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About This Document

Please note that this document is intended as a reference guide only. For the Board approved document see Ordinance 16-22.

On July 12, 2016, the Collier County Board of County Commissioners approved Ordinance 16-22 amending the architectural and site design standards in the Land Development Code (LDC). This document has been created to provide the changes to architects and design professionals in an easy to read format, and also to function as a guide for new and frequent users of LDC section 5.05.08.

To improve usability of the architectural standards in the LDC, this document includes Frequently Asked Questions regarding architectural standards, Explanations of Recently Modified and Existing Provisions, Common Terms and Abbreviations, and the architectural standards codified in LDC section 5.05.08.

Several features are included in the reference guide to aid users and improve usability.

- The LDC section is indicated using colored bars along the right-hand margin to assist in navigating and identifying where a user is located in the document.
- Provisions associated with a FAQ or code explanation are indicated in blue boxes. These boxes include links to the relevant FAQ or explanation.
- Several types of links are provided throughout the document:
  - At the bottom of each page are links to each section of the architectural standards and the Table of Contents.
  - Links to sections within the architectural standards navigate within this document.
  - Links to non-5.05.08 sections open the LDC on www.municode.com in a separate internet tab or new browser window.
  - Links to other regulatory documents or helpful materials are also included throughout the text and also open in a separate internet tab or new browser window.
  - Bold terms throughout the architectural standards are defined in LDC section 1.08.02. Frequently used defined terms are provided in the Common Terms and Abbreviations section of this document. Please note that these terms may be amended in the future.
Frequently Asked Questions

1. Does the color of my building meet the 10% limitation? Where can I find the County’s Color Chart?

The color will need to be compared to Collier County’s Architectural Color Charts. LDC section 5.05.08 D.13.b indicates that limited colors (color materials or finish paint above level 8 saturation (chroma) or below lightness level 3) are restricted to 10 percent of a façade or total roof area. If multiple limited colors are proposed the total area of all limited colors combined shall be a maximum of 10 percent per façade, not 10 percent for each color.

The Collier County Architectural Color Charts can be found at: http://www.colliergov.net/home/showdocument?id=57650.

If you have any questions regarding paint colors, please contact:

Peter Shawinsky, Architect
(239) 252-8523
PeterShawinsky@colliergov.net.

2. What are the primary facades of a building?

Primary facades are defined in LDC section 1.08.02 as:

“Primary facade (applicable to Section 5.05.08 only): A facade that is in public view and faces a public or private street.”

It is important to note that on buildings located in a Planned Unit Development (PUD) all facades are considered primary façades. However, within a PUD, one façade may be a secondary façade if it is facing internal to the site. See LDC section 5.05.08 D.9 for more information on façades in PUDs.
3. Can overhead doors be placed on primary facades?

LDC section 5.05.08 D.8 establishes the requirements for adequate screening when overhead doors are located on primary facades when adequate screening is provided. Further, LDC section 5.05.08 E.2.a states that overhead doors cannot be located on the primary façade(s) of self-storage buildings.

4. If the building façade is not a primary façade, are four design treatments required on the façade?

Yes. LDC section 5.05.08 D.5 states that all facades of a building require at least four building design treatments.

5. Is the height of site lighting measured from the top of the light fixture or the top of the pole?

LDC section 5.05.08 F.7.c indicates that the height standards apply to the “lighting fixtures,” therefore, site lighting is measured to the top of the light fixture as depicted in the example below.

6. To meet the variation in massing requirements, can I project a canopy or fascia out to meet the required distance?

No. As stated in LDC section 5.05.08 D.4, the variation in massing must be part of the building structure:

“Changes in mass must be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts or parapets create insubstantial appearance and are discouraged.”
Other Code Explanations

1. Applicability

All architectural standards apply when:

- The building or project is located in the following zoning districts (5.05.08 B.1):
  - Commercial zoning districts,
  - Commercial components of PUD zoning districts,
  - Non-residential PUD zoning districts,
  - Non-residential components of any PUD district,
  - Business Park zoning districts.
- If the project site is located less than 150 feet from an arterial or collector road, including all rights-of-way, and is located in a non-industrial zoning district (5.05.08 B.2.a).
- The project site is located in an industrial zoning district and is on an arterial road (5.05.08 B.2.b).
- Where a proposed building’s footprint would be located less than 150 feet from the boundary of a residentially zoned district (5.05.08 B.2.c).

In the following scenarios, the project shall be required to comply with LDC sections 5.05.08 D.4, D.10, D.13, D.15, E, and F. Additionally, in the following scenarios, compliance shall be limited to the building façades facing the arterial or collector road.

- If the proposed project site is located between 150 and 300 feet from an arterial or collector road, including all rights-of-way (5.05.08 B.2.a.i).
- Where a proposed building’s footprint would be located between 150 and 300 feet from the boundary of a residentially zoned district (5.05.08 B.2.c).
2. Architectural standards for non-residential buildings

Architectural standards apply to non-residential buildings as described in LDC section 5.05.08 B.1.b and B.2.

It is important to note that while LDC section 5.05.08 B.2 identifies that all non-residential buildings within 300 feet of an arterial or collector road, or within 300 feet of a residually zoned district are required to comply with the architectural standards, the location of the project or building determines the architectural standards that apply. This is described more below.

When the proposed project site is located within 150-300 feet of a collector or arterial road, compliance shall be limited to the building façades facing the arterial or collector road and the non-residential building is required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., and E, and F.

When the proposed building’s footprint is located within 150-300 feet of the boundary of a residually zoned district, compliance shall be limited to the building façades facing the residential district and the non-residential building is required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., and E, and F.

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Regarding site design standards, it is important to note that while compliance is limited to the building façades facing the arterial or collector road or the residential district, LDC section 5.05.08 F includes site design standards which are applicable to the entire site.

3. Measurements related to non-residential buildings

In LDC section 5.05.08 B.2, the applicability of the architectural standards for non-residential buildings and projects is determined based on distance of the building from an arterial or collector road. The following explanation demonstrates how to measure this distance.

LDC section 5.05.08 B.2.a states:

"2. Non-residential buildings and projects when at least one of the following conditions exists. For the purposes of this section, arterial and collector roads are identified in the Traffic Circulation Element of the GMP.

a. The project site is located within 300 feet of an arterial or collector road, including all rights-of-way, and is located in a non-industrial zoning district.”

It is important to note that the term “right-of-way” is a defined term in LDC section 1.08.02 which states:

“Right-of-way (ROW): Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.”

This means that for the purposes of determining the applicability of the architectural standards to a non-residential building, the measurement “from the right-of-way” should begin at the right-of-way line that is closest to the property. As a result, this may include sidewalks, canals, or other infrastructure that are included within the designated right-of-way boundary. Additionally, this could include sidewalks, canals or local roads that abut the collector or arterial road. See the examples on the following three pages for a graphic depiction of the ROW area and how to perform this measurement.
Example of how to measure from the ROW

Legend
- **ROW Boundary**
- **Property Boundary**

Arterial or Collector Road, including all ROWs

Measure from ROW Boundary

Local Road ROW

Utility Easement ROW

Arterial Road ROW

Project Site

Example of how to measure from the ROW

Legend
- **ROW Boundary**
- **Property Boundary**

4. Non-coastal urban designated area on the Future Land Use Map (FLUM)

LDC section 5.05.08 B.4.b identifies an exemption from architectural and site design standards for the “Rural Agricultural (A) zoning district in the non-coastal urban designated area as established in the Future Land Use Map.”

This means that any Rural Agricultural zoning districts located outside of the coastal urban designated area are not required to comply with the architectural and site design standards in LDC section 5.05.08. The “urban designation” of the FLUM includes several subdistricts which are listed in the FLUM’s legend.

5. Architectural standards for small buildings

For the purposes of LDC section 5.05.08, small buildings are considered any building with a floor area under 5,000 square feet. Architectural standards specific to these small buildings are identified in LDC sections 5.05.08 D.2.b, and D.5.

LDC section 5.05.08 D.2.b requires two design features on primary façades, however, for buildings under 5,000 square feet, only one design feature is required on primary façades.

LDC section 5.05.08 D.5 requires the use of four design treatments on all building façades, however, for buildings under 5,000 square feet, only two design treatments are required.

