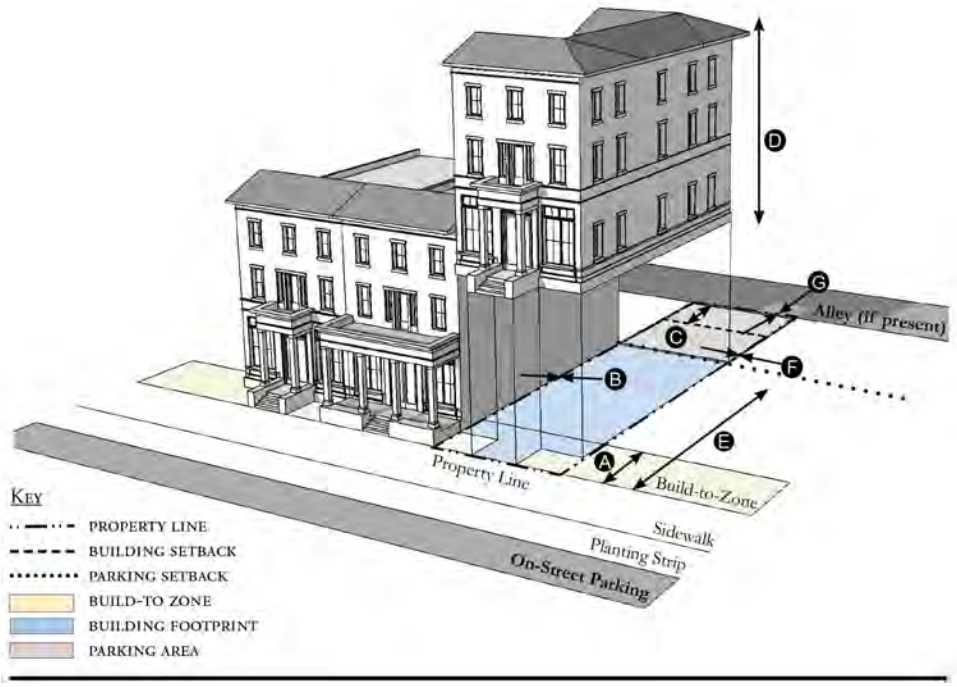
From Sec. 12.5.05. Building type and frontage type standards…

Figure HS-5.06 Townhouse



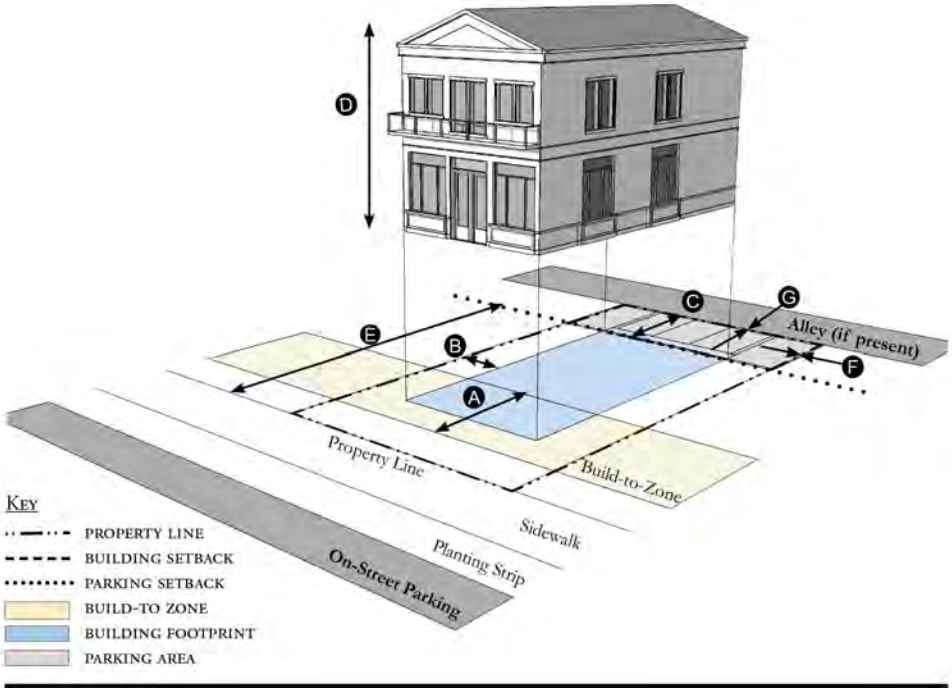
Building Placement, see 12.1.04.6		
Frontage Buildout	70% min.	
Front Build-to-Zone	0' min./15' max.	A
Side at Street Build-to-Zone	0' min./15' max.	
Side at Property Line Setback[1, 2]	0' min. or 10' min.	B
Rear Yard Setback[1]	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table HS-5/2 stories min.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.5.02		
Core	General	Corridor
Detached	Multifamily	Railroad Corridor

Description
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.

Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.
Above the ground level	15 min.

Figure HS-5.07 Live/Work Building



Building Placement, see 12.1.04.6		
Frontage Buildout	70% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback[1]	10' min.	B
Rear Yard Setback[1]	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table HS-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

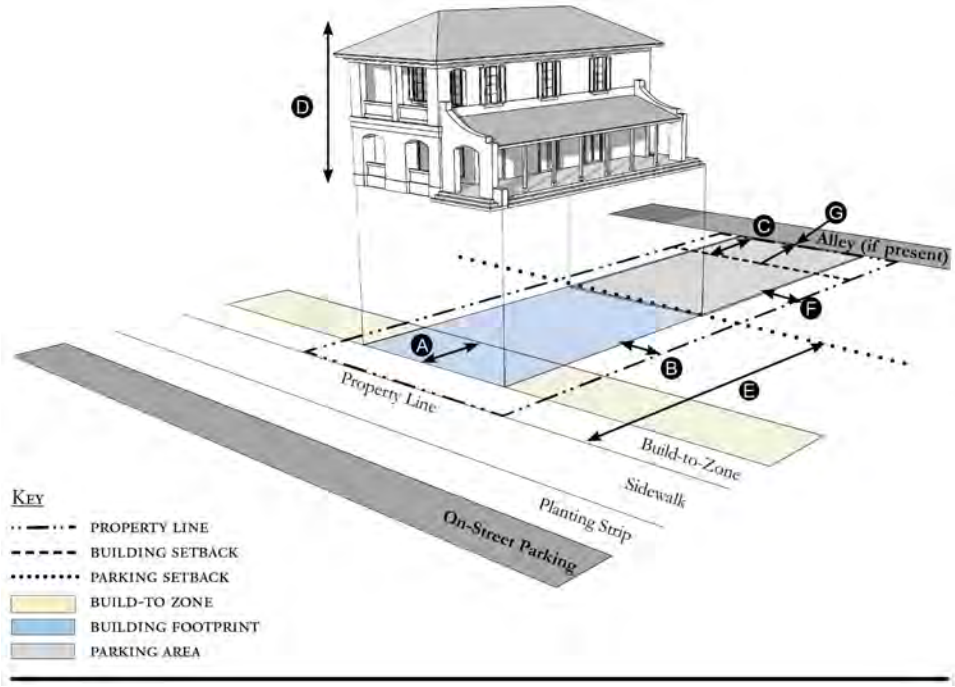
Permitted Subdistricts, see 12.5.02			
Core	Railroad Corridor	General	Corridor
Description			
A Live/Work Building is a building which is predominately residential in its character, but contains commercial and residential uses.			

Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.
Above the ground level	15 min.

Notes: [1] 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 HS-5.

Figure HS-5.08 Side Yard House



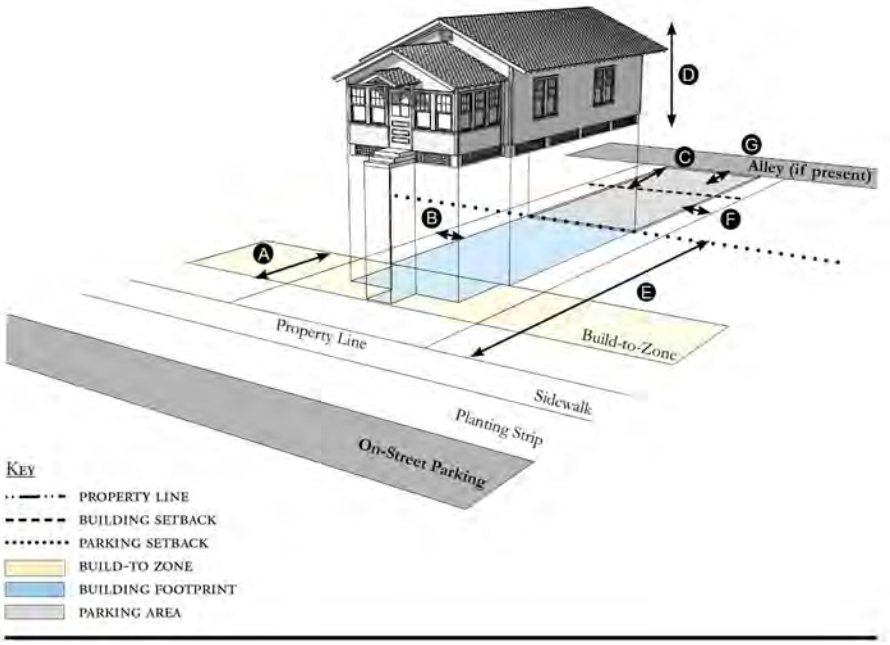
Building Placement, see 12.1.04.6		
Frontage Buildout[1]	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	B
Rear Yard Setback	10' min/5; min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table HS-5	
Parking Placement, see 12.1.04.6 and 12.5.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

Permitted Subdistricts, see 12.5.02			
General	Detached	Corridor	Multifamily

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.

Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.
Above the ground level	15 min.

Figure HS-5.10 Cottage



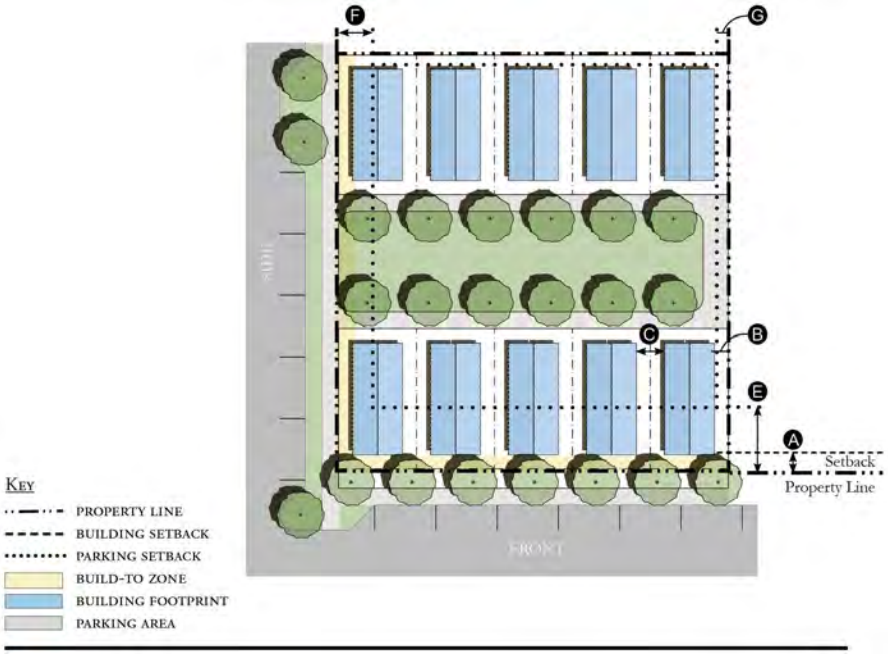
Building Placement, see 12.1.04.6		
Frontage Buildout[1, 2]	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max.	D
Parking Placement, see 12.1.04.6 and 12.5.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min.	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

Permitted Subdistricts, see 12.5.02		
Core	General	Corridor
Multifamily	Mobile Home	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.

Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.
Above the ground level	15 min.

Figure HS-5.10 Cottage Court



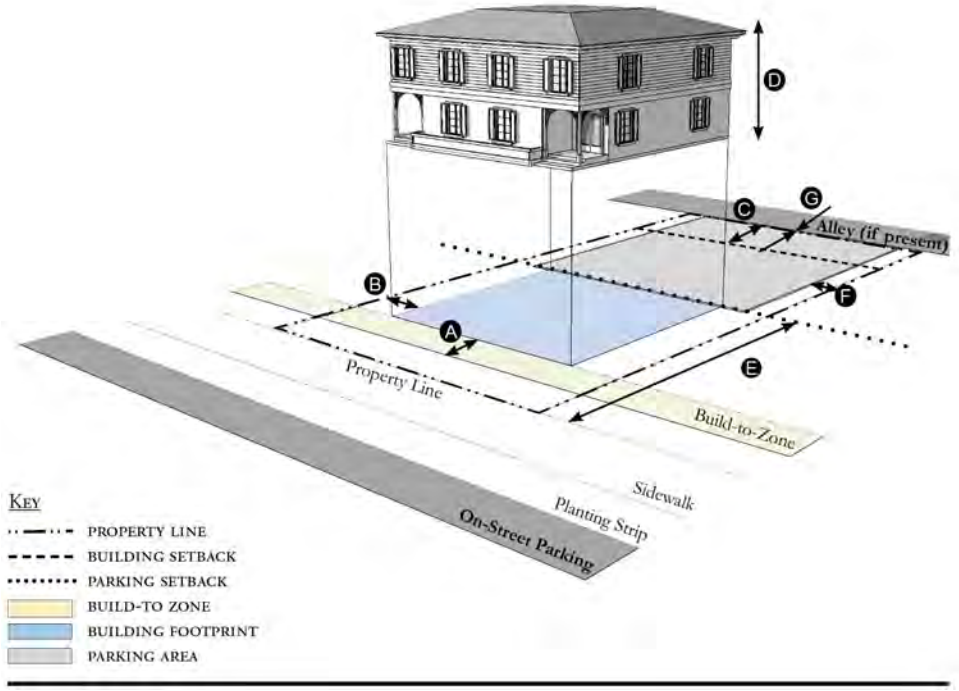
Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Setback	6' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Unit Separation	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min.	G

