

CITY OF WILDWOOD



DESIGN DISTRICT STANDARDS

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CITY OF WILDWOOD DESIGN DISTRICT STANDARDS

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INTRODUCTION

The purpose and intent of these Design District Standards is to guide development and redevelopment toward creating an interrelated and predictable pattern of buildings, streetscapes, and landscapes that improve the aesthetics of the built environment within Wildwood. To proactively prepare for impending growth the City of Wildwood has undertaken the establishment of these standards that will improve the image and appearance of all development. The basic premise is that quality appearance will result in quality development. Parcels undergoing redevelopment shall adhere to the Design District Standards while working within existing constraints of the property and any existing structures.

Design standards also protect the community's investment. When the aesthetic appearance of a community is maintained or improved, a sense of pride develops for the residents, owners, and merchants. Further, design standards improve the City's economic standing. In the absence of design standards, other areas in the region may position themselves with a more competitive advantage to attract residents and merchants. The City encourages economic growth and wants to provide a business atmosphere where the private sector can flourish.

Meanwhile the City is tasked with protecting its existing neighborhoods and businesses from the potential impacts of development. Special attention has been placed on the creation of a quality, safe, and functional environment. Buffers, landscaping, and building placement on a parcel can mitigate potential impacts to surrounding properties.

These Design District Standards exhibit specific themes of expectations for development within Wildwood. An interconnected transportation network and pedestrian accessibility are primary concerns for new development and redevelopment. Land should be developed by utilizing infrastructure and resources efficiently. The City encourages the design of new development to be visually sensitive to surrounding development and the environment through architectural standards, buffering, landscaping, and building placement.

APPLICABILITY OF DESIGN STANDARDS

The Design District Standards consist of two chapters and covers properties within the City limits and the Joint Planning Area (JPA) between the City and Sumter County. Chapter 1 contains the standards for nonresidential development while Chapter 2 contains the standards for residential development.

The design standards contained in Chapter 1 are applicable to nonresidential and mixed use development and redevelopment. Chapter 1 also contains landscaping, signage, and maintenance standards. All nonresidential development is classified as Highway, Downtown, Community, Neighborhood, or Industrial. The Design District Map illustrates the geographic location of each district. Generally, the location of the proposed development will determine which set of standards to follow. The Development Services Director reserves the right to determine which set of standards to follow when the identified design district conflicts with the assigned zoning district.

Please note, residential areas are shown on the Design Districts Map as the "Neighborhood District." However, it is not the intent of the City to have residential developments adhere to the standards contained within the Neighborhood District. Rather, residential developments are required to adhere to

the standards contained in Chapter 2.

The Design District Standards may be applicable if one or more of the following criteria is met:

- **Nonresidential Development:**
 - The building floor area of a structure is being increased by more than thirty percent (30%).
 - More than fifty percent (50%) of the building floor area is being replaced.
 - The existing building is being redeveloped, and the cost of redevelopment is greater than fifty percent (50%) of the assessed value of the building; or
 - The property is subject to a change of use from residential to nonresidential.
 - All Planned Developments (PD) and Developments of Regional Impact (DRI)

- **Residential Development:**
 - Residential single-family detached (SFD) developments consisting of ten (10) or more building lots (including replats).
 - All shipping containers intended to be used for residential dwellings.
 - All single-family attached (SFA), apartments or condominium buildings (ACB), Planned Developments (PD), Developments of Regional Impact (DRI) and Community Development Districts (CDD).

- **Additional Provisions:**
 - Change of Use: Properties subject to a change of use from residential to nonresidential shall only be required to adhere to the landscaping, signage, and maintenance standards contained in Chapter 1.
 - Industrial District: Properties in the Industrial District shall only be required to adhere to the landscaping, signage, and maintenance standards contained in Chapter 1. The Development Services Director may waive the sidewalk requirement in the Industrial District.
 - Chapter 1, Section F(8) (Colors) shall apply when the exterior of an existing building or any portion thereof, including trims or accents, is repainted. Section F(8) shall apply even in those cases where no other work is being conducted. A submission of the proposed color theme including base, trim, and accent colors for approval by the Development Services Director is required prior to the issuing of the Commercial Structure Painting Permit. There is no charge for the Commercial Structure Painting Permit.
 - 163 Agreement: Properties which are subject to an approved Chapter 163 Agreement shall not be required to adhere to the Design District Standards.

VIOLATIONS AND PENALTIES

Unless specific variances are granted or an approved Planned Development Agreement is in effect, any and all development order(s) may be withheld, and no building permits issued on lands where violations are determined to exist, until appropriate remedial action is agreed to by the City and completed by the owner of the land. A certified letter from the Code Enforcement Official shall bring any violation of the provisions set forth herein to the property owner, and/or tenant's attention. The property owner or tenant of a single family home or nonresidential structure shall be given thirty (30) days to correct the violation before formal code enforcement action is undertaken. Owners of single-family attached and multi-family developments will be notified of maintenance violations and given 90 days to correct the violation before formal code enforcement action is undertaken.

CHAPTER 1: NONRESIDENTIAL DESIGN DISTRICT STANDARDS

Properties within the City and Joint Planning Area have been classified as one (1) of the five (5) districts listed below. The Design District Map illustrates where these districts are located.

(A) Highway

The Highway Design District covers development along the major roadway corridors that are designed to accommodate high vehicular traffic. The buildings and signage have been designed to maximize the marketing exposure of the buildings to commuters and pass-through traffic. The sites have been laid out to create the most efficient means for motorists to quickly access the establishments, park their vehicles, and enter the buildings. Typical uses in this district would include large retail centers, stand-alone retail shops, auto dealerships, and hotels.

(B) Downtown

The Downtown Design District consists of numerous buildings constructed in the early 20th century along with restaurants, retail businesses, and various government offices located primarily along U.S. 301 and C-466A. The intent of this design district is to encourage continued growth of additional specialty shops, restaurants, offices, and other commercial activities that will eventually begin to expand outward from the existing core. This area is intended to become more accessible to pedestrians than automobiles. Residents, employees, and shoppers will be able to Live, Work, and Play in an area conducive to pedestrian friendly development.

(C) Community

The Community Design District is associated with Developments of Regional Impact (DRI), Planned Developments (PD), or similar large mixed use projects. The commercial center of these developments is intended to serve more than just the residents of the development. The architectural style of the commercial and residential buildings should be cohesive. Pedestrian friendly design is a key component of this district.

(D) Neighborhood

The Neighborhood Design District offers a friendly environment that provides nonresidential uses needed to support existing and future residential neighborhoods. This district is located in areas in which higher density and intensity would provide unwanted and adverse impacts on adjacent neighborhoods. Therefore, this district provides for developments conducive to a neighborhood scale where pass-by automobile traffic is typically less than other districts. Typical uses in this district would include pharmacies, grocery stores, restaurants, convenience stores, and professional offices.

(E) Industrial

The Industrial Design District is intended to provide aesthetically pleasing development and redevelopment of the City's industrial parks as well as future development of other industrial properties. Due the nature of development within industrial parks, the standards are less stringent. However, it is imperative that the City protect adjacent properties from adverse impacts that may be a detriment to the environment and to individuals' property rights.

(A) HIGHWAY DISTRICT

The following design standards are applicable to development and redevelopment along commercial corridors such as U.S. 301 and SR 44 that carry higher volumes of traffic and have had a primary focus on marketing to vehicles.

(1) Configuration of Blocks and Lots

Blocks and lots are not as critical for corridors that are designed predominantly for vehicular traffic rather than foot traffic. However, maintaining traffic circulation and not consolidating too many lots to create mega blocks is critical.

(2) Building Orientation

Buildings along highway areas should be encouraged to orient the primary façade to the main right-of-way. If not feasible, then the side and/or rear of the building facing the right-of-way shall be required to be designed consistent with the front façade, or the building may be screened by a 100% opaque buffer to completely disguise the side and/or rear of the building from the public right-of-way. The opaque buffer may be comprised of landscaping, highly decorative walls, or a combination of these treatments.



*Development Facing Major Rights-of-Way
In the Highway Design District*

(3) Building Placement

Buildings and businesses, such as big box stores or shopping centers in the Highway Design District, may be placed towards the rear of the parcel with the frontage being devoted to parking areas, drainage retention, landscaping, and outparcel businesses. The parking area should be designed to avoid the appearance of large masses of pavement and shall be conducive to pedestrian access and circulation.

(4) Landscape Buffers

A twenty-five foot (25') landscape buffer is required from the major right-of-way. A five foot (5') paved

sidewalk is required within the established buffer unless a sidewalk already exists. An additional path or trail may be required by the City to accommodate alternative forms of transportation. For internal streets, Florida Friendly Landscaping, including street trees, evergreen shrubs, planter boxes, jardinières or other approved designs should be used between the sidewalk and the travel lanes to buffer pedestrians from moving vehicles.

The buffer area is not to be utilized for stormwater management unless approved by the Development Services Director due to severe constraints of the site.

Buffer Exception Area: Properties fronting on U.S. 301 from CR 462W continuing north to NE 110th Road will only require a five foot (5') paved sidewalk due to the wide unpaved open areas within the right-of-way. This exception area does not affect building setback requirements.

(5) Parking, Configuration, and Spacing

For development containing a single use of less than 10,000 square feet, one (1) bay of parking, up to a maximum of sixty-four feet (64'), shall be allowed between the building and the buffer. All other required parking should be to the rear of the building. Parking is also permitted on the side of the building to accommodate the required number of spaces. For developments containing a single use of more than 10,000 square feet of floor area, the required parking may be accommodated in the front of the building. Outparcels will be encouraged along the perimeter of the development abutting the right-of-way to bring buildings closer to the street.

- (a) The size of standard commercial parking spaces shall be a rectangular area of ten feet (10') in width and twenty feet (20') in length.
- (b) The size of handicap parking spaces shall be a rectangular area of twelve feet (12') in width and twenty feet (20') in length.
- (c) In parking areas containing twenty (20) or more parking spaces, up to fifty percent (50%) of the parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length. If such spaces are provided, they shall be grouped together and noted as "Compact Car Parking".
- (d) An unlimited number of parking spaces may be reduced to nine feet (9') in width to increase the internal landscaping area to preserve protected trees and other natural features.
- (e) For hotel, motel and other similar uses, parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length.
- (f) The use of permeable pavers in the parking lot is encouraged to reduce stormwater runoff.
- (g) All parking areas are required to be paved unless otherwise approved by the Development Services Director.

(6) Big Box Development

Big box stores, defined as any store which exceeds 50,000 square feet on a single level, are permissible in the Highway Design District. Where possible, liner buildings should be provided along the first floor facing the public right-of-way. The liner building would either have actual smaller shops located facing the street or the appearance of smaller shops with window-shopping opportunities. The liner buildings provide a visual buffer to large parking lots and provide an appropriately scaled transition from the street to the larger anchor store.

(7) Outparcels

Frequently, large shopping and business centers have a few uses that develop stand-alone buildings, known as outparcels, at the perimeter of a site adjacent to the public right-of-way. Large-scale developments that have a primary building and/or anchor stores and secondary outparcels must conform to the following standards.

Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required. Vehicular connection between outparcels, the main structure, and adjacent outparcels is required to provide for safe and convenient vehicular movement within a site.

Consolidated and shared parking is required to reduce the amount of impervious surface.

(8) Circulation and Access

Development shall be designed to minimize the interaction of vehicles with pedestrians and bicyclists. Efficient and safe circulation systems for vehicles, pedestrians, and bicyclists will be required for all developments. A safe and landscaped pedestrian circulation system shall be provided on-site, connecting the primary building entrance to public streets and external sidewalks, as well as all outparcels.

Cross-access and shared access shall be required between individual uses. Internal cross-access and shared use agreements for driveways shall be used to facilitate access and connections between adjacent sites. Frontage roads or service roads may also be considered to connect all parcels.

Adequate facilities for bicycle storage (bike racks) should be provided for all developments and is required for developments containing 50,000 square feet or more of leasable floor area.

(9) Drive-through Establishments

Drive-through lanes must be designed with pedestrian safety as the first priority. Drive-through designs must have the same detail of the principal structure and match the materials and roof of the principal structure.

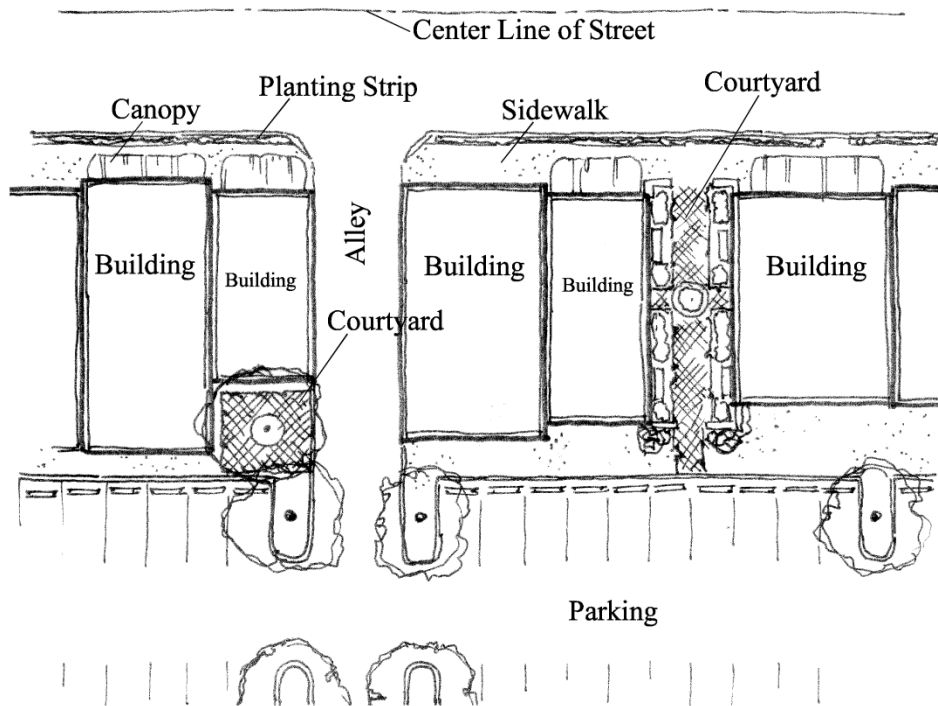
A pass-through lane shall be required for all drive-through facilities. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of or around the stacking lane(s).

(B) DOWNTOWN DISTRICT

The following design standards are applicable to development and redevelopment of downtown Wildwood. These standards cater to areas that carry lower volumes of traffic (aside from U.S. 301 corridor) and have a primary focus on marketing to pedestrians and bicyclists. The Downtown District features a compact mix of commercial and public buildings and should include mixed use buildings and higher density residential units.

(1) Configuration of Blocks and Lots

The configuration of blocks and lots is critical in the Downtown Design District where the primary user is the pedestrian. Maintaining traffic circulation/connectivity and not consolidating lots to create mega blocks is critical. Also critical is the connection between parking areas and the public sidewalks. Developments are encouraged to provide pedestrian passageways/courtyards connecting the street front and the rear parking areas, especially throughout the center of large blocks, to maintain a pedestrian's ability to migrate through the area without the need of an automobile. These pedestrian passageways can be in the form of a well-landscaped courtyard or could be integrated into a building along the block, such as an atrium with doors on both ends to allow passage through the building.



Urban Form Along a "Main Street" in the Downtown District

Front façades along main streets should limit the number of gaps along the block to pedestrian and vehicular entrances. Should the location of two buildings create a gap in between, the following alternatives should be considered to avoid breaking the block continuity:

- (a) A pedestrian courtyard (connecting to rear parking areas) should be created within that gap.
- (b) Additional/secondary pedestrian access to businesses may be provided from the parking

facilities directly to the ground floor uses, either through rear building entrances, sidewalks along the perimeter of buildings, or by pedestrian alleyways, which connect the rear parking lots to the sidewalks along the front street.

(c) Allow for zero lot line.

Big Box development is prohibited in the downtown area.

(2) Building Orientation

The Downtown District is intended to encourage pedestrian activity and provide for the ability to walk or bicycle from destination to destination. Within this district the streets represent a grid network consisting of multiple “main streets.” The primary building shall be oriented so that the primary façade is facing the “main street.”

(3) Building Placement and Setbacks

Building placing and massing should relate to nearby buildings and to the urban environment with off-street parking areas located to the side or rear of the site. Buildings are to be placed close to the front property or right-of-way line to provide for an urban atmosphere. Maximum front setbacks need to be established but should allow for the provision of cafes, courtyards, public art or other social gathering areas. Rear setbacks should not restrict the ability to provide ample parking and loading areas needed to serve the site.

The creation of large blocks is discouraged, and block continuity within the Downtown District is essential. Zero lot line is encouraged, and side setbacks should not allow for large gaps in between buildings. To maintain continuity along the street front, a low street-wall may be provided in circumstances where a portion of the building is recessed.



Pedestrian Courtyard Separating Blocks

(4) Circulation and Access

Residents living within the Downtown District should have access to nonresidential uses and be encouraged to bicycle or walk to their destination. Since the focus of the design is for pedestrians in the Downtown District, traffic calming devices on the streets such as on-street parking, street trees, and raised crosswalks are encouraged. Intersections should have marked crosswalks and provide

continuity on sidewalks throughout the Downtown to the main entrances of buildings. The interactions between pedestrians and vehicles should be minimized.

(5) Sidewalks

Sidewalks shall be provided when adjacent to any public street, and a pleasant environment with streetscape amenities for pedestrians shall be provided in the Downtown District. Sidewalks shall be paved and be a minimum of five feet (5') in width.

(6) Drive-Through Establishments

Drive-through facilities are discouraged in the Downtown District because of the potential conflicts with pedestrian traffic and the interruption of façade continuity necessary for vehicle access.

(7) Parking and Loading

If parking can only be accommodated in the front or side yard area due to lot limitations, a five foot (5') landscape buffer must be maintained between the innermost edge of the sidewalk and the edge of the paved parking area. Parking space sizes are to be as follows:

- (a) The size of standard parking spaces shall be a rectangular area of ten feet (10') in width and twenty feet (20') in length.
- (b) The size of handicap parking spaces shall be a rectangular area of twelve feet (12') in width and twenty feet (20') in length.
- (c) In parking areas containing twenty (20) or more parking spaces, up to fifty percent (50%) of the parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length.
- (d) If such spaces are provided, they shall be grouped together and noted as "Compact Car Parking".
- (e) An unlimited number of commercial parking spaces may be reduced to nine feet (9') in width to increase the internal landscaping area above the minimum specified by Code and to preserve protected trees and other natural features.
- (f) Where residential use is allowed by zoning, residential parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length. For use in determining parking space sizing only, residential uses may include apartment, townhouse, duplex, single-family detached, hotel and motel.
- (g) Careful consideration must be given to ensure adequate facilities for loading areas and refuse collection.
- (h) The use of permeable pavers in the parking lot is encouraged to reduce stormwater runoff.
- (i) All parking areas are required to be paved unless otherwise approved by the Development Services Director.

(C) COMMUNITY DISTRICT

The following design standards are applicable to development within the Community Design District. The Community District is associated with large mixed use projects and should include both commercial and residential uses. This district will serve the needs of the surrounding neighborhoods, and due to their attractiveness and functional mix of uses, will draw residents from other communities. Big box development is an accepted use in the Community District.

(1) Configuration of Blocks and Lots

The size and shape of urban blocks contribute to an environment's character. Therefore, the configuration of blocks and lots within the Community District is critical. Free-standing buildings are discouraged. Within this district, the urban environment is directly related the relationship between the building, street, and pedestrian. Block perimeters should not exceed 1320', and streets are not to become obstacles for the pedestrian or bicyclist. The overall grid network should present a sense of rhythm and pattern and be physically and visually permeable. Courtyards, gardens, pedestrian passageways, and other public spaces are encouraged to provide a safe and attractive public realm.



***Buildings Facing Internal Street
In Community Design District***

(2) Building Orientation

Community Districts are intended to encourage pedestrian activity and the ability to walk from one location to the next. There will typically be more than one street in this center. All properties that abut one of these streets shall require the primary building façade to orient facing the street.

(3) Building Placement and Setbacks

Building placing and massing should relate to nearby buildings and to the design characteristics of the project. Buildings should be placed up to the property line and, where practical, should front on internal streets.



Corner Entrance to Merchant Shop

(4) Landscape Buffer

A twenty-five foot (25') landscape buffer is required along the major right-of-way. An additional buffer may be required if the property fronts additional streets. A five foot (5') paved sidewalk is required within the established buffer. An additional path or trail may be required by the City to accommodate alternative forms of transportation.

The setback and buffer area is not to be utilized for stormwater management unless approved by the Development Services Department due to severe constraints of the site.

Buffer Exception Area: Properties fronting on U.S. 301 from CR 462W continuing north to NE 110th Road will only require a five foot (5') paved sidewalk due to the wide unpaved open areas within the right-of-way. This exception area does not affect building setback requirements.

(5) Outparcels

Outparcels must conform to the following standards:

- (a) In order to provide a unified design with the main structure and enhance the visual impact of outparcels, all exterior façades of the outparcel buildings shall be considered primary façades and shall employ architectural embellishment and landscape design treatments on all sides.
- (b) Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required.
- (c) Vehicular connection between outparcels, the main structure, and adjacent outparcels is required to provide for safe and convenient vehicular movement within a site.
- (d) Consolidated parking is required to reduce the amount of asphalt.

(6) Circulation and Access

Shoppers and residents living in community centers are encouraged to bicycle and walk about the area. Since the focus of the design is for pedestrians in the Community District, the design of the traffic circulation system should cater to this theme. The interactions between pedestrian and vehicles should be minimized.

(7) Sidewalks and Cross Connections

Sidewalks on both sides of the road and a pleasant environment with streetscape amenities for

pedestrians shall be provided in the Community District. Sidewalks within the development shall be paved and be a minimum of five feet (5') in width. Florida Friendly Landscaping, including evergreen shrubs, street trees (utilizing in-ground tree grates), planter boxes, jardinières or other approved designs should be used between the sidewalk and the travel lanes to buffer pedestrians from moving vehicles.



Preferred Pedestrian Cross Connection

(8) Parking, Configuration, and Spacing

In line with the urban context of this development type, the emphasis should center on shared parking. All parking should be screened from the public right-of-way with landscaping or a decorative wall that compliments the architecture of the building.

Parking space sizes are to be as follows:

- (a) The size of standard commercial parking spaces shall be a rectangular area of ten feet (10') in width and twenty feet (20') in length.
- (b) The size of handicap parking spaces shall be a rectangular area of twelve feet (12') in width and twenty feet (20') in length.
- (c) In commercial parking areas containing twenty (20) or more parking spaces, up to fifty percent (50%) of the parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length. If such spaces are provided, they shall be grouped together and noted as "Compact Car Parking".
- (d) An unlimited number of commercial parking spaces may be reduced to nine feet (9') in width to increase the internal landscaping area above the minimum specified by Code and to preserve protected trees and other natural features.
- (e) Diagonal and parallel on-street parking will be evaluated on a case by case basis.
- (f) The actual parking configuration is to be established within the approved design of the DRI or PD.
- (g) The use of permeable pavers in the parking lot is encouraged to reduce stormwater runoff.
- (h) All parking areas are required to be paved unless otherwise approved by the Development Services Director.

(9) Drive-through Establishments

Drive-through lanes must be designed with pedestrian safety as the first priority. Drive-through designs must have the same detail of the principal structure and match the materials and roof of the

principal structure.

A pass-through lane shall be required for all drive-through facilities. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of or around the stacking lane(s).

(D) NEIGHBORHOOD DISTRICT

The following design standards are applicable to development and redevelopment within the Neighborhood Design District. The Neighborhood District will feature a compact mix of nonresidential buildings. These centers serve the immediate needs of the surrounding neighborhoods and are unlikely to attract regional customers. Therefore, big box development shall not be allowed in the Neighborhood District.

(1) Configuration of Blocks and Lots

The configuration of blocks and lots is less critical for neighborhood areas. However, maintaining traffic circulation/connectivity and consolidating lots is important. It is critical there be connection between parking areas and the public sidewalks. Neighborhood centers must provide pedestrian passageways/courtyards connecting the street front and the parking areas, especially throughout the center of larger blocks, to maintain a pedestrian's ability to migrate through the area without the need of an automobile.



