

POLICY:

- a. The Board of County Commissioners is responsible for providing and maintaining public buildings to provide services to the citizen's and visitors of Citrus County. This includes both the construction of new buildings, expanding or remodeling existing public buildings, or the purchase and conversion of private buildings to public facilities.

STANDARDS:

These standards are intended to provide County staff 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, Citrus County citizens and visitors alike will benefit from enhanced project design, which accomplishes the following objectives:

1. To encourage building design with articulation that reduces mass/scale and uniform monolithic appearance and that incorporates architectural features that provide visual interest. Unbroken, blank walls and corrugated or ribbed metal siding are specifically discouraged. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;
2. To encourage efficient, pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components.
3. To encourage parking lot design which meets vehicular needs, while providing a safer, efficient, comfortable pedestrian flow;
4. To encourage adequate landscaping that allows buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit;
5. To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.

ADDITIONAL DEVELOPMENT STANDARDS

The following standards, in addition to those of the Land Development Code, shall be required for all County projects:

1. Façades. No uninterrupted and/or unadorned length of any portion of the façade 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 façade 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.

All facades shall include repeating patterns at intervals of no more than 30 feet, horizontally or vertically. Such repeating patterns shall include windows, color changes, texture changes, material module changes, and/or surface modeling changes such as offsets, reveals, or ribs of no less than 12 inches in width.

Alternative façade designs for service entrances/service bays shall be subject to approval by the Board of County Commissioners.

2. Materials.
 - a Corrugated or ribbed metal wall panels, used as a finish material, shall be prohibited on facades. Architectural metal panels are acceptable, subject to determination by the Board of County Commissioners that the treatment meets the intent of this section.
 - b Smooth faced concrete or smooth faced masonry units on facades shall have stucco or other decorative finish. Tilt-up concrete panels, prefabricated steel panels, or similar non-glass, smooth faced panels shall not be exposed.
3. Entryways.
 - a Public Entrances shall provide protection from the sun and adverse weather conditions. They shall be highly visible, clearly defined as public entrances, have a covered drop-off area 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, windows, integrated architectural details such as tile work, moldings, planter or wing walls, and/or landscaped sitting areas.
 - b Employee entrances shall be clearly secondary to, and less visible than, public entrances.
 - c Service entrances shall be separate from public entrances and screened from public view.
4. Roofs. Flat, unarticulated roof lengths, longer than 100 feet in length shall be concealed or addressed by utilizing at least two of the following options:

- a Effective concealment of flat roof lines, rooftop equipment, and heating, ventilating, and air conditioning (HVAC) units from any façade view by adjacent land uses of lesser intensity, and public rights-of-way. The parapet design shall be a minimum of three feet in height and shall incorporate a three dimensional cornice treatment.
 - b Overhanging eaves that extend no less than three feet past the supporting walls.
 - c Two or more sloping roof planes.
 - d Alternative designs shall be subject to approval by the Board of County Commissioners.
5. Pedestrian Circulation. County facilities shall be pedestrian-oriented through design features that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.
- a Sidewalks. Pedestrian connectivity between the public and employee entrances and parking areas, public sidewalks, other County buildings, and transit stops shall be clearly indicated through the use of landscaped areas and sidewalks. All project building sides with public and employee entrances shall include such a sidewalk along the full length of each façade.
 - b Pedestrian Amenity Area. County facilities shall include design features such as pedestrian amenity areas, which include well landscaped sitting areas with design components such as seating elements and/or other amenities in shaded areas. A minimum of four benches, or other similar amenity, shall be provided at each customer entrance/pedestrian amenity area. A pedestrian amenity area shall be provided for at least one employee entrance per building.
6. 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 of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual lots and/or clearly separated by well-landscaped or weather-protected pedestrian walkways, significant landscape or geographic features, and/or by design components of the proposed building(s). Separations shall be no less than eight feet in width at any point. No required parking space shall be located further than 500 feet from the nearest public entrance. A portion of the required parking spaces shall be placed in the rear or side areas of the proposed facility if feasible. Alternative designs that incorporate existing natural resources are encouraged.

- b Parking Spaces. The number of parking spaces shall be determined in accordance with LDC standards. Each parking space in excess of the minimum shall require an additional landscaped area of 10 square feet to be placed within the internal parking area, frontage road, and/or right-of-way buffer.
7. Landscaping. The following landscaping standards shall be incorporated into the design of all County projects:
- a Foundation landscaping shall be required for at least 50 percent of each façade length located along a public right-of-way, parking area, or which includes an employee entrance. Foundation landscaping shall be required along the entire façade length which includes a public entrance except at the entrance. Such landscaping shall be incorporated into a minimum of a five-foot wide landscaped bedding area located between, and in addition to the required building sidewalk and the first vertical wall of the building façade. Commercial planters or alternative designs may be used to meet this criteria, subject to approval by the Board of County Commissioners.
 - b Bufferyards, rather than setbacks, shall be required along collector and arterial roadways, which include an unbroken (except for required driveways, sidewalks, and other public safety elements), landscaped area no less than 30 feet in width. If existing vegetation is to be preserved, a varying buffer design maybe utilized where the average width is 20 feet. Alternative designs are subject to approval by the BCC.
 - c Parking Areas. Every 10 spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands, and shall include at least two trees and six shrubs. No median or island shall be less than five feet in width, and no more than 10 spaces shall be continuous without landscaping. Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs are subject to approval by the BCC.
 - d Access Driveways. Main access driveways from the public right-of-way into the proposed facility shall be completely separated from any parking area and/or pedestrian walkway by a landscaped island, not including intersections and walkways. At least one, four-inch (dbh) tree shall be planted or preserved at 40 feet on-center spacing.
 - e Drainage Retention Areas (DRA). In addition to all other LDC requirements, a Vegetative Buffer shall be planted adjacent to public rights-of-way, and/or access drives, in coordination with an approved DRA. Alternative DRA design is encouraged.
8. Exterior lighting design shall enhance security of pedestrians and motorists alike. All pedestrian walkways and parking spaces shall be adequately lighted through the use of individual or combination lighting features such as standard luminaire, street lamp, and/or bollard types of fixtures. Alternative designs are subject to approval by the BCC. Lighting shall be designed according to the following standards:

- a Maximum Height. Exterior light sources such as luminaries or lampposts shall not exceed 20 feet in height. Shielded light sources may not exceed 35 feet in height.
 - b Illumination. All lighting shall be designed to minimize spillage onto adjacent non-compatible land uses. Non-shielded fixtures are permitted a maximum illumination factor of five foot candles. Shielded fixtures are permitted a maximum illumination factor of 12-foot candles.
 - c Location Design. Lighting sources (interior or exterior) shall be shielded from vehicular travel lanes so that glare to motorists is minimized. Areas located on waterways, such as docks and nature trails, and other regulated areas shall utilize shielded light fixtures so that the light source is adequately shielded from view on the waterway or regulated area. Lighting and other improvements shall be incorporated into the landscape design.
 - d Exterior illumination shall be engineered for public safety and not impact adjacent properties to an extent greater than is necessary to address the safety issue.
9. Signage shall be designed as part of a complete system, and may be approved as part of the overall site plan, without acquiring a separate permit.

FOOTNOTES & REFERENCES TO RELATED AR's: