

# TOWN OF MICANOPY, FLORIDA

**ORDINANCE 2006-02**

**BEFORE THE TOWN COMMISSION**

**AN ORDINANCE OF THE TOWN OF MICANOPY, FLORIDA; ESTABLISHING DESIGN GUIDELINES FOR DEVELOPMENT IN THE US 441 COMMERCIAL DISTRICT; PROVIDING LEGISLATIVE INTENT; CREATING ARTICLE VIII.A OF THE LAND DEVELOPMENT CODE TITLED “DESIGN GUIDELINES FOR THE US 441 COMMERCIAL DISTRICT”; ADOPTING THE DESIGN GUIDELINES; PROVIDING GUIDELINES FOR RIGHTS-OF-WAY; PROVIDING FOR SETBACKS AND BUFFERS, BUILDING ENVELOPES, CIRCULATION SYSTEMS, PARKING, LANDSCAPING, SITE FURNISHINGS, UTILITIES AND SERVICES, LIGHTING, SIGNAGE, FENCES, WALLS, HEDGES; PROVIDING ARCHITECTURAL GUIDELINES FOR FACADE ARTICULATION, INTERSTITIAL SPACES, ROOF LINES AND ROOFING, EXTERIOR FINISHES AND COLORS, WINDOWS, BALCONIES AND PORCHES, EXTERIOR LIGHTING, ARCHITECTURAL ELEMENTS AND ORNAMENTATION, DOORS AND SIGNAGE; PROVIDING FOR REQUIRED SUBMITTALS; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the following design guidelines are the result of hundreds of hours of work by a dedicated group of citizens and elected officials, assisted by representatives of several State and County agencies, the University of Florida and consultants; and

**WHEREAS**, the intent of these guidelines is to state the community’s goals and standards for design and planning, give developers and citizens an understanding of community expectations and provide consistent criteria by which to review proposed projects; and

**WHEREAS**, these guidelines are not meant to mandate specific design solutions but to allow flexibility and encourage innovative design solutions for renovations, rehabilitation, in-fill, and new development that will reinforce the historic heritage, community character, vitality, and economy of the Town of Micanopy; and

**WHEREAS**, the Town Commission intends to preserve the natural and historic character of Micanopy and facilitate commercial activities compatible with that character, create a commercial pulse or core around the junction of US 441 and Chokolka Boulevard, preserve and build upon the architectural and landscape patterns that create the historic character of Micanopy, promote creative designs relating to the context of historic Micanopy, create an enjoyable and safe pedestrian experience, respect natural assets such as existing vegetation and topography, encourage the development of an aesthetic and inviting frontage on US 441 with a minimal emphasis on parking and service facilities; and

**WHEREAS**, the provisions of this ordinance are intended to achieve these objectives.

**NOW THEREFORE, BE IT ORDAINED by the Town Commission of the Town of Micanopy, Florida:**

**Section 1. Legislative Intent.** The foregoing whereas clauses are adopted as statements of the Commission’s legislative intent in adopting this ordinance. The final report titled “Town of Micanopy Planning and Design Guidelines”, a copy of which is on file at Town Hall is hereby adopted as legislative history and as an aid to construing the provisions of this Ordinance; provided, however, that the report does not provide a level of regulation greater than that provided by this Ordinance.

**Section 2. Creation of Land Development Code (LDC) Article VIII.A. “Design Guidelines for US 441 Commercial District”.** Article VIII.A. of the LDC is hereby created to read as follows:

## **ARTICLE VIII.A. DESIGN GUIDELINES FOR THE US 441 COMMERCIAL DISTRICT**

**8.50 Application.** These guidelines shall apply to all development, construction, renovations and alterations of any new or existing building located within the US 441 Commercial District, identified as those parcels of land specified in Exhibit A, a copy of which is attached hereto and incorporated herein by reference. These guidelines do not apply to

the interior of any such building.

**8.51 Public Right-of-Way Guidelines for US 441.** The following standards shall apply to all public rights-of-way adjacent to US 441.

**8.51.1 Sidewalks.** Sidewalks shall be no less than 5 feet wide and be constructed of concrete. Sidewalks shall be designed to create a linked network of walkways. They shall be separated from the paved edge of US 441 by a green space not less than 5 feet wide.

**8.51.2 Bike lanes.** A one way bike lane is to be located on both sides of US 441, between the road and green space. The minimum dimension is a 5 foot wide lane with an 18" rumble strip.

