CITY OF OCALA
High Intensity Central Core District

FORM BASED CODE
Introduction
August 30, 2012
Implementing the Comprehensive Plan

- Conventional Zoning Ordinance Amendments
- New Form & Place Base Code
  - High Intensity Central Core
  - Medium Intensity Special Districts
  - Corridor Overlay Districts
- Community Area Plans
Why a Form or Place Based Code?
- Origin of Conventional Zoning
- Changing Focus
- Key Differences
Origin of Conventional Zoning

- Zoning was created during the industrial revolution to address intrusion of heavy industry into retail and residential areas.

- Conventional zoning regulations based on suburban standards with deep setbacks and excessive parking requirements make it difficult to create downtowns and new mixed use centers with the kinds of buildings and public spaces that residents seek and value.
The Community focus & nature of economic development has changed.

“Economic development was generally focused on how to attract businesses into the community, but Economic development is now more concerned about how economic development remains connected to place and the environment to improve the quality of life for all people in the city.” Scott Polikov

Community’s Vision for the High Intensity Central Core
Key Differences

Conventional vs. Form & Place Based

Operations

FORM

USE

PLACE
Public Realm
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Principles of Form & Place Based Codes

- Are more prescriptive and can do a better job describing the desired urban form than conventional code.
- Are adapted to fit the unique characteristics of a community and require development fit within this context to reinforce a sense of place and public realm.
- Support horizontal and vertical mixed use environments between use and building, and between a building and its neighborhood.
- Support development that is compact, mixed-use and pedestrian friendly. This pattern results in livable neighborhoods and healthy, vibrant communities.
Developing the New Form Based Code

Diagnose existing code
- Examine existing codes to identify where the existing code is inconsistent or fails to implement the New Comprehensive Plan Policies.

Draft & Calibrate
- New codes to be consistent with the comprehensive plan policies and other parts of the City code

Engage the Public and City Staff
- Vet the major issues before they are presented for adoption.
- Improves legal defensibility

Adopting the code

Implementing the Adopted code
- Train the code users city staff and applicants.
- Schedule training sessions
- Provide a How to use the code tool
- Assign trained staff to expedite approvals
Objectives

- The code is enforceable
- The code is easy to use
- The code produces functional and vital urbanism
  - emphasizes standards and parameters for form with predictable physical outcomes rather than relying on numerical parameters
  - requires private buildings to shape public space using building form and building placement standards
  - promotes an interconnected street network and pedestrian-scaled blocks
  - regulations and standards keyed to a regulating plan
  - diagrams in the code clear and accurate in their presentation of spatial configurations
Organization of the Form Based Code

- Preamble & Intent
- How to Use Code
- Regulating Plan
- Architectural Standards & Guidelines
- Specific Street Zone District Standards

- General to All Street Zone District Standards
- Administration
- Definitions
- Tables
High Intensity/Central Core

**Intent:**

- To identify the area for the most intense residential and non-residential development within the City

- Includes the Downtown, Midtown, North Magnolia, and Hospital Districts
Reinforces the importance and the unique character of The City of Ocala’s Central Core providing place-based regulations utilizing a regulating plan organized around the City’s historic Street, Block and Social pattern,

Establishes standards and guidelines for promoting development with a variety of uses, good design, and public health within The City of Ocala’s Central Core.

Placing emphasis on achieving a predictable high-quality public realm expressed by the relationship of buildings, parking, sidewalks and public spaces to the public streets rather than regulation based primarily on land uses, dimensions, and the separation of uses.

Land uses are intended to be allowed to be mixed horizontally and vertically using regulations that address place making and design issues such as building placement, facades, streetscapes, and street layout, street connection and public and private shared spaces.

Thoroughfares identified in each district are required to meet the same intent and standards as the street zone district they occur in and shall have increased requirements to provide for pedestrian crossings and safety.
Unique Character of The City’s Central Core
Unique Character of The City’s Central Core
The High Intensity Central Core is organized around Street Zone Districts:

- Urban Primary Core UPC
- Urban Primary Core Thoroughfare UPC-T
- Urban Primary UP
- Urban Primary Thoroughfare UP-T
- Urban Standard US
- Urban Standard US Thoroughfare US-T
- Urban Support USP
- Urban Support Thoroughfare USP-T
- Urban Residential UR
Street Zone Districts
Intent and Purpose
To create a dense, fully mixed use City Center with a vibrant street life and a public realm with a variety of amenities. The most intense urban pattern in the City of Ocala consisting of the highest density and height typically Three (3) stories and above, with the greatest variety of uses, and civic buildings of regional importance.

Each building and development should contribute to the ability for this district to have a mix of uses, be an aesthetically attractive and accessible environment for the Citizens of the City to work, shop, learn, socialize and live.

New development and re-development should provide a variety of uses mixed horizontally and vertically. Building form is emphasized more than use. Building architecture should be complementary to best examples of historic buildings in “Downtown Ocala”.