Permitted Subdistricts, see 12.5.02		
Core	General	Corridor
Multifamily	Mobile Home	

Description
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.

Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.
Above the ground level	15 min.

Figure HS-5.11 Duplex



Building Placement, see 12.1.04.6		
Frontage Buildout[1]	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max.	D
Parking Placement, see 12.1.04.6		
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
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.		

Permitted Subdistricts, see 12.5.02	
General	Multifamily
Description	
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.	

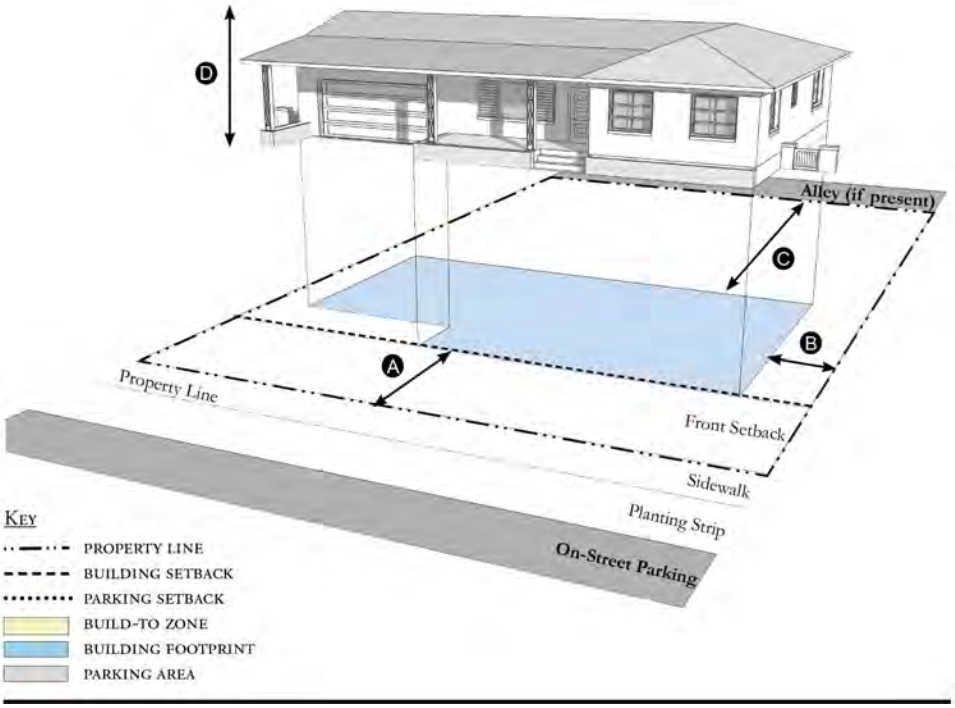
Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.
Above the ground level	15 min.

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

[1] 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 HS-5.