Development in the Neighborhood Design District

Front façades along main streets should limit the number of gaps along the block to pedestrian and vehicular entrances. Should the location of two buildings create a gap in between, the following alternatives should be considered to avoid breaking the block continuity:

- (a) A pedestrian courtyard (connecting to rear parking areas) should be created within that gap.
- (b) Additional/secondary pedestrian access to businesses may be provided from the parking facilities directly to the ground floor uses, either through rear building entrances, sidewalks along the perimeter of buildings, or by pedestrian alleyways, which connect the rear parking lots to the sidewalks along the front street.

(2) Building Orientation

Neighborhood centers are intended to encourage the ability to walk from one establishment to the next. It is preferred that a central parking location be provided to accommodate this. There will typically be one or more "main streets" in a neighborhood center. All properties that abut one of these "main streets" shall require the primary building façade to orient facing the "main street."

(3) Building Placement and Setbacks

Building placing and massing should relate to nearby buildings with an emphasis on shared parking where possible. It is preferable, but not required, that parking areas be located to the side and rear of the site. Buildings should be placed as far forward in the lot as possible.

(4) Landscape Buffer

A fifteen foot (15') landscape buffer is required along the major right-of-way. An additional buffer may be required if the property fronts additional streets. A five foot (5') paved sidewalk is required within the established buffer.

The setback and buffer areas are not to be utilized for stormwater management unless approved by the Development Services Department due to severe constraints of the site.

(5) Outparcels

Outparcels must conform to the following standards:

- (a) In order to provide a unified design with the main structure and enhance the visual impact of outparcels, all exterior façades of the outparcel buildings shall be considered primary façades and shall employ architectural embellishment and landscape design treatments on all sides.
- (b) Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required.
- (c) Vehicular connection between outparcels, the main structure, and adjacent outparcels is required to provide for safe and convenient vehicular movement within a site.
- (d) Consolidated parking is required to reduce the amount of impervious surface.

(6) Circulation and Access

Residents living adjacent to neighborhood centers should have access to the nonresidential uses and be encouraged to bicycle or walk to the area. All intersections should have marked crosswalks, pedestrian crosswalk signals, and provides continuity on sidewalks throughout the neighborhood commercial center to the entrances of buildings. The interactions between pedestrian and vehicles should be minimized.

(7) Sidewalks and Cross Access

Sidewalks shall be paved and be a minimum of five feet (5') in width. Florida Friendly Landscaping, including street trees (utilizing in-ground tree grates), evergreen shrubs, planter boxes, jardinières or other approved amenities should be used between the sidewalk and the travel lanes to buffer pedestrians from moving vehicles. An additional paved path or trail may be required by the City to accommodate alternative forms of transportation.

Internal cross access and shared use agreements for driveways shall be used to facilitate access and connections between adjacent sites. Frontage roads or service roads may also be considered to connect all commercial parcels.



Example of Multi-modal Path along a Right-of-Way

(8) Parking, Configuration, and Spacing

- (a) One (1) bay of parking, up to a maximum of sixty-four feet (64'), shall be allowed between the building and the buffer. All other required parking should be to the rear of the building. Parking is allowed on the side of the building to accommodate the required number of spaces. Parking should be buffered from the public right-of-way with landscaping or a decorative street wall that compliments the architecture of the building.
- (b) For developments containing a single use of more than 5,000 square feet of floor area, the required parking will be allowed in the front of the building provided that additional parking lot landscaping is incorporated into the design. Outparcels will be strongly encouraged along the perimeter of the development abutting the public right-of-way to bring buildings closer to the street.
- (c) The size of standard commercial parking spaces shall be a rectangular area of ten feet (10') in width and twenty feet (20') in length.
- (d) The size of handicap parking spaces shall be a rectangular area of twelve feet (12') in width and twenty feet (20') in length.
- (e) In commercial parking areas containing twenty (20) or more parking spaces, up to fifty percent (50%) of the parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length. If such spaces are provided, they shall be grouped together and noted as "Compact Car Parking".
- (f) An unlimited number of commercial parking spaces may be reduced to nine feet (9') in width to increase the internal landscaping area above the minimum specified by Code and to preserve protected trees and other natural features.
- (g) Where residential use is allowed by zoning, residential parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length. For use in determining parking space sizing only, residential uses may include apartment, townhouse, duplex, single-family detached, hotel and motel.
- (h) The use of permeable pavers in the parking lot is encouraged to reduce stormwater runoff.
- (i) All parking areas are required to be paved unless otherwise approved by the Development Services Director.



**Example of a Parking Lot in the
Neighborhood District**

(9) Drive-through Establishments

Drive-through lanes must be designed with pedestrian safety as the first priority. Drive-through designs must have the same detail of the principal structure and match the materials and roof of the principal structure.

A pass-through lane shall be required for all drive-through facilities. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of or around the stacking lane(s).

(E) INDUSTRIAL DESIGN DISTRICT

The Industrial District is required to adhere to the landscape buffer, signage and maintenance sections of this Chapter only. The Development Services Director may also waive the sidewalk requirement in special circumstances.

(F) BUILDING DESIGN and ARCHITECTURAL STANDARDS

(1) Building Façade

The front elevation of the building should be articulated, both horizontally and vertically, with design features that give it a more pedestrian scale appearance. Articulations in the plane of the façade help to establish an interesting design, reinforce rhythms and cast shadows to create a 3-dimensional feel. Large-scale features such as long uninterrupted storefront windows are to be avoided. The use of mullions and dividers in large windows is encouraged. Large areas of blank walls should be reserved for the rear of the building.

When a building has elevations on more than one roadway or pedestrian area, the City may require that each elevation maintains the dominant theme of the main entrance.

The size, scale, materials and use of colors for the building façade design should be kept constant across the entire building façade in order to tie the complete composition together.

When using more than one material on the façade, it is recommended to have one as the dominant theme with the others acting only to complement or accentuate the design.

Architectural elements of the façade should be aligned with and compliment the architectural elements on adjacent buildings to maintain the rhythm of the block.



Acceptable Application of the Building Design and Architectural Standards

(2) Building Orientation and Entrance

Primary entrances to anchor stores are to be highlighted with tower elements, raised parapets and peaked roof forms.

Primary entrance areas to anchor stores should be recessed to allow for weather protection and contain high volume ceilings or tall voids.

Entrances to smaller stores shall be recessed or framed by a sheltering element such as an awning, arcade, porch or portico. Buildings containing service bay doors shall be oriented so that the service bay doors do not face the main street.

The primary entry to a building is the best place to be creative with the use of depth in a façade. The

added depth and articulation help to draw attention to the entry and highlight it as an important place.

(3) Roof Design

The roof design of the building should be in keeping with the overall scale of the structure itself. Overly large, bold or inflated roof and fascia designs are discouraged.

Flat roof structures should utilize recognizable cornice treatments and be capped by an articulated parapet design that acts as a structural expression of the building façade and its materials.

Sloped roof structures should maintain a pitch between a 6/12 minimum and a 12/12 maximum on all primary roof areas. Buildings with sloped roofs are encouraged to employ the use of dormers and reversed gables along the front elevation to help maintain a prominent façade. Mansard and shed roof designs are discouraged.

Air handling units, condensers, satellite dishes and other equipment placed on the roof should be screened by building elements and not be visible from the street.

The roof structure should be designed so as to divert rainwater from the pedestrian areas such as walkways and doors. The use of canopies, awnings or similar protective designs is also encouraged at entry locations.

Breaks and fluctuations in the roofline are encouraged to highlight important areas of the building such as the main entrance and to break up longer runs of the façade/roof area.

(4) Proportions

The proportions of design elements such as windows, columns or bay spacing should be kept as consistent as possible on the façade.

The use of vertically proportioned elements (elements that are generally taller than they are wide) is encouraged to help give the building a taller, lighter, and statelier appearance. Strong horizontal influences such as large fascias or banding designs are discouraged or should be balanced with vertical elements.

The proportion of structural elements such as posts or columns should be appropriate to the weight they appear to carry. Columns that support larger masses such as upper floors generally have a low width to height ratio. Columns supporting lighter elements such as porch roofs or canopies generally have a higher width to height ratio. These relative proportions help to visually balance the façade.

(5) Service Areas

Accessory structures shall have the same architectural detail, design elements, roof design, materials and color theme as the primary structure.

Loading areas or docks, waste containers, mechanical equipment, truck parking and other support equipment shall be located at the rear of the building and be fully screened from view of adjacent properties.

Shopping cart storage is to be located inside the building or must be screened by a four foot (4') high wall consistent with the primary building architecture, materials and colors.

Utilities for all new structures are to be located underground.

Utility boxes must be totally screened from view of principal streets, pedestrian walkways, and other public areas.

(6) Materials

Building exteriors shall be constructed from high quality, durable materials that reflect the City's desired 'traditional' character.

The use of brick, stone (cast and natural), split-faced concrete block, glass block, ceramic tile and fiber cement horizontal lap siding is encouraged.

The use of decorative coursing, water tables and quoins in masonry walls is encouraged.

When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump out" in the façade.

Acceptable materials for sloped roofs include pre-finished (Kynar 500 or approved equal) metal standing seam, terracotta tile and laminated 'architectural' asphalt shingles.

The following materials are prohibited in visible locations:

- (a) Corrugated or beveled metal siding.
- (b) Corrugated fiberglass.
- (c) Vinyl siding.
- (d) Plywood, OSB or particleboard siding.
- (e) Unfinished smooth concrete block.
- (f) Dark tinted or mirrored glass (as a major building component)

(7) Lighting

Each building project will require the submission of an exterior Lighting Design Plan.

Exterior lighting of the building and site should be designed so that light is not directed off the site and the light source is to be shielded from direct offsite viewing.

All exterior light fixtures should be fully shielded or be designed with light angle cut-offs so as to eliminate spill light, trespass light and glare.

Exterior lighting should be architecturally compatible with the building style, material and colors.

Avoid excessive illumination of signage, building or site.
Down-lighting full building walls and roof lighting is prohibited.

Mounting height of fixtures in parking lots or service areas should not exceed twenty feet (20') with lower heights preferred.

Mounting height of pedestrian walkways should not exceed twelve feet (12') with lower heights preferred.

The use of low, bollard-type fixtures mounted two feet (2') to four feet (4') in height are encouraged for lighting pedestrian sidewalks and building entrances.

Ensure that lighting enhances pedestrian safety.



Acceptable Application of the Building Design and Architectural Standards

(8) Colors

The main color theme for a building should be of a natural, muted shade with brighter colors used only to create accents.

When using multiple colors on the exterior of the building only one color should be used as the main theme, with other colors used more sparingly to create accents.

No more than three (3) different colors or color shades (one primary/body color and no more than two accent/trim colors) should typically be used on a single building.

Every effort should be made to achieve color harmony with adjacent buildings.

Paint and trim colors must be selected from those shades approved by the City. Actual color samples with the associated number codes are available for viewing at the Development Services Department.

Prohibited colors include the use of intense, florescent or day-glow colors, black as the predominant exterior color and monochromatic color schemes. Colors that are determined to be garish, gaudy, loud, excessive and ostentatious or that otherwise constitute a glaring and invasive contrast to surrounding buildings shall be prohibited. A solid band of color or groups of color shall not be used for architectural detail.

(9) Signage

The City has established regulations for the fabrication, erection, and use of signs and outdoor

advertising displays within the City's Design Districts. The purpose of sign regulation is to promote the overall economic wellbeing of the businesses in the City and to provide for the health, safety and welfare of its citizens by reducing the adverse effects of signs and displays on highway safety, building safety, property value, and the enjoyment of the scenic beauty of the City.

All signage is to be designed and constructed in a professional manner with quality workmanship and materials. Signs are to be compatible with the surrounding development and compliment the architectural styles in use.

In no event shall any signs be erected or relocated within the City of Wildwood Design Districts except in conformance with this section. All signage shall be required to adhere to the City of Wildwood Land Development Regulations, Chapter 3, Section 3.24.

(G) LANDSCAPING STANDARDS

The purpose of this section is to provide minimum standards for landscaping, buffering and basic tree protection within the area of the City of Wildwood. This section shall be implemented so as to promote the preservation of native plant species and to provide for aesthetic landscaping that complements proposed development and encourage the use of native plants that are drought tolerant.

