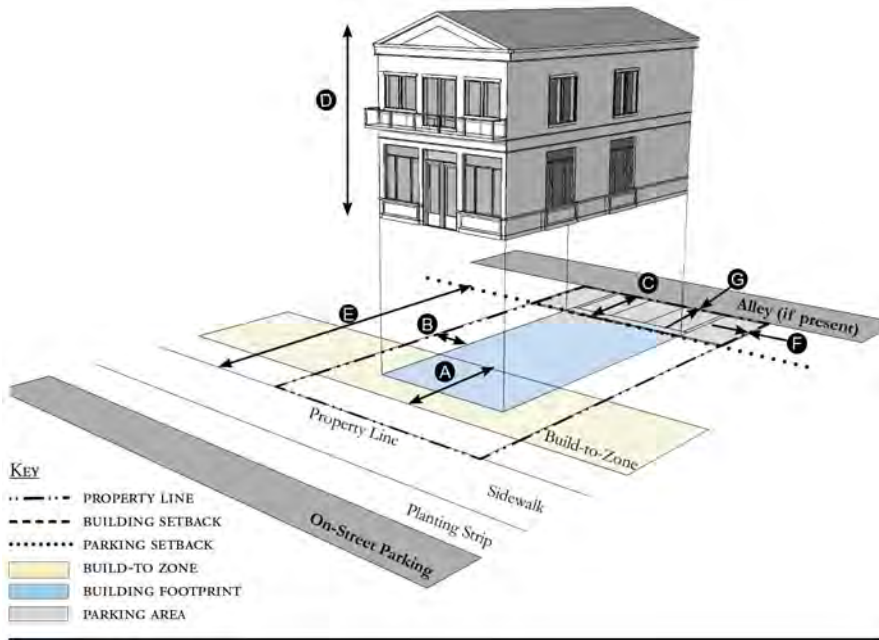
**Figure OPC-5.06 Townhouse**



<b>Building Placement, see 12.1.04.6</b>		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min./15' max.	<b>(A)</b>
Side at Street Build-to-Zone	0' min./15' max.	
Side at Property Line Setback <sup>1, 2</sup>	0' min. or 10' min.	<b>(B)</b>
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	<b>(C)</b>
<b>Height, see 12.1.04.2</b>		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table OPC-5/2 stories min.	<b>(D)</b>
<b>Parking Placement, see 12.1.04.6</b>		
Front Setback	30' min.	<b>(E)</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	<b>(F)</b>
Rear Setback	5' min./0' min. with alley	<b>(G)</b>
<b>Permitted Subdistricts, see 12.4.02</b>		
Core	Corridor	Industrial
Multifamily	Detached	
<b>Description</b>		
A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking shall be located in the rear.		
<b>Facade Transparency, see 12.4.04.5</b>		<b>%</b>
<b>Ground level facing streets or civic open spaces</b>	<b>15 min.</b>	
<b>Above the ground level</b>	<b>15 min.</b>	

Notes:

Figure OPC-5.07 Live/Work Building

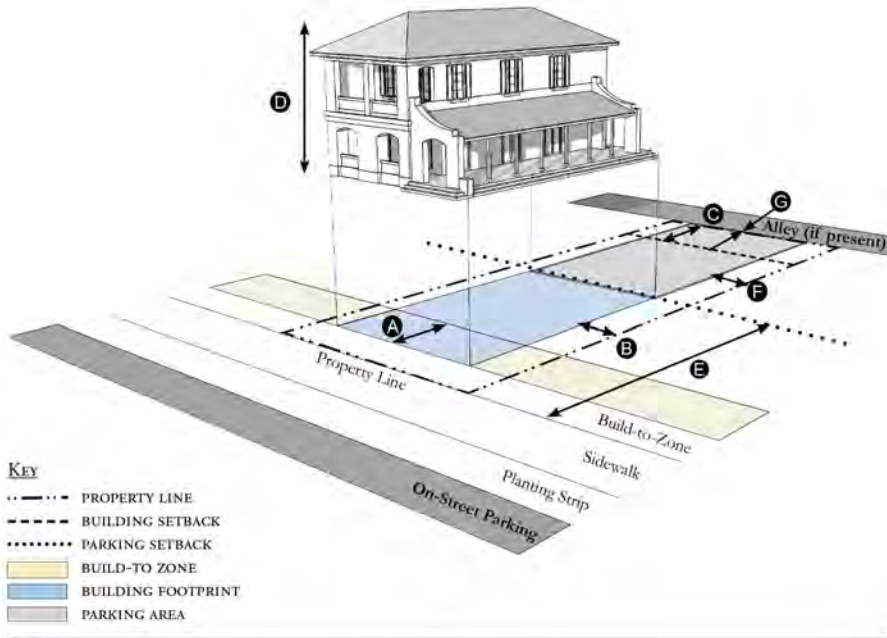


<b>Building Placement, see 12.1.04.6</b>		
Frontage Buildout	80% min.	
Front Build-to-Zone	10' min./25' max.	<b>A</b>
Side at Street Setback	10' min.	
Side at Property Line Setback <sup>1</sup>	10' min.	<b>B</b>
Rear Yard Setback <sup>1</sup>	10' min	<b>C</b>
<b>Height, see 12.1.04.2</b>		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table OPC-5	<b>D</b>
<b>Parking Placement, see 12.1.04.6</b>		
Front Setback	30' min.	<b>E</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	<b>F</b>
Rear Setback	5' min./0' min. with alley	<b>G</b>
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
<b>Permitted Subdistricts, see 12.4.02</b>		
Core	Corridor	Industrial
<b>Description</b>		
A Live/Work Building is a building which is predominately residential in its character, but contains commercial and residential uses.		
<u>Facade Transparency, see 12.4.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	
<u>Above the ground level</u>	<u>15 min.</u>	

Notes:

<sup>1</sup>Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.

Figure OPC-5.08 Side Yard House

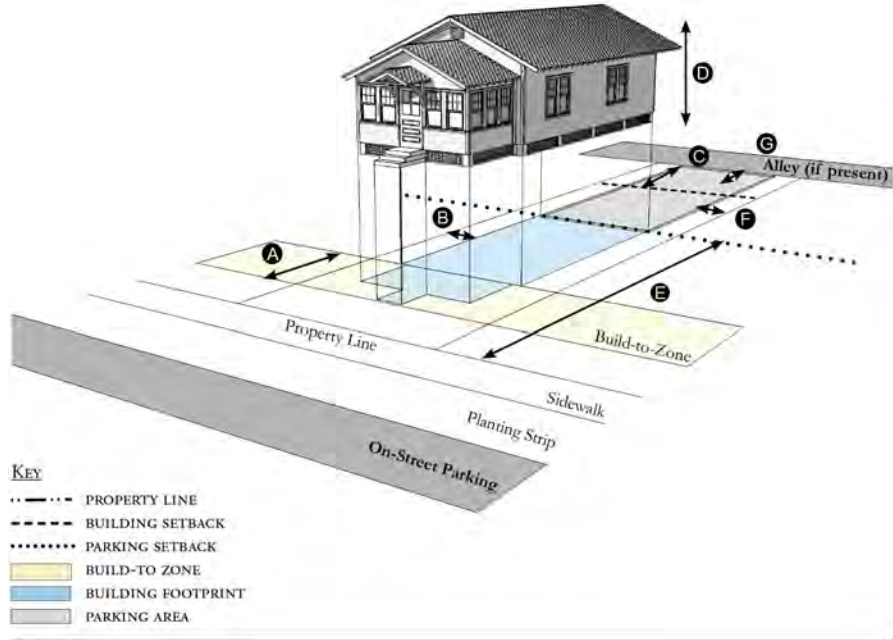


Building Placement, see 12.1.04.6		
Frontage Buildout <sup>1</sup>	60% min.	
Front Build-to-Zone	10' min./25' max.	<b>A</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	<b>B</b>
Rear Yard Setback	10' min/5; min. with alley	<b>C</b>
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	35'/3 stories max.	<b>D</b>
Parking Placement, see 12.1.04.6 and 12.4.07.8		
Front Setback	30' min.	<b>E</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	<b>F</b>
Rear Setback	5' min./0' min. with alley	<b>G</b>
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Permitted Subdistricts, see 12.4.02		
General	Multifamily	Detached
Description		
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.		
<u>Facade Transparency, see 12.4.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>
<u>Above the ground level</u>		<u>15 min.</u>

Notes:

<sup>1</sup> For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.

Figure OPC-5.09 Cottage



Building Placement, see 12.1.04.6		
Frontage Buildout <sup>1</sup>	60% min.	
Front Build-to-Zone	10' min./25' max.	<b>(A)</b>
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	<b>(B)</b>
Rear Yard Setback	10' min	<b>(C)</b>
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max.	<b>(D)</b>
Parking Placement, see 12.1.04.6 and 12.4.07.8		
Front Setback	30' min.	<b>(E)</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	<b>(F)</b>
Rear Setback	5' min.	<b>(G)</b>
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Multifamily
Detached		
Description		
A Cottage is a detached building with a small front yard often located on a narrow lot Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.		
<u>Facade Transparency, see 12.4.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>
<u>Above the ground level</u>		<u>15 min.</u>

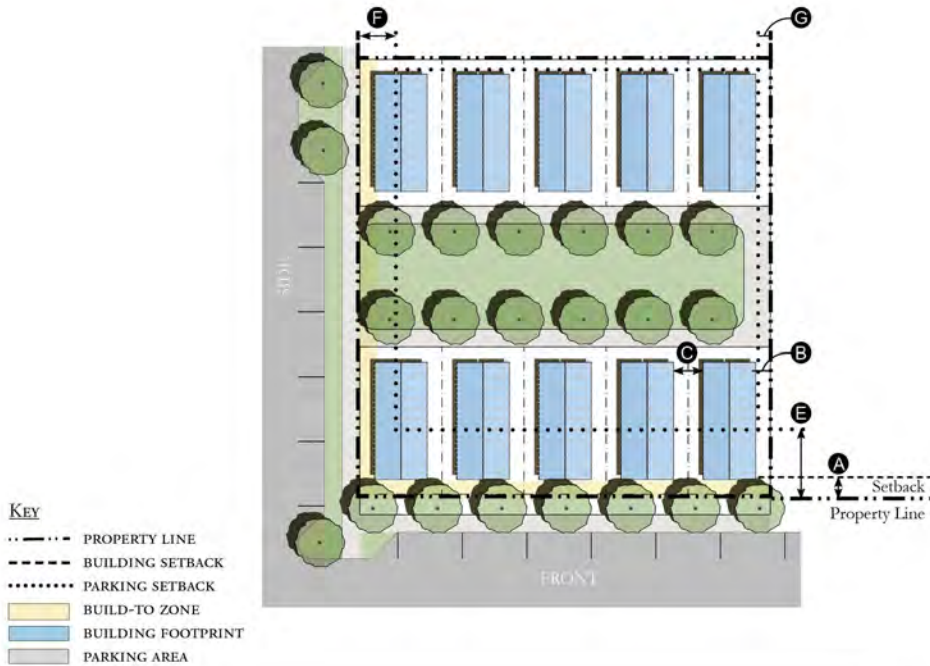
Notes:

Cottages shall not exceed a footprint of 2,000 square feet.

<sup>1</sup> For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.

Figure OPC-5.10 Cottage Court



<b>Building Placement, see 12.1.04.6</b>		
Frontage Buildout <sup>1</sup>	60% min.	
Front Build-to-Zone	6' min.	<b>(A)</b>
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	<b>(B)</b>
Unit Separation	10' min	<b>(C)</b>
<b>Height, see 12.1.04.2</b>		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max.	<b>(D)</b>
<b>Parking Placement, see 12.1.04.6</b>		
Front Setback	30' min.	<b>(E)</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	<b>(F)</b>
Rear Setback	5' min.	<b>(G)</b>
<b>Permitted Subdistricts, see 12.4.02</b>		
Core	Corridor	Multifamily
<b>Description</b>		
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.		
<b>Facade Transparency, see 12.4.04.5</b>		<b>%</b>
<b>Ground level facing streets or civic open spaces</b>		<b>15 min.</b>
<b>Above the ground level</b>		<b>15 min.</b>

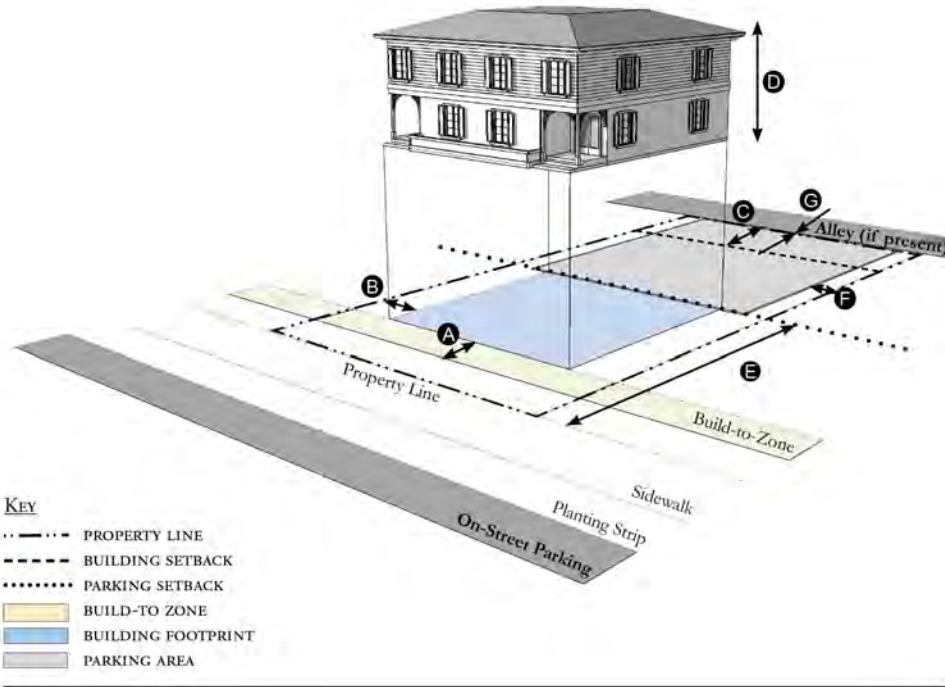
Notes:

Cottage Courts may include duplexes.

<sup>1</sup> For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.

Figure OPC-5.11 Duplex



**KEY**

- PROPERTY LINE
- ..... BUILDING SETBACK
- ..... PARKING SETBACK
- BUILD-TO ZONE
- BUILDING FOOTPRINT
- PARKING AREA

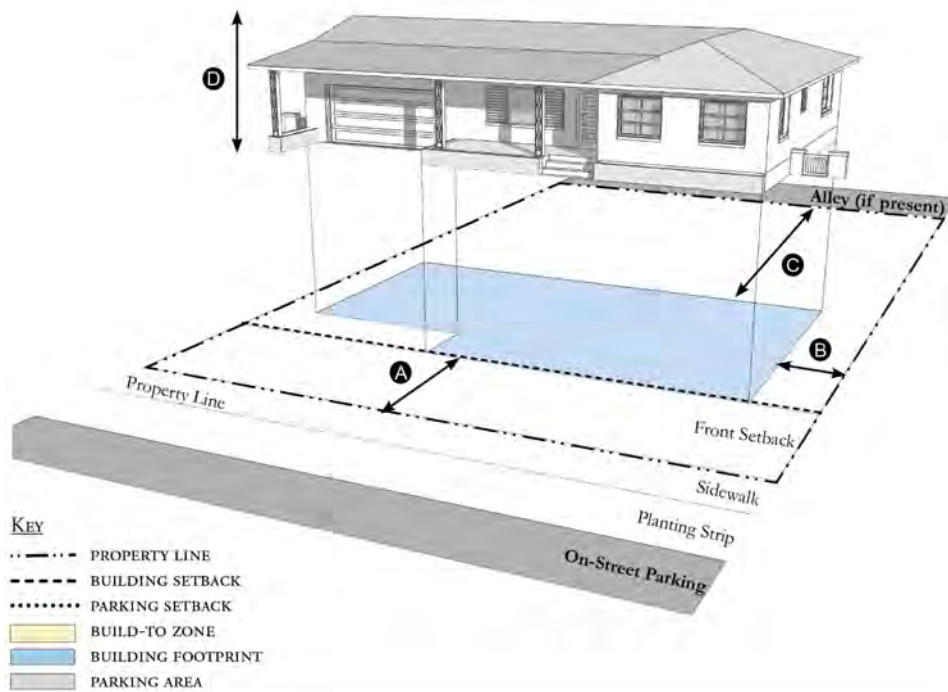
<b>Building Placement, see 12.1.04.6</b>		
Frontage Buildout <sup>1</sup>	60% min.	
Front Build-to-Zone	10' min./25' max.	<b>A</b>
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	<b>B</b>
Rear Yard Setback	10' min	<b>C</b>
<b>Height, see 12.1.04.2</b>		
Ceiling at Ground Level	Not applicable	
Building Height	35'/3 stories max.	<b>D</b>
<b>Parking Placement, see 12.1.04.6 and 12.4.07.8</b>		
Side at Property Line	5' min.	<b>F</b>
Rear Setback	5' min./0' min. with alley	<b>G</b>
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		
<b>Permitted Subdistricts, see 12.4.02</b>		
<b>Multifamily</b>		
<b>Description</b>		
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.		
<b>Facade Transparency, see 12.4.04.5</b>		
		<b>%</b>
<b>Ground level facing streets or civic open spaces</b>		<b>15 min.</b>
<b>Above the ground level</b>		<b>15 min.</b>

