

**BY THE CITY COMMISSION**

**ORDINANCE NO. 2005-0871**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY CREATING A LARGE SCALE COMMERCIAL DESIGN STANDARDS ORDINANCE; PROVIDING FOR SHORT TITLE, AUTHORITY AND POWER; PROVIDING DEFINITIONS; PROVIDING FOR PURPOSE, APPLICABILITY AND EXEMPTIONS; PROVIDING STANDARDS FOR FACADES, MATERIALS, ENTRYWAYS, SERVICE AREAS, ROOFS, PEDESTRIAN CIRCULATION, PARKING AREAS, LANDSCAPING, COMPATIBLE SIGNAGE, OUTDOOR DISPLAY AND SALES, LIGHTING; PROVIDING FOR COMPLIANCE, REPEALER, SEVERABILITY, MODIFICATION, CODIFICATION AND AN EFFECTIVE DATE.**

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WHEREAS, design standards are desirable to address current trends in large scale commercial buildings and large scale commercial development projects; and

WHEREAS, changes to the City's Land Development Code are required to implement standards that serve to ensure compatibility of large scale commercial buildings and large scale commercial development projects with the character of the City of Dade City; and

WHEREAS, the City Commission desires to further clarify community design standards for large scale commercial buildings and large scale commercial development projects in a clear and concise manner.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

**Section 1.** The Dade City Large Scale Commercial Design Standards Ordinance is hereby created as follows:

**A. Short Title.**

This ordinance shall be known and may be cited as the "Dade City Large Scale Commercial Design Standards Ordinance."

**B. Authority and Power.**

Pursuant to the Constitution of the State of Florida and Chapters 125 and 166, Florida Statutes, the City Commission is vested with the authority to adopt the Dade City Large Scale Commercial Design Standards Ordinance to be administered by the Community Development Director, or his designee.

**C. Definitions.**

The following words, terms and phrases, and their derivations, when used in this ordinance, shall have the meaning ascribed to them in this ordinance, except where the context clearly indicates a different meaning. Words not defined in this ordinance shall have the general meaning as defined within the Dade City Land Development Code. When not inconsistent with the context, words in the present tense include the future. The word “shall” is always mandatory and not merely directory.

*Façade* means the front of a building and/or any of its sides facing a public right-of-way whose side is predominantly visible from a public right-of-way, public park or facing an adjacent residential land use.

*Large scale commercial building* means a commercial building whose total gross building area, including outdoor display and sales areas, is equal to or exceeds 25,000 square feet.

*Large scale commercial development project* means a commercial development project where the project is developed as a common plan of development and contains a large scale commercial building.

*Full-cutoff light fixture* means a light fixture designed such that no light is projected at or above a 90-degree plane running through the lowest point on the fixture where the light is emitted and less than ten percent (10%) of the rated lumens are projected between 90-degrees and 80-degrees.

*Semi-cutoff light fixture* means a fixture that projects no more than five percent (5%) of the rated lumens above a 90-degree plane running through the lowest point on the fixture where the light is emitted and less than twenty percent (20%) of the rated lumens are projected between 90-degrees and 80-degrees.

*Outdoor light fixture* means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement.

**D. Purpose.**

1. General Guidelines. These standards are intended to provide developers of large scale commercial buildings and large scale commercial development projects with guidelines for creating safer efficient, pedestrian-friendly projects with human scale orientation, while discouraging large, nondescript buildings and "unfriendly" pedestrian design, limited landscaping, and vast non-shaded parking lots. As a basis for developing such guidelines, Dade City citizens and visitors alike will benefit from enhanced large scale commercial building and large scale commercial development project design, which accomplishes the following objectives:
  - a. To encourage large scale commercial buildings and large scale commercial development projects to have good architectural design rather than enormous, warehouse appearance with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;
  - b. To encourage pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components;

- c. To encourage parking lot design which meets vehicular needs, while providing a safe, efficient and comfortable pedestrian flow;
- d. To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit;
- e. To encourage enhanced lighting and compatible signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.

2. Applicability. Large scale commercial buildings and all buildings within large scale commercial development projects as defined by this Ordinance shall be subject to the requirements contained herein.

Architectural Renderings and a Signage Plan shall be submitted with the preliminary site plan application for approval through the applicable development review process.

In the event that the site is exempt from the site aspects of this Ordinance in accordance with Section 4(C), the Architectural Renderings and a Signage Plan shall be submitted to the Community Development Director, or his designee, for review and approval.

3. Exemptions.

- a. Large scale commercial buildings, where on or before the adoption date of this Ordinance, either final construction site plan approval was obtained from the City, or the City's written technical review comments pertaining to the construction site plan review were transmitted to the applicant, shall be exempt from sections D, F, G, and H of this Ordinance.
- b. Large scale commercial buildings, where a completed building permit application was received by the City on or before the adoption date of this Ordinance, shall be exempt from this Ordinance.
- c. Large scale commercial development projects, where at least one building permit was issued by the City on or before the adoption date of this Ordinance, shall be exempt from sections D, F, G and H of this Ordinance.
- d. Large scale commercial development projects, where two or more building permits were issued by the City on or before the adoption date of this Ordinance, or where one building permit was issued and one building permit was applied for on or before the adoption date of this Ordinance shall be exempt from this Ordinance.