Buildings are located close to the street with wide sidewalks established between the street and buildings. Buildings should have shallow setbacks, with their main entrances oriented to the primary street and collectively create defining a street wall.

Wide sidewalks, along with public and participation zone plazas, and civic areas should be provided to encourage pedestrian and commercial activity at street level. Shade for pedestrians should be provided through street trees and building design.

Parking typically occurs on-street or in structured parking lots. Surface parking if permitted shall be screened from the sidewalk and the street.

Housing types associated with this category are predominately attached dwelling units in multifamily buildings and mixed used buildings where dwelling units are located above street level commercial uses.

The two historic squares north and south of Silver Springs Boulevard shall be maintained as public focal points and gathering places for civic activity.
Urban Primary Core Street Zone
Urban Primary Street Zone
Urban Standard Street Zone
Urban Support Residential Street Zone
Chapter 2

Urban Primary Core (UPC)

**Intent**

**2.X Urban Primary Core (UPC).** The purpose of the UPC District is to create a dense, fully mixed-use City Center with vibrant street life and a public realm with a variety of amenities. It is to be the most intense urban pattern in the City of Ocala consisting of the highest density and height typically three (3) stories and above with the greatest variety of uses, and civic buildings of regional importance. Each building and development should contribute to the ability for this district to have a mix of uses, be an aesthetically attractive and accessible environment for the Citizens of the City to work, shop, learn, consilize and live. New development and re-development should provide a variety of uses mixed horizontally and vertically. Building form is emphasized more than use. Building architecture should be complementary to best examples of historic buildings in Downtown Ocala.

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**Street Zone Hierarchy.** In order to maintain proper frontage at the intersection of two different street types the highest hierarchy street zone should turn the corner to the back property line of the lots enforcing the highest hierarchy street. All requirements that apply to the highest street zone should apply to the side frontage and shall serve as the transition zone on the side elevation to the lowest hierarchy zone.

*Appropriate Building Intensity & Scale*
Specific Street Zone District Standards

CHAPTER 2

URBAN PRIMARY CORE (UPC)

PREFERRED STREET SECTIONS

CONDITIONS
Sidewalk: 11 ft. minimum from face of curb
5 ft. minimum set-back within property

Throughfare: 24 ft. two-way free flow travel

Parking: 8 ft. parallel parking, designated on one side only

Planting: incorporated into sidewalk with street tree wells

55° RIGHT OF WAY
URBAN PRIMARY CORE (UPC)

60° RIGHT OF WAY
URBAN PRIMARY CORE (UPC)

CHAPTER 2

BUILDING PLACEMENT

REQUIREMENTS
Front Setback:
0 - 5 ft. from property line

Side Setback:
0 ft min.
5 ft max.

Rear Setback:
0 ft min.
10 ft max.

Encroachments in Participation Zone:
Allowed with restrictions. See allowed frontages for more details.

BUILDING COVERAGE

REQUIREMENTS
Maximum Building Coverage: 100 % of Lot Area

Minimum Building Coverage: 60 % of Lot Area

Minimum Building Depth:
20 ft. for a linear building or carriage building over parking
40 ft for a free standing building

Coverage: the maximum area of a lot that may be occupied by a structure.

Build-to-line: the line in which a facade of the main building or structure must be placed.

Side Street Setback: the distance between the side lot line and the elevation of the building on corner lots only.
**Specific Street Zone District Standards**

**CHAPTER 2 URBAN PRIMARY CORE (UPC)**

### BUILDING FRONTAGE

**Requirements**

- **Primary Frontage:**
  - 80% min. frontage required at build-to-line.
- **Other Non-Building Frontage Requirements:**
  - Privacy Wall (6 ft. min.):
    - 100% Minimum at build-to-line to complete frontage gap between Building Frontage and side property line.
  - Live Fence or Hedge:
    - Same as "Privacy Wall".
  - Knee Wall (3 ft. min.):
    - 80% Minimum at build-to-line to complete frontage gap between Building Frontage and side property line.

**Note:** Access to parking should be excluded of frontage requirements.

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### BUILDING HEIGHT

**Requirements**

- **Maximum Height:**
  - 6 Stories: 71 ft. to Building Eave.
  - Required First Floor Height: 16 ft.
  - Typical Floor Height above the first level: 14 ft.
- **Minimum Height:**
  - 3 Stories: 36 ft. to Building Eave.

**Exemptions:**
- Clock Towers, stipples, architectural vertical elements, etc., not exceeding 400 square feet.

**Building Height:** the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to spires, bell towers, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the existing street or thoroughfare.

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### PARKING PLACEMENT

**Requirements**

- **Front Setback:**
  - 30 ft. from property line.
- **Side Setback:**
  - 30 ft. from property line.
- **Rear Setback:**
  - 0 ft.
- **Rear Corner Setback:**
  - 0 ft.
- **Access Width:**
  - 24 ft. max.