Figure HS-5.12 All Yard House



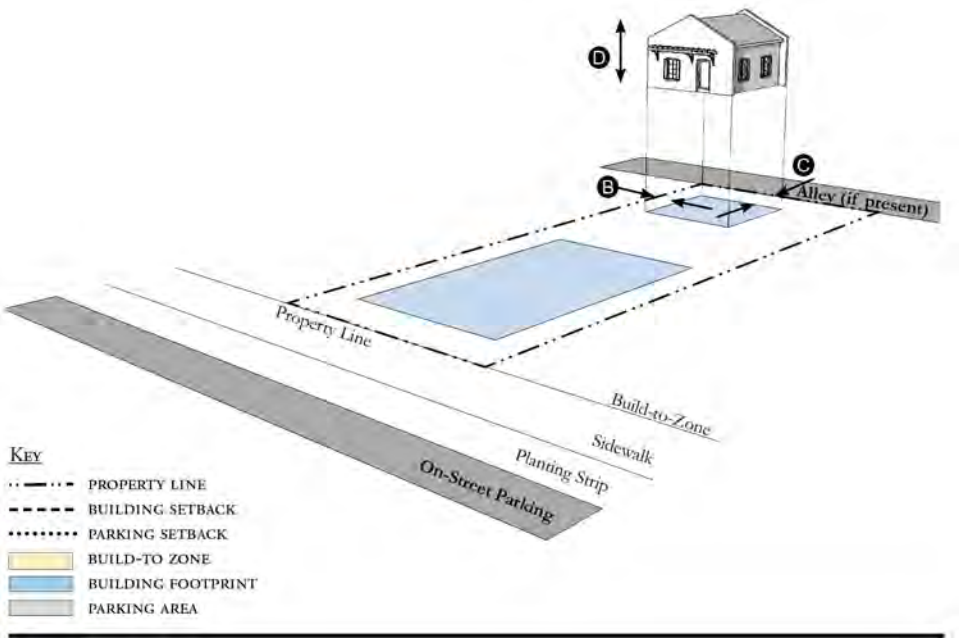
Building Placement, see 12.1.04.6		
Frontage Buildout	Not Required	
Front Setback	20' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Rear Yard Setback	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max	D
Parking Placement, see 12.1.04.G		
Side at Property Line	5' min.	F
Rear Setback	5' min., 0' min. alley	G
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.		

Permitted Subdistricts, see 12.2.02		
General	Detached	Multifamily
Mobile Home		
Description		
An All Yard House has yards on all sides and may contain accessory structures toward the rear.		
Façade Transparency, see 12.5.04.5	%	
Ground level facing streets or civic open spaces	15 min.	
Above the ground level	15 min.	

Notes:

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

Figure HS-5.13 Outbuilding



Building Placement, see 12.1.04.6		
Frontage Buildout	Not applicable	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	B
Rear Yard Setback[1]	5' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	24'/2 stories max.	D
Parking Placement, see 12.1.04.6		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		

Permitted Subdistricts, see 12.5.02		
Core	General	Railroad Corridor
Multifamily	Mobile Home	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.

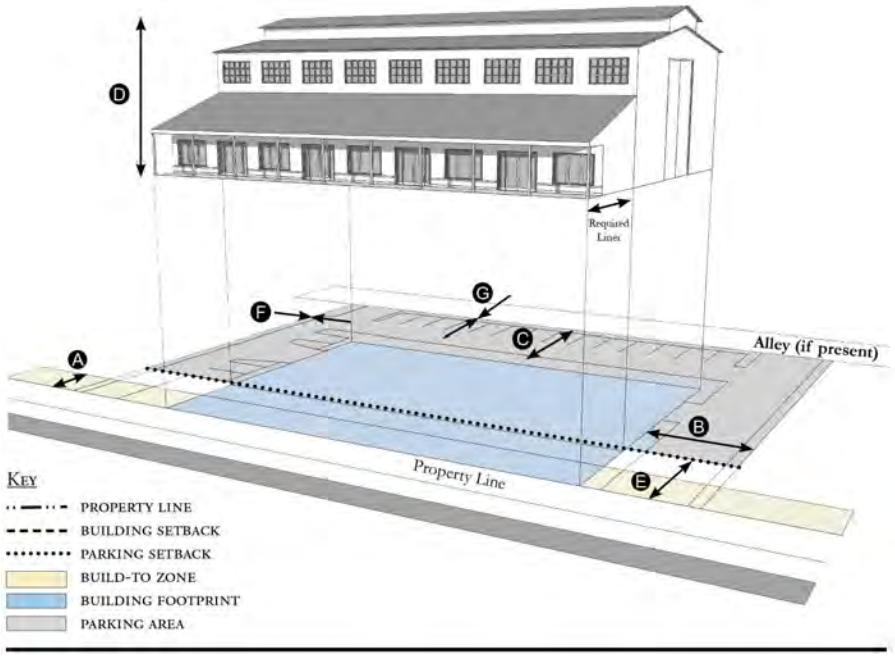
Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	15 min.

Notes:

Outbuildings shall not exceed a footprint of 850 square feet.

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

Figure HS-5.14 Boat Barn



Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Build-to-Zone[1]	0' min., 15' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback[1]	10' min.	B
Rear Yard Setback[1]	10' min/5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table HS-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		

Permitted Subdistricts, see 12.5.02		
Corridor	General	Railroad Corridor
Description		
A Boat Barn is an indoor storage facility. A liner with habitable uses is required to avoid large blank façades to visible to the public A liner shall face all primary streets. Liners maybe additional commercial space with permitted uses.		
Façade Transparency, see 12.5.04.5	%	
Ground level facing streets or civic open spaces	15 min.	