6. Arterial and collector roads in Collier County

Arterial and collector roads are referenced throughout the architectural standards. LDC section 1.08.02 includes definitions of each term and are included in the Common Terms and Abbreviations section of this document. Additionally, the Growth Management Plan includes a map of arterial and collector roads in Collier County (Map TR-3).

7. Awnings

Awnings are frequently used on building facades and roofs. The location of awnings is not restricted to placement above windows or doors. LDC sections 5.05.08 D.2.b.v and D.11.b.ii allow for awnings to be located over ornamental design features. Examples of the use of awnings over ornamental design features are depicted below:
Examples of awnings over ornamental design features:

Photo credit: Google Maps

Photo credit: Staff

8. Translucent Windows

Translucent windows are discussed in LDC sections 5.05.08 D.5.u and E.2.c. It is important to note that the term translucent windows does not refer to clear glazing. Instead, translucent windows allow light to pass through but objects behind the window cannot be seen clearly.

9. Roof treatment standards

LDC section 5.05.08 D.10.b.i requires that when the largest floor of a building exceeds 5,000 square feet in floor area, a minimum of two roof-edge or parapet line changes are required on each facade. This standard allows for the use of either vertical or horizontal roof-edge or parapet line changes in order to provide design flexibility while still providing roofline changes.

It is important to note that horizontal roofline changes must be a minimum of 20 percent of the façade length and a minimum of 3 feet in depth. Additionally, horizontal roofline changes are not intended to be associated with the variation in massing of the building. Examples of the intended effect of vertical or horizontal roof-edge or parapet line changes are depicted in the images below.
Illustration depicting vertical roof-edge or parapet line changes:

Examples of horizontal roof edge or parapet line changes:

Image credit: Ordinance 96-66

Image credit: hilbersinc.com

Image credit: roofingcontractor.com
Common Terms and Abbreviations

Common Terms

The following terms are defined below and used frequently throughout the architectural and site design standards

Design Feature: Primary façade design features in LDC section 5.05.08 D.2.

Design Treatment: Façade design treatments applicable to all façades in LDC section 5.05.08 D.5.

Design Element: Site design elements in LDC section 5.05.08 F.1.

Abbreviations

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<td>Land Development Code</td>
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<td>PUD</td>
<td>Planned Unit Development</td>
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<td>ROW</td>
<td>Right-of-Way</td>
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Defined Terms

The following terms are used frequently throughout the architectural and site design standards. Please be aware, the terms and definitions below are reproduced from LDC section 1.08.02 and are subject to change:

*Abut or abutting:* To share a common property line or boundary at any one point.

*Access:* The means or place of ingress and egress, by pedestrian or vehicle, to a lot or parcel.

*Adjacent:* To share a common property line or boundary, or to be separated by a public right-of-way, easement, or water body.

*Alley:* A public or approved private way which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation. See Figure 1.

*Applicant:* The owner of record of property, or his authorized agent, making an application or other submission to Collier County for approval of development.

*Arterial road or street:* A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road. See Figure 1.

*Awning:* Temporary canvas or other material covering extending from and attached to the facade of a building, without ground supports.

*Buffer (also, landscape buffer):* Land or a combination of land and vegetation for the separation of 1 use from another and the alleviation of adverse effects of 1 use to another.
Building: Any structure having a roof supported by columns or walls designed or built for the support, enclosure, shelter, or protection of persons, animal, chattel, or property of any kind.

Building, actual height of: The vertical distance from the average centerline elevation of the adjacent roadways to the highest structure or appurtenances without the exclusions of section 4.02.01.

Collector road or street: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. See Figure 1.

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. The following activities or uses shall be taken for the purposes of this Code to involve "development":
   a. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
   b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
   c. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in § 161.021, F.S.
   d. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
   e. Demolition of a structure.
   f. Clearing of land as an adjunct of construction.
   g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Development plan: A graphic representation along with supportive information and data depicting the intended development.

Facade: That portion of any exterior elevation of a building extending from finished grade to the top of the parapet wall or eaves, extending the entire width of the building elevation, and exposed to public view.

Facility with fuel pumps: Any establishment that sells, distributes, or pumps fuels for motor vehicles whether or not such facility provides automotive repair services or includes a convenience store. See fuel pump definition.

Floor area: The sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of common walls separating 2 buildings, excluding attic areas with a headroom of less than 7 feet, enclosed or unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures, and crawl space where the ceiling is not more than an average of 48 inches above the general finished grade level of the adjacent portion of the lot, except as may be otherwise indicated in relation to particular districts and uses.
**Grade**: A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or between the building and a point 6 ft. (1829 mm) from the building, whichever is closer to the building.

**Hotel (also motel)**: A building or group of buildings offering transient lodging accommodations normally on a daily rate to the general public, with or without accessory uses, such as restaurants, meeting rooms, or recreational facilities.

**Lot, corner**: A lot located at the intersection of two or more streets. In the case of corner lots, the front yard with the shorter street frontage shall establish the required minimum lot width. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

**Primary facade** (applicable to Section 5.05.08 only): A facade that is in public view and faces a public or private street.

**Neighborhood center**: A centrally located area within a neighborhood of a Rural Village that may include small-scale service retail and office uses and shall include a public park, square, or green.

**Nonconforming**: Refers to uses, buildings, lots, or structures that are in existence at the time of adoption of this Code or any Amendment(s), which were in compliance with applicable laws at the time of establishment or construction, but which do not comply with regulations and requirements of this LDC.

**Outparcel**: A site for a freestanding building or buildings, which is generally related to an original (parent) development tract is adjacent to a roadway that interrupts the frontage of another lot and is intended or withheld by the developer for development separately from the majority of the original development.

**Pathway**: A defined corridor for the primary use of non-motorized travel.

**Pedestrian pathway**: The area between the Road Rights-of-Way and the building within the Commercial Mixed Use Project and the Residential Mixed Use PUD Project. The Pedestrian pathway shall include: street furnishings; a street tree planting zone, and a pedestrian travel zone, and shall be a minimum of 21 feet in width.

**Principal building, structure, or use**: The main or primary use on a lot or parcel, or the building in which the main or primary use is housed or carried out.

**Public utility ancillary system**: The individual or collective appurtenant equipment and structures owned or operated by a public or quasi public entity which are integral to treatment facilities that provide raw water, potable water, irrigation quality (IQ) water and wastewater services.

**Renovation** (applicable to Section 5.05.08 only): Restoration, remodeling, improvement, in whole or in part, of an existing building.
**Self-storage buildings** (applicable to Section 5.05.08 only): Buildings where customers lease space to store and retrieve their goods; see [NAICS 531130](https://www.utorial.com/).  

**Setback or setback line:** A line marking the minimum distance between a right-of-way line, property line, bulkhead line, shoreline, seawall, mean high water mark, access easement line, or other defined location and the beginning point of the buildable area. See Figure 2.  

**Sidewalk:** That portion of a right-of-way or cross or crosswalk, paved or otherwise surfaced, intended for pedestrian use and also bicycle use. (See Chapters 4 and 10).  

**Story:** That portion of a building included between a floor which is calculated as part of the building's habitable floor area and the floor or roof next above it.  

**Street:** A public or approved private thoroughfare, including the right-of-way, which affords the principal means of access to abutting property. The term street includes lanes, ways, places, drives, boulevards, roads, avenues, or other means of access, regardless of the descriptive term used.  

**Structure:** Anything constructed or erected which requires a fixed location on the ground, or in the ground, or attached to something having a fixed location on or in the ground, including buildings, towers, smokestacks, utility poles, and overhead transmission lines. Fences and walls, gates or posts are not intended to be structures.  

**Vehicular use area:** An area used for circulation, parking, and/or display of motorized vehicles, except junk or automobile salvage yards.
5.05.08 Architectural and Site Design Standards

A. Purpose and Intent.

1. The purpose of these standards is to supplement existing development criteria in order to complement, enhance and enrich the urban fabric of Collier County with an abundant variety of architecture. The development of a positive, progressive and attractive community image and sense of place is vital to the economic health and vitality of Collier County.