**Note:** Preferred Parking Access should be placed on side street if possible.

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### APPROPRIATE PARKING FORM

- **Multi-Level - Tall Parking Structure with Building Liner**
- **Multi-Level - Medium parking Structure with Building Liner**
- **Two-Level - Parking Deck with Building Liner**
- **Two-Level - Parking Deck with Building Liner**
CHAPTER 2
URBAN PRIMARY CORE (UPC)

CORNER CONDITIONS

Requirements:
- Corners shall have equal treatment as the building meets both frontages.
- The highest street zone hierarchy must extend to the rear lot line of any corner property.
- For the UPC Street Zone the setbacks are:
  - 0 - 5 ft. from property line
  - Side Street Setback: 0 - 5 ft. from property line
- Encroachments in Participation Zone:
  - Allowed with restrictions. See allowed frontages for more details.

STREETScape STANDARDS

Requirements:
- Sidewalk Width:
  - 11 ft min
  - From Back of Curb to Face of Building
- Landscape Elements:
  - Street Trees: 35 ft off center min.
  - Tree Planting: Urban Trees Grates: 4 ft. min.
- Participation Zone:
  - Surfaces must match sidewalk material.

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CHAPTER 2
BUILDING RHYTHM

Requirements:
- Vertical alignment:
  - All vertical elements should be structurally supportive and aligned with heavier materials to the base of the building.
  - Bay width: 16 ft. min. 60 ft. max.
- Openings alignment:
  - All openings should align with bay proportional divisions and be placed with bigger openings towards the base of the building, smaller openings towards the cap of the building.

Windows:
- Vertical proportion only:
  - At base: Ganged with divider elements
  - At body and Cap: Max. 4 ganged together
  - Doors: Max. 2 ganged together

SECC.A.

CHAPTER 2
FAçADE COMPOSITION

Requirements:
- Horizontal Alignment:
  - All elements should be aligned in the same horizontal plane with heavier materials to the base of the building and lighter materials to the cap.
  - Defined horizontal planes for the following are required:
  - Building Base: 16 ft. min.
  - Building Body: 6 Stories high max.
  - Building Cap: 1 Story High.
  - Towers and architectural elements are excluded. See building height restrictions.
CHAPTER 2  URBAN PRIMARY CORE (UPC)

FENESTRATION

REQUIREMENTS
At Building Base:
Ganged Doors: 2 max
Ganged Windows: allowed

At Building Body:
Ganged Doors: 2 max
(patios and terraces)
Ganged Windows: 4 max.

At Building Cap:
Ganged Doors: 2 max
(patios and terraces)
Ganged Windows: 2 max.
Smaller window proportions required.

At Privacy Wall:
Ganged Doors: 2 max
Single Windows Only
Decorative openings and fencing allowed
Must match building rhythm

TRANSPARENCY

REQUIREMENTS
At Building Base:
Transparency: 80% min.,
including Doors and Window elements.

At Building Body:
Transparency: 55% min.,
including Doors and Window elements.

At Building Cap:
Transparency: 30% min.,
including Doors and Window elements.

At Privacy Wall:
Must match Building Body requirements.

Fenestration: the design, arrangement, and placement of windows and doors within the overall composition of a building facade. All window and door openings should be designed to be either square or vertical in proportion and should be in keeping, in terms of scale, shape, and style, of the overall building aesthetic.

CHAPTER 2  URBAN PRIMARY CORE (UPC)

FRONTAGE TYPES

REQUIREMENTS
The percentage of encroachments allowed within each frontage type are as follows:

Gallery Frontage:
Front: 100 %
Side Street: 80 % min

Shopfront Frontage:
Front: 100 %
Side Street: 80 % min

Stoop/Porch Frontage:
Front: 40 % min
Side Street: 40 % min

GALLERY FRONTAGE  STOORFRONT FRONTAGE  STOOR/PORCH FRONTAGE

GALLERIES, ARCADES, & COLONNADES

REQUIREMENTS
Gallery Frontage: Covered gallery projecting into public ROW
Width: 9 ft. min.
(Not and Side)
Elements: Galleries, Arcades, and Colonades

GALLERIES, ARCADES, COLONNADES
Specific Street Zone District Standards

CHAPTER 2

URBAN PRIMARY CORE (UPC)

CANOPIES, AWNINGS, & BALCONIES

REQUIREMENTS
- Shopfront Eave: Engaged on public ROW
- Shopfront Width: Front Setback (Front and Side)
- Elements: canopies, awnings, bay windows and balconies.

STOOPS & PORCHES

REQUIREMENTS
- Shopfront Shopfront: Engaged on front setback
- Width: 5 ft max (Front and Side)
- Elements: stoops and porches.

MID-BLOCK PLAZA CONFIGURATIONS

REQUIREMENTS
- Frontage: 40% max of main facade
- Minimum Setback:
  - 20 ft from property line
- Parking Access Width: 24 ft
- Location: 50 ft from corner
- Configuration:
  - Privately owned but open for public use
  - Floor should be at grade with adjoining sidewalk
  - 55% minimum coverage of landscape elements
  - 20% minimum coverage of construction elements
  - Encouraged: streetscapes, canopies, awnings, fountains, and water elements, sitting areas and linear walls
  - Discouraged: High reflective materials, multi level surfaces
  - Asphalt surfaces are prohibited.