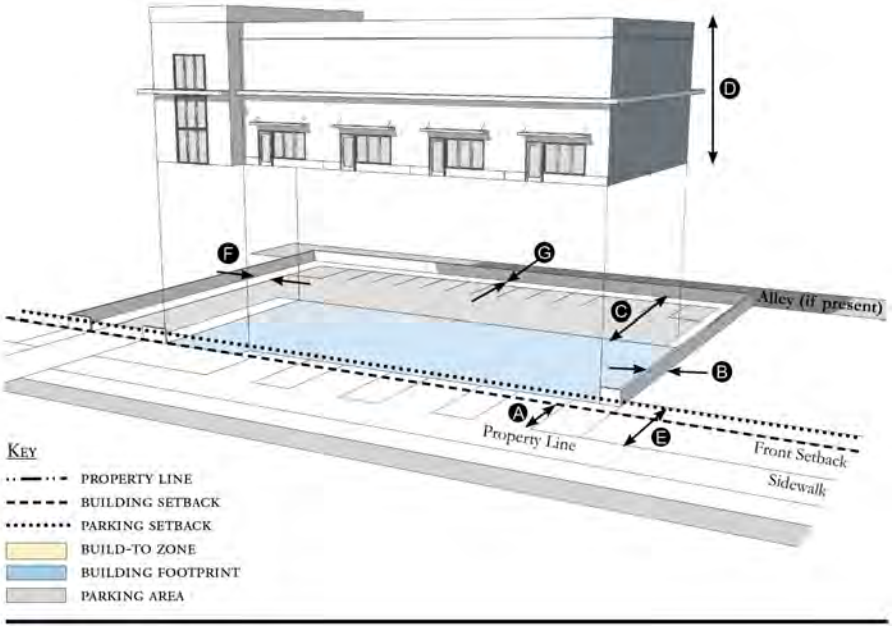
Notes:

A commercial liner shall be a minimum depth of 20 feet.

[1] 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 HS-5.

Figure HS-5.15 Industrial Building



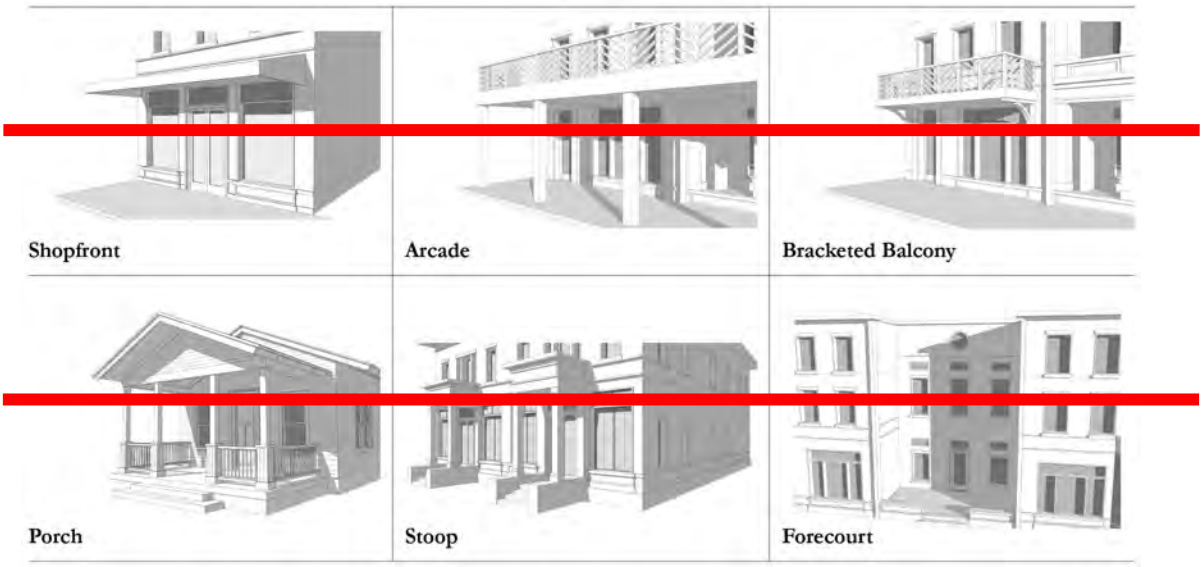
Building Placement, see 12.1.04.6		
Frontage Buildout	Not required	
Front Setback	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback[1]	5' min.	B
Rear Yard Setback	10' min/5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table HS-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		
Permitted Subdistricts, see 12.5.02		
Railroad Corridor		
Description		
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.		
Façade Transparency, see 12.5.04.5	**%**	
Ground level facing streets or civic open spaces	15 min.	

Notes:

[1] 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 HS-5.

