

## **ORDINANCE NO. 24-2025**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, CREATING CHAPTER 111, “ARCHITECTURAL AND BUILDING DESIGN STANDARDS,” AND AMENDING SECTION 70-30 “DEFINITIONS” OF THE LAND DEVELOPMENT CODE OF THE CITY OF DELTONA, TO INCLUDE REGULATION UPDATES AND GUIDANCE REGARDING ARCHITECTURAL DESIGN AND AESTHETICS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, the City of Deltona, Florida (the “City”) as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

**WHEREAS**, the City desires to ensure new development and redevelopment is constructed in such a manner as to complement, enhance, and enrich the urban fabric of the community; and

**WHEREAS**, the City desires to establish architectural design and building standards that contribute to a sense of place, spur economic growth, and contribute to the vitality of the community (the “Standards”); and

**WHEREAS**, the Standards will accomplish the Comprehensive Plan's goal of achieving innovative development design through defining the City's range of architectural vernaculars for the City; and

**WHEREAS**, the Standards will accomplish the Comprehensive Plan's goal of achieving innovative development design by establishing placemaking standards for non-residential and mixed-use development; and

**WHEREAS**, the Standards will accomplish the Comprehensive Plan's goal of achieving innovative development design by establishing standards for the design of a site so it is consistent and harmonious within the community identity by incorporating views, pedestrian orientation, complementary design transitions, and human scale building elements and site features; and

**WHEREAS**, to align with this intent, Section 70-30, "Definitions," of Division 1, "Generally," of Article II, "Land Development Code," of Chapter 70, "General Provisions," shall be amended; and

**WHEREAS**, to align with this intent, Chapter 111, "Architectural and Building Design Standards," shall be established within the Land Development Code; and

**WHEREAS**, on June 18, 2025, this Ordinance was heard and recommended by the City's Planning & Zoning Board; and

**WHEREAS**, after due notice and hearing, the City Commission find that this ordinance is appropriate and consistent with the City's Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:**

**Section 1. Recitals Adopted.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance upon adoption hereof.

**Section 2. Amendment to the Code of Ordinances.** The City Commission hereby approves and adopts Section 70-30, "Definitions," of Division 1, "Generally," of Article II, "Land Development Code," of Chapter 70, "General Provisions," and Chapter 111, "Architectural and Building Design Standards," as set forth in Exhibit "A."

**Section 3. Conflicts.** Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**Section 4. Severability.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application.

**Section 5. Codification.** The provisions of this Ordinance shall be codified as and be made part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered to accomplish such intention.

**Section 6. Effective Date.** This Ordinance shall take effect immediately upon its final adoption by the City Commission.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
DELTONA, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

First Reading: \_\_\_\_\_

Advertised: \_\_\_\_\_

Second Reading: \_\_\_\_\_

BY: \_\_\_\_\_  
Santiago Avila, Jr., MAYOR

ATTEST:

\_\_\_\_\_  
Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality  
for use and reliance of the City of  
Deltona, Florida

\_\_\_\_\_  
TG Law, PLLC, CITY ATTORNEY

Name	Yes	No
Avila-Vazquez		
Colwell		
Heriot		
Howington		
Lulli		
Santiago		
Avila		

# EXHIBIT A

## CODE OF ORDINANCES CITY OF DELTONA, FLORIDA

### Subpart B - LAND DEVELOPMENT CODE

## CHAPTER 111 – ARCHITECTURAL AND BUILDING DESIGN STANDARDS

### ARTICLE I. - IN GENERAL

#### Sec. 111-100. Purpose and intent

- A. Purpose. The purpose of these architectural and building design standards is to complement, enhance, and enrich the urban fabric of Deltona by contributing to a sense of place, the economy, and the vitality of the City.
- B. Intent. This chapter provides standards to accomplish the Comprehensive Plan's goal of achieving innovative development design through the following:
1. Defining the City's range of architectural vernaculars for the City;
  2. Establishing placemaking standards for non-residential and mixed-use development;
  3. Establishing standards for the design of a site so it is consistent and harmonious within the community identity by incorporating views, pedestrian orientation, complementary design transitions, and human scale building elements and site features.
- C. Conflicts. The provisions of this chapter, when in conflict with other sections of the Land Development Code of the City of Deltona, shall take precedence over such other codes, ordinances, regulations and standards. Where in conflict, numerical metrics shall take precedence over graphic metrics.