CORNER PLAZA CONFIGURATIONS

REQUIREMENTS
- Frontage: 50% max of main facade
- Minimum Setback:
  - 40 ft from property line
- Parking Access Width: Not allowed
- Location: At corner ONLY
- Configuration:
  - Privately owned but open for public use
  - Floor should be at grade with adjoining sidewalk
  - 55% minimum coverage of landscape elements
  - 20% minimum coverage of construction elements
  - Encouraged: streetscapes, canopies, awnings, fountains, and water elements, sitting areas and linear walls
  - Discouraged: High reflective materials, multi level surfaces
  - Asphalt surfaces are prohibited.

Optional Mid-Block Plaza: an open area or plaza, fronting a thoroughfare or street, formed by an in-scape at the depth of the 2nd level, or an alteration in the build-to-line, at the corner of the building or parcel along each associated street or thoroughfare frontage.
CHAPTER 3
GENERAL CONSIDERATIONS

INTRODUCTION

3.1 Description. These Architectural Standards foster creative building solutions while maintaining consistent design quality for achieving the overall appearance of buildings and ensuring compatible building elements and facades within an approved set of criteria. These Architectural Standards describe those elements that have the greatest impact on the public realm, such as the quality of materials, craftsmanship, and overall visual impact.

3.2 Intent. These Architectural Standards are intended to provide guidance for the design and construction of new buildings and the rehabilitation of existing structures. They are intended to help maintain a cohesive and visually appealing public realm.

3.3 Building Design Objectives. The overall scale and mass of the buildings play a key role in the quality of the public realm. Buildings should be designed to complement the streetscape and the surrounding environment.

DEFINING THE PUBLIC REALM

3.4 The Public Realm. The public realm includes all exterior spaces, linkages, and built form elements that are physically and visually accessible regardless of ownership. These elements include streets, pedestrian walkways, pedestrian islands, public spaces, and public buildings. These Architectural Standards are concerned with elements that directly affect the public realm, such as sidewalks, benches, and street furniture.

3.5 Building “Fronts.” All building facades that can be seen from the public realm shall be designed as “fronts.” Facades are the exterior walls of a building that occur along a frontage that defines the public realm.

ARCHITECTURAL PRECEDENTS

3.6 Architectural Precedents. The historical development of commercial and civic buildings in Florida was shaped by a variety of architectural styles, particularly those that evolved during the Victorian period. The architectural styles described in these Architectural Standards are intended to provide a framework for the design of new buildings.

ARCHITECTURAL STYLE

3.7 Architectural “Style.” The term “style” refers to consistent qualities and features that differentiate buildings and buildings within a group. Architectural style is a way of classifying buildings by their visual characteristics. Architectural style is an important aspect of the design of new buildings and the rehabilitation of existing structures.
3.20 Building Massing. New construction should give consideration to appropriate form and proportion as reflected in the tradition of vernacular buildings. Building facades should face the street with the primary facade aligned with the front property line. Angled or non-rectangular buildings, unless relating to a specific street alignment, are inappropriate. The overall building mass should be articulated into a series of forms which provide a variety of scale and proportion, divided by an appropriate rhythm and ‘bay’ spacing. The base of a building should maintain a consistent building plane along the building frontage except to provide recessed entrances, special corner features, usable open spaces for outdoor dining, or to form mid-block pedestrian passages.

3.21 Building Transitions. Buildings in a primarily sub-urban setting should be designed to reflect a less intensive development pattern. A deeper front setback for commercial uses at some locations may be desirable. Creating smoother height transitions by hosting taller building portions toward areas with larger sized buildings and lower portions toward building with less mass is preferable. The subdivision of buildings should be articulated into two or three distinct façade elements, separated either by recesses, changes in materials, structural elements, or sub-divided into individual façade segments by panels. Special architectural treatment and detailing should be located at the corners of the building and at the mid-point of the main building mass.
3.14 Vertical Alignment. In voluminous buildings, the expression of the structural system follows traditional construction patterns. As a result, elevations are generally stacked above other openings and solid areas in the facade are stacked above structural elements. This vertical alignment, determined primarily by structural requirements, reinforces the "bay" system and helps to clarify the overall building composition. Setbacks, reveals, and projections in the vertical plane of the building facade can also serve to enhance the legibility of this composition.

3.15 "Bay" Spacing Description. By subdividing the building mass into a series of well-scaled volumes, and then articulating those volumes with window systems, different materials, and special elements, an architectural form can be created. True to its classical roots, this approach to design provides a rational method of creating a wide variety of facades with individual character that still create a unified ensemble. The concept of "bay spacing," tied to the dimensions of the structural support system of the building, is critical in helping to maintain an appropriate human scale by breaking up the massing of large buildings as well as in creating a lively and interesting streetscape rhythm.

