

CITY OF *FORT PIERCE*

ARCHITECTURAL DESIGN STANDARDS



NOVEMBER 2024

Architectural Design Standards

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INTRODUCTION

These architectural standards and design styles are intended to provide a basic template for building design and siting within the City of Fort Pierce. These guidelines do not address the uses of land or the interior of buildings, but do regulate the exterior architectural elements of structures, buildings, objects and sites.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

Historic Districts

*These Architectural Standards will also act as basic standards in the review of rehabilitation and new construction in the locally designated historic districts. The purpose of historic preservation in general and of these architectural guidelines in particular is to protect and preserve the rich architectural heritage and the visual public character of Fort Pierce. **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be used as a foundation for the architectural standards applied within the City's Historic Districts.***

GENERAL ARCHITECTURAL STYLE

The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:

South Florida Style

Anglo-Caribbean Style

Mediterranean Style

Classical Style

Art Deco Style

Masonry Modern Style

These styles are purposefully broad in their categorizations in order to provide a wide range of detailing options and flexibility. It should be noted that the styles outlined above will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, the City's Historical Districts, and for innovative or conditional uses.

Applicability

Single family and duplex residential buildings outside of the boundary of the Fort Pierce Redevelopment Agency (FPRA) are encouraged to take account of these architectural design standards but are not regulated by them.

Alternative Styles

Alternative styles to those indicated within these regulations are allowed. However, if a different style is proposed, applicants should provide the following documentation to City Staff and approving bodies:

- *A description of the proposed design concept and components, including images.*
- *A justification and reasoning of the appropriateness of the style for Fort Pierce.*

INNOVATIVE SINGLE-FAMILY, DUPLEX AND ACCESSORY DWELLING DESIGN

Applicability

The standards for single-family, duplex and accessory dwelling unit (ADU) design in respect of small lots can vary from the general requirements of these architectural design standards.

Small Lots

Small lots are located throughout the city and, due to their size, are difficult to develop under standard zoning regulations. Such lots vary in width from 37 feet to 60 feet. All existing platted lots are eligible to be considered under the city's Innovative Community Design regulations.

Standard zoning and setback requirements can be varied by using the Innovative Community Design regulations. Variances may be granted by proposing a design that incorporates improved elements such as architectural, landscaping and stormwater treatment.

Example images of suitable designs are included within these standards. These concepts are not exhaustive and are not

mandatory.



Innovative Community Development designs may include modular homes which should incorporate porches, and material finishes in keeping with site-built homes.

- *The proposal shall demonstrate compatibility with the character of the neighborhood in which it is located.*





- *All proposals shall be required to demonstrate that the design will protect existing adjoining neighbors through appropriate siting, use of landscaping and boundary treatments.*
- *Garages and carports are not allowed to be closer to the street than the front elevation of the house and should be setback from the front elevation at a minimum of 5 feet.*
- *Accessory Dwelling Units of alternative designs are also encouraged. Modular construction is permitted.*



COMMERCIAL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

Applicability

The standards for Commercial, Multi-Family and Mixed-use buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure).

Facades

Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large plain walls. Visual interest shall be consistent with the community's identity and character through the use of detail and scale.

The building's mass shall be broken out by the use of varied height and width. This may be achieved through building articulation so the architecture appears to be divided into distinct massing elements and details which can be perceived at the scale of the pedestrian.

Building articulations should occur both in elevation (building height) and in plan (building placement). Areas set back from the boundary of the site are opportunities for streetscape plantings, site elements, sidewalks and gathering spaces.

Utilize front setbacks to provide space for outdoor activities such as extension of the sidewalk with seating areas, where possible.

Building façades should be composed so that proportions generally do not exceed height to width ratios of 3:1 or 1:3. The façade composition should be reinforced by fenestration patterns and architectural elements.

Materials and Design

Use joints, panel patterns, reveals in stucco, variations in paint to break up long facades and volumes into a dynamic visual rhythm.

Balance light and transparent materials with solid, durable materials. Use the rhythm of openings and material separations as a pattern that establishes appropriate scale and clear use of materiality on a building.

The primary color of buildings shall be selected from the color palette attached to these standards.

Pedestrian Environment

The pedestrian environment shall be enhanced by incorporating appropriate architectural features at street level of all exterior facades. These features can include paneling, reveals in stucco, changes in colors, and other sculpting of the architectural surface which add special interest and appeal at the ground level.

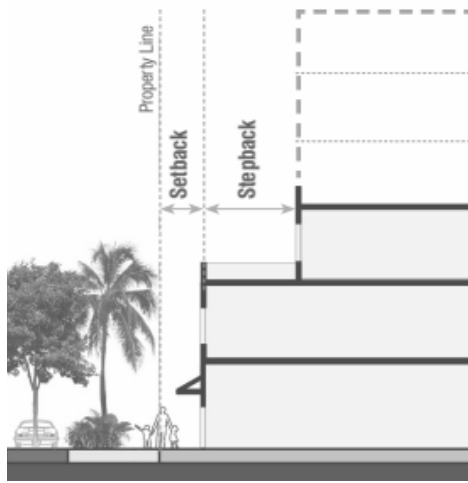
- *Design open space and pedestrian pathways to be a focal point within the development.*
- *Respond to unique building forms with compatible*

landscape design.