#### Sec. 111-101. Applicability

- A. Provisions of this chapter are applicable to all new development, redevelopment, renovation meeting certain thresholds, or change in use in the following zoning districts:
1. All commercial zoning districts, including Office Residential (OR), Professional Business (PB), Retail Commercial (C-1), General Commercial (C-2), Heavy Commercial (C-3);
  2. Nonresidential components of Planned Unit Development zoning districts, except where alternative standards are approved through the PUD rezoning process by the City Commission;
  3. Industrial (I) district, when the site is located on an arterial or collector road, as described in the City's Comprehensive Plan, Figure 2-1 Thoroughfare Designation Map.
- B. Renovation and Redevelopment. In the case of additions or renovations to, or redevelopment of, an existing building, where the cumulative increase in total floor building area exceeds 30 percent of the square footage of the existing building being enlarged or renovated, or 2,000 SF whichever is greater, the provisions of this chapter shall apply.

- 40 C. Change of use. Where no development, redevelopment or renovation is proposed for a  
41 change of use/occupancy permit, only Section 111-401 of this Chapter shall apply.
- 42
- 43 D. Non-conforming Structures. Legal non-conforming structures may continue in accordance  
44 with Subpart B Chapter 110, Article VI. Nonconformity.
- 45
- 46 E. Review. Compliance with the standards set forth in this chapter shall be demonstrated  
47 through the site plan review and building permit processes in accordance with Chapter 74.
- 48
- 49 F. Exemptions. Lands subject to the Enterprise Commercial Overlay District pursuant to Section  
50 110-320 of the Land Development Code, or the Osteen Joint Planning Agreement are  
51 exempt from this Section.
- 52

53 **ARTICLE II. – GENERAL BUILDING DESIGN STANDARDS**

54

55 **Sec. 111-200. Building Design Standards**

56

- 57 A. General Standards. The following are general building design guidelines to promote a visually  
58 pleasing built form throughout the City consistent with sound principles of architectural and  
59 urban design.
- 60
- 61 B. Facade Standards. All facades of a building shall be designed with a consistent architectural style,  
62 detail, and trim features, as set forth below:
- 63
- 64 1) Primary facades. A primary facade is one that is in public view and faces or abuts a public or  
65 private street or right-of-way. A maximum of two (2) facades will be considered primary  
66 facades, when more than two (2) facades of a building have frontage on a street or right-of-  
67 way. All other facades will be considered secondary facades. Primary facades must comply  
68 with the following requirements:
- 69
- 70 a. Building entrance. Buildings located along a public or private street or pedestrian  
71 right-of-way shall be designed with an entrance to the building abutting each street  
72 or pedestrian right-of-way.
- 73
- 74 b. Design features. The design of each primary facades shall include, at a minimum,  
75 the following design features, in addition to compliance with the architectural design  
76 features in this Section 111.301:
- 77
- 78 i. Glazing covering at a minimum 30 percent of the primary facade area,  
79 consisting of window and glazed door openings. False or faux windows are  
80 prohibited. As an alternative, up to 30 percent of the required glazing area  
81 may be covered with a trellis in lieu of glazing.
- 82 ii. Projected, or recessed covered public entries providing a minimum  
83 horizontal dimension of eight feet, and a minimum area of 128 square feet.