**8.51.3 Landscape.** The historic planting of sabal palmettos in the medians of US 441 shall be continued. Any other proposed planting must be allowed by Florida Department of Transportation (FDOT) regulations.

**8.51.4 Lighting.** Light fixtures shall not exceed 25 feet in height and shall be spaced evenly at 30 feet on center. High-pressure sodium lamps on cast concrete or aluminum poles shall be used. Fixtures shall be designated "Full Cut Off" according to Illuminating Engineering Society of North America (IESNA) standards. Concrete poles must be mounted 24 feet from the edge of the travel lane, or 4 feet from the curb. Aluminum poles may be mounted 20 feet from the edge of the travel lane or 4 feet from the edge of the curb.

**8.51.5 Utilities.** All utilities shall be located underground. When retrofitting or repairing an attempt shall be made to consolidate the utility cables.

**8.51.6 Traffic Signals.** Traffic signals shall follow the existing FDOT standard. The pole and arm shall be painted brown or black. Street signs shall be affixed to the mast arm. The traffic control boxes shall be painted the same color as the pole and arm and set back from pedestrian through ways.

**8.51.7 Site Furniture.** The design and placement of all furniture must comply with FDOT Clear Zone Requirements. The design of all furniture shall be compatible with or match that of surrounding site furniture and construction. Materials shall be selected with attention to durability and comfort. Wood, metal, concrete, or recycled materials are allowed. Non-recycled plastic is not allowed. All material choices are subject to review and approval. Advertisements and excessively bright colors are prohibited for use on site furniture. Furniture selections are subject to review and approval. Where seating is located, trash receptacles shall also be provided.

**8.51.8 Crosswalks.** Crosswalks shall be placed when feasible on US 441 where it intersects with Chokolka Boulevard. Materials used shall distinguish the crosswalk from the street. All designs for intersection treatments shall comply with FDOT standards.

**8.51.9 Signage.** Only public signage will be allowed within the US 441 Right-of-Way and must comply with all requirements of the LDC and the Manual on Uniform Traffic Control Devices.

**8.51.10 Transit Facilities.** Transit facilities may be located along the US 441 right-of-way in accordance with FDOT requirements. Facilities shall be strategically located to optimize ridership. For example, a bus shelter located near a welcome center or other public building such as a library would be appropriate.

**8.51.11 Roadway Design:** Road designs shall comply with FDOT standards. Roadways shall be designed to minimize the alteration of natural, cultural, or historic features, to calm traffic speeds and to promote pedestrian movement.

**8.52 Additional Public Right-of-Way Standards.** The following standards apply to public thoroughfares where they pass through the US 441 Commercial District.

**8.52.1 Sidewalks.** Sidewalks shall be no less than 5 feet wide and be constructed of concrete. Sidewalks shall be designed to create a linked network of walkways.

**8.52.2 Bike lanes.** Bike lanes will not be required on intersecting streets.

**8.52.3 Landscape.** Sod or other planting shall be placed in the right-of-way where paving does not exist in

accordance with the American Association of State Highway Transportation Officials (AASHTO) standards. Street trees shall be placed in the rights-of-way where there is a distance of 10 feet or more between the edge of the road and the property line. Allowable plantings are specified in a Resolution on file in Town Hall.

**8.52.4 Lighting.** Fixtures shall be designated “Full Cut Off” according to IESNA standards.

**8.52.5 Utilities.** All utilities shall be located underground. When retrofitting or repairing an attempt shall be made to consolidate the utility cables.

**8.52.6 Traffic Signals.** Traffic signals shall follow the existing AASHTO standard. The pole and arm shall be painted brown or black. Street signs shall be affixed to the mast arm. The traffic control boxes shall be painted the same color as the pole and arm and set back from pedestrian through ways.

**8.52.7 Site Furniture.** The design and placement of all furniture must comply with FDOT Clear Zone Requirements. The design of all furniture shall be compatible with or match that of surrounding site furniture and construction. Materials shall be selected with attention to durability and comfort. Wood, metal, concrete, or recycled materials are allowed. Non-recycled plastic is not allowed. All material choices are subject to review and approval. Advertisements and excessively bright colors are prohibited for use on site furniture. Furniture selections are subject to review and approval. Where seating is located, trash receptacles shall also be provided.

**8.52.8 Crosswalks.** Crosswalks shall be placed on streets where they intersect with US 441. Materials used shall distinguish the crosswalk from the street. All designs for intersection treatments shall comply with AASHTO standards.