- *Provide frontage, views and access to open space(s) to the extent possible.*
- *Design public spaces, plazas and courtyards as an extension of the public sidewalk by providing pedestrian amenities such as seating areas, benches, trees, and bike racks.*
- *Provide pedestrian routes and access points to adjacent building entrances all throughout a project to improve pedestrian walkability.*
- *Orient open space areas to take advantage of sun or shade and provide protection from wind.*
- *Design primary access to public plazas and courtyards to be oriented towards the street or waterfront; secondary access may be from retail shops, restaurants, offices, and other uses.*
- *Minimize the use of gates, or visual and physical barriers adjacent to the street.*
- *Consider solar orientation when designing open spaces for light, shadows, weather protection, and/or shade.*
- *Include trees and shading structures to help cool public spaces.*
- *Define spaces with structure, pedestrian amenities and/or landscaping elements to create edges or establish a transition from different spaces.*
- *Include amenities such as seating and tables in places that maximize use.*
- *Engage people and promote interaction through architecture and landscape elements such as furnishing, art, lighting, planting, and building entries.*

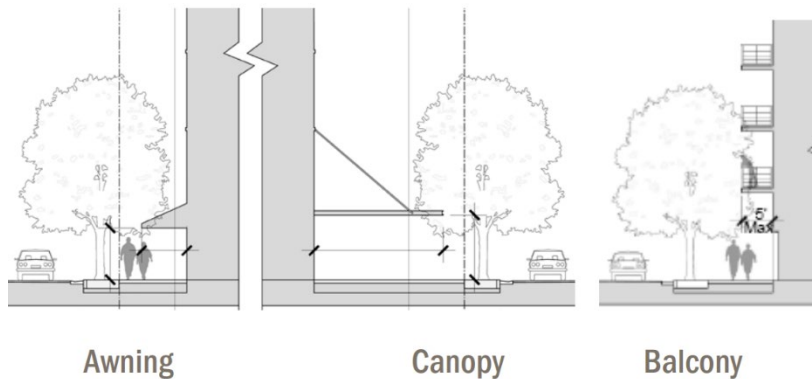
- *Enhance safety and provide visual access with adequate lighting to highlight open spaces and/or special features of the building.*
- *Provide transparency at the ground level to allow pedestrians to see activities in and around the open space, especially at gathering areas and building entries.*
- *Provide sidewalks which connect buildings and amenities and from the street.*
- *Provide pedestrian walkways with landscape elements from within surface parking areas to permit and encourage direct access to main streets, shop entries, and other pedestrian oriented uses and destinations. Provide street trees along the building frontage to enhance the visual and pedestrian experience.*
- *Design plazas to act as a buffer between the sidewalk area and the roadway with street furniture and amenities.*
- *Create a continuous path of travel by aligning trees and other sidewalk landscape elements.*
- *Provide wider sidewalks, to the extent feasible, that can accommodate amenities such as shelter designs, large canopies and seating.*
- *Locate bicycle racks near building entrances and open spaces to maximize visibility and convenience.*
- *Use paving materials that are smooth and free of obstruction for areas that are designated for bicyclists.*
- *Roll-down gates, security shutters and bars that are visible from any public right-of-way shall be avoided.*

Stepbacks



A step back of a minimum of 15ft is required above the fourth floor for buildings which are built within 15ft of the front property line. This facilitates rooftop terraces to activate buildings and to connect their use to the public realm.

Awnings, Balconies and Canopies



Balconies create an opportunity for an active interaction with the street. If used, balconies, the design and finish of balconies and soffits shall consider the overall building design and aesthetics.

Canopies, if used, may incorporate retractable elements but should in no way interfere with street light fixtures or with the growth and maintenance of street trees, signature trees and landscape materials. All state and local building regulations shall apply to the construction and installation of canopies.

Awnings, if used, shall be consistent with the design character of the building to which they are attached. Awnings shall be located between, rather than across, significant vertical architectural features that make-up the composition of the façade and should not encroach on building fenestration.

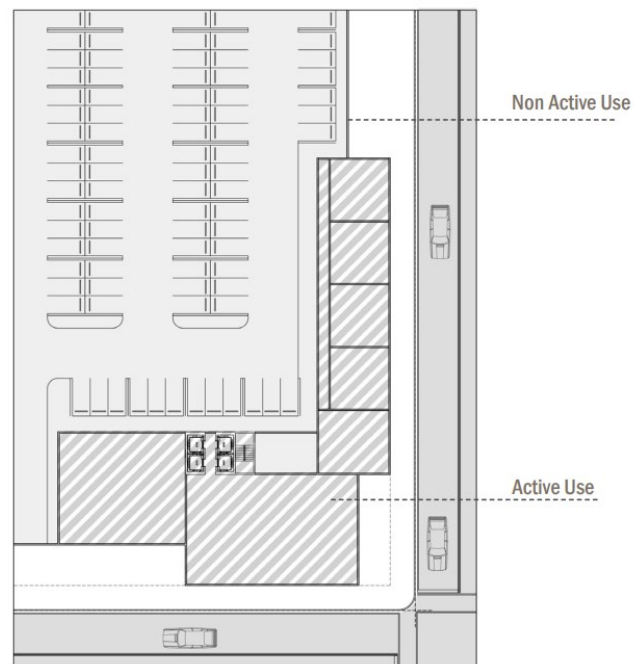
When used, lighting for awnings should be from fixtures located above and designed and placed to enhance the appearance of the building. Awnings shall not be internally illuminated or translucent.