- 84                                   iii. Covered walkways, or arcades (excluding canvas type) depending on  
85 selected vernacular. The structure shall be permanent, and its design shall  
86 relate architecturally to the principal structure. The minimum width shall be  
87 eight feet, with a total length measuring 60 percent of the length of the  
88 associated facade.  
89
- 90 2) Secondary façades. Blank walls on secondary façades are prohibited and must be  
91 interrupted with minimum architectural features in accordance with Section 111.301:  
92
- 93 3) Projections, recesses and horizontal wall plane changes. The building design must reduce  
94 the monotony of facades by breaking architectural elements into smaller pedestrian scale  
95 components through use projection or recessing of the facades, or through use of varied  
96 materials, textures or colors, trim, roof lines, canopies and awnings, or other design  
97 features in order to provide variation and visual interest.  
98
- 99                                   i. For buildings with a gross ground floor area up to 10,000 square feet, horizontal  
100 wall planes or architectural elements shall be interrupted every 40 linear feet  
101 for primary façades and every 80 linear feet for all other façades.  
102
- 103                                   ii. For buildings with a gross ground floor area between 10,000 and 35,000  
104 square feet, horizontal wall planes wall planes or architectural elements shall  
105 be interrupted every 75 linear feet for primary façades and every 150 linear  
106 feet for secondary façades. The offset or feature must be a minimum of two (2)  
107 feet in width.  
108
- 109                                   iii. For buildings with a gross ground floor area over 35,000 square feet, horizontal  
110 wall planes wall planes or architectural elements shall be interrupted every 100  
111 linear feet for primary facades, and every 200 linear feet for all secondary  
112 façades.  
113
- 114 4) Exterior Building Colors. Exterior building colors shall be neutral, warm earth tones or  
115 subdued pastels. Where applicable, brightly colored trims, cornices, or columns may be  
116 used to create a special effect or setting. However, these contrasts shall create a  
117 harmonious impact, complementing the principal structure as well as existing surrounding  
118 building structures.
- 119                                   a. Brighter colors can be utilized to create focal points of interest in locations including  
120 on doors, windows, and architectural details.
- 121                                   b. Buildings shall not exceed four (4) colors on a single façade for buildings 10,000 SF  
122 or less, and five (5) for buildings greater than 10,000 SF, including trim, doors and  
123 other accents.
- 124                                   c. Contrasting accent colors of any wall, awning, or other feature shall be limited to no  
125 more than 15% of the total area for any single façade.
- 126                                   d. Primary colors and fluorescent/neon colors are limited to trim and may not exceed  
127 15% of the building façade area.

5) Exterior Building Materials. Exterior building materials contribute significantly to the visual impact of a building on the community and must be well-designed and integrated into a comprehensive design style for the project.

a. The following exterior building materials cannot be used on more than 10% of the building façade area:

- i. Corrugated or reflective metal panels;
- ii. Tile (prohibition does not apply to roofs)
- iii. Smooth, scored, or rib-faced concrete block
- iv. Any translucent material, other than glass; or
- v. Any combination of the above.

b. Building trim and accent areas, consistent with the overall building, are limited to ten percent of the affected wall area, with a maximum trim width of 24 inches.

### **ARTICLE III. – ARCHITECTURAL DESIGN STANDARDS**

#### **Sec. 111.301. Architectural Styles and Characteristics.**

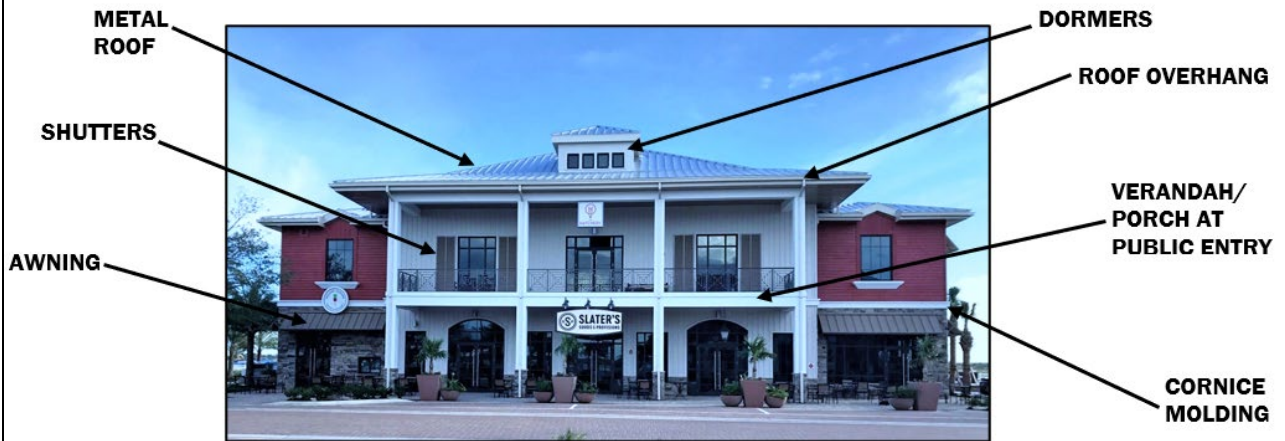
A. Architectural Styles and Characteristics. The City's building design standards are intended to support development and redevelopment in context with the range of architectural styles found within the Deltona consisting of the "Old Florida"/"Florida", "Mediterranean Revival", "Modern" and "Traditional" styles.

1) Where "Florida" vernacular is utilized, the exterior finish material on all facades must be solid wood, lap siding or cement-fiber board or stucco. Roofs must be hip style and comprised of metal (or material emulating), asphalt shingles, wooden or wood-look alternative shakes. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade.

- a. Covered verandas or porches at public entrances
- b. Roof overhangs shall have a minimum projection of 2'-6"
- c. Hinged shutters, including Bahamas shutters
- d. Exposed rafter tails
- e. Dormers with a minimum roof pitch of 12:12
- f. Column covers shall be solid wood or cement-fiber board or cement-plaster (stucco) proportioned appropriately to the small scale of the building massing
- g. Cornice molding and banding articulated
- h. Awnings, fabric or metal covering



**FIGURE 1: FLORIDA VERNACULAR & FEATURES**



2) Where “Mediterranean” vernacular is utilized, the exterior finish material on all facades must be smooth or textured stucco consisting of earth tones. The roof style must be hipped, gabled, or a combination of both, and comprised of barrel tiles or cast concrete. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade.

- a. Covered verandas or porticos at public entrances
- b. Roof overhangs with a minimum projection of 2'-0"
- c. Arcades, colonnades, and loggias with cement-fiber (stucco) finish columns, tapered or straight shafts with built-up base and capital
- d. Ornament of terra cotta or cast concrete, such as quatrefoil accents
- e. Arched windows and articulated trim, sill, and aprons of cement-plaster (stucco)
- f. Pergolas
- g. Bell towers with pitched roof
- h. Articulated parapets
- i. Symmetrical massing of façade

**FIGURE 2: MEDITERRANEAN VERNACULAR & FEATURES**



- 3) Where “Modern” vernacular is utilized, the exterior finish material on all facades must be smooth stucco. Brick accents are permitted. The roof style must be flat, and consist of asphalt shingles, tile or cast concrete tile, or similar materials. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade.
- a. Vertical projections above roof line; at roof with vertical projections above roof line
  - b. Use of glass, glass block, mirror, and terrazzo accents
  - c. Functional, open-air spaces, such as wide balconies, breezeways, and expansive sunshades
  - d. Use of angular, asymmetric, geometric features, such as windows, trim, and accents
  - e. Light colors with contrasting banding at roofline and around windows and entry
  - f. Ornamental statement walls with geometric or abstract patterns.
  - g. Geometric railing, columns/post or iron work.