2. Among the recurring details that are present in the architecture of Collier County include, but are not limited to, the following:
   a. Elements of Mediterranean design employing sloped barrel tile roofs, arcades and stucco;
   b. Old Florida design with wide verandas, metal roofs and lap siding;
   c. Modern International; and
   d. Various traditional historic references to Colonial, Bermuda and Island forms.

3. Building design contributes to the uniqueness of the project area and the Collier County community with predominant materials, design features, color range and spatial relationships tailored specifically to the site and its context.

4. While architectural embellishments are not discouraged, emphasis on scale, massing, form-function relationships, and relationship of the building or buildings to the site and surrounding context is strongly encouraged. Recognition of the environment and climate present in Collier County must be evident in the architecture. Gratuitous decoration applied to the building is strongly discouraged.

5. These standards and guidelines are intended to result in a comprehensive plan for building design and site development consistent with the goals, policies and objectives of the Collier County Growth Management Plan ("GMP") and the purpose and intent of the Land Development Code ("LDC"). These regulations are intended to promote the use of crime prevention through site design principals, including visibility-site lines for law enforcement as well as the general public. Additionally, the use of glazing materials and designs which reduces bird collisions is encouraged.

6. To maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community, all buildings must have architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building mass, recognize local character, and respond to site conditions. Façades must be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. Façades must provide, through the use of detail and scale, visual interest that is consistent with the community’s identity and character. Articulation is accomplished by varying the building’s mass, in height and width, so that it appears to be divided into distinct elements and details.
### B. Applicability

The provisions of LDC section 5.05.08 shall apply to the zoning districts, locations, and to existing buildings as established below.

1. **Buildings** and projects within the following zoning districts:
   - a. Commercial zoning districts and commercial components of PUD zoning districts.
   - b. Non-residential PUD zoning districts and non-residential components of any PUD district.
   - c. Business park zoning districts

2. Non-residential buildings and projects when at least one of the following conditions exists. For the purposes of this section, arterial and collector roads are identified in the Traffic Circulation Element of the GMP.
   - a. The project site is located within 300 feet of an arterial or collector road, including all rights-of-way, and is located in a non-industrial zoning district.
      - i. However, a proposed project site located within 150 to 300 feet of an arterial or collector road, including all rights-of-way, shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the building façades facing the arterial or collector road.
   - b. The project site is located on an arterial road and is located in an industrial zoning district.
   - c. Where a proposed building's footprint would be located within 300 feet of the boundary of a residentially zoned district.
      - i. However, where a proposed building's footprint would be located within 150 to 300 feet, the building shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., and E, and F. Compliance shall be limited to the building façades facing the residential district.

3. Alterations to an existing building, including applicable additions of a building or site, which is subject to LDC section 5.05.08 B.1 or B.2 above shall comply with this section as described in the following sections. For the purposes of this section, an alteration shall be any change to the elements subject to LDC section 5.05.08. Interior renovations to an existing building that do not affect the external appearance of the building are excluded.
   - a. Any addition or renovation of an existing building or project, including vehicular use areas, that will result in a change to the exterior of the building or site such that in the case of:
      - i. Where façade improvements result in a change to more than 75 percent of the façade area, the entire façade shall comply with the standards of LDC section 5.05.08.
      - ii. Where an addition or renovation to, or redevelopment of, an existing building or project, exceeds 50 percent of the square footage of the gross area of the existing structures, the existing building(s) and the site improvements must comply with the standards of LDC section 5.05.08.
   - b. Nonconforming buildings approved for use and occupancy prior to November 10, 2004 shall not be enlarged or altered in a way which increases the nonconformity. All alterations or façade improvements to nonconforming buildings shall be consistent with Section 5.05.08 and shall be reviewed for compliance by the County Manager or designee.
However, unaltered portions of the nonconforming building will not be required to comply.

c. Upon repainting the exterior of an existing building or fence, the exterior building colors shall comply with the standards identified in LDC section 5.05.08 D.13.b.

4. Exceptions.
   a. A historic site, structure, building, district, or property that is designated historic by the Board of County Commissioners pursuant to LDC section 2.03.07 E or is designated historic by the State of Florida or the Federal Government.

See Exp. 4

b. The Rural Agricultural (A) zoning district in the non-coastal urban designated area as established in the Future Land Use Map.

c. Façades facing an interior courtyard provided the façades are not visible from any public property (e.g. street, right-of-way, sidewalk, alley), interior drive, parking lot or adjacent private property.

d. The following shall be exempt from the standards of LDC section 5.05.08, but shall comply with the exterior building color standards identified in LDC section 5.05.08 D.13.b.
   i. Routine repairs and maintenance of an existing building.
   ii. Public utility ancillary systems provided that a building shall not have any wall planes exceeding 35 feet in length, excluding storage tanks, or have an actual building height greater than eighteen (18) feet, excluding storage tanks and communications equipment. See LDC section 4.06.05 B.4 for screening requirements of fences and walls surrounding public utility ancillary systems.

C. Submittal requirements. An applicant shall submit architectural drawings according to LDC section 10.02.03 and the Administrative Code Chapter 4.A. to comply with LDC section 5.05.08. Architectural drawings must be signed and sealed by a licensed Architect who is responsible for preparing the drawings, and who is registered in the state of Florida as set forth in F.S. Chapter 481.

D. Building design standards.
   1. Building façades. The following standards apply to all buildings that are subject to LDC section 5.05.08, except as noted.
      a. All façades of a building must be designed with consistent architectural style, detail, and trim features.
      b. For additional design standards, see LDC section 5.05.08 D.9., Additional standards for outparcels and freestanding buildings within a PUD or unified plan of development.
      c. Buildings or projects located at the intersection of two or more arterial or collector roads shall include design features to emphasize their location as gateways and transition points within the community.
   
   2. Primary façade standards.
      a. Building entrance. Buildings located along a public or private street must be designed with the main entrance clearly defined, and with convenient access from both parking and the street.
      b. Design features. The design of primary façades must include, at a minimum, two of the following design features. However, a minimum of one of the following design features is required for buildings less than 5,000 square feet. For mixed use development projects within C-1
through C-3 zoning districts, see LDC section 4.02.38 I.1.d. for additional options.

i. Glazing covering a minimum of 25 percent of the primary façade area, consisting of window and/or glazed door openings.
   a) Alternative. Trellis or latticework on the primary façade used as a support for climbing plants may count for up to 50 percent of the window area on primary facades. The planting area shall be an irrigated bed 3 feet in depth and a minimum width equal to the width of the trellis with 3 gallon vines at 3 feet on center at time of installation. Climbing plants shall achieve 80 percent opacity on the trellis within one year.

ii. Projected or recessed covered entrance providing a minimum horizontal dimension of eight feet and a minimum area of 100 square feet. In addition, a minimum of 15 percent of the primary façade area must be devoted to windows and/or glazed door openings.

iii. Covered entrance with a minimum horizontal dimension of 16 feet and a minimum area of 200 square feet. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

iv. Covered walkway, or arcade (excluding canvas type) constructed with columns at least 12 inches wide, attached to the building, or located no more than 12 feet from the building. The structure must be permanent and its design must relate to the principal structure. The minimum width must be eight feet, with a total length measuring 40 percent of the length of the associated façade. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

v. Awnings located over doors, windows, or other ornamental design features projecting a minimum of 2 feet from the façade wall and a width totaling a minimum of 40 percent of the façade length. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

vi. Porte-cochere with a minimum horizontal dimension of 18 feet. In addition, a minimum of 15 percent of the primary façade area must be devoted to windows and/or glazed door openings.

vii. A tower element such as but not limited to a clock or bell tower element. In addition, a minimum of 15 percent of the primary façade area must be devoted to windows and/or glazed door openings.

viii. Trellis or latticework covering a minimum of 15 percent of the primary façade and used as a support for climbing plants. The planting area shall be an irrigated bed 3 feet in depth and a minimum width of the trellis with 3 gallon vines at 3 feet on center at time of installation and climbing plants shall achieve 80 percent opacity on the trellis within one year. This provision shall not be utilized with the alternative design feature identified in LDC section 5.05.08 D.2.b.1.a).
ix. Entry plaza to the building with a minimum 200 square feet in area that includes seating. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

x. Elevated entry a minimum of 16 inches in elevation above the primary finished floor of the building adjacent or connected to the building façade and a minimum of 400 square feet in area. The area calculation may include interior and exterior spaces of raised surface with not more than 50 percent of interior area. In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

xi. Entry courtyard contiguous with the building entry and connected to the primary façade consisting of a defined space with a minimum area of 650 square feet. The courtyard may be any combination of hard or softscape with walkways and defined hard edge, decorative fencing, or a minimum 4 foot wall(s). In addition, a minimum of 15 percent of the primary façade area must be devoted to window and/or glazed door openings.