Traditional downtown streetscapes were often comprised of individual buildings divided into 20 ft. wide parcels facing the primary street. Many buildings were one-story wide (20'), although later buildings spanned more than one lot. Larger building facades were typically divided into repeated sections, or "bays," ranging from 15 ft. to 30 ft. in width on the ground floor. This pattern of bay spacing echoed, rather than overwhelmed, adjacent buildings that might only be one lot wide. Upper stories often were consistent across two, three or five bays, uniforming the building as a whole.

3.16 "Bay" Spacing Criteria. New building construction should reflect these traditional building facades, and should express a facade composition with appropriate "bay" spacing. As a result, building facades should be divided in a way that compliments the overall architectural composition of the facade, with independently designed sections ranging from a minimum of one bay in width to a maximum of no more than 3 bay widths across the length of the facade.

3.17 Corner Conditions. All elevations of buildings that can be seen from either the street or public space should be considered "primary facades" and should be designed as such. Building corners or the top of two frontages, such as at corner lots, should treat both building walls as "primary facades" with each being equally considered as "fronts." Additional detailing and attention can be applied to these two-tired scenarios in order to better landmark the corner as a primary architectural corner as well as to improve pedestrian and vehicular way finding.

3.18 Terminated Vistas. A Terminated Vista is a visible building facade or elevation located at the axial conclusion of a street or thoroughfare. Buildings, or portions of building frontages identified as Terminated Vistas should treat the vista termination as a "primary facade" and should adjust the level of architectural design and detailing accordingly.

3.19 Landmark Features. Important mid-block landmarks, such as monumental doorways, pedestrian crossings, frontages along green spaces or plazas, etc., should be treated as "significant facades" and land-marked by additional architectural treatment and detail. All "primary" and "significant" facades shall merit exceptional design attention, appropriate to its contribution to the public space.

3.20 Transparency. Design distinction between upper and lower floors should be maintained by developing the ground level facade as clearly transparent and inviting to the public. For commercial uses, the use of standard windows, typically consisting of glass set in wood, clad wood, or metal frames creates a highly inviting and transparent street level facade. Colored or mirrored glazing and glass block are inappropriate. Upper floors generally employ a different ratio of solid area versus opening area and are differentiated from the more transparent ground floor by having more solid areas than unit areas and through the use of smaller, vertically oriented windows in a regular pattern. Ground level use can also be differentiated through a change in transparency. Commercial areas, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various areas for the pedestrian by highlighting the nature of public, semi-public, and private tenants.

3.21 Doors, Windows, and Openings. Building design is further articulated by different door, window and wall systems that vary by use. Generally, the use of standard doors, windows, and wall systems is appropriate for commercial applications. Masonry walls with square punched openings; a metal wall system with rectangular punched openings; or framed and braced windows and doors for wood siding and cement siding applications. Doorknobs and door handles are made ornamental by special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion. Grouped or "ganged" windows should be treated as a single opening, unless they are separated by a minimum 4 inch divider. Windows and doors are permitted at building corners, or should be a minimum of 24 inches from the building corner. Siding devices over doors and windows are permitted to be flat, stopping, and made of any architectural grade material, but should be fully functional rather than simply decorative.
ARCHITECTURAL STANDARDS & GUIDELINES

CHAPTER 3
BUILDING ELEMENTS

SECTION X

3.22 Roofing Materials. Roofs of buildings should not compete for attention with the elements of buildings that are of a more human scale (i.e., the exterior façade, doorways, or porches). Roofs may be made of copper, standing seam metal (either painted or galvanized in order to age naturally), natural slate, and asphalt or fiberglass shingles. The use of asphalt or fiberglass shingles is limited to one manufacturer, one style and one color per building and should be a 30 year minimal dimension shingle, mildew resistant grade preferable.

3.23 Roof Configurations. The visual impact of the roof line is very important on the streetscape and should be designed to provide interest and enhance the quality of the overall architectural ambiance. Roofs of buildings shall be limited to flat, mansard, hipped, or in the form of simple gables, as dictated by the appropriate architectural style or vernacular precedent.

3.24 Flat Roofs. Flat roofs shall be the predominate roof type for buildings over two stories tall. Flat roofs are permitted only if they include a parapet wall around the entire perimeter of the building or at a minimum shall be required above the roof facing any public frontage. The parapet wall shall be a minimum of 12 inches high (measured above the roof). Any equipment placed on a flat roof shall require equipment to be screened by parapet walls or other devices, rendering the equipment invisible from street level.

3.25 Pitched Roofs. Pitched roofs shall be the predominant roof type for buildings of at least one story in height. Pitched roofs of principal buildings shall have a pitch of 5:12 or more. Hipped roofs shall have a slope between 4:12 and 6:12. Hipped roofs are discouraged unless they are attractively designed and provide unusual interest to the streetscape. Gable roof shall have a pitch of between 5:12 and 12:12. Shed roofs are permitted only when they are attached to a principal building, and shall have a slope between 4:12 and 6:12. Porch roofs and roofs over other building elements such as bay windows, balconies, and exterior utility closets or mechanical rooms that are attached to principal buildings should be hipped and shall have a pitch between 3:12 and 4:12. Skylights must be flat in profile and are only permitted when not visible from public spaces. Ridge Vents shall run continuously from end to end of ridge. Gables are allowed providing they reflect the correct architectural style application.