**FIGURE 3: MODERN VERNACULAR & FEATURES**



- 4) Where “Traditional” vernacular is utilized the exterior finish material on all facades must be lapped board siding, brick or smooth stucco. The roof style must be hip or gable, and comprised of asphalt shingles, standing seam metal or similar materials. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade. See Composite figures below.
- a. Porches with columns, balustrade elements and entablatures.
  - b. Stepped parapet walls, not to exceed 42 inches high or as required to enclose rooftop equipment.
  - c. Cornices
  - d. Railings consisting of square balusters, turned balusters, or wrought iron/metal picket.
  - e. Brick or stucco chimney.
  - f. Paneled and/or louvered shutters to be proportioned with the window width.
  - g. Dormers within the roofline.
  - h. Symmetrical entries including door(s), windows, columns and porches.
  - i. Column covers of solid wood or cement-fiber board, or cement-plaster (stucco) proportioned appropriately to the small scale of the building massing;

**Figure 4: Traditional Vernacular & Features**



**ARTICLE IV. – SITE DESIGN AND BUILDING PLACEMENT STANDARDS**

**Sec. 111.401. Site Design Standards.**

A. Site Design Elements. All projects subject to this chapter shall have a minimum of two (2) of the following site elements:

- 1) Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.
- 2) Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of 60 percent of walkway area.
- 3) Fountain or water element, a minimum of 100 square feet in area.
- 4) Two (2) accent or specimen trees, above the minimum landscape code requirements, along the front facade with a minimum height of 18 feet at planting.

**Sec. 111.402. Building Placement Standards.**

A. Building Location. An enhanced right-of-way buffer will be required where off-street parking areas abut a public right-of-way and exceed one (1) double row of parking. The buffer shall meet the following minimum requirements

- 1) The buffer width shall be a minimum of twenty feet (20') in width.
- 2) Plantings shall include a minimum of (6) trees per one hundred lineal feet (100') with a double staggered row.
- 3) Buffer shall include an undulating berm with a maximum slope of 3:1 a minimum average height of two feet (2') shall be constructed.

B. Interconnections. Developments subject to this chapter are required to provide vehicular and pedestrian interconnections to the adjacent property, regardless of existing or proposed land use,

250 unless it can be demonstrated the adjoining use is incompatible or other site conditions exist,  
251 such as environmentally sensitive lands, stormwater areas, or other conditions would preclude  
252 such interconnection. In such cases, the Director shall require the conveyance of a cross-access  
253 easement.

254  
255 C. *Drive Thru/Drive Up Establishments.* All drive-thru facilities (including pick up window(s), call  
256 boxes, menu boards, queuing lanes, and similar), regardless of principal use, shall be secondary  
257 in emphasis and priority to any other access and circulation functions. Such facilities shall be  
258 located on the rear and interior side of the building in order to block visibility from public rights-of-  
259 way through decorative screening, such as landscaped walls or panels, pergolas, trellises, lattice  
260 work or similar. In no case shall drive-thru facilities be located on street-facing facades of corner  
261 lots.

262  
263 1) Drive-thru lanes shall not interrupt direct pedestrian access and avoid potential  
264 pedestrian/vehicle conflict. Each drive-through facility shall provide a walk-up service option,  
265 as well as drive-in. Pedestrian access cannot be routed through drive-thru lanes, unless a  
266 clearly marked and elevated pedestrian crosswalk is provided through the drive-thru lane(s)  
267 for safety purposes.

268  
269 D. *Overhead Doors.* Roll-down overhead or garage doors associated with automobile service  
270 stations or similar uses, in addition to service doors, dumpsters and/or loading docks shall not be  
271 located on the primary facades.

272  
273 **Sec. 111.403. Standards for Corner Lots.**

274  
275 A. *Corner lots.* Sites located at collector or arterial intersections in the City shall be designed to define  
276 and give prominence to the corner on which they are sited and contribute to the public realm  
277 through the use of building placement, both principal and accessory; accessory structures or  
278 architectural feature, such as pergolas, bell towers, monuments; landscape feature; or other focal  
279 point.

280 Developments subject to this subsection must be designed to include a minimum of one of the  
281 following design elements:

282 (1) *Principal building placement.* Corner lot design requirements may be accomplished through  
283 placement of a liner building set back a maximum of 20 feet from each adjacent right-of-way.  
284 The liner building design and placement must also provide pedestrian access from the street  
285 intersection. The design of the building must also incorporate an architectural feature, or  
286 features, including but not limited to: dome, conical or pyramidal roof; storefront or building  
287 protrusion, bay, porch element or arcade that wraps around the corner; public entrance that  
288 protrudes or is cut-away from the corner; change in roofline; such as a gabled end to mark  
289 the corner.