3. Façade/wall height transition elements.
   a. Purpose. The intent of this section is to ensure that the proposed buildings relate in mass and scale to the immediate streetscape and the adjacent built environment.
   b. Applicability. Transitional massing elements must be provided on proposed buildings that are twice the height or more of any existing building within 150 feet, as measured from the edge of the proposed building.
   c. Design standards.
      i. Transitional massing elements can be no more than 100 percent taller than the average height of the adjacent buildings, but no more than 30 feet, and no less than ten feet above the existing grade.
      ii. Transitional massing elements must be incorporated for a minimum of 60% of the length of the façade, which is in part or whole within the 150 feet of an existing building.
      iii. Transitional massing elements include, but are not limited to, wall plane changes, roofs, canopies, colonnades, balconies, other similar architectural features, with the minimum depth for projections and recesses relative to the building size, and must meet the following requirements:
         a) For buildings 40,000 square feet or larger in gross building area, projections and recesses must have a minimum depth of ten feet.
         b) For buildings between 20,000 and 39,999 square feet in gross building area, projections and recesses must have a minimum depth of eight feet.
         c) For buildings between 10,000 and 19,999 square feet in gross building area, projections and recesses must have a minimum depth of six feet.
         d) For buildings up to 9,999 square feet in gross building area, projections and recesses must have a minimum depth of four feet.
4. Variation in massing. A single, large, dominant building mass must be avoided. Changes in mass must be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts or parapets create insubstantial appearance and are discouraged. All façades, excluding courtyard area, shall be designed to employ the design treatments listed below.

a. Projections and recesses.
   i. For buildings 40,000 square feet or larger in floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 150 linear feet. Projections and recesses must have a minimum depth of ten feet within the 150 linear feet limitation.
   ii. For buildings between 20,000 and 39,999 square feet in floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 125 linear feet. Projections and recesses must have a minimum depth of six feet within the 125 linear feet limitation.
   iii. For buildings between 10,000 and 19,999 square feet in floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 100 linear feet. Projections and recesses must have a minimum depth of four feet within the 100 linear feet limitation.
   iv. For buildings between 5,000 and 9,999 square feet in floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 75 linear feet. Projections and recesses must have a minimum depth of two feet within the 75 linear feet limitation.
   v. For buildings less than 5,000 square feet in floor area, a maximum length, or uninterrupted curve of any façade, at any point, must be 50 linear feet. Projections and recesses must have a minimum depth of 1.5 feet, and a minimum total width of 20 percent of the façade length.

Illustration 5.05.08 D.4.a. – Measurement of projections and recesses
b. Wall plane changes.
   i. **Buildings** subject to the projections or recesses depths required by LDC section 5.05.08 D.4.a must not have a single wall plane exceeding 60 percent of each **façade**.
   ii. If a **building** has a projection or recess of 40 feet or more, each is considered a separate **façade**, and must meet the requirements for wall plane changes in LDC section 5.05.08 D.4.b.i.

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*Illustration 5.05.08 D.4.b. – Wall plane percentages*

5. **Building** design treatments. The following design treatments must be an integral part of the **building’s** design and integrated into the overall architectural style. These treatments must not consist solely of applied graphics or paint. Each **building façade** must have at least four of the following **building** design treatments. However, a minimum of two of the following design treatments are required for **buildings** less than 5,000 square feet:

   a. Canopies, porticos, or porte-cocheres, integrated with the **building’s** massing and style,
   b. Overhangs, minimum of three feet,
   c. Colonnades or arcades, a minimum of eight feet clear in width,
   d. Sculptured artwork,
   e. Cornice minimum two feet high with 12 inch projection,
   f. Peaked or curved roof forms,
   g. Arches with a minimum 12-inch recess depth,
   h. Display windows,
   i. Ornamental and structural architectural details, other than cornices, which are integrated into the **building structure** and overall design,
   j. Clock or bell tower, or other such roof treatment (i.e. dormers, belvederes, and cupolas),
   k. Projected and covered entry, with minimum dimension of eight feet and the minimum area of 100 square feet,
   l. Emphasized **building** base, minimum of three feet high, with a minimum projection from the wall of two inches,
   m. Additional roof articulation above the minimum standards,

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*See FAQ 4
See Exp. 5*
n. Curved walls,
o. Columns,
p. Pilasters, or
q. Metal or tile roof material.
r. Expressed or exposed structural elements.
s. Additional glazing at a minimum of 15 percent beyond the code minimum requirement.
t. Solar shading devices (excluding awnings) that extend a minimum of 50 percent of the length of the building façade.
u. Translucent glazing at a minimum of 10 percent beyond the code minimum glazing requirement.
v. Glass block at a minimum of 10 percent beyond the code minimum glazing requirement.
w. Where the optional design feature in LDC Section 5.05.08 D.2.b.i is chosen and 85 percent of all exterior glazing within the first three stories of the building have any of the following:
i. Low reflectance, opaque glazing materials (may include spandrel glass with less than 15 percent reflectance);
ii. Glass with visual patterns consisting of opaque points or patterns etched into or applied to the exterior or interior surfaces with frit, frost, or film for single pane or insulated glass. A maximum of 2 inch spacing between horizontal elements and a maximum of 4 inch spacing between vertical elements, with a minimum line or dot diameter thickness of 1/8 inch;
iii. Glass with continuous etch or continuous frit on interior surface, single pane, or insulated glass; or
iv. External screens.

6. Blank wall areas on buildings with primary façades. Blank, opaque, wall areas must not exceed 10 feet in the vertical direction or 20 feet in the horizontal direction of any primary façade. Façades connected to a primary façade shall be a minimum of 33 percent of the attached façades. Control and expansion joints are considered blank wall area unless used as a decorative pattern and spaced at intervals 120 square feet per panel or less. The relief and reveal work must be a minimum depth of ½ inch, and a minimum width of 1½ inch and may be of a color that contrasts with the color of the wall.

7. Window standards.
a. False or applied windows are allowed but shall not be included in the glazing required for primary façades.
b. Spandrel panels in curtain wall assemblies are allowed and shall be included in the minimum glazing required for primary façades.

8. Overhead doors. Adequate screening shall be provided for overhead doors located on primary façades. The placement and length of the screening must block the view of the overhead doors from the street.
a. Required screening. One of the following screening methods shall be provided:
   i. A screening wall, with a minimum height of 6 feet measured from the centerline of the adjacent roadway, or
   ii. A landscape buffer achieving 75 percent opacity within one year.
b. Exception. Overhead doors utilizing framed transparent glass panels covering a minimum of 75 percent of the door area shall be allowed on
primary façades without the screening required in LDC section 5.05.08 D.8.a., except when used on loading docks or receiving areas.

c. Façades with overhead doors facing one another. Overhead doors facing one another may be treated as interior space, provided that:
   i. The buildings meet all other requirements of LDC section 5.05.08; and
   ii. The distance between the doors facing one another is no greater than 50 feet; and
   iii. The view of all overhead doors is properly screened from the street.