3.26 Eaves. Eaves, when used, shall overhang vertical building walls a minimum of 12”.

3.27 Roof Penetations. Roof penetrations of a mechanical nature (vents, pipes, ducts, etc.) should not be visible from the street.

3.28 Awnings. An awning is a retractable or permanently affixed device on a storefront or second-story building entrance or interior that provides shelter from light or the elements. Awnings can be one of the most important design elements in the visual appeal of the storefront or building as well as providing the functional benefit of providing shelter from sun or rain. The following guidelines should be considered in the application of awnings:

- Fabric awnings, such as canvas, solution-dyed acrylic fabric, vinyl coated canvas or awning are encouraged. Internal structure of awnings shall be metal.
- Metal awnings such as aluminum, copper and bronze should be utilized in a controlled manner, in a way which will enhance or emphasize architectural spaces such as main entrances and portions of the building.
- Awnings should be architecturally coherent across the building in terms of height, size, materials and color so as to provide a unified appearance to an individual building. Awnings should not be arbitrarily uneven or have unusual shapes.
- The cumulative effect of individual storefront awnings on a building should be considered in designing a new awning.
- An awning should reinforce the frame of the storefront and should not obscure the plane or the space between the second-story building windows and the crown.
- Awnings covering secondary windows should conform to the size of the individual windows or should complement the first floor storefront awnings in terms of size, materials, height, color, etc.
- Awnings and canopies of commercial establishments shall be permitted to encroach over the sidewalks. Awnings shall overhang a minimum of 6 feet over the sidewalks so as to provide shade and shelter to pedestrians.
- Awnings shall not extend below the roof of the building. Awnings may have side panels, but shall not frame a panel extending the underside of the awning.
- Awnings should be within reach from the sidewalk at the vertical flap.
- Awnings may have lettering on the vertical flap only.
- Awnings shall not be internally illuminated.
3.25 Canopies. A canopy is a horizontal structure designed to shelter persons or activities from the elements attached temporarily to a building or extending outward over the storefront and the sidewalk. Canopies are often preferred when they need less maintenance than awnings but generally are more difficult to design since there is less vertical area facing the street and there are typically supports to the building wall or sidewalk to reinforce the canopy. Canopies, in some situations, reflect the historic character of a building since this was the predominate type of shelter used for older buildings. The following guidelines should be considered in the application of canopies:

- Flat canopies should be draped up with a 12.24 inch fabric awning valance so as to create visual appeal of the canopy and should be in scale with the overall building facade.
- Canopies and any signage on the face of canopies should be of colors that compliment the building’s color scheme.
- Canopies shall extend horizontally from the building and shall be supported by wires, cables or brackets.
- Canopies of commercial establishments shall be made of wood, metal or glass.
- Canopy support shall be provided by metal rods, metal wire or cables, or metal brackets.
- Latticing may be applied to the edges of canopies, or may be placed on the top of the canopy at the front edge.

3.26 Balconies. A balcony is any platform that projects from the wall of a building and is surrounded by a railing, balustrade, or parapet. For protection of pedestrians at street level, a cantilevered balcony may be carefully substituted for an awning or canopies in some situations. The following guidelines should be considered in the application of balconies:

- This device lends itself to short length applications less than 65 feet of frontage. The balcony wall appears Bryam's window if used in long underline applications.
- The cantilevered balcony should project no more than 5 feet from the principal facade. The balcony may encroach upon the public right-of-way, but shall project no more than 11 inches from the face of the curb.
- The balcony may be supported structurally or visually by decorative brackets or angle supports. These supports should be positioned so that they do not interfere with the free movement of pedestrians on the sidewalk.
- The cantilevered balcony may be roofed or framed by columns. In special, limited applications, balcony space could be enclosed. Enclosed balconies may not exceed 15 feet in length.

3.30 Galleries. A gallery is a roofed promenade that extends along one or more facades of a building, projecting a short distance from the face of the building, either maintained from the facade or supported by columns, such as an arcade or colonnade.

3.31 Arcades. An arcade is a series of arches supported by columns, piers, or pillars, either free-standing and projecting outward from a building facade or incorporated into the ground level of a building with upper levels extending to the outer face of the arcade.

3.32 Colonnades. A colonnade is a combination of columns placed at regular intervals, and arranged with regard to their structural or ornamental relationship to the building, usually attached to the side of a structure, or free-standing between structures set in a breezeway condition.

3.33 General Design Criteria. Like awnings and canopies, galleries, arcades, and colonnades are elements which provide shade and protection from the rain for pedestrians. In all cases, these should be thoroughly integrated into the design of the building as it is in conformity with the traditional architecture of Florida.