Requirements set forth in this section for the provision of landscaped areas and buffers between certain land uses and paved parking areas intend to preserve the value of land and buildings in surrounding properties and neighborhoods; to eliminate or minimize potential nuisances such as noise, lights, signs, dirt, litter, unsightly buildings, or broad expanses of asphalt paving; and to encourage the proliferation of trees and vegetation. Buffers provide spacing to reduce potentially adverse impacts of noise, odor, and aid in erosion prevention, beautification, and aesthetic enhancement of improved and vacant land.

Each project subject to the requirements of these Design District Standards will require the submission of a site Landscape Plan consistent with the requirements of this section, Florida Friendly Landscaping requirements and standards, section 6.10 of the Land Development Regulations, and Ordinance No. 612 relating to water conservation. The Landscape Plan shall be certified by a licensed engineer or landscape architect that the plan meets the intent and requirements of the City.

(1) Buffer Standards and Requirements

- (a) Location and Design. Buffers shall be provided on the outer perimeter of lots or parcels where a change of use occurs. Buffers shall not be located on any portion of any existing, dedicated, or reserved public or private street right-of-way.

The buffer may not be used for stormwater management unless approved by the Development Services Department due to constraints of the site.

- (b) Use of Buffers. A buffer may be used for some forms of passive recreation; it may contain pedestrian, bike or equestrian trails provided that:
 - (i) No proposed or existing plant material is eliminated.
 - (ii) The total width of the buffer is maintained.
 - (iii) All other regulations of the Code are met.

In no event shall the following uses be allowed in the buffer areas: sport fields, tennis courts, stables, swimming pools, other active recreation facilities or uses, and parking areas.

(2) Required Buffer Widths

The tables below reflect the required buffer width for new development where a change of land use occurs and when adjacent to major right of ways. In cases where the required buffer width exceeds the established setback width in the Land Development Regulations, the buffer width shall prevail. Additional buffer requirements are stated in each particular design district.

Buffer Widths Between Land Uses

<i>Existing use of contiguous parcel (zoning district if vacant land)</i>	Proposed use at new development site (zoning district if vacant land) Minimum Width Required (Feet)							
	Conservation	Agricultural	Residential	Institutional, Governmental, Tourism, Civic, and Recreational	Commercial Office/ Business Park	Commercial Retail	Mixed Use	Industrial
<i>Conservation</i>	X	30	30	30	30	30	30	30
<i>Agricultural</i>	30	X	20	20	20	20	20	20
<i>Residential</i>	30	20	X	15	20	20	20	30
<i>Institutional, Governmental, Tourism, Civic, and Recreational</i>	30	20	15	X	20	20	20	25
<i>Commercial Office and Business Park</i>	30	20	20	20	X	10	20	20
<i>Commercial Retail</i>	30	20	20	20	10	X	20	20
<i>Mixed Use</i>	30	20	20	20	20	20	X	20
<i>Industrial</i>	30	20	30	25	20	20	20	X

Buffer Widths from Arterial or Collector Rights of Way

Design District	Minimum Width Required (Feet)
Highway	25
Downtown	As Determined by Development Services for Site
Community	25
Neighborhood	15
Industrial	25

(3) Buffer Type Description

- (a) Landscaping. The minimum landscape buffer shall contain the following plant material for each one hundred (100) lineal feet or fraction thereof of property boundary: three (3) canopy trees, five (5) understory trees, and a continuous row of shrubs in accordance with the Planting Standards and Requirements of this section. The remainder of the buffer area shall be landscaped with a combination of grass, ground cover, or other landscape treatment.

Per approval from the Development Services Department, the required landscaped buffer may be grouped rather than placed in a linear fashion in areas of the site that will more heavily impact the abutting property. The buffer requirements must still meet criteria outlined in these design standards.

- (b) Screens. A shrub hedge or other durable screen at least thirty inches (30”) in height and grown in a three (3) gallon container at time of planting shall be provided within the buffer

area. The shrub shall reach a height of three feet (3') within one (1) year of planting.

(4) Parking Lot Requirements

Landscaping shall be provided for interior vehicular use areas to provide visual and climatic relief from broad expanses of pavement, and to define pedestrian and vehicular traffic, in accordance with the following:

- (a) A minimum of ten percent (10%) of the gross square footage of the paved parking lot area and entranceway shall be devoted to landscaping.
- (b) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one-hundred feet (100') or ten (10) spaces, whichever is more restrictive.
- (c) At least one (1) canopy tree and three (3) shrubs shall be provided in the interior landscape areas for every twenty-five (25) paved parking spaces included in the parking lot.
- (d) All parking garages shall be required to either:
 - (i) Provide landscaped hanging baskets, and/or landscaped planters around the exterior of the first three (3) levels of the garage structure, or
 - (ii) Provide additional landscaping in other areas. Correctly designed rooftop gardens with a variety of canopy and understory trees, shrubs, and groundcovers are encouraged.

Parking lots containing less than five (5) spaces are exempt for these requirements.

(5) Planting Standards and Requirements

- (a) Preservation. Preservation of existing landscape materials and landforms is encouraged in accordance with the City's comprehensive plan as amended. The preservation and use of native material is encouraged and recommended.
- (b) Quality and Monoculture
 - (i) *Quality*: Plant materials used in conformance with the provisions of this Section shall conform to the standards for Florida Friendly Landscaping as developed by the University of Florida. A copy of the publication is available from the Southwest Florida Water Management District website. All plant material shall be planted in suitable soil or soil that has been amended to permit its survival.
 - (ii) *Monoculture*: In order to guard against disease susceptibility, when this Section requires more than ten (10) trees or shrubs, more than one species shall be provided. The Development Services Department may permit exceptions for the multiple species requirement when a specific landscape design element is utilized for the purposes of creating a unifying effect for color, texture, and shape or erosion control.
- (c) Trees. Trees shall have a minimum height of eight feet (8'), and a minimum DBH size of two inches (2"), measured four feet-six inches (4'-6") above the ground, immediately upon planting or where required as replacement planting. Wherever trees are installed, they shall be anchored or staked in order to provide sufficient time for roots to become established. Trees of species such as Black Walnut (*Juglans nigra*) having invasive, destructive roots known to cause damage to public roadways, sidewalks, or other public facilities shall not be planted closer than twelve feet (12') to such public facilities, unless the tree root system is restricted with a City approved root barrier or completely encased in a contained whose

minimum interior dimensions are five feet (5') square and five feet (5') deep, in compliance with the construction requirements of the City.

- (d) Shrubs and Hedges. Shrubs shall be a minimum of three (3) gallons and thirty inches (30") in height immediately upon planting and reach an average height of three feet (3') within one (1) year after planting. Shrubs shall be evergreen or semi-evergreen variety and planted and maintained so as to form a continuous, solid, opaque visual screen within one (1) year after planting.
- (e) Ground Cover. Ground cover, used in lieu of grass, shall be planted in such a manner as to present a finished appearance and reasonable complete coverage within three (3) months after planting.
- (f) Lawn Grasses. Grass shall be a species normally grown as permanent lawns in the City of Wildwood. Grass seed shall be clean and reasonably free of weeds and noxious pests or disease. Grass seed shall be delivered to the job site in containers with Florida Department of Agriculture tags attached indicating the seed grower's compliance with the Department's quality control program. Grass areas shall be planted in species normally grown as permanent lawns in the vicinity of the County. Grass areas may be sodded, plugged, sprigged, or seeded and shall provide complete coverage planted to industry standards.
- (g) Berm. When a berm is used to form a visual screen in conjunction with a hedge or wall, such berm shall not exceed a slope of thirty (30) degrees, and shall be completely covered with shrubs, grass, or ground cover.

(6) Safety and Protection

Curbing or wheel stops shall be used to protect landscaped areas.

If curbs are used, and vehicles overhang the landscaped area, tree trunks and shrubs shall be set in three feet (3') from either side of a parking space to avoid damage by vehicles.

Street and highway sight distances established by the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction, and Maintenance shall be observed for all street intersections or driveways and streets. Within these sight distances, no landscape material exceeding two and one-half feet (2-1/2') in height shall be permitted. Trees shall be permitted when traffic visibility is not obstructed.

Where an access-way intersects a public right-of-way on a commercial, industrial, institutional, or community facility site, landscaping shall be used to define the intersection, provided, however, that all landscaping within the sight triangle shall provide unobstructed cross visibility at a level between eighteen inches (18") and six feet (6') measured from road grade. Trees having limbs and foliage extending into cross visibility shall be allowed provided they do not create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three feet (3') from the edge of any ingress/egress pavement.

(7) Irrigation

Water-efficient landscaping maximizes the conservation of water by using site appropriate plants and efficient watering methods that will generally result in a reduction of irrigation requirements, costs, energy and maintenance. Irrigation should endeavor to follow Florida Irrigation Society standards and Florida WaterStar standards maintained by the Southwest Florida Water Management District and

comply with the Florida Building Code.

All landscaping will be required to provide an adequate irrigation system as required for the maintenance of the plant material (irrigation system, hose, etc.). Reuse water must be utilized for irrigation when available to the project site. On commercial sites, the irrigation systems shall meet the Florida Building Code specifications and F.S. § 373.62, for rain sensor shut-off devices for landscape irrigation installation as outlined in Appendix F of the Plumbing Code, and/or meet the current requirement standards as published by the Florida Irrigation Society. Micro-irrigation may be utilized to conserve water resources provided it is in compliance with the Florida Building Code. Watering for new landscapes shall comply with the Southwest Florida Water Management District Guidelines in force at any given period. All irrigation systems installed within the City shall maintain the following as minimum standards for installation and maintenance:

- (a) Properly installed and functioning automatic rain and soil moisture sensors shut off devices.
- (b) Back flow prevention valve.
- (c) Separate irrigation zones for turf and non-turf areas.
- (d) Matching precipitation rates on head within a zone (i.e., rotors and spray heads on separate zones).
- (e) Use of pressure regulated valves and heads.
- (f) 100% overlapping (head to head) coverage.
- (g) Maximum flow velocity of five feet (5') per second
- (h) Check valves in low topographic areas to prevent system drain down.
- (i) Appropriate irrigation scheduling that supplements rainfall, so turf areas receive no more than one and one-half (1½) inches of total moisture (rain and irrigation) per week, and less in bed areas; and
- (j) Regular inspection and maintenance to detect leaks, clean filters, and realign or replace rotors and spray heads as needed.

All lawn irrigation systems must contain a rain sensor device or switch which will over-ride the irrigation cycle of the sprinkler system pursuant to F.S. Ch. 373, or as amended.

If Florida friendly principles are used in the design of the landscape, a reduction in the amount of irrigation required will be permitted and encouraged. All required landscaping will be required to have an adequate watering facility (irrigation system, etc.) as required to insure the survival of the plant material.

In order to conserve potable water, reclaimed water, stormwater ponds and cistern collection may be utilized for irrigation water if the water quality will meet the needs of the landscape. Any reuse irrigation water or stormwater used for irrigation shall be marked with appropriate signage to notify the public of the non-potable nature of the water source in conformance with the Florida Building Code. Purple pipe and irrigation system components shall be used in conformance with the Florida Building Code.

Golf course fairways and greens, sports facilities dependent on turf quality for commercial use, greenhouses, landscape nurseries, retail nurseries and agricultural production systems are exempt from meeting these irrigation requirements, although they shall comply with the watering restrictions for any landscape that is required as a part of landscape buffering, parking or other required landscaping.

(H) MAINTENANCE REQUIREMENTS

The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment, and exterior property.

(1) Responsibility

The property owner, tenant and/or agent of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this section. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this section. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary, and safe condition that part of the dwelling unit or premises, which they occupy and control.

(2) Vacant Structures and Land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the surrounding community. The provisions of this subsection shall govern the responsibilities of persons for the maintenance of structures, and the equipment and premises thereof. Every owner and occupant must fully comply with all the provisions of the Uniform Landlord Tenant Act. The occupant shall promptly notify the owner of any deficiencies and violations of this chapter. All premises shall be kept and maintained free of any public nuisance.