**Notes:**

An ADU is prohibited on lots on which a duplex is located.

<sup>1</sup>For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

Figure OPC-5.12 All Yard House

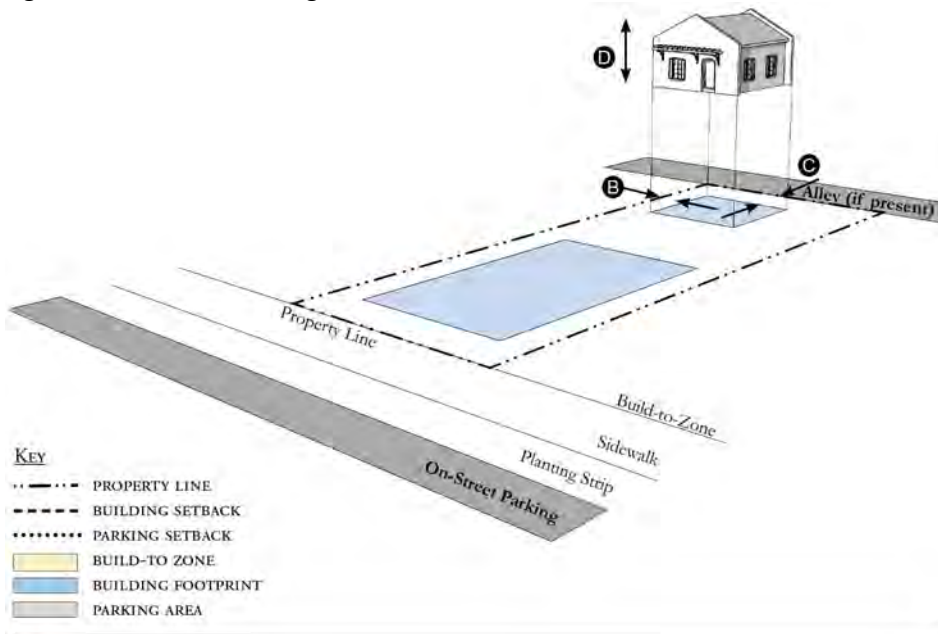


<b>Building Placement, see 12.1.04.6</b>		
Frontage Buildout	Not Required	
Front Setback	20' min.	<b>(A)</b>
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	<b>(B)</b>
Rear Yard Setback	10' min	<b>(C)</b>
<b>Height, see 12.1.04.2</b>		
Ceiling at Ground Level	Not applicable	
Building Height	35'/3 stories max	<b>(D)</b>
<b>Parking Placement, see 12.1.04.6 and 12.4.07.8</b>		
Side at Property Line	5' min.	<b>(F)</b>
Rear Setback	5' min., 0' min. alley	<b>(G)</b>
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		
<b>Permitted Subdistricts, see 12.3.02</b>		
Multifamily	Detached	
<b>Description</b>		
An All Yard House has yards on all sides and may contain accessory structures toward the rear.		
<u>Facade Transparency, see 12.4.04.5</u> %		
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>
<u>Above the ground level</u>		<u>15 min.</u>

Notes:

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.