These elements span over the sidewalk, and are supported by columns or piers which rest on the sidewalk edge. One advantage of galleries, arcades, and colonnades is that the pedestrian cover is continuous; awnings (which look awkward if made excessively long) creates more frequent drops between breaks. Because they reduce the impression of the apparent street width, these elements also provide a traffic calming benefit. The following guidelines should be considered in the application of galleries, arcades, and colonnades:

- The clear space between the storefront and the inside face of the support column should generally be 10 feet wide or more and should not be less than 8 feet wide. The gallery, arcade, and colonnade should be high enough to allow enough light into the areas underneath.
- The distance between the outside face of the support columns and the face of the curb should be 24 inches minimum, 30 inches maximum. The gallery, arcade, or colonnade should not create the impression of two sidewalks.

3.34 Approved Upper Levels. Upper levels above the gallery, arcade, or colonnade may have either a flat or pitched roof, dependent upon the style of the building, or a terrace or veranda. In the case of a veranda or terrace, each level may be either covered or uncoverd and extend over multiple upper floors. Enclosed, habitable space is permitted above arcades and colonnades only.

3.35 Prefonential Siting. Proper positioning of the gallery, arcade, or colonnade may sometimes require removal of a street tree. This trade-off is acceptable when the tree is a palm, an ornamental flowering tree, or an immature shade tree. Proper positioning of the gallery, arcade, or colonnade may also eliminate some street lights. Snowers mounted on the underside of the columns or piers may be substituted for the related street light. Lighting must be provided for the enclosed pedestrian space.

3.36 Associated Outdoor Dining. If outdoor dining or vending occurs within a gallery, arcade, or colonnade, the clear walking space must not be reduced to less than 8 feet wide at any point. Curing tents and hanging signs, if approved, may be incorporated into the design of the gallery, arcade, or colonnade.
CHAPTER 3
BUILDING SIGNAGE & LIGHTING

BUILDING SIGNAGE

3.37 General Signage Criteria. Signage has a profound impact on the perception of the character and quality of any development area. The Central Core of the City of Ocala should convey a sense of tradition, quality and style. Signage should be legible and well-crafted as well as designed to avoid visual clutter. Signage should not obscure or block key architectural features, the normal flow of pedestrian or vehicular traffic, or sight lines to adjacent properties. Architecturally, building signage should utilize and enhance the architectural elements of the building and be placed in a logical relationship to the overall composition of the building façade. Signs should never cover any key architectural features or details of the building to which they are attached. Tenants are allowed one (1) wall sign or projecting sign. Tenants with corner leased spaces where two (2) sides face vehicular and pedestrian traffic are allowed two (2) wall signs. If a tenant chooses to use elevating signage, the addition of one (1) hanging sign may be used underneath the signage above the entry for pedestrian traffic. Window signage is permitted; provided however such signage shall not exceed twenty percent (20%) of the total floor area window area.

3.38 Appropriate Signage. Signage should be in keeping with the local tradition of simplicity with unobtrusive lettering and iconography. Signage should be no larger than 2 feet high for horizontal signs and 2 feet in width for vertical signs. Blade signs may be attached perpendicular to a building wall, but shall extend no further than 4 feet from the building wall, whether horizontally or vertically oriented, and shall be in scale with the building façade. Lettering may be applied or painted directly onto storefront glass. All signs should be constructed using high-quality materials. Flat or matte finishes are preferred to increase legibility. Color palettes should be limited to three solutions. A substantial contrast in color will help maintain a clear and readable sign background and lettering. Signs for individual businesses are limited to the business name and logo, and should complements the building design. Information on signage should be provided without producing excessive visual distraction and clutter. Signs, lettering, and iconography are to be comprised of local traditional materials, such as wood, synthetic wood or metal. On masonry buildings, signs may be painted directly on the wall.

3.39 Additional Signage Locations. Signage locations above the ground floor level are permitted, including wall mounted hanging signs that are highly decorative and compliment the building façade. Small window signs in upper story windows, and/or signs that identify a building and its occupants are incorporated in the cornice detail.

3.40 Prohibited Signage. The following types of signs are prohibited:

- Signs or devices which by color, location, or design resemble or conflict with traffic control signs or devices.
- Signs attached, suspended from, or painted on any vehicle which is regularly parked on any street or private property to display, demonstrate, advertise, or alert the attention of the public.
- Signs which contain pulsating lights or strobe lights.
- Roof signs that are constructed or maintained on the roof of any building or any wall sign extending more than thirty-six (36") above the roof line or parapet wall of a building.
- Billboards or off premise signs are not permitted.

CHAPTER 3
BUILDING LIGHTING

3.41 General Lighting Criteria. The following guidelines should be considered in the implementation of building lighting:

- Directed lighting should be provided to illuminate the building façade, signs, architectural elements, or ornamentation, abundant displays, public entrances, and entrances for the interest, safety, and comfort of pedestrians at nighttime. Use lighting efficiently and sparingly to highlight display windows, entrances, signs and architectural detail.

- Traditionally styled fixtures or appropriate outdoor contemporary fixtures are recommended. Lighting should be in the form of gassoworx fixtures attached to the façade, or by means of accent lanterns or sconces and should be coordinated with the building design to be in keeping with the style of architecture.

- Projecting lighting fixtures used for externally illuminated signs and awnings should be simple and unobtrusive. They should not obscure the sign graphics or architectural elements of the building.

- After-hours' lighting which illuminates the storefront while contributing to a comfortable nighttime pedestrian experience is encouraged. Fixtures used for architectural lighting should be aimed or directed to produce light projection beyond immediate objects intended to be illuminated. Shield or arrange light sources to minimize unnecessary glare for pedestrians and drivers. Fixtures may be recessed into the building surface, they may also be attached to the structure of blade signs.

- The number of fixtures should be minimized to only those necessary for effective lighting. This will avoid clutter on the building façade. Metal halide, color-corrected mercury-vapor and color-corrected high-pressure sodium lamps are preferred.

3.42 Appropriate Signage Lighting. Building signs may be illuminated either externally with fixtures affixed to the building or the sign, and shall wash the sign in color-corrected light; light, within individual characters or icons that shall have a colored, translucent name, or icons, with the light illuminates in full complement rendering individual characters about icons.

3.43 Night Time Lighting. The night time appearance of a building is an equally important consideration in building design. Well-designed building lighting may serve both a security function as well as a dramatic and innovative way to promote businesses after hours. Appropriate lighting is critical in maintaining the ambiance and character of the city.

3.44 Prohibited Lighting. The following types of building lighting are prohibited:

- Low-pressure sodium, HIR mercury vapor, and florescent tube lighting is prohibited.
- Visible fluorescent bulbs, exposed exterior neon lighting, colored bulbs (except for seasonal decoration) and internally lit awnings are prohibited.
- "Washing" the entire building façade is inappropriate.
- Well-pack light fixtures are not appropriate.
CHAPTER 3

STOREFRONT DESIGN

3.45 General Storefront Criteria. Pedestrian friendly shopping streets are lined by lively, active storefronts, featuring well-lit entrances and frequent doors. Storefronts, backed up large glass storefront windows, create the invitation and openness of the business to the public. There are certain design features that should be observed in dealing with the storefront area. These should be a combination of materials utilized on the storefront rather than presenting an all glass appearance with storefront windows resting on a base of masonry, concrete or metal that provides an elevation of one foot or more above the sidewalk before the storefront window begins. Storefront windows should be framed so that other materials can help break up a solid glass façade by expressing the structural components. There should be a lion plaques as well as framing to storefront doors to accomplish the same objectives. Storefronts should utilize transparent glazing materials.

3.46 Prohibited Storefronts. The following types of building lighting are prohibited:

- Reflective glass, bronze tinted glass and frosted materials are prohibited.
- Roll down security gates or fencing for after hours security since that will be incompatible with the architectural style of the storefront building and the character of the area.

3.47 Storefront Components. The basic storefront façade consists of the following parts: the storefront with entrance and display windows, the transition zone between storefront and the upper façade, and the upper façade, which contains the horizontal area utilized for wall signage, canopies or overhangs (this area may also have windows if it is a multiple story building) and the cornice, which is the architectural feature that covers the top of the building.

3.48 Storefront Transition Zone. The storefront transition zone is the area on the façade wall which terminates the transition between the ground floor level and the upper façade. This area should be given additional architectural treatment and design to reinforce the pedestrian scale and traditional composition of the architecture. This design treatment shall be either a cornice or extending a minimum of 3 inches off the surface plane of the building wall. The cornice, which is the top of the architectural feature, should generally reflect the original style of the building. In many cases, the cornices have historical as well as architectural significance and therefore should be preserved as a contributing element to the appeal of the building. As a result, the cornices should not be covered with incompatible materials, awnings, venetians or signs. The building owners or tenants are encouraged, when possible, to expose the cornice façade in order to achieve these goals.

3.49 Upper Facade. The upper façade is typically the area of the façade where wall signage, awnings or canopies are located. There are certain design features that should be observed in dealing with the upper façade area. These include the following:

- There should be for each individual building, an architecturally coherent utilization of other canopies or awnings so that the building appears whole.
- There should be compatibility in the height, size, material and color between the canopies or awnings on a building so that each individual storefront still portrays compatibility with each individual building.
- Those would be wall signage of similar material and composition to the buildings so that the signage is compatible with the building’s architectural composition.
Next Steps

Form Based Code

I. Land Use and compatibility resolution
II. Correlation to Comp Plan & Existing Code.
III. Comments
IV. Place Based Code Edits & Adjustments
V. Final Staff Document for Adoption
VI. Adoption

Conventional Code Revisions

I. Land Use and compatibility resolution
II. Correlation to Comp Plan & Elements Existing Code.
III. Final Staff Document for Adoption
IV. Adoption

Mixed Use Districts, Corridor Overlays, & Community Area Plans