Tower elements

Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.

Active Uses

The first floors of all buildings facing main streets must be designed to encourage pedestrian activity along these major corridors. Buildings should provide an active and transparent interface between interior uses and the street to support vital and viable street activity which promotes well-being and safety through



natural surveillance. The following elements are encouraged.

- *Interaction between private and public space with upper story balconies, where appropriate.*
- *The avoidance or minimization of street frontages without active entries.*
- *Inclusion of street furniture, operable windows, displays, signage, seating and landscaping to help animate the building edge and sidewalk.*
- *Entries for corner buildings.*
- *Lighting to reinforce pedestrian comfort at the ground level.*

Lighting

Exterior lighting shall be designed to coordinate with the building and landscape architecture, building-mounted fixtures shall be compatible with building façade.

Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures.

The type and design theme of the light source shall be consistent throughout a project.

Landscaping

Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

Any screening shall be provided by appropriately designed

walls, decorative fencing, and mature plant materials rather than the construction of berms.

Walls and fences

Walls and fences shall be considered as an integral part of the design proposal. Concrete walls shall be faced with stucco or stone. Fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

Signs

Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

Developments shall provide a unified sign plan to ensure consistency with the architectural intent of the building.

Rooftops

All infrastructure within a rooftop should be designed as an integral part of the building volume. All unsightly elements must be screened from both users of the rooftop and neighboring buildings.

- Rooftops may incorporate various forms of activities, such as sun decks, roof gardens, outdoor cafes, pool decks, parking and more.
- Include trellis, canopies and/or landscape elements on rooftops that are utilized for parking, in order to mitigate views.
- Screen all rooftop mechanical equipment, stair and elevator
- towers as an integral part of the building and locate them

away from areas of residential use.

- *Locate roof decks in a way that minimizes visual, noise and privacy impacts, and, where appropriate, place them overlooking major streets, and away from alleys or residences.*
- *Increase privacy for neighboring residents translucent or opaque screening materials.*

Surface Parking

Minimize the visual impact of parking lots by locating them to the rear of buildings or a portion of the site least visible from the street. Provide adequate screening and landscaping. Enhance connection of parking areas and building entrances with clearly marked and appropriate directional signage where multiple access points are provided.

Provide extensive landscaping throughout surface parking areas and the project site in order to avoid having parking as the dominant visual element of a site.

Parking Structure

Provide active uses to the primary street frontages of parking structures to minimize blank walls. Use engaging materials, screening, live walls, or community artwork in order to shield parking garages.

Locate garage entrances and driveways to the side of the property rather than at the front.

Limit curb cuts from the main street into driveways and parking lots to minimize impacts on transit, bicycles, and pedestrian circulation.

Service Areas

Ensure access to garbage maintenance vehicles. Locate all building facilities for loading, trash and service entries within the building or along shared alleys. Screen from street and pedestrian areas with a decorative wall, fence or landscaping, to the maximum extent feasible.

Use high quality materials that contribute to visual interest at street level for all screening and garage doors.

When necessary due to service uses, treat blank walls with different materials, reveals in stucco, variations in paint, lighting, and/or architectural features.

SINGLE FAMILY, TOWNHOME AND DUPLEX RESIDENTIAL STANDARDS

Applicability

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.

Façades

The design of buildings shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

The ground floor shall have features along a minimum of 50

percent of their horizontal length. Blank wall areas shall not exceed ten feet in vertical direction and 15 feet in horizontal direction of any facade. These features include, but are not limited to, arcades, display windows, entry areas and other such design elements.

Recessing and projecting elements in the façade shall be used to provide visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement facade articulation and colors shall be in keeping with the chosen architectural style and character.

Materials for facades shall be of stucco, wood clapboard, wood shingles, wood siding, cement siding in clapboard style boards, brick, coral or keystone, textured concrete masonry units. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

The proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

Roofs

Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12.

A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

Dormers shall have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure.

The 32 inches to 40 inches deep overhangs shall be used where appropriate. It shall be variation in roof heights or articulation of a flat roof overhang along the facade to add visual interest to a streetscape and delineation of activity within a structure.

The finished roofing material for visible pitched roofs shall be one of the following:

- 1. Cedar shingles with factory treated class B finish;*
- 2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;*
- 3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;*
- 4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;*
- 5. Asphalt dimensional shingles for residential buildings only;*
- 6. Built-up or membrane roof behind parapets;*
- 7. Flat concrete tile;*
- 8. Clay or cement barrel, s-shaped or mission tiles.*

The fascia around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

Entrances

Dwellings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Doors shall have details appropriate to the architectural character of the proposed building.

Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

Windows

Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.

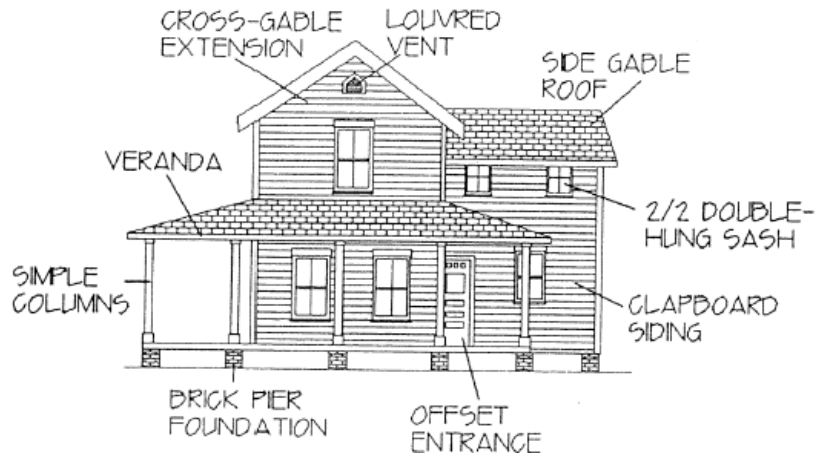
Windows shall be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.

SOUTH FLORIDA STYLE

The origins of the South Florida style are a combination of multiple sources including the Florida Cracker, and Florida Craftsman styles.



The main building facade has a regular rhythmic pattern set by the intercolumniation of the porch and continued by the vertically proportioned windows and doors. The facade is composed of repetitive bays. Elements such as feature windows, viewing terraces, articulated chimney caps, attic vents, and dormers generally populate the tops of buildings.



Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet), creating outdoor rooms.

The South Florida style building may have a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.



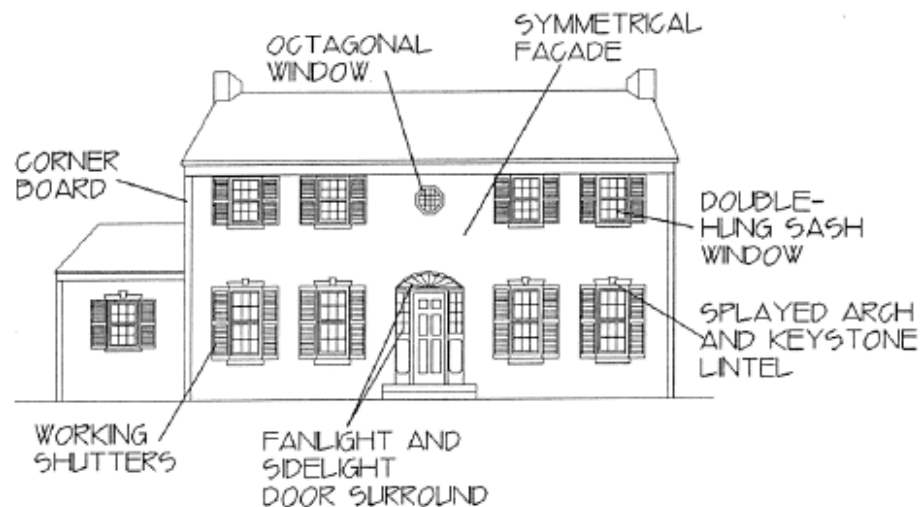
Defining Characteristics: South Florida

<i>ROOF STYLE</i>	<i>GABLED, OVERHANG WITH EXPOSED RAFTER TAILS</i>
<i>ROOF SLOPE</i>	<i>BETWEEN 6:12 and 12:12</i>
<i>ROOF MATERIAL</i>	<i>STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES</i>
<i>PARAPETS</i>	<i>NO</i>
<i>FACADE</i>	<i>HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.</i>
<i>OPENINGS</i>	<i>VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS</i>
<i>FINISHES</i>	<i>DEEP ROOF OVERHANGS</i>
<i>PORCHES</i>	<i>REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING</i>
<i>BALCONIES</i>	<i>SEE PORCHES</i>

ANGLO-CARIBBEAN STYLE

Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonization's.

The purposeful arrangement of multiple architectural forms creates small courtyards and passageways within the mass of the building that allow access to additional units or amenities beyond the primary elevation. Volumetric setbacks and intentional misalignment between building masses often result in opportunities for balconies, porches, and terraces. These elements help define the style and create an interesting, memorable composition.



The walls of the buildings are generally stuccoed masonry, though the upper floors may be finished in wood. The wall

openings are relatively small compared to the expanse of the building's facade. Elements such as exterior stairs, chimneys, stoops, and benches are sculptural in nature and help provide visual interest to the otherwise straightforward, sober forms of the building.

Details such as terrace roofs, railings, and balconies are commonly finished in wood, however, metal railings are also common, with more decorative designs found on buildings with French influences.