9. Additional standards for outparcels and freestanding buildings within a PUD or unified plan of development. See LDC section 2.03.06 G for additional design criteria in Residential Mixed Use Neighborhood Center PUDs.
   a. Purpose and intent. To provide unified architectural design and site planning for all on-site structures, and to provide for safe and convenient vehicular and pedestrian access and movement within the site.
   b. Façades standards. All façades must meet the requirements of LDC section 5.05.08 D.5. Building design treatments.
      i. Primary façades. All exterior façades of freestanding structures, including structures located on outparcels, are considered primary façades and must meet the requirements of this section with respect to the architectural design treatment for primary façades – in LDC section 5.05.08 D.2., except for those façades considered secondary façades.
      ii. Secondary façades. One façade of a freestanding structure, including structures located on outparcels, that is internal to the site and that does not abut or face public or private streets adjacent to the development. Outparcels and freestanding buildings are allowed one secondary façade.
   c. Design standards. The design for freestanding buildings must employ architectural, site and landscaping design elements integrated with, and common to those used on the primary structure and its site. These common design elements must include colors, building materials, and landscaping associated with the main structure. All freestanding buildings must provide for vehicular and pedestrian inter-connection between abutting outparcels or freestanding sites and the primary structure.
   d. Primary façade standards. The following design feature is an additional option which can be used to meet the requirement in LDC section 5.05.08 D.2.b. Primary façade design features:
      i. Walls expanding the design features of the building, not less than 7 feet high, creating a courtyard not less than 12 feet from the building and length of no less than 60 percent of the length of the associated façade. The courtyard may be gated and able to be secured from exterior public access. Grilled openings are allowed if courtyard is landscaped. Opening depths or wall terminations must be a minimum of 12 inches deep. If the courtyard contains service or utility equipment, the height and design must prevent view from the exterior. Courtyard walls are not to be considered fences.
10. Roof treatments.
   a. Purpose and intent. Variations in rooflines are used to add interest and reduce massing of large buildings. Roof height and features must be in scale with the building’s mass, and shall complement the character of surrounding buildings and neighborhoods. Roofing materials must be constructed of durable, high-quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.
   b. Roof edge and parapet treatment.
      i. When a building’s largest floor is greater than 5,000 square feet in floor area a minimum of two roof-edge or parapet line changes are required for all primary façades. One such change must be located on primary façades. Thereafter, one additional roof change is required every 100 linear feet around the perimeter of the building. If a vertical change is used, each vertical change from the dominant roof condition must be a minimum of ten percent of building height, but no less than 3 feet. If a horizontal change is used, each horizontal change from the dominant roof condition must be a minimum of 20 percent of the façade length, but no less than 3 feet.
      ii. Roofs, other than mansard roofs, with the slope ratio of 3:12 or higher are exempt from the above requirements for vertical change for the façades that are less than 200 feet. One roof edge, or parapet line change must be provided for every 200 linear feet of the façade length.
   c. Roof design standards. Roofs must meet the following requirements:
      i. When parapets are used, the average height of such parapets must not exceed 20 percent of the height of the supporting wall, with exception of the parapets used to screen mechanical equipment. Parapets used to screen mechanical equipment must be no less than the maximum height of the equipment. The height of parapets shall not, at any point, exceed one-third the height of the supporting wall.
      ii. When a flat roof is screened with a parapet wall or mansard roof at any façade, a parapet or mansard roof treatment must extend along the remaining façades.
      iii. When sloped roofs are used, the massing and height must be in proportion with the height of its supporting walls. Sloped roofs must meet the following requirements:
         a) Sloped roofs that are higher than its supporting walls must feature elements that create articulation and reduce the massing of the roof. This includes: clearstory windows, cupolas, dormers, vertical changes, or additional complementary colors to the color of the roof.
         b) The color(s) of a sloped roof must complement the color(s) of the façades.
   d. Prohibited roof types and materials. The following roof types and roof materials are prohibited:
      i. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better.
ii. Mansard roofs and canopies, unless they meet the following standards:
   a) Minimum vertical distance of 8 feet is required for buildings larger than 20,000 square feet,
   b) Minimum vertical distance of 6 feet is required for buildings of up to 20,000 square feet of floor area, and
   c) The roof angle shall not be less than 25 degrees, and not greater than 70 degrees.

iii. Awnings used as a mansard or canopy roofs.

11. **Awning** standards. These standards apply to those awnings associated with and attached to a building or structure.
   a. Mansard **awnings**, which are those awnings that span 90 percent, or more, of a façade length and those, which do not provide a connection between façades, must adhere to all roof standards of LDC section 5.05.08 D.10.
   b. All other awnings, which are awnings that constitute less than 90 percent of a façade length, and those that do not provide a connection between façades, must adhere to the following standards:
      i. The portion of the awning with graphics may be backlit, provided the illuminated portion of the awning with graphics does not exceed size limitations and the other sign standards of LDC sections 5.06.00, 9.03.00, and 9.04.00.
      ii. The location of awnings must relate to the window and door openings, or other ornamental design features.
   c. Automobile sales parking lot awnings. Shade awnings may be erected in automobile sales parking lots subject to the following requirements and standards:
      i. Shade awning structures must not be constructed within 75 feet of any public or private street.
      ii. Single shade awning structures must not exceed an area sufficient to provide cover to 20 automobiles or 3,240 square feet, whichever is greater.
      iii. The minimum separation between shade awning structures must be 100 feet.
      iv. Multi-colored shade awnings and the use of black or gray, florescent, primary and/or secondary colors are prohibited. Earth tone colors are encouraged.

12. Entryway/customer entrance treatment. Please see LDC section 5.05.08 F.1, for additional site design elements.
   a. Purpose and intent. Entryway design elements are intended to give protection from the sun and adverse weather conditions. These elements must be integrated into a comprehensive design style for the project.
   b. Single-tenant buildings and developments. Single-tenant buildings shall have clearly defined, highly visible, customer entrances. The customer entrance shall meet the following standards:
      i. An outdoor patio area must be provided adjacent to the customer entrance, with a minimum of 200 square feet in area. The patio area must incorporate the following:
         a) Benches or other seating components.
         b) Decorative landscape planters or wing walls which incorporate landscaped areas, and

See Exp. 7
c) Structural or vegetative shading.

ii. Front entry must be set back from a drive or a parking area by a minimum distance of 10 feet.

c. Multiple-tenant buildings and developments. Multiple-tenant buildings and developments must meet the following standards:

i. Anchor tenants must provide clearly defined, highly visible customer entrances.

ii. Shaded outdoor community space(s) must be provided at a minimum ratio of one percent of the total floor area of all on-site buildings. The community space(s) shall be a minimum area of 75 square feet and located off, or adjacent to, the main circulation path of the complex and must incorporate benches or other seating components, and

iii. Front entries shall be setback from a drive or a parking area by a minimum of 10 feet.

13. Materials and colors.

a. Purpose and intent. Exterior building colors and materials contribute significantly to the visual impact of buildings on the community. The colors and materials must be well designed and integrated into a comprehensive design style for the project.

b. Exterior building colors.

i. The use of color materials or finish paint above level 8 saturation (chroma) or below lightness level 3 on the Collier County Architectural Color Charts is limited to no more than 10 percent of a façade or the total roof area.

ii. The use of naturally occurring materials are permissible, such as marble, granite, and slate and the following man-made materials: silver unpainted metal roofs.

iii. The use of florescent colors is prohibited.

c. Exterior building materials (excluding roofs). The following building finish materials are limited to no more than 33 percent of the façade area:

i. Corrugated, or metal panels, and

ii. Smooth concrete block.

14. Barber poles. All traditional size (not more than 54 inches in height and not more than 6 inches in diameter) and style barber poles which contain any illuminated moving or rotating part may be permitted if the following and all other applicable requirements are met:

a. The barber pole is attached to the exterior wall of an establishment providing the services of a licensed barber:

b. Each such establishment (barbershop, salon, etc.) is limited to only one barber pole:

c. No barber pole may move or rotate except when the establishment is open and providing the services of a licensed barber: and

d. All barber poles that are illuminated, whether or not they rotate, require a building permit.