**8.52.9 Signage.** Public signage shall be coordinated with the LDC to address the size, shape, type style, color, construction and placement of public sign elements along US 441 and intersecting streets. These may include directional, interpretive, informational, and street name signs. Keeping the general design like that of the downtown area will reinforce the connection between downtown Micanopy and the US 441 Corridor.

**8.52.10 Transit Facilities.** Transit facilities may be located along the right-of-way in accordance with FDOT requirements. Facilities shall be strategically located to optimize ridership. For example, a bus shelter located near a welcome center or other public building such as a library would be useful.

**8.52.11 Roadway Design.** Road designs shall comply with FDOT standards. Roadways shall be designed to minimize the alteration of natural, cultural, or historic features, to calm traffic speeds and to promote pedestrian movement.

### **8.53 Setbacks and Buffers.**

**8.53.1 Public Street Setbacks.** Building setbacks from the rights-of-way of public streets shall be a minimum of 25 feet. The first 15 feet adjacent to the right-of-way of these setbacks must allow for placement of underground utilities.

**8.53.2 Permitted Uses.** Permitted uses within public street setbacks include entrance driveways, sidewalks, signs (subject to the restrictions herein and the LDC) and required landscaping. Parking lots and circulation drives shall not be permitted within the US 441 setback (other than entry drives). Storm water management areas shall not be located within the public street setbacks unless an applicant can demonstrate that the detention is of a design (1) that can be functionally and aesthetically integrated into the landscape scheme and (2) that can obtain a permit from the St. John’s River Water Management District (SJRWMD) without a requirement for security fencing.

**8.53.3 Additional Setbacks.** On property lines adjacent to a property whose primary use is residential, setbacks shall be a minimum of 10 feet or 50% of the overall height of the building, whichever is greater. Where a new non-residential use abuts a residential use side and rear setbacks must contain a minimum 6 foot landscape buffer, or a fence or wall (subject to the restrictions herein) that provides a visual screen of at least 6 feet. Bio-retention areas may be used for this purpose provided that screening to a height of at least 6 feet is achieved. Bio-retention is an example of “ecological design”, where storm water runoff is detained and filtered in a naturalized manner through the use of plantings and sand filter beds. Native plant materials are recommended as part of the bio-retention strategy.

**8.53.4 Internal Setbacks.** Building setbacks shall be no less than 10 feet and no more than 15 feet from the edge of an internal drive or parking along an internal drive. Sidewalks and street trees are to be placed within this setback as

per all applicable standards within this code.

**8.54 Building Envelopes.** All new construction shall be of similar scale and massing as existing buildings along Cholokka Boulevard.

**8.54.1 Maximum Building Envelope.** Except as provided in section 8.54.9, the building envelope of new and remodeled commercial buildings shall not exceed 4,000 square feet if the building is single story or 6,000 square feet if the building is two or more stories. To be allowed a building envelope larger than 4,000 square feet, upper stories shall contain at least 50% of the square footage of the ground floor in habitable space.

**8.54.2 Primary Entrance.** The primary entrance to a building must face US 441, an internal drive, or a public intersecting street. The design of entrances must comply with all applicable requirements within these guidelines.

**8.54.3 Secondary Entrances.** A secondary pedestrian entrance may be provided in the back or side of the building to provide direct access to the building from parking areas. If no secondary entrance is provided, a walkway shall be provided to link the parking and the primary entrance as needed. The intention of these guidelines is not to allow for commonality of entrances. The design of entrances must comply with all applicable requirements within these guidelines.

**8.54.4 Primary Frontage.** Placement of the primary entrance determines the primary frontage. If an entrance is placed on a corner, either adjacent side may be identified as the primary frontage. The primary frontage is also referred to herein as the “storefront”.

**8.54.5 US 441 Frontages.** All building faces on US 441 that are not chosen as primary frontages will be defined as a US 441 frontage.

**8.54.6 Maximum Linear Frontage.** The primary frontage or the US 441 frontage of any building shall not exceed 75 linear feet. Design of facades shall comply with the guidelines in sections 8.67.3, 8.67.4, 8.67.5 and any other applicable standards.

**8.54.7 Maximum Building Height.** The maximum building height is the lower of 3 stories or 42 feet measured from the highest point of finished grade to the top of the wall plate on buildings with a pitched roof or the top of the roof deck on buildings with a flat roof. Buildings designed with both flat and pitched roofs shall measure this distance from the finished grade to the top plate or roof deck, whichever is higher. Required protrusions such as elevator shafts, HVAC equipment, and stairs are excluded from this height restriction. Multiple stories are encouraged. For purposes of this Article VIII.A, finished grade is defined as the highest elevation of altered or existing grade directly abutting the primary building foundation.