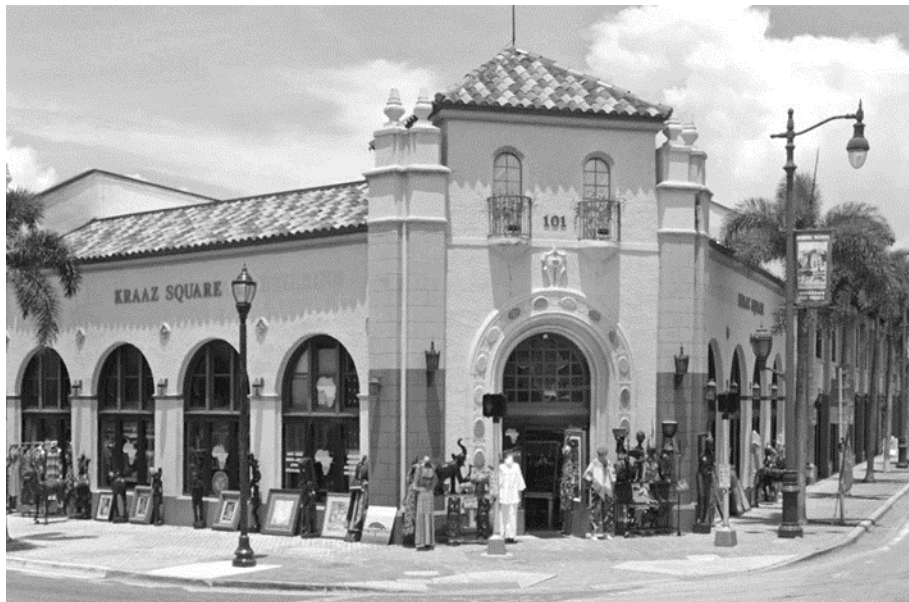
Defining Characteristics: Anglo-Caribbean

<i>ROOF STYLE</i>	<i>HIPPED with PARAPET</i>
<i>ROOF SLOPE</i>	<i>BETWEEN 4:12 and 8:12,</i>
<i>ROOF MATERIAL</i>	<i>STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE</i>
<i>PARAPETS</i>	<i>PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES</i>
<i>FACADE</i>	<i>HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN</i>

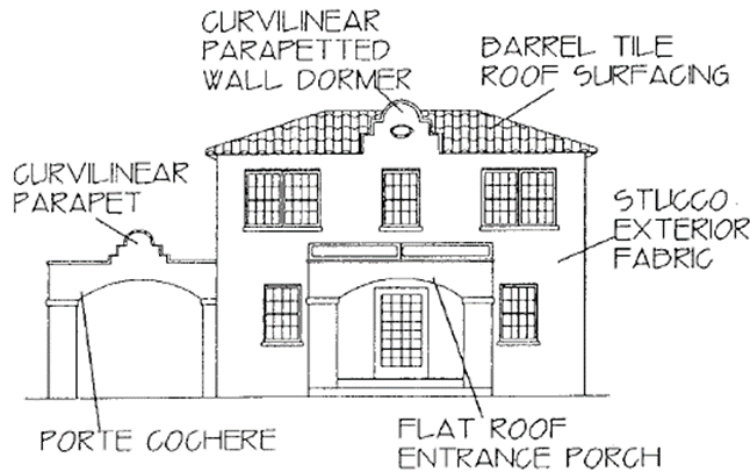
<p><i>OPENINGS</i></p>	<p><i>VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS</i></p>
<p><i>FINISHES</i></p>	<p><i>DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS, BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS</i></p>
<p><i>PORCHES</i></p>	<p><i>REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING</i></p>
<p><i>BALCONIES</i></p>	<p><i>SUPPORTED BY BRACKETS</i></p>

MEDITERRANEAN STYLE

The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings.

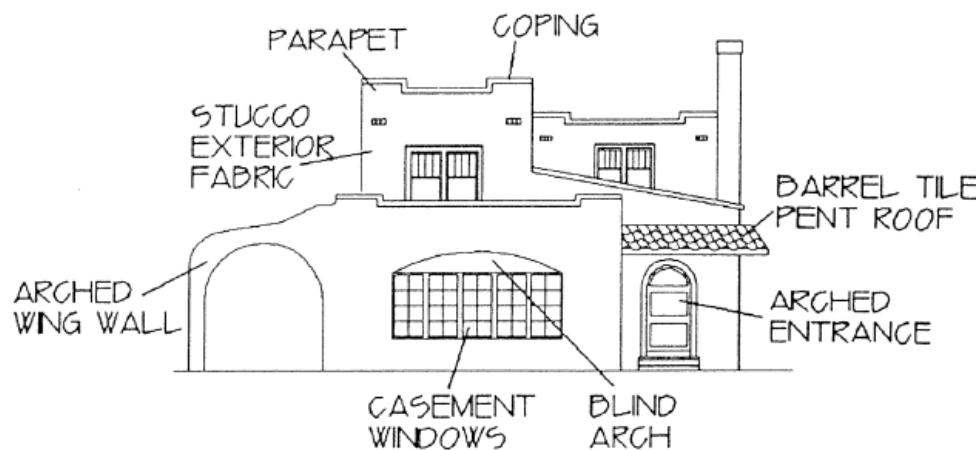


The principal mass of a Mediterranean style building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect.