15. Neon tubing. The use of neon or neon type tubing is prohibited on the exterior and the roof of a building.
E. Design standards for specific building uses.
1. Standardized design buildings must meet the provisions of this Code.
2. **Self-storage buildings**. Self-storage buildings are subject to all of the applicable provisions of this section with the following exceptions and additions:
   b. Screen walls. When a wall is proposed to screen the facility, it must be constructed of material similar and complementary to the primary building material and architecture. Long expanse of wall surface shall be broken into sections no longer than 50 feet, and designed to avoid monotony by use of architectural elements such as pillars.
   c. Window standards. If the window openings are into the storage units or corridors used to access the storage units, translucent material (e.g. glass that lets light pass through but objects on the other side cannot be seen clearly) must be used.
   d. Single-story self-storage buildings. LDC section 5.05.08 D.2.b. Primary façade design features can be replaced with one of the following two options:
      i. Option 1.
         a) A minimum of 20 percent of the primary façade area must be glazed; and
         b) A covered public entry with a minimum roof area of 80 square feet and no dimension less than eight feet, or a covered walkway at least six feet wide with a total length measuring no less than 60 percent of the length of the façade.
      ii. Option 2. If the project design incorporates a screen wall around the perimeter of the self-storage facility, the following standards apply:
         a) Architecturally treated, eight-foot high, screen wall is required to screen the facility, and
         b) The roof slope for the buildings is a minimum of 4:12 ratio for double slopes, and 3:12 ratio for single slope, and
         c) A landscape buffer at least 7 feet wide is required on each side of the wall.
   e. Multi-story self-storage buildings. The requirements of LDC section 5.05.08 D.2.b. Primary façade design features can be replaced with one of the following two options:
      i. Option 1.
         a) A minimum of 20 percent of the primary façade area must be glazed; and
         b) A covered public entry with a minimum roof area of 80 square feet and no dimension less than eight feet, or a covered walkway at least six feet wide with a total length measuring no less than 60 percent of the length of the façade; and
         c) Requirements of LDC section 5.05.08 D.6. Blank wall area apply to all façades; and

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See FAQ 3

See Exp. 8

d) Foundation planting areas must be a minimum 15 percent of the ground level building area.

ii. Option 2. If project design incorporates a screen wall around the perimeter of the self-storage facility, the following standards apply:
   a) Architecturally treated, eight feet high screen wall is required to screen the ground floor of the facility, and
   b) Landscape buffer, minimum 7 feet wide is required on each side of the wall; and
   c) Primary façades above the ground level must include glazing, covering at a minimum 20 percent of the façade area; and
   d) Requirements of LDC section 5.05.08 D.6. Blank wall area applies to all façades; and
   e) Foundation planting areas must be a minimum 15 percent of the ground level building area.

iii. In the case that none of the above options are met, then LDC section 5.05.08 D.2.b. Primary façade design features must be met.

3. Mercantile.
   a. Applicability. All standards listed in LDC section 5.05.08 are applicable with the following exceptions and additions.
   b. Large retail structures. The purpose of this section is to break up the monolithic appearance of large retail structures and present a more human scale of architecture to the public street right-of-way view. Because these buildings house a variety of functions that can accommodate a variety of spatial types, they must be designed to express these functions in a manner that has the appearance of a group of buildings of varying scale and size.
   c. Windows and entrances. When more than two retailers with separate exterior customer entrances are located within the principal building, the following standards apply:
      i. The first floor of the primary façades must utilize transparent windows and doors for no less than 30 percent of the horizontal length of the building façade.
      ii. Primary building entrances must be clearly defined and connected with a sheltering element such as a roof canopy or arcade.

4. Facilities with fuel pumps.
   a. In addition to the requirements of LDC section 5.05.05 Facilities with fuel pumps, all standards established in this section are applicable.

5. Hotel/motel.
   a. Applicability. All standards of LDC section 5.05.08 are applicable with the following exceptions.
   b. Design features. LDC section 5.05.08 D.2.b. Primary façade design features can be replaced as follows:
      i. The design of the primary façades must include windows and other glazed openings covering at least 20 percent of the primary façade area, and one of the following design features:
         a) Projected, or recessed, covered public entry providing a minimum horizontal dimension of eight feet, and a minimum area of 100 square feet, or
b) Covered walkway or arcade (excluding canvas type) that is attached to the building, or located no more than 12 feet from the building. The structure must be permanent and its design must relate to the principal structure. The minimum width shall be eight feet, with a total length measuring 60 percent of the length of the associated façade.

i. For buildings located 200 feet or more from the street right-of-way, the projected or recessed entry and covered walkway or arcade, required by the above LDC section 5.05.08 E.5.b.i., can be located on any façade.

   a. Applicability. All standards listed in LDC section 5.05.08 are applicable except for the following:
   b. **Primary façade** standards. The requirements of LDC section 5.05.08 D.2.b. Primary façade design features are replaced with the following standards. Façades fronting on arterial or collector streets must have two or more of the following design features:
      i. Windows at a minimum of ten percent of the façade area.
      ii. Projected or recessed covered public entry providing a minimum of eight feet by eight feet cover.
      iii. Foundation planting consisting of trees and shrubs. The total length of the planting area must be a minimum of 25 percent of the façade length and be distributed along the façade to reduce the blank wall area. The depth of the planting area must be a minimum of ten feet. The plant material shall be as required by LDC section 4.06.05.
      iv. Masonry, concrete or tilt-up construction.
      v. **Building** height of 40 feet or less and the building street setback of 200 feet or more.
   c. Variation in massing. The requirements of LDC section 5.05.08 D.4. Variation in massing applies only to primary façades and to façades facing residential zoning districts when the building footprint is located within 300 feet of the residential property line.
      i. However, variation in massing only applies to façades facing residential zoning districts when the building footprint is located between 150 and 300 feet from the property line.
   d. **Building** design treatments. The requirements of LDC section 5.05.08 D.5. Building design treatments are modified as follows:
      i. Primary façades must include a minimum of two of the building design treatments listed under this section.
   e. Site design elements. The requirements of LDC section 5.05.08 F.1. Site design elements are modified to require, at a minimum, one of the four listed site design elements.
   f. Blank wall areas. The requirements of LDC section 5.05.08 D.6. Blank wall areas are replaced with the following standards:
      i. Blank wall areas. Blank, opaque wall areas must not exceed 15 feet in vertical direction or 50 feet in horizontal direction of any primary façade or any façade facing a residential district.
a) For façades connected to a primary façade, this must apply to a minimum of 25 percent of the attached façade measured from the connection point.

b) Control and expansion joints within this area constitute blank wall area unless used as a decorative pattern and spaced at intervals of ten feet or less. Relief and reveal work depth must be a minimum of ½ inch and may be different than the color of the wall.

g. Roof treatments. The requirements of LDC section 5.05.08 D.10. Roof treatments are replaced with the following standards:

i. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the façade, measured from the corner.

ii. The façades facing arterial or collector road and façades facing residential district must have variations from the dominant roof condition. The roof edge and parapets must have a minimum of one vertical change for every 150 lineal feet of the façade length. The vertical change must be a minimum of ten percent of the building height, but no less than three feet.

iii. All rooftop-mounted equipment including air conditioning units, vents, etc., must be shielded from view with parapets, louver screens, or similar equipment screens.

h. Materials and colors. The requirements of LDC section 5.05.08 D.13. Materials and colors are applicable with exception of subsection 5.05.08 D.13.c. Exterior building materials, which is replaced with the following standards:

i. Primary façades. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the façade area.

ii. Façades attached to a primary façade. The use of ribbed, corrugated, and reflective metal panels is limited to no more than 33 percent of the wall area for the 25 percent of the overall wall length of the façades attached to a primary façade, measured from the corners.

Special Height Requirements. All buildings over 30 feet in height, measured from the first finished floor to the roof eave, that are located within 300 feet from the arterial or collector street right-of-way, must comply with LDC section 5.05.08 D.4. Variation in massing, and D.6. Blank wall areas on buildings with primary façades, on all building façades.