Figure OPC-5.13 Outbuilding



**KEY**

- PROPERTY LINE
- - - BUILDING SETBACK
- ..... PARKING SETBACK
- BUILD-TO ZONE
- BUILDING FOOTPRINT
- PARKING AREA

Building Placement, see 12.1.04.6		
Frontage Buildout	Not required	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	<b>(B)</b>
Rear Yard Setback <sup>1</sup>	5' min	<b>(C)</b>
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	24' <sup>1</sup> / <sub>2</sub> stories max.	<b>(D)</b>
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Multifamily	Detached	
Description		
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.		
<u>Facade Transparency, see 12.4.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>

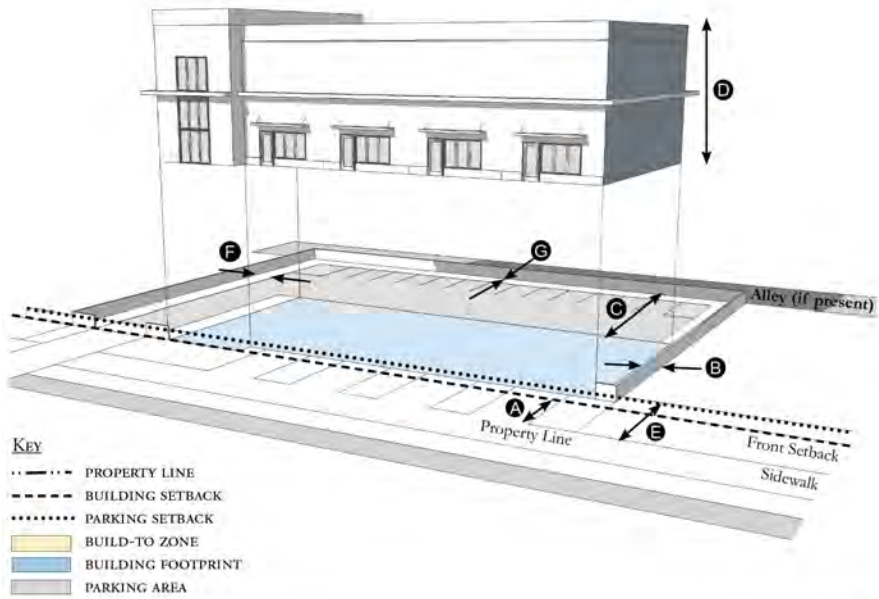
Notes:

Outbuildings shall not exceed a footprint of 850 square feet.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.