The style of the building is typified as ornate, asymmetrical, and eclectic. Columns, posts, wooden and masonry balustrades, and brackets are contributing elements of the style. It is common to have multiple building volumes and varied interior and exterior spaces. Building massing is commonly irregular, with a variety of shapes and heights.

Exterior finishes are almost exclusively stucco. Buildings are colored with soft earth tones and contrasting colors frequently highlight recessed areas such as loggias and porches.



Spanish Mission uses similar elements and composition but is less ornate with fewer facade openings.

Defining Characteristics: Mediterranean

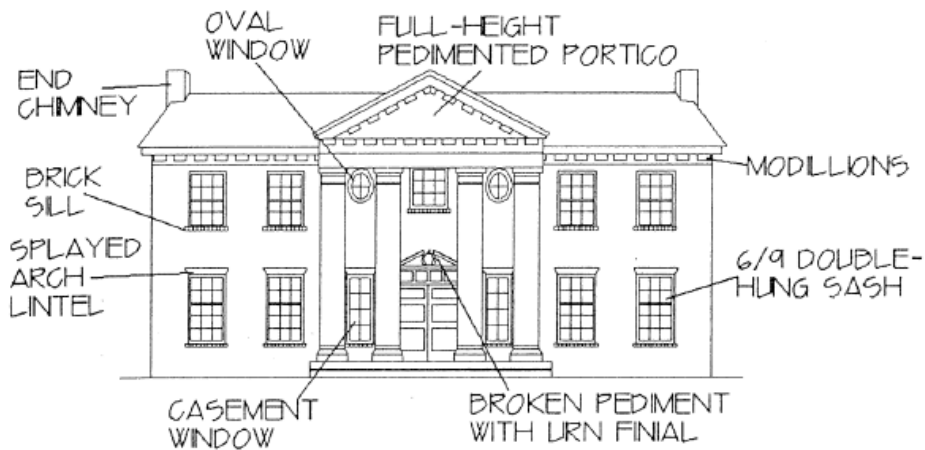
<i>ROOF STYLE</i>	<i>FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION</i>
<i>ROOF SLOPE</i>	<i>BETWEEN 3:15 and 6:12, or FLAT with PARAPET</i>
<i>ROOF MATERIAL</i>	<i>BARREL TILE, or SPANISH 'S' TILE, or FLAT</i>
<i>PARAPETS</i>	<i>CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES</i>
<i>FACADE</i>	<i>STUCCO, ASYMMETRICAL DESIGN</i>
<i>OPENINGS</i>	<i>MAY BE ARCHED</i>
<i>FINISHES</i>	<i>MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS</i>
<i>PORCHES</i>	<i>OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE</i>
<i>BALCONIES</i>	<i>ALLOWED, SUPPORTED BY BRACKETS</i>

CLASSICAL STYLE

“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provides a specific and detailed design framework.



Fundamental to the style is a three-part ordering system that expresses a base, middle and top to every building. The origin of this system is based on the five “orders” of classical architecture. They are the Tuscan, Doric, Ionic, Corinthian, and Composite. Each order has different relative proportions based on column diameter.



Bay spacing is vertically proportioned and can continue uninterrupted on buildings of great length. Corners are visually strengthened. The facades are symmetrical, rational, and rhythmic.

Windows and doors are of vertical and/or square proportions with the occasional round, oval, or ornamental window. Openings for doors and windows are deep, cast shadows, and give the impression of thickness and solidity. Windows should be double-hung, single-hung, or casement. Window and door architraves, when they exist, are made of wood or stone.

Defining Characteristics: Classical

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT

	<i>CONCRETE</i>
<i>PARAPETS</i>	<i>NO</i>
<i>FACADE</i>	<i>BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)</i>
<i>OPENINGS</i>	<i>VERTICALLY PROPORTIONED WITHIN BAY SPACING</i>
<i>FINISHES</i>	<i>COLUMNS WOOD or MASONRY (1:7 to 1:10)</i>
<i>PORCHES</i>	<i>REQUIRED</i>
<i>BALCONIES</i>	<i>REQUIRED</i>

ART DECO STYLE

Art Deco is an architectural style with both traditional and modern influences. The strong horizontal lines of an Art Deco building in Florida are typically juxtaposed to vertical features such as towers and marquees that mark the building entrances.



Elements include clearly marked entrances, shaded storefronts, cantilevered eyebrows for protection from sun and rain. The components that make up an Art Deco building are influenced by modern architecture. Roof top terraces, ribbon windows that often turn buildings' corners, and streamlined horizontal details all embody a more modern aesthetic and express advances in building tectonic.

Unlike its European and northern American predecessors, examples of Art Deco buildings in South Florida are typically

finished with painted stucco instead of stone. Details abstractly depicting the local flora and fauna are incorporated into the stucco and are often painted with contrasting colors.