~~**Figures HS-5.16 Frontage Types Matrix**~~



2. ~~*Frontage Types.* Using one or more of the permitted frontage types indicated in Table HS-5.17 is required within the Core, General, Corridor, and Railroad Corridor Subdistricts. Standards for frontages types are found in Section 12.1.05. Frontage Types are encouraged in the Multifamily, Mobile Home, and Detached Subdistrict, but are not required.~~

~~**Table HS-5.17 - Permitted Frontage Types Matrix**~~

~~Subdistrict~~	~~Shopfront~~	~~Arcade~~	~~Bracketed Balcony~~	~~Porch1~~	~~Stoop~~	~~Forecourt~~
~~Core~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~General~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Corridor~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Railroad Corridor~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Multifamily~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Mobile Home~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Detached~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Primary Streets shall include the required Principal Entrance and Frontage Type.~~						

~~[1]For implementation in the HS Redevelopment Zoning District, Figure 12-7.04 Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.~~

(Ord. No. 1134, pt. I(Exh. A), 6-16-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

From Sec. 12.6.05. Building type and frontage type standards...

Sec. 12.5.12. Architectural standards.

~~The following Architectural Standards are applicable within Hobe Sound 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. *Heat Island Effect.* In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:~~

~~a. Non-roofed: Provide shade on at least 30 percent of non-roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high-albedo materials (reflectance of at least .3) for 30 percent of the site's non-roofed impervious surfaces; or, use open grid pavement system.~~

~~b. Roofed: Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area.~~

~~c. Parking Garage Roofs: Provide shade on at least 30 percent of any exposed parking on the roof.~~

~~4. *Architectural styles.* All new development in the Hobe Sound CRA shall adhere to one of the four architectural styles described in this section. Any substantial 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 12.5.05, Building Type and Frontage Type Standards, for standards applicable to industrial buildings.~~

~~a. *Florida Vernacular.* General characteristics of Florida Vernacular Architectural Style.~~

~~i. Roofs of the principal building are typically gabled with a slope between 6:12 and 12:12.~~

~~ii. Roofing materials consist of metal, standing seam or "V" crimp, asphaltic shingles or wooden shakes.~~

~~iii. Roof overhangs are typically deep, between two feet and four feet, and have exposed rafter tails. Fasciae on the gabled ends are deeper than those exposed along the running eave edge.~~

~~iv. When attic spaces are desired, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall along the running eave edge.~~

~~v. Generally, the massing of Florida Wood Vernacular buildings is vertically proportioned and two stories. Where possible, roof rafters should be exposed to the interior to allow for greater interior volume on the second floor.~~

~~vi. The exterior finishes are almost always horizontal wood lap siding. The siding should have between four inches to six inches exposed to the weather and is terminated with vertical corner boards at the building's edges. Other siding materials such as wood-plank are acceptable.~~

~~vii. Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally-proportioned openings are made of a grouping of vertical windows. Windows are usually double hung with no light divisions in the top or bottom sash.~~

viii. Porches are ideal and in many cases wrap around the front façade and continue at some length along the side façade. The porch roof is supported by posts which are placed to create vertical or square openings between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the front, around floor elevation. The porch roof may be of a different slope than that of the principal building, however detailing and overhangs shall be consistent.

ix. The entire Florida Wood Vernacular building sits on a continuous, typically skirted, base. The base actually conceals a crawl space to allow for access and ventilation to the underside of the building.

x. Other architectural styles which could be considered in this genre include Victorian, "Carpenter Gothic," Cracker, and Shingle styles.

b. *Mediterranean Revival.* General characteristics of Mediterranean Revival Architectural Style.

i. Roofs of the principal building can be hipped, gabled or a combination of both. Roof slopes are somewhat shallow and are generally sloped between 3:12 and 6:12.

ii. Roofing materials consist of barrel tile, Spanish "S" tile, or flat concrete tile.

iii. Roof overhangs can vary from being deep to having no overhang at all. When deep overhangs exist, they are typically supported by sizable wooden brackets. Roofs that do not overhang are usually treated with a molded cornice.

iv. The Mediterranean Revival House is typified as ornate, asymmetrical and eclectic. It is not uncommon to have multiple levels, multiple interior and exterior spaces, and even multiple buildings. Building massing tends to irregular with a variety of shapes and heights; however, the appearance of solidity and permanence is critical.

v. Exterior finishes are almost exclusively stucco and colored with great richness, variety and multiple methods of application.

vi. Brackets, balconies, porches, shutters, and other elements are usually wood or iron.

vii. The prolific use of arched openings or windows is also a prominent characteristic.

viii. Windows and doors are of vertical and/or square proportions with the occasional round, oval or ornamental windows.