**Figure OPC-5.14 Industrial Building**



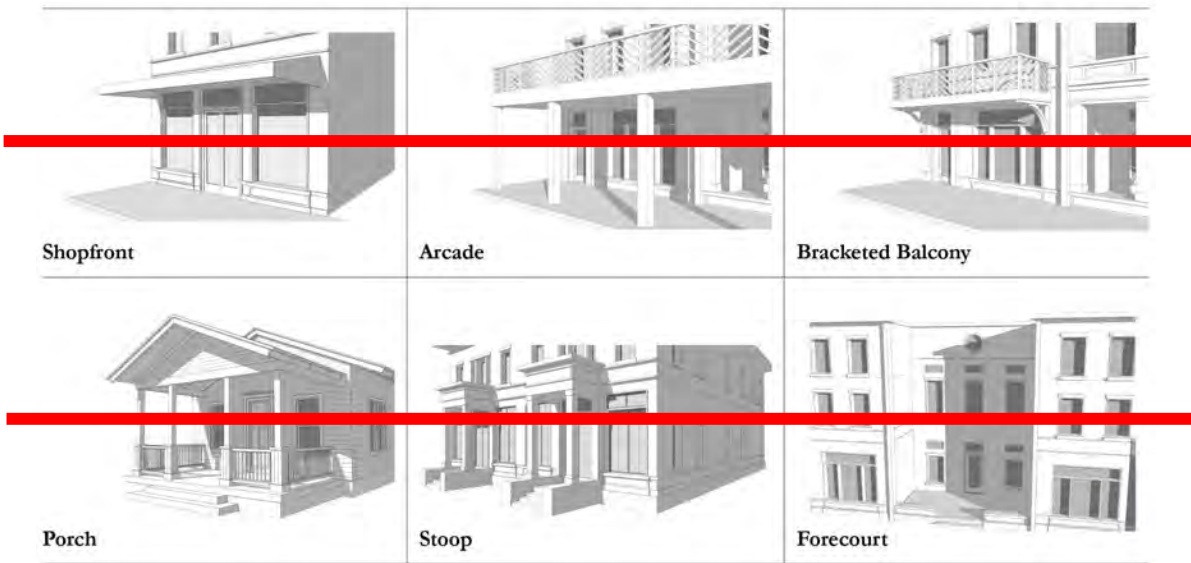
<b>Building Placement, see 12.1.04.6</b>		
Frontage Buildout	Not required	
Front Setback	20' min.	<b>A</b>
Side at Street Setback	5' min.	
Side at Property Line Setback <sup>1</sup>	5' min.	<b>B</b>
Rear Yard Setback	10' min/5' min. with alley	<b>C</b>
<b>Height, see 12.1.04.2</b>		
Ceiling at Ground Level	Not applicable	
Building Height	30'/3 stories max.	<b>D</b>
<b>Parking Placement, see 12.1.04.6</b>		
Front Setback	30' min.	<b>E</b>
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	<b>F</b>
Rear Setback	5' min./0' min. with alley	<b>G</b>
Parking shall not be located between the building and the street.		
<b>Permitted Subdistricts, see 12.4.02</b>		
Industrial		
<b>Description</b>		
An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.		
<b>Facade Transparency, see 12.4.04.5</b>		<b>%</b>
<b>Ground level facing streets or civic open spaces</b>		<b>15 min.</b>

Notes:

<sup>1</sup>Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.

**Figure OPC 5.15 Frontage Types Matrix**



2. — *Frontage Types.* Using one or more of the permitted frontage types indicated in Table OPC 5.16 are required within the Core and Corridor Subdistricts. Standards for Frontage Types are found in 12.1.05. Frontage Types are encouraged in the Industrial, Multifamily and Detached Subdistricts, but are not required.

**Table OPC 5.16—Permitted Frontage Types Matrix**

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch <sup>1</sup>	Stoop	Forecourt
Core	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Detached	-	-	-	-	-	-
Primary Streets shall include the required Principal Entrance and Frontage Type.						

<sup>1</sup>For implementation in the OPC Redevelopment Zoning District, Figure 12-7.04 Porch Frontage is modified such that the minimum depth of a porch shall be five feet and the maximum depth shall be eight feet.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

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## Sec. 12.4.12. Architectural standards.

The following Architectural Standards are applicable within Old Palm City Redevelopment Zoning District:

1. Architectural Standards must comply with the Architectural Standards established for all Redevelopment Zoning Districts in Section 12.1.12. ~~Accessory Structures. Accessory structures shall be designed and constructed to match the architectural style and building form of the principal building. For accessory structures less than 400 square feet, a complementary or matching color shall meet the requirements of this standard.~~
2. ~~Historic Structures. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div. 13, Article 4.~~
3. ~~Architectural styles. All new development in the Old Palm City CRA shall adhere to one of the four architectural styles described in this section. Any substantial improvement of an existing structure improvement of an existing structure or substantial renovation of a building exterior shall be consistent with the existing architectural style of the building or one of the four architectural styles in this section. Industrial development and industrial buildings are exempt from the requirement that one of the four architectural styles be used. See Section 12.4.04, Building Type and Frontage Type Standards, for standard applicable to industrial buildings.~~
  - a. ~~Florida Vernacular. The Florida Vernacular style is derived from several different building styles within the Sunshine State, and is a blend of many traditional architectural styles, including, Colonial, Victorian, Queen Anne, etc. The Florida Vernacular also consists of many variations, including Key West, Cracker, Bungalow, Caribbean, and Coastal. General characteristics:~~
    - i. ~~Metal standing seam or "V" crimp roofs predominant. Asphaltic shingle or wooden shakes are also used.~~
    - ii. ~~Roofs are primarily gabled with slope 6:12 or greater with deep (two feet to four feet) overhangs, exposed rafters, and roof vents.~~
    - iii. ~~Vertically proportioned massing.~~
    - iv. ~~Horizontal wood lap siding (four inch to six inches exposed) with vertical corner boards.~~
    - v. ~~Vertically proportioned windows (double hung) and doors with wooden surrounds and sills.~~
    - vi. ~~Deep porches are signature Florida Vernacular. Many porches are full length or wrap around, with post supports. Sometimes the roof of the porch has a different slope than the principal building.~~
    - vii. ~~Usually sits on continuous skirted base, concealing crawl space for ventilation.~~
    - viii. ~~Other elements of this style include widow walks, cupola or tower, Bahama shutters, exposed structural details (beams, rafters), shingles, post and rails, and picket fences.~~
  - b. ~~Florida Bungalow. Florida Bungalow is itself a variation of the countrywide Bungalow style, which began in California, evolving from the Craftsmen Style. Homes generally have low and simple lines with wide projecting roofs and large porches with tapered wooden posts or masonry piers. Variations of this style include, Prairie, Craftsman or "Stick" style. General characteristics and elements:~~
    - i. ~~Predominately gabled roofs with shallow slopes (3:12-6:12) with asphalt shingles, deep overhangs, exposed rafters.~~
    - ii. ~~The roof often has shed dormers.~~
    - iii. ~~Primarily wood or masonry exterior finishes, commonly stucco, or wood siding and shingles.~~

- 
- iv. — Continuous masonry or stone building base, steps, and pedestal for porch columns.
  - v. — Wooden brackets, railings, and tapered columns are very common
  - vi. — Vertically proportioned windows (double hung with multiple vertically divided lights).
  - vii. — Doors have wooden surrounds.
  - viii. — Porches with tapered posts are the most obvious bungalow.
- c. — *Caribbean or Anglo-Caribbean.* Caribbean or Anglo-Caribbean is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials. A prominent feature is the clear distinction between first and second floors, between the massive and masonry (Mediterranean), and the delicate and wood (Wood Vernacular). General characteristics and elements:
- i. — Typically, hipped roofs with 4:12 to 8:12 slopes, of wood or asphalt shingles, metal, or slate.
  - ii. — Deep overhangs often with different, shallower roof slope.
  - iii. — Exposed rafters and thin eaves.
  - iv. — Combination of masonry or stone and wood façades, typically ground floor stucco masonry and wood siding second floor, with long covered balconies and porches, louvered openings and shutters.
  - v. — Vertical or square proportioned windows (double hung or casement) and doors, with deep openings to give the impression of thickness and solidity.
  - vi. — Columns (smooth and round or squared masonry), posts, wooden and masonry balustrades, and brackets are common elements.
  - vii. — Front porches and balconies under the primary roof, and loggias are common elements.
- d. — *Mediterranean Revival.* The Mediterranean Revival style is characterized and recognized by barrel tile roofs, richly painted stucco masonry façades, arched openings and windows, and the appearance of solidity and permanence. Mediterranean Revival style variations include Mission and Santa Fe, or Pueblo revival. General characteristics and elements:
- i. — The roofs are generally shallow sloped hipped or gabled roofs (3:12 to 6:12).
  - ii. — The building has irregular massing with a variety of shapes and heights.
  - iii. — The building has eclectic ornamentation.
  - iv. — The building has arcades, loggias, balconies, porches, and courtyards.
  - v. — Windows and doors are generally of vertical or square proportions, sometimes with arches and ornamentation. The openings are deep and cast shadows which give the impression of thickness and solidity.
  - vi. — Brackets, balconies, shutters and other supporting elements are usually wood or iron.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)