Defining Characteristics: Art Deco

<i>ROOF STYLE</i>	<i>FLAT, CONCEALED BY PARAPET</i>
<i>ROOF SLOPE</i>	<i>FLAT</i>
<i>ROOF MATERIAL</i>	<i>N/A</i>
<i>PARAPETS</i>	<i>EMBELISHED, ORNAMENTAL MASONRY</i>
<i>FACADE</i>	<i>ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES,</i>

	<i>ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED</i>
<i>OPENINGS</i>	<i>NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTIALLY LOCATED AT CORNERS</i>
<i>FINISHES</i>	<i>STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL</i>
<i>PORCHES</i>	<i>MASONRY STOOP</i>
<i>BALCONIES</i>	<i>REQUIRED</i>

MASONRY MODERN STYLE

The Masonry Modern style of architecture is defined by its rational composed style of architecture. The structural system of the building is clearly expressed in the building's exterior. Masonry Modern architecture emphasizes the solidity of the



mass. The geometry of the building appears to be carved from a solid volume. The composition of the building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.

Exterior spaces are frequently incorporated into the facade, creating articulations in the volume and composition of the building. Walls are often extended as columns or railings, though simple metal pipe railings are also common.

Shading devices including louvers, cantilevered eyebrows, and

vertical sunshades are elements of the architecture.

The public nature of the ground floor of a commercial building is emphasized with more glass, middle portions of the building are more solid, and the top often incorporates usable exterior spaces including loggias and terraces.







Defining Characteristics: Masonry Modern






<i>ROOF STYLE</i>	<i>FLAT</i>
<i>ROOF SLOPE</i>	<i>FLAT (MAY BE USED AS TERRACE)</i>
<i>ROOF MATERIAL</i>	<i>N/A</i>
<i>PARAPETS</i>	<i>USED TO ENCLOSE TERRACE</i>
<i>FACADE</i>	<i>DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES</i>
<i>OPENINGS</i>	<i>WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,</i>
<i>FINISHES</i>	<i>STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS</i>
<i>PORCHES</i>	<i>NOT REQUIRED, ENTRANCE</i>

	<i>CLEARLY DEFINED</i>
<i>BALCONIES</i>	<i>ALLOWED</i>

COLOR PALETTE







PRIMARY COLORS

	Pantone 290 C
	Pantone 489 C
	Pantone 705 C
	Pantone 7499 C
	Pantone Cool Gray 1 C
	Pantone 486 C
	Pantone 475 C

	Pantone 317 C
	Pantone 559 C
	Pantone 346 C
	Pantone 495 C
	Pantone 7506 C
	Pantone 156 C
	Pantone 721 C

SECONDARY ACCENT

(USE MINIMALLY)
for awnings, decorative trim and patterns, metal balconies, etc.

	Pantone 7644 C
	Pantone 7614 C
	Pantone 7455 C
	Pantone 7476 C
	Pantone 2767 C
	Pantone 7637 C

DEFINITIONS

Words and terms not defined within this document shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms, and phrases, when used in respect of these Architectural Design Standards shall have the meanings ascribed to them herein, except where the context clearly indicates a different meaning:

Active use means a use that attracts pedestrian activity; provides access to the general public; and shall also be used to conceal uses designed for parking and other non-active uses, if present. Ground floor active uses generally include, but are not limited to, retail, commercial services, restaurants, coffee shops, libraries, fitness/athletic and cultural facilities, residential.

Appearance means the outward aspect of a building visible to the public.

Appurtenance means the functional objects accessory to and part of buildings.

Arcade means a series of arches supported on piers or columns. Also, an arched, roofed gallery or passageway with shops on one or both sides.

Architectural drawing means A line drawing showing plan and/or elevation views of the proposed building for the purpose of showing the overall appearance of the building.

Architectural character means the composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.

Architectural feature means a prominent or significant part or element of a building, structure, or site.

Architectural style means the characteristic form and detail of buildings of a particular historic period.

Articulation means fragmentation of the facades, form, massing, and surface of a building in order to break large uninteresting or oppressive mass into more human size components.

Balcony means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

Berm means a raised form of earth to provide screening or to improve aesthetic character.

Block means a combination of one (1) or more building lots, the perimeter of which abuts streets on all sides. A block may contain alleys.

Building means any principal or accessory structure, temporary or permanent, having a roof impervious to weather, including canopies, tents, awnings and cabanas, the use of which demands a permanent location on the land and used for the shelter or enclosure of persons, animals, or property of any kind. This does not include screened or walled enclosures not having a roof impervious to weather.

Bracket means a weight-bearing member made of wood, stone, or metal that overhangs a wall.

Canopy means a roof covering that is open on more than one (1) side with support from only one (1) side or from central posts.

City means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.

Civic means of or relating to a citizen, a city, a citizenship, or civil affairs.

Cohesiveness means unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage, and graphics.

Cornice means the projecting moldings that form the top band of an entablature or wall.

Development means any building activity requiring planning permission or a building permit from the City of Fort Pierce.