7. Industrial/factory buildings.

a. Applicability. All standards listed in LDC section 5.05.08 are applicable with the following exceptions, modifications, and additions.

b. Primary façade standards. The requirements of LDC section 5.05.08 D.2.b. Primary façade design features are replaced with the following standards. Façades fronting on arterial streets must have two or more of the following design features:

i. Windows at a minimum of 20 percent of the façade area.

ii. Projected or recessed covered public entry providing a minimum of eight feet by eight feet cover, and a minimum of 15 percent of the wall area devoted to windows.
iii. The total length of the planting area must be at least 33 percent of the façade length and be distributed along the façade to reduce the blank wall area. The depth of the planting area must be a minimum of ten feet. The plant material must be as required by LDC section 4.06.05.

iv. Masonry, concrete or tilt-up construction, and 15 percent of the wall area allocated to windows.

v. **Building** height of 40 feet or less, with a **building street setback** of 200 feet or more.

c. **Variation in massing. The requirements of LDC section 5.05.08 D.4.**
   Variation in massing applies only to the primary façades and to façades facing residential zoning districts when the building footprint is located within 300 feet of the residential property line.
   i. However, variation in massing only applies to façades facing residential zoning districts when the building footprint is located between 150 and 300 feet from the property line.

d. **Project standards.**
   i. The requirements of LDC section 5.05.08 D.5. **Building** design treatments are modified to require industrial/factory buildings to provide, at the primary façades only, a minimum of two building design treatments listed under this section.
   ii. The requirements of LDC section 5.05.08 F.1. Site design elements are modified to require at least one of the listed site design elements.

e. **Blank wall areas. The requirements of LDC section 5.05.08 D.6.** Blank wall areas are replaced with the following standards:
   i. Blank, opaque wall areas must not exceed 15 feet in vertical direction or 50 feet in horizontal direction of any primary façade and any façade facing a residential district.
      a) For façades connected to a primary façade, the blank wall standards applies to a minimum of 25 percent of the attached façade, measured from the connection point.
      b) Control and expansion joints within the façade area constitute blank wall area unless used as a decorative pattern, and must be spaced at intervals of ten feet or less. Relief and reveal work depth must be a minimum of ½ inch and may be different than the color of the wall.

f. **Roof treatments. The requirements of LDC section 5.05.08 D.10.** Roof treatments are replaced with the following standards:
   i. If parapets are used, the end of the parapet must wrap corners for a minimum distance of 25 percent of the length of the façade, measured from the corner.
   ii. **Façades** facing arterial or collector roads and façades facing residential districts must have vertical changes from the dominant roof condition. The roof edge and parapets must have a minimum of one vertical change for every 150 lineal feet of the façade length. The vertical change shall be a minimum of ten percent of the building height, but no less than three feet.
   iii. All rooftop-mounted equipment including air conditioning units, vents, etc., must be shielded from view with parapets, louver screens, or similar equipment screens.
g. Materials and colors. The requirements of LDC section 5.05.08 D.13.
Materials and colors are applicable with the exception of subsection
5.05.08 D.13.c. Exterior building materials, which is replaced with the following standard:
   i. **Primary façades.** The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of 33 percent of the façade area.
   ii. **Façades** attached to a **primary façade.** For 25 percent of the overall wall length of façades attached to a primary façade, measured from the corners, the use of ribbed, corrugated, and reflective metal panels is limited to no more than 33 percent of the wall area.

h. Special height requirements. All buildings over 30 feet in height measured from the first finished floor to the roof eave that are located within 300 feet from the arterial or collector street right-of-way must comply with LDC sections 5.05.08 D.4. Variation in massing, and 5.05.08 D.6. Blank wall areas on all building façades.

8. Parking **structures.** All standards listed in LDC section 5.05.08 are applicable unless otherwise specified below.
   a. **Primary façades.** The requirements of LDC section 5.05.08 D.2.b. Primary façade design features are replaced with the following standards:
      i. All exposed façades of any parking structure above the second floor are considered primary façades.
      ii. A minimum of 60 percent of the area of any primary façade of a parking structure or covered parking facility must incorporate at least two of the following:
         a) Transparent windows, with clear or lightly tinted glass, where pedestrian oriented businesses are located along the façade of the parking structure,
         b) Display windows,
         c) Decorative grill work or similar detailing which provides texture and screens the parking structure openings,
         d) Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work or similar features, or
         e) Vertical trellis or plant material screening the openings.
   b. **Building** foundation planting. The perimeter of a parking structure at grade must meet the building foundation planting requirements of LDC section 4.06.05.
   c. Massing standards. The requirements of LDC section 5.05.08 D.4. Variation in massing are applicable, with the following exception:
      i. If the ramps and inclines are on an exposed façade and they exceed the maximum length or uninterrupted curve, a projection or recess must occur at the start and end but not required at the ramp/incline.
   d. Wall plane changes. The requirements of LDC section 5.05.08 D.4.b. are applicable with the following exception:
      i. If the ramps and inclines are on an exposed façade and they exceed the maximum horizontal length, a wall plane projection or
recess must occur at the start and end but not required at the ramp/incline.

e. Detail features. The façade area within 42 inches above each floor/deck shall not be open more than 50 percent, except at openings for vehicle or pedestrian access.

9. Outside play structures.
   a. Maximum coverage. Outside play structures must not cover more than 50 percent of the façade area.
   b. Location. No portion of any play structure, located between the front building line and any adjacent right-of-way, may exceed a height of 12 feet as measured from existing ground elevation. In all other cases, no portion of any play structure may exceed a maximum height of 16 feet as measured from existing ground elevation.
   c. Colors. Play structures must be limited to earth tone colors, with a maximum of three colors.

F. Site design standards. Compliance with the standards set forth in this section must be demonstrated by submittal of architectural drawings and a site development plan in accordance with the Administrative Code and LDC section 10.02.03.

1. Site design elements. Please see LDC section 4.06.00 Landscaping, Buffering, and Vegetation for landscaping standards and section 5.05.08 D.12. for entryway/customer entrance treatment requirements. All projects must have, at a minimum, one of the following:
   a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;
   b. Integration of specialty pavers, tile, or stamped or decorative concrete along the building perimeter walkway. This treatment must constitute a minimum of 60 percent of walkway area;
   c. Two accent or specimen trees above the minimum landscape code requirements for every 100 feet of the front façade, and a minimum of two for the rest of the project, with a minimum height of 18 feet at planting; or
d. Site sculptures and/or water features including fountains.

2. Off-street parking design. As provided for in LDC section 4.05.00, and subject to the following provisions:
   a. Purpose and intent. Commercial buildings and projects, including their outparcels shall be designed to provide safe, convenient, and efficient access for pedestrians and vehicles. Parking shall be designed in a consistent and coordinated manner for the entire site. The parking area shall be integrated and designed so as to enhance the visual appearance of the community.
   b. Design standards. Parking, utilizing the same degree of angle, shall be developed throughout the site to provide efficient and safe traffic and pedestrian circulation. A single bay of parking provided along the perimeter of the site may vary in design in order to maximize the number of spaces provided on-site. The mixture of one-way and two-way parking aisles, or different degrees of angled parking within any parking area is prohibited, except as noted above, or where individual parking areas are physically separated from one another by a continuous landscape buffer, a minimum five feet in width with limited access. Landscape buffer, a minimum five feet in width with limited access.
buffers for these locations shall use landscape material other than grass for separation of parking areas.

i. Maximum parking. The following standards shall apply to projects that require a minimum of 80 parking spaces but that provide more than 120 percent of the required paved off-street surface parking:
   a) At least twenty percent of the amount of vehicular use area onsite shall be devoted to interior landscaping areas.

ii. Parking for projects. Projects shall be designed to adhere to the following standards:
   a) Interior lots. No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary façade of the commercial building or project and the abutting street or navigable waterway.
   b) Corner lots. No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary façade of the commercial building or project and the abutting street or navigable waterway area, with no single side to contain more than 65 percent of the required parking.

3. Pedestrian pathways.
   a. Purpose and intent. To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the county and to provide safe passage from the public right-of-way to the building or project which includes the area between the parking areas and the building perimeter walk, and between alternative modes of transportation. The on-site pedestrian system must provide adequate directness, continuity, street and drive aisle crossings, visible interest and security as defined by the standards in this Section.
   b. Pedestrian access standards. Pathways and crosswalks must be provided as to separate pedestrian traffic from vehicular traffic while traveling from the parking space to building entries and from building entries to outparcels and to pathways along adjacent roadways. Pedestrians will only share pavement with vehicular traffic in marked crosswalks.
   c. Minimum dimensions. Pedestrian pathways must be a minimum of five feet wide.
   d. Materials. Pedestrian pathways must be consistent with the provisions of Section 4.5 of the Americans with Disabilities Act (ADA), Accessibility Guidelines. Materials may include specialty pavers, concrete, colored concrete, or stamped pattern concrete.
   e. Building pedestrian pathway.
      i. A continuous building perimeter path interconnecting all public entrances and exits of a building is required. For the purposes of this section, employee, service or delivery entrances, or emergency “exits-only” are excluded.
      ii. If parking area is proposed along the building façade within 15 feet from a building wall, the pedestrian pathway shall be provided along the full length of the row of parking spaces facing the building.
f. Pedestrian crosswalks. Standard crosswalks must be installed at stop-controlled-crossings. Uncontrolled crossings must be high visibility longitudinal lines as shown in the Florida Department of Transportation Roadway and Traffic Design Standards.

g. Shade. See LDC section 4.06.00 Landscaping, Buffering, and Vegetation for additional requirements.

i. Required pedestrian pathways must provide intermittent shaded areas when the walkway exceeds 100 linear feet in length at a minimum ratio of one shade canopy tree per every 100 linear feet of walkway. The required shade trees must be located no more than ten feet from edge of the sidewalk.