ix. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity.

x. Windows usually have divided lights and are commonly double-hung, casement, or jalousie. Window and door surrounds, when they exist, are made of stucco or stone.

xi. The attached porch is a common element, as are balconies and courtyards. Loggias (porches not attached but located within the volume of the building) are very common and may even serve as outside circulation between rooms.

xii. Columns, posts, wooden and masonry balustrades, brackets and various ornamentation are all very common elements within this genre. Columns may be rounded, twisted, or detailed as squared masonry piers. Although all of these elements are compatible, it is the delicate composition of a few of them that creates the successful Mediterranean Revival house.

xiii. Variations of this style include Mission or Santa Fe.

c. *Caribbean or Anglo-Caribbean.* General characteristics of Anglo Caribbean Architectural Style.

i. The Anglo-Caribbean house is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials.

ii. Roofs of the Anglo-Caribbean house are made of wood or asphalt shingles, metal or slate. Roof slopes are between 4:12 and 8:12 and are typically hip roofs.

iii. Roof overhangs are typically quite deep with exposed rafter tails and thin eaves. Often the overhang will kick out from the beam at a shallower roof slope to give the appearance of a canted roof. This allows for a steeper roof slope and a deeper overhang without covering too much of the elevation with roof. Brackets can be used at the overhang but are not used as extensively as with the Florida Bungalow house.

iv. Masonry or stone is used on the ground floor while wood framing and siding are used on the second floor. The façade compositions are typically symmetrical with long covered balconies and porches. Ground level masonry columns or piers support second level wooden posts.

v. Exterior finishes are almost exclusively lower level stucco and upper level siding. Colors tend to be subtle with an emphasis on natural materials and earth tones. There is extensive use of balconies supported by brackets, two story porches, Louvered openings and shutters. Detailing and ornamentation is very simple in its usage.

vi. Windows and doors are of vertical and/or square proportions. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity. Windows can have divided lights, single lights and may borrow light configurations from the Florida Bungalow or Craftsman languages. Windows are most commonly double hung or casement. Window and door surrounds, when they exist, are made of stucco, stone or wood.

vii. The front porch is a common element and typically supports a second story balcony and is thereby under the primary roof. Loggias, like in Mediterranean Revival, can be found on either the first or second story. Porches are augmented by second floor balconies.

viii. Columns, posts, wooden and masonry balustrades, and brackets are all very common elements within this architecture. Columns are either smooth and round, or can be detailed as square masonry piers. The most prominent feature of the Anglo-Caribbean house is the clear distinction between the first and second floors; between the massive and the delicate, between masonry and wood.

d. *Florida Bungalow*. General characteristics of Florida Bungalow Architectural Style.

i. The Florida Bungalow house, like the Mediterranean Revival, is eclectic in its origins and detailing. Generally, the house is one or one-and-a-half stories tall and maintains a low profile. It is typically moderate in size yet delivers a prominent street presence with its porches and detailing.

ii. Roofs of the Bungalow are predominantly gabled with shallow slopes of 3:12 to 6:12.c. Roofing materials are mostly asphalt shingles; although metal is appropriate.

iii. Deep overhangs are characteristic as well as exposed rafter tails and support joinery. Typically at a gable's end there are substantial wooden brackets.

iv. Exterior finishes shall be primarily wood and masonry. Although stucco is a common wall finish, variations of wood siding and shingles give the bungalow its true craftsman aesthetic. Masonry and stone are used extensively for a building's base, steps, and the pedestal for porch columns. Wooden brackets, railings, balustrades, and tapered columns are very common elements.

v. Windows and doors are square or vertically proportioned and are almost exclusively double-hung. In character with the Craftsman or Prairie style, windows will typically have multiple vertically divided lights. Many times the top sash alone will be divided with the

bottom sash remaining whole. Window and door surrounds are wood and can be quite elaborate.

vi. Front porches are a very important element in the Bungalow composition. In addition to their usefulness as an important neighborhood device, the front porch provides an opportunity to articulate and ornament an otherwise straightforward box. The porch, when it is the full width of the house, can share the roof of the principal building. When under the primary roof, typically shed or "sleepy" dormers are provided to add light into the roof space. This condition occurs when the ridge of the roof is running parallel to the street.

vii. The Florida bungalow house sits on a continuous stone or masonry base which becomes an integral and defining element throughout the façades. Rarely are rounded columns used. Tapered wooden posts or masonry piers are the most common vertical support members.

viii. Variations of this style include Prairie, Craftsman, or "Stick" style.

(Ord. No. 1134, pt. I(Exh. A), 6-16-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)