(3) Sanitary Condition

- (a) Cleanliness. Every occupant of a structure or part thereof shall keep that part of the structure or premises which that occupant occupies, controls, or uses in a clean and sanitary condition.
- (b) Disposal of Garbage and Rubbish. Every occupant of a structure or part thereof shall dispose of all rubbish in a clean and sanitary manner by placing it in appropriate containers.
- (c) Garbage Storage Facilities. Every commercial business shall store garbage and rubbish in appropriate containers. Such facilities shall be sufficient to meet the needs of the occupants.
- (d) Rubbish Storage Facilities. Every dwelling unit shall be supplied with leak-proof approved containers as required by for storage of rubbish, and the occupant shall be responsible for the removal of such rubbish.
- (e) Supplied Fixtures and Equipment. The owner or occupant of a structure or part thereof shall keep all equipment and fixtures therein clean and sanitary and shall be responsible for the exercise of reasonable care in their proper use and operation. The owner shall maintain the supplied equipment and fixtures in good and proper operating condition.
- (f) Furnished by Occupant. The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free from defects, leaks, or obstructions.

(4) Exterior Maintenance

- (a) Sanitation. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The property owner, tenant and/or agent shall keep that part of the exterior property, which such occupant occupies, or controls, in a clean and sanitary

- condition.
- (b) Grading and Drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
 - (c) Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
 - (d) Weeds. All premises shall be maintained free from weeds or plant growth in excess of ten inches (10"). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens. Any plant growth exceeding ten inches (10") on land of more than three acres that abuts residential property, other than crops, trees, bushes, flowers or other ornamental plants, shall be at least 50 feet (50') from the property line abutting the developed neighborhood.
 - (e) Exhaust Vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
 - (f) Accessory Structures. All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.
 - (g) Swimming Pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
 - (h) Fences. All fences contained on any premises shall be properly maintained and free of holes or gaps
 - (i) Defacement of Property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

(5) Exterior Structure

- (a) General. The property owner, tenant and/or agent shall insure that the exterior of a structure be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare.
- (b) Protective Treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- (c) Lead-based Paint. The owner must comply with federal and state statutes and standards and local statutes and standards for the abatement of existing lead base paint and the application of lead base paint.
- (d) Premises Identification. Buildings shall have approved address numbers placed in a position

- to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters
- (e) Structural Members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - (f) Foundation Walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
 - (g) Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
 - (h) Roofs and Drainage. The roof and flashing shall be sound, tight, and not have defects that admit water/moisture. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
 - (i) Decorative Features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - (j) Signs, Marquees, and Awnings. All canopies, marquees, signs, metal awnings, stairways, fire escapes, exhaust ducts and similar overhang extensions of residential structures and vacant structures shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. They shall be protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective equipment.
 - (k) Overhang Extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
 - (l) Stairways, Decks, Porches and Balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - (m) Chimneys and Towers. All chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
 - (n) Window, Skylight and Door Frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - (o) Glazing. All glazing materials shall be maintained free from cracks and holes.
 - (p) Operable Windows. Every window, other than a fixed window, shall be easily operable and capable of being held in the open position by window hardware.

(6) Landscape Maintenance

- (a) All landscaping associated with an approved commercial development project must present a neat, healthy, and orderly appearance free of refuse and debris. The property owner, tenant

- and/or agent shall be jointly responsible for the maintenance of all on-site landscaping including all grasses on any right-of-way adjoining landscaped areas, sidewalks, driveways, and parking lots. All landscaping is required to be properly maintained in perpetuity.
- (b) In general, landscape maintenance shall consist of mowing, edging, pruning, fertilizing, and watering along with the collection and removal of all refuse, litter, lawn trimmings, pruning waste, weeds and dead or diseased plants.
 - (c) Lawn and grass areas are to be green and uniform in color, texture, and height.
 - (d) Proper maintenance should include timely mowing and a regularly applied program of fertilizer, pre-emergent and broadleaf treatment to keep the growth of weeds and foreign grasses to a minimum.
 - (e) Shrubs and bushes are to be pruned according to their design function and natural growth character. A clear area approximately six (6) inches above the soil or ground cover is to be maintained for healthy penetration of air and water as well as to eliminate potential traps for leaves and debris.
 - (f) Trees are to be pruned according to their growth habits and purpose in the landscape. Clean cuts will direct growth and prevent wounds that invite disease.
 - (g) Irrigation systems must be kept in good repair with timers adjusted precisely to produce the most beneficial effects with the least amount of water usage.
 - (h) Mulched areas must be replenished at least once per year and kept free of weeds, litter, and debris.
 - (i) For all signs requiring a sign permit, weeds and grass shall be kept cut in front of, behind, underneath, and from around the base of the sign for a minimum distance of ten (10) feet from the sign base, and there shall be no rubbish or debris within ten (10) feet of the sign base or underneath the sign.

CHAPTER 2: RESIDENTIAL DESIGN STANDARDS

(A) LAND DESIGN STANDARDS

(1) Neighborhood Character

Neighborhood character is defined as the combination of qualities or features within a neighborhood that distinguishes it from another neighborhood.

It is important that each new neighborhood provides a ‘sense of arrival’ through the design of the entrance street. Elements should include monument signage in addition to special landscaping, enhanced fence or wall details, and specialty pavement are all effective methods. Monuments should be of a pleasing pedestrian scale, not to exceed eight feet (8’) in height. Materials should be architecturally compatible with the representative neighborhood. A homeowner’s association, adjoining property owners, or other private entity, must maintain all such elements. Entrance statements and elements will be required for residential developments consisting of twenty (20) or more building lots.



Example of Well-Designed Entrance Statement

There should be distinctive and consistent project themes throughout the neighborhood. Examples may include specialized fencing, tree lined boulevards, curvilinear streets, sidewalks, standardized mailboxes, decorative street lighting, signage, address labels, or plant palette.



Example of Well-Designed Entrance Statement

(2) Preservation of Natural Features

The preservation of natural features is a key concern of the City. When planning a neighborhood, the goal should be to disturb as little natural vegetation as possible with priority placed on retaining healthy, native plant and tree species. The City recognizes the importance and meaningful contribution that native plant and tree species provide to a healthy, beautiful, and safer community. Section 6.10 of the Land Development Regulations establishes rules and regulations governing the protection and replacement of trees and shrubs within the City. Refer to the City of Wildwood - Water Conservation Ordinance No. 612 and City of Wildwood Land Development Regulations for additional landscape requirements and information.

(3) On-site Neighborhood Amenities

On-site amenities are an important feature of any quality neighborhood. Residents should have easy access to at least one central neighborhood amenity or gathering place. These features lend a 'sense of place' to a neighborhood and thereby encourage people to connect with their physical surroundings and interact with their neighbors.

Amenities may include, but are not limited to, parks, picnic/barbeque areas, playgrounds, community building, pedestrian plazas or courtyards, community gardens, nature trail system, multi-modal paved path or water features to name just a few. The actual amenities for each project must be submitted for approval at the time of improvement plan review. A homeowner's association or other private entity must maintain all such amenities.

The following chart applies to all residential development:

On-site Neighborhood Amenity	
Size of Residential Development	Number of Required Amenities
10-20 dwelling units	None
21-50 dwelling units	One
51-150 dwelling units	Two
151-300 dwelling units	Three
301+ dwelling units	Four **

Note: ** For every additional 50 dwelling units above 301 an additional amenity will be required.



Neighborhood Playground Area



Neighborhood Basketball Court

Mailbox Design

A high-quality, decorative mailbox design shall be selected for use throughout the entire neighborhood to maintain a distinctive and consistent neighborhood theme. The mailbox design, color, and quality should be appropriate for the neighborhood. The mailbox design must be approved by the United States Post Office.

Cluster mailboxes may be appropriate in single-family neighborhoods and shall be required in multi-family developments.



(4) Open Space

Providing adequate open space and multi-modal paved pathways is a critical element of quality neighborhood design. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the total open space requirement. A homeowner's association, adjoining property owners or other private entity, must maintain all such elements.

Open space shall not include open bodies of water, right-of-ways (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

Open Space Requirements	
Size of Residential Development	Percent of Required Open Space (percent of total gross acreage)
10-20 dwelling units	None required
21-50 dwelling units	10%
51-150 dwelling units	15%
151-300 dwelling units	20%
301+ dwelling units	25%

(5) Stormwater Management

All stormwater management must meet the requirements of the Southwest Florida Water Management District (SWFWMD). Green infrastructure or low impact development techniques such as bioretention systems and rain gardens are encouraged.

Whenever possible, the developer is to provide irregular shaped retention areas throughout the neighborhood to serve as a greenbelt, rather than a single rectangular basin.

Retention areas should be buffered from streets and homes by use of landscaping.

(6) Underground Utilities

All new residential development within the City of Wildwood shall require underground utilities. Utilities are defined as water, wastewater, reuse/reclaimed water, electricity, natural gas, liquefied petroleum gas, telephone, cable television, Internet service or any other similar service provided to residential structures.

(7) Irrigation

Irrigation of landscaped areas shall be required in all new development within the City of Wildwood. An isolated / dual pipe system will be mandatory. Reuse / reclaimed water must be utilized for irrigation when available to the project site.

A rain sensor device shall be installed to override the system when adequate rainfall has occurred per Florida Statute 373.62.

Refer to City of Wildwood - Water Conservation Ordinance No. 612, Section 6 and to the Florida Friendly Landscape and Irrigation Standards, B. "Requirements for Efficient Irrigation" for additional requirements.

(B) NEIGHBORHOOD LOT DESIGN

Refer to the current City of Wildwood Land Development Regulations for all issues regarding the residential subdivision, site plan and individual lot design requirements including lot size, setback, lot coverage, and other related issues.

(C) STREET DESIGN

(1) Curvilinear and Grid Street Design

The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities, and ensure safe, walkable local neighborhoods. Curvilinear streets offer an ever-changing scene while straight streets offer concentrated focus and landmark/vista opportunities. Either design may be permissible.

Grids, particularly with short, walkable blocks are encouraged as are traffic calming features associated with neighborhood streets such as chicanes, T-intersections, cul-de-sacs, and roundabouts.

To the extent possible, direct connections with adjoining properties and projects are required to provide an interconnected network of streets unless physical constraints are present such as wetlands, environmental preservation areas, or right-of ways which make such interconnection detrimental to the public wellbeing.

Projects are strongly encouraged to be designed with efficient street circulation patterns that provide visual interest, creativity, and pedestrian safety.

(2) Decorative Street Lighting

Decorative street lighting not only adds to the appearance and charm of a neighborhood, but it contributes to the safety and welfare of the residents. The lighting should be of pedestrian scale and consistent with the residential character and style of the neighborhood.

All lighting shall be designed, aimed, fitted, and maintained so as to not present a hazard to drivers or pedestrians by impairing their ability to safely traverse. It should not create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.

For residential neighborhoods, decorative street lighting shall be provided as follows:

- (a) At the intersection of entrance roads into the development
- (b) At the intersection of roads and streets within the neighborhood
- (c) Cul-de-sac bulb radii
- (d) At terminal ends of center median islands having curbing, trees, signs or other fixed objects and at cul-de-sac center islands with curbing
- (e) At defined pedestrian crossings within the neighborhood
- (f) At midsections of blocks with maximum spacing of 240 feet (240') between lights

For residential neighborhoods, the standard streetlamp/luminaire will be a post top design. The units shall be mounted generally twenty feet (20') above ground. The lighting is to be energy efficient and controlled automatically by photocell controllers. LED lighting is encouraged. Luminaries with open or exposed bulbs shall not be permitted.

A homeowner's association or other private entity must maintain all ornamental street lighting elements.

Ornamental street lighting shall be required for residential developments consisting of twenty (20) or more building lots.



Ornamental Street Lighting

(3) Construction Standards

Refer to Chapter 6 of the City of Wildwood Land Development Regulations for street design and construction standards.

(D) STREETScape

(1) Multiple Floor Plans and Elevations

- (a) Floor Plans: At a minimum, there should be three (3) different floor plans for single-family residential developments with fifty (50) total units or less. For single-family residential development with fifty-one (51) to one-hundred (100) total units there should be at least four (4) different floor plans. For single-family residential developments with greater than one-hundred (100) units there should be at least five (5) different floor plans plus one (1) additional floor plan for every additional one-hundred (100) units. Reverse floor plans are not included as different floor plans.
- (b) Elevations: Each floor plan should have at least three (3) architecturally distinct and unique elevations. Simply adding or deleting shutters, changing trim, changing façade materials and other types of minimal changes will not suffice as one of the required distinct and unique elevations.

(2) Repetition of Residential Unit Designs

A minimum of three (3) residential lots should be skipped on the same side of the street and two (2) residential lots must be skipped on the opposite side of the street before building an identical (or nearly identical) single-family home. Reversed floor plans are considered as identical in design.