4. Service function areas and facilities. Service function areas include, but are not limited to: loading areas and docks, outdoor storage, vehicle storage excluding car display areas, trash collection areas, trash compaction and recycling areas, rooftop equipment, utility meters, antennas, mechanical and any other outdoor equipment and building services supporting the main use or operation of the property. See LDC section 4.02.12 Design Standards for Outdoor Storage for additional requirements.

a. Purpose and intent. To diminish the visual and acoustic impacts of service functions that may detract from, or have a negative impact on, the surrounding properties and the overall community image.

b. Buffering and screening standards. Service function areas must be located and screened so that the visual impacts of these functions are fully contained and screened from adjacent properties, including public and private streets.

c. Screening material and design standards. Screening materials, colors and design must be consistent with design treatment of the primary façades of the building or project and the landscape plan.

d. Trash enclosures. For the location, size, and design standards for trash enclosures, see LDC section 5.03.04 Dumpsters and Recycling.

e. Loading areas and docks. Vehicle loading areas must be screened from streets and adjacent residential districts. Screening must consist of wing walls, shrubs, trees, berms, or combination thereof.

f. Conduits, meters and vents and other equipment attached to the building or protruding from the roof must be screened or painted to match surrounding building surfaces. Conduits and meters cannot be located on the primary façade of the building.

g. All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design.

h. Outdoor vending machines must be located so that they are not visible from adjacent properties and streets.

5. Fencing standards. For restrictions on fence material, fence height, and design, see LDC section 5.03.02 Fences and Walls.

6. Drive-through facilities standards. See LDC section 4.05.09 Stacking Lane Requirements for additional requirements.

a. Drive-through facilities location and buffering standards. Drive-through facilities must be secondary in emphasis and priority given to any other access and circulation functions. Such facilities must be located at side or rear locations that do not interrupt direct pedestrian access and avoid potential pedestrian/vehicle conflict.
i. If site constraints limit the location of the drive-through facility to the area between the right-of-way and associated building, the vegetation required by a Type "B" landscape buffer must be installed within the buffer width required for the project and maintained along the entire length of the drive-through lane and adjacent right-of-way. In addition to the vegetative buffer referenced above, a permanent, covered, porte-cochere or similar structure, (canvas awning and canopies are excluded), must be installed extending the width of the drive-through with the roof covering the service window(s). Such structure shall be an integral part of the design of the building.

b. Required floor area. One drive-through facility is permitted for each building. For multi-tenant buildings, an additional drive-through is allowed for each tenant with a minimum of 1,500 square feet of floor area. Drive-through facilities may have multiple drive lanes.

7. Lighting. See LDC sections 4.05.02 D and 6.06.03 for additional requirements.

a. Purpose and intent. All building sites and projects, including outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting must be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures must be integrated and designed so as to enhance the visual impact of the project on the community and blend with the landscape.

b. Shielding standards. Lighting must be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjoining streets and all adjacent properties. Light sources must be concealed or shielded.

c. Height standards. Lighting fixtures within the parking lot must be a maximum of 25 feet in height, and 15 feet in height for the non-vehicular pedestrian areas.

d. Design standards. Lighting must be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures must complement the design of the project. This can be accomplished through style, material or color.

e. Illumination. Background spaces, such as parking lots, shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Foreground spaces, including building entrances and plaza seating areas, must utilize local lighting that defines the space.

8. Water management areas in buffer areas. For design standards for water management areas in buffer areas, including location and the required amenities, see LDC section 4.06.02 D.

G. Deviations and alternate compliance. The following alternative compliance process is established to allow deviations from the requirements of this section as approved by the County Manager or designee.

1. Review and approval procedure. Upon request by the applicant, the County Manager or designee may administratively approve a Site Development Plan application that includes an alternative architectural design and site development plan that may be substituted in whole or in part for a plan meeting the standards of LDC section 5.05.08. Approved deviations are allowed only as to the specific design and plan reviewed. Any modification to an approved design shall necessitate re-review and approval by the County Manager or designee.
2. Review criteria. In approving an alternative plan, the County Manager or
designee must find that the proposed alternative plan accomplishes the purpose
and intent of this section. If the plan is approved through this section, the site
development plan approval letter shall specifically note the deviations and the
basis for their approval.

3. The Administrative Code shall establish the submittal requirements for the
Deviations and Alternate Compliance process.

4. Applicability.
   a. The following types of buildings and uses qualify for an administrative
determination of deviations from LDC section 5.05.08 development standards:
      i. Assembly,
      ii. Educational,
      iii. Institutional,
      iv. Mixed use buildings (such as commercial/residential/office), and
      v. Any other non-commercial building, or use, that is not listed under
         LDC section 5.05.08 E. Design standards for specific building
types of this section, and due to its function, has specific
requirements making meeting LDC section 5.05.08 standards
unfeasible.
      vi. Buildings located on property with a commercial zoning
designation when submitted for Site Development Plan review
except for the following:
         a) Buildings with a gross building area of 10,000 square feet
            or more on the ground floor.
         b) Multi-story buildings with a total gross building area of
            20,000 square feet or more.
         c) Project sites with more than one building where the
            aggregate gross building area is 20,000 square feet or
            more. Individual buildings within a project site that have
            been previously granted deviations where additional
development causes an aggregation of building area
            20,000 square feet or greater, must bring existing buildings
            up to the requirements of LDC section 5.05.08.

   b. The deviation process is also applicable to the specific requirements
      listed under the following sections:
      i. LDC section 5.05.08 B.3. Alterations to an existing building.
      ii. LDC section 5.05.08 E.2.d. for Self-storage buildings.

5. Appeal and Assistance procedure.
   a. The County Manager or designee may request the assistance of the
      Architectural Arbitration Board in rendering a decision. The applicant may
      appeal the decision of the County Manager or his designee to the same
      Board by making a written request to the County's Architect.
         i. The Architectural Arbitration Board shall consist of 5 voting
            members comprised of the following: two representatives from the
            Collier County Zoning staff; two representatives appointed by the
            American Institute of Architects (Southwest Florida Chapter) and
            one member appointed by the American Society of Landscape
            Architects (Southwest Florida Chapter).
         b. The Architectural Arbitration Board shall take one of the following actions
            by majority vote:
i. Approve as proposed;
ii. Approve as proposed with conditions;
iii. Deny as proposed; or
iv. Continue the review to another meeting for further deliberation.

Within 5 working days following the Architectural Arbitration Board meeting, the County Manager or his designee shall approve or deny the project's deviation from the architectural design standards of LDC section 5.05.08, as recommended by the Architectural Arbitration Board.

Should the applicant or staff request a decision by convening an Architectural Arbitration meeting, then the review of the Site Development Plan will be placed on hold upon receipt of the written request by the County's Architect. Should the County Manager or his designee request the assistance of the Architectural Arbitration Board, then review of the Site Development Plan will be placed on hold at staff discretion. Once a final decision by the Board is reached, review of the Site Plan shall resume.
Useful Links and Contact Information

Architectural Standards website

Additional information regarding the architectural standards, the alternative architectural design application, and Collier County Color Charts can be found on the architectural standards website.

Zoning and Land Use Applications website

Application forms and additional information are available regarding numerous zoning and land use activities are available here.

Collier County Land Development Code

The entirety of the Collier County Land Development Code is codified by Municode.

Land Development Code definitions

LDC section 1.08.02 includes definitions for numerous terms used throughout the Land Development Code.

Collier County Administrative Code for Land Development

The Administrative Code contains information regarding application processes and procedures for many, but not all, applications for land use activities in the County.

LDC amendments website

Land Development Code Amendments are processed generally once or twice a year. Information about current amendments is available on the LDC amendments website.

For questions regarding architectural standards:

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