290 Where developments employ this design concept the director may administratively waive or  
291 modify right-of-way buffer requirements, building perimeter plantings, and minimum open  
292 space requirements.

293 (2) *Accessory structure placement.* Where buildings are set back more than 20 feet from the  
294 adjacent rights-of-way, the corner lot design requirements may be accomplished through the  
295 placement of an accessory structure(s) or architectural feature along the property frontage.



including, but not limited to: fountains, artistic or sculpture incorporating one of the City's Identity Icons (see definition in Sec. 111.102), pergolas, belltower, colonnades or other structure. The feature must be set back a maximum of 20 feet from the right-of-way and must be a minimum of eight feet in height and maximum of 20 feet in height to address the pedestrian realm. The accessory structure must be designed in a manner that is complimentary to and consistent with the architectural design of principal building(s) within the development.

- (3) Landscape/hardscape feature. The corner lot design requirements may also be met through the provision of a combination landscape/hardscape feature at the intersection. The landscape feature must comprise a minimum of 500 square feet in area, or 1% of the site, whichever is greater. The landscape/hardscape feature must be set back a maximum of 15 feet from the right-of-way and must incorporate enhanced plantings and a minimum of one (1) hardscape feature, including, but not limited to: monuments, planters, and decorative walls. Permanent signage is permitted within the landscape/hardscape feature in accordance with chapter 6.

## **ARTICLE V. – ALTERNATIVE DESIGN STANDARDS**

### **Sec. 111-501. Alternative Design Standards.**

- A. To allow flexibility in meeting the regulations of this chapter, the City of Deltona establishes this process for considering alternative architectural and site development designs. If a proposal aligns with the purpose and intent of this article, the Director may approve alternative designs under the conditions outlined below:
- 1) Applicants for projects subject to this chapter may request administrative approval of an alternative design, including deviations from this article upon demonstration that strict compliance with the design standards would compromise the building's functionality or design integrity, the Director or designee may grant exceptions.
  - 2) Submittal Requirements In addition to standard application materials, the applicant must provide:
    - a. Architectural drawings and/or site plans clearly labeled as an "Alternative Architectural Design Standards Plan." The plan must identify all sections of this article from which deviations are requested.
    - b. A descriptive narrative explaining the requested deviations, including justification and a statement describing how the alternative plan achieves the purpose and intent of this article without meeting the exact standards.
  - 3) Review Criteria. The Director must find that the alternative design meets the intent and purpose of this article equally or more effectively than a design conforming to the standard requirements. If approved, the site development approval letter will specify the approved deviations and the rationale for their approval.
  - 4) Appeals. If a request for an administrative approval of an alternative design is denied, revoked, or an applicant disagrees with the conditions imposed, the applicant must seek approval by filing an application for a Major Variance in accordance with LDC Section 74-22.

## EXHIBIT B

Adding and editing the following definition to Section 70-30, of Article II, of Chapter 110

*Arcade* means a series of arches supported by columns or pillars; a covered passageway; a recessed gallery with columns or piers open to the street.

*Balusters* means a short pillar or column, typically decorative in design, in a series supporting a rail, typically integrated into upper floor balconies, rooflines or entryways and staircases.

*Canopy* means raised, protective cover such as, but not limited to, awnings, marquees, overhangs, porte cochere, and drive-throughs.

*Colonnade* means a row of columns supporting a roof, an entablature or arcade.

*Column/Pillar* means a freestanding vertical support that generates unique features through the composition of the base, shaft and capital arrangement of column parts.

*Cornice* means an ornamental or decorative molding or border along rooflines.

*Dormer* means a decorative projecting roof treatment or window projecting from the roof of a building.

*Façade* means the vertical exterior surfaces of a building and includes the area of the building between principal front building corners measured from the finished grade to the roofline for single-story buildings, and to the finished ceiling height of the first story for multiple-story buildings.