**E. Additional Design Standards.**

The following additional development standards shall be required for all large scale commercial buildings and all buildings within large scale commercial development projects:

- 1. Facades. No uninterrupted and/or unadorned length of any portion of the facade shall exceed 100 linear feet (this measurement shall not apply to the backs of buildings that are

not visible to the public). Interruptions of such continuous lengths of the facade shall include wall plane projections and/or recesses of not less than five feet in off-set and 20 feet in length, and one or more of the following: architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets. At least one architectural feature shall be required on each wall plane.

- a. **Multiple Stores Within a Single Building.** Where the large scale commercial building contains multiple stores with separate exterior customer entrances, the street level façade of each store shall provide fenestration such as windows between the height of a minimum of three feet and eight feet above the walkway grade for no less that 60 percent of the horizontal length of the building façade of each store.
  - b. **Detail Features.** All facades shall include patterns at intervals of no more than 30 feet either horizontally or vertically. Such patterns shall include windows, color changes, texture changes or material module changes, and/or surface modeling changes such as offsets, reveals, or ribs of no less than 12 inches in width.
2. **Materials.** Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.
  3. **Entryways.** All facades shall include at least one customer entrance, or be screened from public view with no less than a ten foot wide buffer with foundation landscaping in planters or planting beds which extend a minimum of 18 inches from the building along the entire length of the ten foot wide buffer with a minimum of a one over-story tree every 30 feet. Customer entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-the-doorway cornice parapets, peaked roof forms, arches, outdoor patios, display windows, integrated architectural details such as tile work, moldings, planters or wing walls, and/or landscaped seating areas. This provision applies in addition to the landscaping requirements of the Land Development Code.
  4. **Service Areas.** Service areas, which include areas designated for loading and unloading of goods and refuse collection, shall be buffered from right-of-ways and lesser intensity zoned areas by a masonry wall a minimum of eight feet in height and extending the entire length of the service area. A landscaped area six feet in width containing evergreen plants a minimum of six feet in height and spaced no more than six feet apart shall be provided along the exterior of the wall. This provision shall not apply to facades incorporating service areas that face adjoining property zoned for an equal or greater intensity, provided that the adjoining property's building façade(s) facing the proposed large scale commercial buildings or large scale commercial development project's building(s) also incorporate service area(s).
  5. **Roofs.** Flat roof lengths, longer than 100 feet in length shall be concealed or addressed utilizing at least one of the following options:
    - a. Effective concealment of flat roof lines, rooftop equipment and heating, ventilating, and air conditioning (HVAC) units from any facade view by adjacent land uses of lesser intensity and public right-of-ways by constructing a parapet. The parapet design shall be a minimum of three feet in height and shall

incorporate a three-dimensional cornice treatment. Alternative designs such as varying the parapet height for a minimum linear distance of 100 feet, and a minimum vertical height of two feet shall be subject to approval by the Community Development Director or his designee.

- b. Two or more sloping roof planes that extend a minimum of three feet above the eave.

6. Pedestrian Circulation. Large scale commercial buildings and large scale commercial development projects shall encourage pedestrian-oriented ingress and egress through design features that enhance pedestrian safety, efficiency and clear connectivity, including connectivity to pedestrian walkways/bike paths on adjacent roadways, with a clear definition between vehicular areas and pedestrian walkways.

- a. *Sidewalks.* Pedestrian connectivity between the building façade and each grouping of parking spaces, public sidewalks, out parcel buildings, and transit stops shall be clearly indicated through the use of landscaped areas and covered sidewalks. Along each façade with a customer entrance there shall be a sidewalk a minimum of five feet wide along the full length of the façade. For multiple store buildings, all facades with multiple customer entrances shall include a covered sidewalk a minimum of eight feet wide connecting all entryways. For single store buildings, a covered canopy shall be provided from the entryways to edge of the sidewalks connecting to the remote parking area. Sidewalks remote from the building shall be a minimum of five feet in width and provide a minimum of 3 feet of green/landscaped area between each edge of sidewalk and the vehicle use area.

- b. *Pedestrian Amenity Area.* Large scale commercial buildings and large scale commercial development projects shall include a pedestrian amenity area that includes landscape sitting areas with design components such as covered seating elements and/or other elements in shaded areas. At least one pedestrian amenity area shall be required for large scale commercial buildings. For large scale commercial buildings with a total gross building area equal to or in excess of 100,000 square feet a pedestrian amenity area shall be provided for each customer entrance. The pedestrian amenity areas shall be placed in areas which have the highest pedestrian traffic.