(3) Paved Driveways

All homes in residential neighborhoods shall have a driveway extending from the street edge to the garage floor. The driveway may be paved or constructed of pervious pavers or other pervious materials as approved by the Development Services Department.



Neighborhood Streetscape

(4) Paved Sidewalks

All residential neighborhood design shall include paved concrete sidewalks placed parallel to the street continuously across the residential lot front. For corner lot applications, the sidewalk shall be placed parallel to both street fronts. Sidewalks are to be a minimum of five feet (5') in width and placed at least five feet (5') behind the curb. Sidewalks are to be maintained by the property owner, tenant.

(5) Variable Front Yard Setbacks

To facilitate an interesting and varied streetscape, front setbacks for homes should vary by five feet (5') to ten feet (10') from unit to unit with no two (2) homes on adjoining lots having the same setback. The actual setback must meet the requirements of Chapter 3 of the City of Wildwood Land Development Regulations. This requirement may be modified by the Development Services Department for single-family attached developments.

(6) Recreational Vehicle Storage

No recreational vehicle shall be stored in the front yard or on the driveway in the front of any residential structure. The storage of recreational vehicles such as boats, campers, trailers, or non-commercial vehicles may be permitted in the side or rear yard as long as it is located behind an opaque wall or fence and cannot be viewed from the street or from other residences. The homeowner's association must approve the design of the opaque wall or fence. The homeowner's association may also further restrict recreational vehicle parking.

(7) Fencing

When selected and allowed for use, fencing should complement and enhance the design and character of the home as well as that of the neighborhood. The design of fences shall be compatible with the architecture of the home and should blend with the surrounding neighborhood. Solid fencing should be avoided except as needed for safety and privacy.

Fencing should be considered and designed as an integral part of the project, not left as an afterthought when the project is completed. Each developer should address fencing and its allowed uses in the homeowner association documents.

Requirements in this section may be modified by the Development Services Department for single-family attached developments.

(E) ELEMENTS OF DESIGN: SINGLE-FAMILY DETACHED (SFD)

(1) Design Style

The design elements of a home include its shape, roof design, arrangement of doors and windows, colors, and its architectural style. These all contribute to the appearance of the home, which in turn contributes to the collective appearance, character, and charm of the neighborhood. The City encourages the use of traditional building forms and designs that will reinforce the quality of the neighborhood and reflect a positive image.

(2) Articulations of Building Façades

Long unarticulated building façades shall be avoided by incorporating the placement of projecting or recessing architectural details (offsets and returns) into the building footprint. Offsets should be sixteen inches (16") or greater to achieve proper depth and shadow. Other architectural features such as bowed or bay windows, columns, or recessed entrances should be used to create additional vertical and horizontal articulations of the building elevations. Additional design accents such as covered front porches, balconies, cantilevered features, side entrance garages or extended overhangs are also encouraged.

There must be at least one (1) projecting or recessing architectural detail on the front elevation of each structure.

The main entrance to the residence shall:

- (a) Face the street; or
- (b) Be at an angle up to 45 degrees from the street; or
- (c) Open onto a covered porch that is at least sixty (60) square feet with a minimum depth of five feet (5') located on the front of the home or, in the case of a corner lot, on the side of the residence.



Proper Application of Design Elements, Materials and Colors

(3) Roof Planes, Slopes and Design

Articulation is an important element in roof design and the use of varied roof planes and styles is required. Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as reversed or turned gables, hips, and dormers. The minimal allowable roof pitch should be

5/12. A-frame roofs, mansard roofs and flat roofs are discouraged unless part of a coordinated design theme or style and approved by the Development Services Department. Single-plane gable roofs are not permitted.

Each roof design must include at least one (1) of the following design features:

- (a) Change in plane
- (b) Hip design
- (c) Reverse gable
- (d) Dormer

(4) Windows and Doors

Select windows and doors that are compatible with the dominant types of windows and doors on the other homes within the neighborhood. When assessing compatibility consider the size and proportions of the openings, materials, and style or detailing.

The use of creative window shapes such as circle top, half-circle, eyebrow, and geometric can individualize and enhance the appearance of the home and is encouraged.

Adding windowpane dividers (muntins, mullions or grids) enhances many of the architectural styles and gives the home additional street appeal.



Proper Application of Design Elements, Materials and Colors

(5) Garage Location and Design

An acceptable home design should preclude making the garage the dominant feature of the entrance as seen from the street. Pay special attention to garage appearance by selecting decorative doors that are consistent with the style of the home. Garages will appear less prominent when facing away from or set back from the street. In some cases, the use of two (2) single garage doors rather than one (1) double door is an effective method to reduce the mass and bulk of the garage area.

The garage should not comprise more than 50% of the front elevation of the home when viewed from the street.

It is important to plan for sufficient garage and parking space. Take into consideration the square

footage and number of bedrooms of the home.

For each residential structure of up to and including three (3) bedrooms a minimum of a one (1) car fully enclosed garage shall be required. For each residential structure of four (4) bedrooms or greater a minimum of a two (2) car fully enclosed garage shall be required.



Proper Application of Design Elements, Materials and Colors

(6) Building Height

A mix of one (1) and two (2) story homes enhances the appearance and character of a neighborhood. This mix of homes also adds to an interesting streetscape. A combination of one and two-story homes is encouraged as part of an overall design plan.

(7) Materials

It is important that the designer and builder utilize building materials that promote a look of quality, both at the time of initial occupancy as well as in future years.

The use of durable, low maintenance materials such as brick, stone (cast and natural), cement stucco and fiber cement siding are encouraged as they reflect the City's desired 'traditional' character. The mixing of quality materials can add interest and texture to the appearance of a home. It is suggested that when making a transition from one material type to the next, that the change occur at a hard edge or "bump out" in the façade.

Acceptable materials for sloped roofs include laminated 'architectural' shingles, fiberglass 3-tab strip shingles, terracotta tile, slate, and stone coated metal roof systems. Pre-finished standing seam metal roofs are acceptable if part of a coordinated and approved design theme or style.

The following materials are prohibited in visible locations:

- (a) Corrugated or beveled metal siding
- (b) Corrugated fiberglass siding or roofing
- (c) Plywood siding (T-111 or similar)

- (d) OSB (Oriented Strand Board or similar)
- (e) Unfinished concrete block
- (f) Mirrored glass

In general, the materials selected and used for home construction should be high quality, durable, traditional, and low maintenance. The use of environmentally friendly “green” building materials is highly encouraged.



Proper Application of Design Elements, Materials and Colors

(8) Colors

The main color theme of the structure should be of a natural, muted shade with brighter colors used only for trim or to create accents. No more than three (3) different colors or color shades, one (1) primary color and two (2) accent/trim colors, should be used on a single structure. Color tones should be both complimentary and contrasting to produce visual depth in the building mass.

Every effort must be made to achieve color harmony with adjacent homes.

Paint and trim colors must be selected from those shades approved by the City. Actual color samples with the associated number codes are available for viewing at the Development Services Department.

Color sample boards shall be submitted for approval as a part of the application and review process. At least five (5) different exterior paint/color schemes shall be prepared and available within each development.

Colors that are determined to be garish, gaudy, loud, excessive and ostentatious or that otherwise constitute a glaring and invasive contrast to surrounding homes shall be prohibited.

(9) Outdoor Lighting

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining or trespassing onto adjacent properties and streets. Lighting should be of an energy

efficient design with photo sensors or similar controls to turn off lights whenever adequate daylight is available. Motion sensors may be utilized for security lighting.

All new homes should have a hooded residential design post light located in the front yard area. The post light is to be operated by a dusk-to-dawn photo sensor.

(10) Energy Efficiency

The City of Wildwood is committed to conservation and energy efficiency. All new development within the City shall require energy efficient construction and must meet or exceed the Florida Energy Efficiency Code for Building Construction.

All home appliances and fixtures delivered with the home such as refrigerator, dishwasher, clothes washer, and ceiling fans must be Energy Star qualified. (Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy)

Water heaters and clothes dryers are the only major residential energy uses that the EPA and Energy Star program does not address and thus are not included in these standards.

Heating and cooling equipment must be Energy Star qualified. The use of computerized programmable thermostats is encouraged.

Electric resistance baseboard heat shall not be allowed.

The following table reflects the current Energy Star qualifying standards for heating and cooling equipment:

Equipment	Specification
Air-Source Heat Pumps	≥ 8.2 HSPF/ ≥ 13 SEER/ ≥ 11.5 EER for split systems ≥ 8.0 HSPF/ ≥ 13 SEER/ ≥ 11 EER for single package equipment
Central Air Conditioners	≥ 13 SEER/ ≥ 11.5 EER for split systems ≥ 13 SEER/ ≥ 11 EER for single package equipment

HSPF = Heating Seasonal Performance Factor, SEER = Seasonal Energy Efficiency Ratio, EER = Energy Efficiency Ratio (cooling only)

All electric lighting fixtures, both interior and exterior, must be fitted with energy efficient Compact Fluorescent Lights (CFL) or Light Emitting Diode (LED) bulbs. CFL bulbs are up to four times more efficient and last up to 10 times longer than incandescent bulbs. A 22 watt CFL has about the same light output as a 100 watt incandescent bulb. Incandescent bulbs shall not be allowed.

All windows, including those in garage areas, must be Energy Star qualified and rated by the National Fenestration Rating Council (NFRC) to meet a U-Factor of 0.65 or less and a Solar Heat Gain Coefficient (SHGC) of 0.40 or less.

(F) ELEMENTS OF DESIGN: SINGLE-FAMILY ATTACHED (SFA) AND MULTI-FAMILY

(1) Design Style

It is important that the style and appearance of multi-family and single-family attached homes reflect the same design elements of single-family detached homes. The design elements include shape, roof design, arrangement of doors and windows, colors and architectural style which all contribute to the collective appearance, character, and charm of the neighborhood. The City encourages the use of traditional building forms and designs that will reinforce the quality of the neighborhood and reflect a positive image.

Generally, multi-family and single-family attached building design should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. For example, a second story should not appear heavier or demonstrate greater mass than that portion of the building supporting it.

All multi-family and single-family attached building elevations shall contain windows on all facades, respecting privacy for adjacent property owners.

Each individual building in a multi-family and single-family attached development should have a definitive, consistent style. Mixing of various architectural styles on the same building dilutes the character of a building and is not encouraged. The mixing of architectural styles of various buildings within a single development is acceptable when included as part of a comprehensive design theme.

To the maximum extent possible, the massing and use of exterior materials on small multi-family buildings of six (6) units or less, including duplexes (but not including townhomes and rowhouses), should be arranged so as to give the building the appearance of a large single-family detached home.

The maximum length of a multi-family residential building should be two-hundred feet (200'). No more than six (6) single-family attached dwellings units shall be attached in any single row.



Proper Application of Design Elements, Materials and Colors

(2) Articulations of Building Façade

Long unarticulated building façades shall be avoided by incorporating the placement of projecting or recessing architectural details (offsets and returns) into the building footprint. Offsets should be twenty-four (24) inches or greater to achieve proper depth and shadow. Unbroken wall surfaces of fifty lineal feet (50') or more are prohibited. The individual façades of multi-family attached townhomes of three (3) or more units shall be articulated to differentiate the individual units.

Architectural features that complement the development should be used to create both vertical and horizontal articulations of the building elevations. Other design accents such as covered front porch, balconies, cantilevered features, decorative garage doors, or extended overhangs are encouraged. First floor doorways should be flush with the façade to provide resident safety.

(3) Roof Planes, Slopes and Design

Articulation is an important element in roof design and the use of varied roof planes and styles is required. Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as reversed or turned gables, hips, and dormers.

The minimal allowable roof pitch should be 5/12. A-frame roofs, mansard roofs and flat roofs are discouraged unless part of a coordinated design theme or style and approved by the Development Services Department.

For every fifty lineal feet (50') of building length the roof design must include at least one (1) of the following design features:

- (a) Change in plane
- (b) Hip design
- (c) Reverse gable
- (d) Dormer

Single-plane gable roofs are not permitted.

(4) Windows and Doors

Select windows and doors that are compatible with the dominant types of windows and doors on the other homes within the neighborhood. When assessing compatibility consider the size and proportions of the openings, materials, and style or detailing.