*Façade, Primary* means any face of a building that has frontage on a public street. Buildings on corner lots will have two or more primary façades according to the number of public streets fronted.

*Façade, Secondary* means any face of a building that is not a primary façade.

*Frieze* means the molded and projecting horizontal member that crowns an architectural composition.

*Glazing* means a glass that is used as a building material and most typically used in the building envelope, including windows in external walls.

*Green Roof* means a roof of a structure that is partially or completely covered with vegetated landscape built up from a series of layers. Vegetation on green roofs is planted in a growing substrate (a specially designed soil substitution medium) that may range in depth, depending on the weight capacity of the structure's roof and the aims of the design.

*Identity Icon* are nature-based symbols identified by the City that uphold the importance of Deltona's natural environment and create a citywide "Green" identity. Identity icons emphasize the City's valuable and context-specific natural resources and

promote a holistic approach to development. Identity icon symbols include imagery and artistic interpretations of the following natural features: Gopher Tortoise, Heron, Live Oak, Magnolia, Cypress, Eagle, Sandhill Crane, Scrub Jay, and Palmetto.

*Liner Building/Structures* means additional buildings located along a big box type structure to mask blank and unadorned walls. Liner buildings may also be used to provide transitional massing to the big box. Liner buildings may either be attached to the big box or be within 15 feet of the big box. Liner buildings may either be an enclosed, partially enclosed, or a covered structure, including covered walkways.

*Loggia* means an open-sided extension to a building, typically adjacent to open space, outdoor seating areas, or other similar areas exterior to the building.

*Parapet* means a low protective wall at the edge of a terrace, balcony or roof.

*Pavers* means pre-formed paving blocks that are installed on the ground to form patterns while at the same time facilitating pedestrian and vehicular travel.

*Pergola* means a structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.

*Portico* means an accessory structure consisting of a roof supported by columns at regular intervals, typically attached as a porch to a building.

*Roof, hip* means a roof where all four sides of the roof slope downwards from the peak.

*Roof, gable* means a roof where two sloping sides meet at a central ridge, forming a triangular shape at the ends of the building

*Vernacular, Florida* means an architectural style that is characterized by wooden frame construction and finished with wood siding; however stucco and fiber cement siding are also used; porches are integral to the style and prominent on the front façades; gabled roofs with a slope between 6:12 and 12:12 with deep two and four feet overhangs; vertically proportioned and aligned openings; and simple classic detail and trim. This vernacular encompasses several sub-styles including Florida Key West, "Cracker", and West Indies.

*Vernacular, Mediterranean* means an architectural style that is highly articulated with varied massing and architectural features; towers, balconies, loggias, porticos, chimneys, trellises, and exterior staircases are assembled to form picturesque buildings with multiple building volumes and setbacks, and varied building heights; arcades and loggias are also commonly used to reinforce the base, middle, and/or top of the building; building massing tends to be irregular with a variety of shapes and heights.. This vernacular encompasses several sub-styles including but not limited to Spanish Revival, Italian Revival, and Mission Revival.

*Vernacular, Modern* means an architectural style that emerged in the early 20th century, characterized by a focus on functionality, clean lines, and the rejection of ornamentation. It emphasizes simplicity and uses innovative materials like steel, glass,



and reinforced concrete. Unlike traditional styles, modern architecture avoids excessive decorative elements and focuses on the inherent beauty of materials and structure. This vernacular encompasses several sub-styles including but not limited to Art Deco, Postmodern, Mid Century Modern, Miami Modern and Sarasota School.

*Vernacular, Traditional* means an architectural style that includes a symmetrical façade but may have side porches or sunrooms on either or both sides; rectangular mass; a medium pitch, side-gable roof with narrow eaves (hipped roofs and dormers are occasionally seen); multi-pane, double-hung windows with correctly proportioned shutters, and bay windows. Brick or wood clapboard is the most common siding, but shingle can be used; and entrance centered and accented with columns, pilasters, pediment, or may be hooded to create a covered porch. This vernacular encompasses several sub-styles including but not limited to Colonial, Georgian, Craftsman and French Countryside.