7. Parking Areas. Parking lots and access aisle-ways shall be designed utilizing the following standards:

- a. *Parking Lot Design.* Vast unbroken parking lots are prohibited. Parking areas shall be designed so that no more than 100 spaces (150 spaces for uses that require 501 or more parking spaces according to this Code) of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual areas and/or clearly separated by landscaped or geographic features and/or by design components of the proposed building(s). The design of these separators shall consider pedestrian movements, conflict points with vehicles, site distance and angles, security site lighting and safety within the parking lot area. Separations shall be no less than eight feet in width at any point. A pedestrian access way shall be provided for every customer entrance. The parking lot shall be designed with traffic calming features along the fire

lanes fronting the building facades. Parking lots shall be designed to reduce vehicle movement along the fire lane. Design features may include cross driveways, 90 degree parking space design, and consideration of site access points. At least 20 percent of the required parking spaces shall be placed in the rear or side areas of the proposed development.

- b. *Parking Spaces.* The number of parking spaces shall be determined in accordance with the provisions of the Land Development Code. Each parking space in excess of the minimum required parking spaces shall require an additional landscaped area of ten square feet to be placed within the internal parking area, and/or right-of-way buffer. All parking spaces above the minimum number of required spaces shall be constructed of pervious materials such as “turf block” and “turf stone” or grass. If grass parking is proposed, the parking shall be designed and constructed with a structural support (i.e., go-grid, go-block, etc.). The area designated for pervious parking shall be located at the perimeter of the parking lot, and if possible, remote from the building. The pervious parking area does not count as part of the landscaping requirements.
8. Landscaping. The following landscaping standards shall also be incorporated into the design of all large scale commercial buildings and large scale commercial development projects.
- a. *Foundation.* Foundation landscaping shall be required for at least 50 percent of the facade length and located between the drive aisle and the first vertical wall of the building facade. A minimum of 25 percent of the required foundation landscaping shall be placed between the required sidewalk and the first vertical wall of the building facade. The foundation landscaping shall be in planters or planting beds that extend a minimum of 18 inches from the building. This provision applies in addition to the landscaping requirements set forth in the Land Development Code.
  - b. *Perimeter Buffer.* A perimeter buffer shall be required along the full length of the frontage on all streets serving large scale commercial buildings and large scale commercial development projects. The buffer shall be a minimum of 35 feet in width.
9. Compatible Signage. Signage shall be compatible with the associated large scale commercial buildings and/or large scale commercial development projects. The location(s) design shall be reviewed and approved as part of the overall construction plan. The predominate sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principle building design. Where construction plan approval for large scale commercial buildings or large scale commercial development projects has been granted, signage location shall be reviewed and approved during the sign permit process.
10. Outdoor Display and Sales. Any permanent display areas not within the building, which face a public right-of-way, parking area, or residential zoning district, shall be shielded from view by a wall made from architectural or split face block, brick, glass block, wood, stucco, artificial stucco, stone, concrete with an architectural finish or a combination of the foregoing materials and incorporated into the overall design of the building. The wall shall extend a minimum of four feet in height. As an alternative, an evergreen landscape

buffer a minimum of four feet in height and opaque at time of planting may be utilized. Any exterior amplified sound shall be limited so as to control migration of sound off-site.

11. **Lighting.** All outdoor light fixtures emitting 2050 or more lumens shall be shielded as follows:
  - a. Within 50 feet of the property boundary, lights must be full-cutoff light fixtures.
  - b. All other outdoor lighting fixtures shall be semi-cutoff or full-cutoff light fixtures.
  
12. **Compliance.** In addition to the application requirements of the Land Development Code, a colored façade rendering shall be submitted at time of application submission to ensure that the standards required herein are adhered to. The colored façade rendering shall be submitted as a part of the site development permit, or submitted and approved prior to submittal of a building permit application.

**Section 2. Repealer.**

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict. However, in case of any conflict between these requirements and the requirements of the Florida Building Code, that Code shall prevail.

**Section 3. Severability.**

It is declared to be the intent of the City Commission of Dade City, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

**Section 4. Inclusion into the Land Development Code.**

It is the intent of the City Commission of the City of Dade City, that the provisions of this ordinance shall become and be made part of the Dade City Land Development Code, and that the sections of this ordinance may be renumbered or relettered.

**Section 5. Modification.**

It is the intent of the City Commission of the City of Dade City, that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the City Commission.

**Section 10. Effective Date.**

This Ordinance shall become effective immediately upon adoption.

The above ordinance was read and approved upon first reading this 14<sup>th</sup> day of December, 2004.

ATTEST:

CITY OF DADE CITY, FLORIDA

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James D. Class, City Clerk

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P. Hutchison Brock, II, Mayor

The above ordinance was read and public hearings held on the 11th day of January, 2005 and the 25th day of January, 2005, and adopted on the 8th day of February, 2005.

ATTEST:

CITY OF DADE CITY, FLORIDA

\_\_\_\_\_  
James D. Class, City Clerk

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P. Hutchison Brock, II, Mayor

Approved as to Legal Form and Content

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Karla S. Owens, City Attorney