The use of creative window shapes such as circle top, half-circle, eyebrow, and geometric can individualize and enhance the appearance of the home and is encouraged. Adding windowpane dividers (muntins, mullions or grids) enhances many architectural designs and gives the home additional street appeal.



Proper Application of Design Elements, Materials and Colors

(5) Garage Location and Design

The design of multi-family structures with attached or integral garages should be designed so that the garage doors do not dominate the front elevation. The use of decorative garage doors is encouraged. Detached garages associated with single-family attached developments should complement the style and appearance of the home design.

(6) Materials

It is important that the designer and builder utilize building materials that promote a look of quality, both at the time of initial occupancy as well as in future years. The use of durable materials such as brick, stone (cast and natural), cement stucco and fiber cement siding are encouraged as they reflect the City's desired 'traditional' character. The mixing of materials can add interest and texture to the look of a structure. When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump out" in the façade.

Acceptable materials for sloped roofs include laminated 'architectural' shingles, fiberglass 3-tab strip shingles, terracotta tile, slate, and stone coated metal roof systems. Pre-finished standing seam metal roofs are acceptable if part of a coordinated and approved design theme or style.

The following materials are prohibited in visible locations:

- (a) Corrugated or beveled metal siding
- (b) Corrugated fiberglass siding or roofing
- (c) Plywood siding (T-111 or similar)
- (d) OSB (Oriented Strand Board or similar)
- (e) Unfinished concrete block
- (f) Mirrored glass

In general, the materials selected and used for home construction should be high quality, durable, traditional, and low maintenance.

The use of environmentally friendly "green" building materials is highly encouraged. Green building materials are composed of renewable, rather than nonrenewable resources.

(7) Colors

The main color theme of the structure should be of a natural, muted shade with brighter colors used only for trim or to create accents. No more than four (4) different colors or color shades (one (1) primary color and three (3) accent/trim colors) should be used on a single structure. Color tones should be both complimentary and contrasting to produce visual depth in the building mass.

Every effort must be made to achieve color harmony with adjacent development.

Paint and trim colors must be approved by the City. Color samples are available for viewing at the Development Services Department.

Color sample boards shall be submitted for approval as a part of the application and review process.

Colors that are determined to be garish, gaudy, loud, excessive, and ostentatious or that otherwise constitute a glaring and invasive contrast to surrounding development shall be prohibited.



Proper Application of Design Elements, Materials and Colors

(8) Lighting

Each multi-family and single-family attached project will require the submission of a site lighting design plan. Exterior lighting of the structure and site shall be designed so that light is not directed off the site. All fixtures should be fully shielded or be designed with light angle cut-offs so as to eliminate spill light, trespass light and glare. Exterior lighting should be architecturally compatible with the building style, materials, and colors.

Dusk to dawn lighting should be of an energy efficient design. Motion sensors may be utilized for security lighting. Lighting should be located in all parking areas, walkways, sidewalks, common areas, laundry areas, cluster mailboxes, gated entries, recreation areas, storage areas, office areas and front doors to enhance safety.

Mounting height of fixtures in parking lots or service areas should not exceed twenty feet (20') with lower heights preferred. Mounting height of fixtures for pedestrian walkways should not exceed twelve feet (12'). The use of low, bollard-type fixtures mounted two feet (2') to four feet (4') in height

are encouraged for lighting pedestrian sidewalks and building entrances. Lighting should be a minimum of 1 foot candle and a maximum of 5 foot candles in areas where lighting is required.

(9) Energy Efficiency

The City of Wildwood is committed to conservation and energy efficiency. All new development within the City shall require energy efficient construction and must meet or exceed the Florida Energy Efficiency Code for Building Construction.

All home appliances and fixtures delivered with the home such as refrigerator, dishwasher, clothes washer, and ceiling fans must be Energy Star qualified. Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy.

Water heaters and clothes dryers are the only major residential energy uses that the EPA and Energy Star program does not address and thus are not included in these standards.

Heating and cooling equipment must be Energy Star qualified. The use of computerized programmable thermostats is encouraged.

Electric resistance baseboard heat shall not be allowed.

The following table reflects the current Energy Star qualifying standards for heating and cooling equipment:

Equipment	Specification
Air-Source Heat Pumps	>=8.2 HSPF/ >= 13 SEER/ >= 11.5 EER for split systems >= 8.0 HSPF/ >= 13 SEER/ >= 11 EER for single package equipment
Central Air Conditioners	>= 13 SEER/ >= 11.5 EER for split systems >= 13 SEER/ >= 11 EER for single package equipment

HSPF = Heating Seasonal Performance Factor, SEER = Seasonal Energy Efficiency Ratio, EER = Energy Efficiency Ratio (cooling only)

All electric lighting fixtures, both interior and exterior, must be fitted with energy efficient Compact Fluorescent Lights (CFL) or Light Emitting Diode (LED) bulbs. CFL bulbs are up to four times more efficient and last up to 10 times longer than incandescent bulbs. A 22 watt CFL has about the same light output as a 100 watt incandescent bulb. Incandescent bulbs shall not be allowed.

All windows, including those in garage areas, must be Energy Star qualified and rated by the National Fenestration Rating Council (NFRC) to meet a U-Factor of 0.65 or less and a Solar Heat Gain Coefficient (SHGC) of 0.40 or less.

(10) Parking

Refer to Chapter 6 Sec. 6.6 (D), (E1), (F) and Table 6-11 of the City of Wildwood Land Development Regulations for specific parking requirements and regulations in addition to the standards below

- (a) In parking areas containing twenty (20) or more parking spaces, up to fifty percent (50%) of the parking spaces may contain a rectangular area of nine feet (9') in width and eighteen feet (18') in length. If such spaces are provided, they shall be grouped together and noted as

“Compact Car Parking”.

- (b) An unlimited number of parking spaces may be reduced to nine feet (9') in width to increase the internal landscaping area to preserve protected trees and other natural features.
- (c) Detached garage structures shall not be included in the calculations for off-street parking requirements in LDR Sec. 6.6(G) Table 6-11.
- (d) The use of permeable pavers in the parking lot is encouraged to reduce stormwater runoff.

(11) Common Areas

Recreation areas should be visible from windows and doors. Closed circuit TV is encouraged in common areas as a safety measure.

(12) Refuse Collection

Careful consideration must be given to ensure adequate and convenient facilities for refuse collection. Refuse collection areas shall be screened from view of any residential units by use of a permanent wall or fence of comparable materials and design to compliment the residential structure. Ample lighting must be provided at refuse collection facilities for the safety and convenience of residents. The grounds surrounding the refuse collection area shall be kept free of debris.



Proper Application of Design Elements for Refuse Enclosure

(G) ACCESSORY STRUCTURES FOR SINGLE-FAMILY ATTACHED AND MULTIFAMILY

(1) Design Style

The design of an accessory structure should be comparable with the primary structure and compatible with the surrounding neighborhood. It is important that accessory structures 'blend in' with the surroundings and not 'stand out'. When at all possible, creative landscaping should be used to buffer the view of the accessory structure. Single-plane gable roofs are allowed.

(2) Materials

Use of the same, similar, or similar appearing materials as those used on the primary structure is encouraged.

(3) Maximum Size

The maximum size of an accessory structure is limited to ten percent (10%) of the size of the conditioned area of the main structure. There is a limit of one (1) accessory structure permitted per lot in single family detached developments.

(4) Colors

The colors of the accessory structure shall be from the same pallet as the primary structure to include the same base and trim colors.

(5) Lot Placement

The accessory structure shall be placed or attached to the rear of the primary structure footprint and within the required setbacks. Accessory buildings may not be placed in the side or front yard area of any residential lot.

Each developer should address Accessory Structures design and the allowable uses in the homeowner association documents.

(H) LANDSCAPING STANDARDS

The purpose of this section is to provide minimum standards for landscaping, buffering and basic tree protection within the area of the City of Wildwood. This section shall be implemented so as to promote the preservation of native plant species and to provide for aesthetic landscaping that complements proposed development and encourage the use of native plants that are drought tolerant.

A well designed landscape buffer, when made part of the development plan, provides aesthetic appeal, reduces noise and visual pollution, and enhances the character of the neighborhood. A landscape buffer is required around the perimeter of any residential development (excluding from the major rights-of-way) when a change in land use occurs with the adjoining property. If an adjoining property contains an approved or existing landscaped buffer, the landscape buffer requirement may be substituted, reduced, or waived.

Requirements set forth in this section for the provision of landscaped areas and buffers between certain land uses and paved parking areas intend to preserve the value of land and buildings in surrounding properties and neighborhoods; to eliminate or minimize potential nuisances such as noise, lights, signs, dirt, litter, unsightly buildings, or broad expanses of asphalt paving; and to encourage the proliferation of trees and vegetation. Buffers provide spacing to reduce potentially adverse impacts of noise, odor, and aid in erosion prevention, beautification, and aesthetic enhancement of improved and vacant land.

Each project subject to the requirements of these Design District Standards will require the submission of a site Landscape Plan consistent with the requirements of this section, Florida Friendly Landscaping requirements and standards, section 6.10 of the Land Development Regulations, and Ordinance No. 612 relating to water conservation. The Landscape Plan shall be certified by a licensed engineer or landscape architect that the plan meets the intent and requirements of the City.

(1) Florida Friendly Landscaping

The City requires the use of Florida Friendly Landscape design for all new projects. It is a common sense way to landscape that conserves water and protects the environment through reduced use of water, pesticides, and fertilizer. In most cases it also requires less maintenance than traditional landscaping. Florida Friendly Landscaping can be successfully applied anywhere.

A copy of the publication is available from the Southwest Florida Water Management District (SWFWMD) website.

Refer to the City of Wildwood - Water Conservation Ordinance Number 612 and Land Development Regulations for additional landscape requirements and information.

(2) Yard Landscaping

All new residential projects shall be provided with landscaping utilizing Florida Friendly, drought tolerant plant materials.

For lots up to 8,000 sq. ft. in area, a minimum of one (1) canopy tree with a minimum height of eight feet (8') with a DBH of two inches (2") and six (6), five (5) gallon shrubs shall be planted in the front yard of all single-family detached homes. Front yard landscaping for single-family attached homes

may be modified per the Development Services Director. The balance of the front, side and rear yard area shall be provided with grass, seed, mulch, or other appropriate ground cover. One (1) additional canopy tree and six (6), five (5) gallon shrubs shall be required for each additional 6,000 sq. ft. of lot area.

It is important to note that this is a minimum standard and developers, builders, and homeowner associations may require more extensive landscaping.

(3) Buffer Standards and Requirements

- (a) Location and Design. Buffers shall be provided on the outer perimeter of lots or parcels where a change of use occurs. Buffers shall not be located on any portion of any existing, dedicated, or reserved public or private street rights-of-way.

The buffer may not be used for stormwater management unless approved by the Development Services Department due to constraints of the site.

- (b) Use of Buffers. A buffer may be used for some forms of passive recreation; it may contain pedestrian, bike or equestrian trails provided that:
 - (i) No proposed or existing plant material is eliminated.
 - (ii) The total width of the buffer is maintained.
 - (iii) All other regulations of the Code are met.

In no event shall the following uses be allowed in the buffer areas: sport fields, tennis courts, swimming pools, other active recreation facilities or uses, and parking areas.

(4) Required Buffer Widths

The tables below reflect the required buffer width for new development where a change of land use occurs and when adjacent to major rights of way. In cases where the required buffer width exceeds the established setback width in the Land Development Regulations, the buffer width shall prevail.

Buffer Widths Between Land Uses

<i>Existing use of contiguous parcel (zoning district if vacant land)</i>	Proposed use at new development site (zoning district if vacant land) Minimum Width Required (Feet)							
	Conservation	Agricultural	Residential	Institutional, Governmental, Tourism, Civic, and Recreational	Commercial Office/ Business Park	Commercial Retail	Mixed Use	Industrial
<i>Conservation</i>	X	30	30	30	30	30	30	30
<i>Agricultural</i>	30	X	20	20	20	20	20	20
<i>Residential</i>	30	20	X	15	20	20	20	30
<i>Institutional, Governmental, Tourism, Civic, and Recreational</i>	30	20	15	X	20	20	20	25
<i>Commercial Office and Business Park</i>	30	20	20	20	X	10	20	20
<i>Commercial Retail</i>	30	20	20	20	10	X	20	20
<i>Mixed Use</i>	30	20	20	20	20	20	X	20
<i>Industrial</i>	30	20	30	25	20	20	20	X

(5) Landscape Buffers

A landscaped buffer with a five foot (5') paved sidewalk is required from any existing street, road or right of way per the table below.