Dormer means a small structure that projects from a sloping roof, with a window in the facade face.

Eaves means the projecting overhang at the lower edge of a roof.

Encroachment means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.

Exterior building component means an essential and visible part of the exterior of a building.

External architectural feature means the architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place, or waterway, including the kind, color, and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.

Façade means any front or side elevation of a building facing a public way or space.

Fort Pierce Redevelopment Area means all property contained within the defined boundary of the Fort Pierce Redevelopment Area.

Frontage line means the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies, and bay windows may protrude beyond the frontage line as specified in this section.

Gable means the wall that encloses the end of a gable roof; triangular gable end below a roof overhang.

Historic District means all properties within the boundary of an adopted historic district located within the City of Fort Pierce.

Landscaping means all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.

Logic of design means accepted principles and criteria of validity in the solution of the problem of design.

Louver means a window blind or shutter with horizontal slats angled to let in light and air, but keep out the rain, direct sunshine, and noise.

Mass, Massing means the physical volume or bulk of a building or series of connected buildings.

Mechanical equipment means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

Miscellaneous structures mean structures, other than buildings, visible from public ways. Examples are Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.

Non-active use means a use which is generally not intended for human occupation. Non-active uses include, but are not limited to, parking and building service areas such as storage, mechanical, electrical and trash. Architectural treatment shall be provided for all non-active use façade elevations.

Open space means a spatially defined public area bound by streets, structure, or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.

Parapet means a low, protective wall at the edge of a terrace, balcony, or roof, esp. that part of a wall that rises above the roof.

Parking, indoor means the use or area of a building intended primarily for the storage of motor vehicles and associated vehicle movement and maneuvering areas. Parking shall be considered a non-active use.

Pediment means the triangular gable end of a classical building, or the same form used elsewhere in the building.

Pier means the square or rectangular masonry or wood pier that supports a building and carries the weight of it down to the ground.

Plant material means trees, shrubs, vines, ground covers, grass perennials, annuals, and bulbs.

Plaza means an open space where a majority of the space is paved. Plazas abut buildings that continue the adjacent street frontage requirements and uses.

Porch means an exterior appendage to a building, forming a covered approach or vestibule to a doorway.

Private open space means the outdoor living area assigned to a dwelling or commercial unit or building intended for the private enjoyment of the residents or occupants of the unit or units in the building. Private open spaces may include patios, roof decks, balconies, yards, and landscaped areas but does not include off-street parking, maneuvering, loading, or delivery areas.

Public amenity means an aesthetic feature, functional feature, or other character of a development that increases its desirability to a community or to the public. Such public amenities will be placed in publicly accessible areas or, if aesthetic, areas visible from the sidewalk or right-of-way.

Public open space means open space which is maintained for the use and enjoyment of the general public. Public open space includes areas which are open and accessible to the public all or most of the time including: parks, plazas, squares, paseos, pedestrian paths, rooftop gardens and terraces, and landscaped areas.

Preservation means the protection and care which prevents destruction or deterioration of significant structures, buildings, or natural resources.

Proportion means the relationship of parts of a building, landscape, structures, or buildings to each other and to the whole; balance.

Roof means the external upper covering of a building.

Roof, Gable means a roof with two slopes – front and rear – joining at a single ridge line.

Roof, Hip means a roof that slopes inward from all four exterior walls.

Roof, Mansard means a two-pitched roof with a steep lower slope that typically rises to a more gently sloped upper portion. The space formed by the mansard roof allows for additional living space.

Roof Slope means the angle generated from the ridge of a roof to its eaves.

Roofline means the part of a building that rises above the building's eaves. Rooflines can be highly decorative, with balustrades, pediments, statuary, dormer windows, cross gables, etc.

Rhythm means the repeated use of similar elements to create a visual pattern. This can be done through the use of repetition, contrast, or both.

Scale means harmonious relationships of the size of parts to one another and to the human figure.

Screening means a structure or planting which conceals from view from public ways the areas behind such structure or planting.

Shared parking means parking available to be used by more than one (1) use, user, or building.

Shingles means small, rectangular-shaped slats of wood that are nailed to an exterior surface, overlapping with one another from top to bottom.

Site break means a structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street means a thoroughfare to facilitate the movement of pedestrians and/or vehicles.

Street hardware/furniture means objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.

Streetscape means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

Unified Sign Plan means a unified design which defines common sign standards, sizes, and design for multi-tenant projects.

Utilitarian structure means a structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware means devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

Utility service means any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

Vista means an unobstructed view seen from a particular location.

Vernacular means a type of local or regional construction, using traditional materials and resources distinctive of the south Florida area.

Window, Attic means a window lighting an attic story, and often located in a cornice. Attic windows are common to ancient Greek and Greek Revival architecture.

Window, Bay means A projecting bay that is lit on all of its projecting sides by glazing.

Window, Casement means a window hung vertically, hinged on one side, so that it swings inward or outward.

Window, Ribbon means band of windows (placed side by side) and separated only by either a simple frame, mullion, or a narrow strip.

Window, Sash means the movable frames in a window in which windowpanes are set.