Landscape Buffer requirements adjacent to existing street, road, or ROW	
Size of Residential Development	Buffer Width
10-150 dwelling units	15'
151-300 dwelling units	20'
301+ dwelling units	25'

An additional path or trail may be required by the City to accommodate alternative forms of transportation.

(6) Buffer Type Description

The minimum landscape buffer shall contain the following plant material for each one hundred (100) lineal feet or fraction thereof of property boundary: three (3) canopy trees, five (5) understory trees, and a continuous row of shrubs in accordance with the Planting Standards and Requirements of this section. The remainder of the buffer area shall be landscaped with a combination of grass, ground cover, or other landscape treatment.

Per approval from the Development Services Department, the required landscaped buffer may be grouped rather than placed in a linear fashion in areas of the site that will more heavily impact the abutting property. The buffer requirements must still meet criteria outlined in these design standards.

(7) Parking Lot Requirements

Landscaping shall be provided for interior vehicular use areas to provide visual and climatic relief from broad expanses of pavement, and to define pedestrian and vehicular traffic, in accordance with the following:

- (a) A minimum of ten percent (10%) of the gross square footage of the paved parking lot area and entranceway shall be devoted to landscaping.
- (b) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one-hundred feet (100') or ten (10) spaces, whichever is more restrictive.
- (c) At least one (1) canopy tree and three (3) shrubs shall be provided in the interior landscape areas for every twenty-five (25) paved parking spaces included in the parking lot.
- (d) All parking garages shall be required to either:
 - (i) Provide landscaped hanging baskets, and/or landscaped planters around the exterior of the first three (3) levels of the garage structure, or
 - (ii) Provide additional landscaping in other areas. Correctly designed rooftop gardens with a variety of canopy and understory trees, shrubs, and groundcovers are encouraged.

Parking lots containing less than five (5) spaces are exempt for these requirements.

(8) Planting Standards and Requirements

- a. Preservation. Preservation of existing landscape materials and landforms is encouraged in accordance with the City's comprehensive plan as amended. The preservation and use of native material is encouraged and recommended.
- b. Quality and Monoculture
 - (i) *Quality*: Plant materials used in conformance with the provisions of this Section shall conform to the standards for Florida Friendly Landscaping as developed by the University of Florida. A copy of the publication is available from the Southwest Florida Water Management District website. All plant material shall be planted in suitable soil or soil that has been amended to permit its survival.
 - (ii) *Monoculture*: In order to guard against disease susceptibility, when this Section requires more than ten (10) trees or shrubs, more than one species shall be provided. The Development Services Department may permit exceptions for the multiple species requirement when a specific landscape design element is utilized for the purposes of creating a unifying effect for color, texture, and shape or erosion control.
- c. Trees. Trees shall have a minimum height of eight feet (8') , and a minimum DBH size of two inches (2"), measured four feet-six inches (4'-6") above the ground, immediately upon planting or where required as replacement planting. Wherever trees are installed, they shall be anchored or staked in order to provide sufficient time for roots to become established. Trees of species such as Black Walnut (*Juglans nigra*) having invasive, destructive roots known to cause damage to public roadways, sidewalks, or other public facilities shall not be planted closer than twelve feet (12') to such public facilities, unless

the tree root system is restricted with a City approved root barrier or completely encased in a contained whose minimum interior dimensions are five feet (5') square and five feet (5') deep, in compliance with the construction requirements of the City.

- d. Shrubs and Hedges. Shrubs shall be a minimum of three (3) gallons and thirty inches (30") in height immediately upon planting and reach an average height of three feet (3') within one (1) year after planting. Shrubs shall be evergreen or semi-evergreen variety and planted and maintained so as to form a continuous, solid, opaque visual screen within one (1) year after planting. Continuous shrubs are not required in the major right-of-way buffer shown on the table on page 2-23.
- e. Ground Cover. Ground cover, used in lieu of grass, shall be planted in such a manner as to present a finished appearance and reasonable complete coverage within three (3) months after planting.
- f. Lawn Grasses. Grass shall be a species normally grown as permanent lawns in the City of Wildwood. Grass seed shall be clean and reasonably free of weeds and noxious pests or disease. Grass seed shall be delivered to the job site in containers with Florida Department of Agriculture tags attached indicating the seed grower's compliance with the Department's quality control program. Grass areas shall be planted in species normally grown as permanent lawns in the vicinity of the County. Grass areas may be sodded, plugged, sprigged, or seeded and shall provide complete coverage planted to industry standards.
- g. Berm. When a berm is used to form a visual screen in conjunction with a hedge or wall, such berm shall not exceed a slope of thirty (30) degrees, and shall be completely covered with shrubs, grass, or ground cover.

(9) Safety and Protection

Curbing or wheel stops shall be used to protect landscaped areas.

If curbs are used, and vehicles overhang the landscaped area, tree trunks and shrubs shall be set in three feet (3') from either side of a parking space to avoid damage by vehicles.

Street and highway sight distances established by the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction, and Maintenance shall be observed for all street intersections or driveways and streets. Within these sight distances, no landscape material exceeding two and one-half feet (2-1/2') in height shall be permitted. Trees shall be permitted when traffic visibility is not obstructed.

Where an access-way intersects a public right-of-way on a single-family attached, detached or multi-family site, landscaping shall be used to define the intersection, provided, however, that all landscaping within the sight triangle shall provide unobstructed cross visibility at a level between eighteen inches (18") and six feet (6') measured from road grade. Trees having limbs and foliage extending into cross visibility shall be allowed provided they do not create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three feet (3') from the edge of any ingress/egress pavement.

(10) Irrigation

Water-efficient landscaping maximizes the conservation of water by using site appropriate plants and

efficient watering methods that will generally result in a reduction of irrigation requirements, costs, energy and maintenance. Irrigation should endeavor to follow Florida Irrigation Society standards and Florida WaterStar standards maintained by the Southwest Florida Water Management District and comply with the Florida Building Code.

All landscaping will be required to provide an adequate irrigation system as required for the maintenance of the plant material (irrigation system, hose, etc.). Reuse water must be utilized for irrigation when available to the project site. On commercial sites, the irrigation systems shall meet the Florida Building Code specifications and F.S. § 373.62, for rain sensor shut-off devices for landscape irrigation installation as outlined in Appendix F of the Plumbing Code, and/or meet the current requirement standards as published by the Florida Irrigation Society. Micro-irrigation may be utilized to conserve water resources provided it is in compliance with the Florida Building Code. Watering for new landscapes shall comply with the Southwest Florida Water Management District Guidelines in force at any given period. All irrigation systems installed within the City shall maintain the following as minimum standards for installation and maintenance:

- (a) Properly installed and functioning automatic rain and soil moisture sensors shut off devices.
- (b) Back flow prevention valve.
- (c) Separate irrigation zones for turf and non-turf areas.
- (d) Matching precipitation rates on head within a zone (i.e., rotors and spray heads on separate zones).
- (e) Use of pressure regulated valves and heads.
- (f) 100% overlapping (head to head) coverage.
- (g) Maximum flow velocity of five feet (5') per second
- (h) Check valves in low topographic areas to prevent system drain down.
- (i) Appropriate irrigation scheduling that supplements rainfall so turf areas receive no more than one and one-half (1½) inches of total moisture (rain and irrigation) per week, and less in bed areas; and
- (j) Regular inspection and maintenance to detect leaks, clean filters, and realign or replace rotors and spray heads as needed.

All lawn irrigation systems must contain a rain sensor device or switch which will over-ride the irrigation cycle of the sprinkler system pursuant to F.S. Ch. 373, or as amended.

If Florida friendly principles are used in the design of the landscape, a reduction in the amount of irrigation required will be permitted and encouraged. All required landscaping will be required to have an adequate watering facility (irrigation system, etc.) as required to insure the survival of the plant material.

In order to conserve potable water, reclaimed water, stormwater ponds and cistern collection may be utilized for irrigation water if the water quality will meet the needs of the landscape. Any reuse irrigation water or stormwater used for irrigation shall be marked with appropriate signage to notify the public of the non-potable nature of the water source in conformance with the Florida Building Code. Purple pipe and irrigation system components shall be used in conformance with the Florida Building Code.

(I) HOMEOWNER'S ASSOCIATION

(1) Requirements

All new platted single-family residential development in the City of Wildwood consisting of twenty-one (21) or more units shall be required to establish a Homeowners Association.

(2) Benefits

There are several important benefits to living in a development governed by a homeowner's association. The most significant is the proven track record homeowner's associations have in maintaining and often enhancing property values. Developments with homeowner's associations better protect property values because the associations provide some critical benefits that the individual property owner would not be able to obtain on their own.

A few of the benefits of an active homeowner's association include:

- (a) The association provides greater certainty that the community will remain physically attractive over time by imposing, and privately enforcing through fines and assessments, rules on architecture, landscaping, accessory buildings, fences, signs, and other related matters. Property owners needn't worry that a neighbor will park a 30-foot RV, boat or commercial vehicle in their driveway for months at a time, or that a neighboring home will be painted orange with lime green trim, or that the landscaping and lawn will be allowed to die.
- (b) Associations often provide, maintain, and manage recreational amenities for property owners such as parks, playgrounds, trails, pools, and community buildings.
- (c) The association maintains the common areas of the neighborhood such as entrance statements, natural areas, water features, landscape buffers, and greenspace.
- (d) Homeowner associations can provide a social aspect to the neighborhood through organizing and planning of special events such as community parties and special holiday events.

All homeowner association documents are to be developed per the current provisions of the applicable Florida Statutes.

(J) MAINTENANCE STANDARDS

Property maintenance is vital to creating a positive image for neighborhoods. The following standards shall apply to all single-family detached, single-family attached and multi-family homes, yards, neighborhood amenities, common space, buffers, sidewalks, entrance statements, and stormwater management areas.

(1) Exterior Building Maintenance

The property owner, tenant and/or agent shall ensure that the exterior property and premises be maintained in a safe, clean, and sanitary condition including:

- (a) All exterior surfaces, including but not limited to the building façade, doors and door frames, windows and window frames, trim, porches, balconies, decks, fences, and accessory storage structures shall be maintained in a good, safe, and presentable condition.
- (b) Peeling, flaking and chipped paint shall be eliminated and the surface repainted.
- (c) Structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.
- (d) Roofing materials and required flashings shall be sound, tight, and not have defects or wear that admit water or moisture.
- (e) Roof drainage shall be adequate to prevent dampness or deterioration in the walls or any interior portion of the structure.
- (f) Gutters and downspouts should be properly secured and functioning correctly to direct rainwater away from the foundation.
- (g) All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water.
- (h) Sidewalks, driveways, walkways, and parking areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

(2) Landscape Maintenance

The property owner, tenant, and/or agent shall insure that all landscaping presents a neat, healthy, and orderly appearance free of refuse and debris. In general, landscape maintenance shall consist of mowing, edging, pruning, fertilizing, and watering along with the collection and removal of all refuse, litter, lawn trimmings, pruning waste, weeds and dead or diseased plants. Specific requirements include the following:

- (a) Lawn and grass areas are to be uniform in color, texture, and height. Proper maintenance should include timely mowing and the application of fertilizer (only as needed to maintain the health of the lawn).
- (b) Shrubs and bushes are to be pruned according to their design function and natural growth character. Required shrubs in single-family attached and multifamily developments shall not exceed 3 ft. in height and shall be maintained.
- (c) Trees are to be pruned according to their growth habits and purpose in the landscape. Clean cuts will direct growth and prevent wounds that invite disease. Required trees in single-family attached and multifamily developments shall have branches pruned up to 7 ft. above ground for resident and guest safety.
- (d) Irrigation systems must be kept in good repair with timers adjusted precisely to produce the most beneficial effects with the least amount of water.
- (e) Mulched areas should be replenished at least once per year and kept free of weeds, litter,

- and debris.
- (f) For all signs requiring a sign permit, weeds and grass shall be kept cut in front of, behind, underneath, and from around the base of the sign for a minimum distance of ten (10) feet from the sign base, and there shall be no rubbish or debris within ten (10) feet of the sign base or underneath the sign.