**8.54.8 Distance Between Buildings.** A minimum distance of 15 feet is required between any two buildings not joined by a common wall. This space is defined as an interstitial space and must conform to the standards of section 8.67.6, including subsections 8.67.6.1 through 8.67.6.4.

**8.54.9 Common Walls.** Common walls are permitted provided that there are sufficient facade breaks as required in sections 8.67.3, 8.67.4 and 8.67.5. Common walls may not be penetrated. A maximum of two common walls may occur. Where common walls are used, the maximum combined building envelope of all buildings joined by common walls is 12,000 square feet, provided that: (a) no building’s ground floor shall exceed 6000 square feet, and (b) all buildings with a ground floor in excess of 4000 square feet must be multiple storied, and (c) all upper stories of the buildings shall contain at least 50% of the square footage of the ground floor in habitable space.

**8.54.10 Strip Malls.** Strip Malls are prohibited. Strip Malls are defined as a business center where stores or offices are arranged in a row, with a sidewalk in front. In addition, strip malls are typically developed as a unit and have large parking lots in front. They front on and take access from major streets and tend to be self-contained with few pedestrian or vehicular connections to adjoining commercial developments or surrounding neighborhoods.

**8.55 Circulation Systems.** Circulation systems shall be designed to allow for safe interaction of different modes of travel. Connections shall be created within and between lots and external development.

**8.55.1 Streets.** All streets shall meet the following requirements.

**8.55.1.1 Connectivity.** All streets and interstitial spaces shall connect to other streets and interstitial spaces to form a continuous vehicular and pedestrian network within and between districts and adjacent development.

**8.55.1.2 Access.** Access from US 441 shall be limited and must be permitted by FDOT. To facilitate joint entry, cross access easements must be provided between adjoining properties.

**8.55.2 Internal Drives.** An internal drive intended to be dedicated as a public street will not necessarily be required to meet the standards of section 8.53.1. However, such intended public street dedication remains subject to all other applicable standards, the site plan review process, and appropriate right-of-way dedication and acceptance procedures. The creation of internal drives that function as main streets with commercial structures facing them is encouraged. The design of any internal drive must conform to the following standards:

**Parking:** Either parallel or 60° diagonal parking is acceptable. Dimension will vary depending on which is used. Parallel or diagonal parking is required as a buffer between an internal drive and building.

**Building setbacks:** 10 to 15 feet. (Sidewalks and street trees to be placed within this setback).

**Curb and gutter:** designs may vary according to use.

**Travel Lanes:** 2 at 10 feet each.

**Optional Median:** 10 feet minimum with street trees (see section 8.60).

**8.55.3 Off-Street Parking Access.** Drives leading to off street parking areas shall not exceed 20 feet in width (2 lanes) or 10 feet in width (1 lane).

**8.55.4 Additional Requirements.** Curb and gutter is required along all internal roads and around all islands or medians. Tire stops are required between rows of parking where a median is not present.

**8.56 Sidewalks.** A minimum 5 foot wide sidewalk shall be provided on both sides of internal drives. Additionally, if a sidewalk does not already exist and is not proposed to be constructed on the US 441 public right-of-way, then a 5 foot wide sidewalk shall be provided on-site parallel to and abutting the US 441 public right-of-way (i.e., adjacent to and within the site property boundary). Sidewalks shall be constructed of concrete or pavers on a concrete base. Sidewalks and/or pedestrian pathways shall connect to one another to form a continuous pedestrian network.

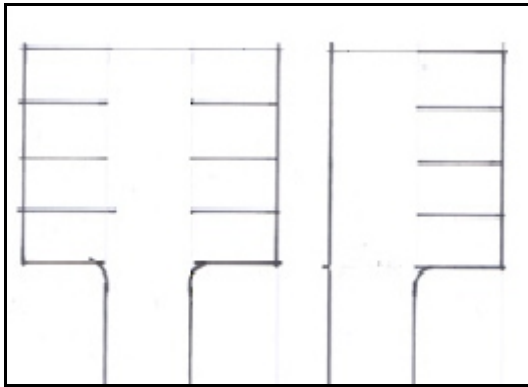
**8.57 Crosswalks.** Crosswalks shall be placed at all intersections of 2-way streets. Materials used shall distinguish the crosswalk from the street.

**8.58 Bicycle Parking.** One bicycle parking rack or an approved alternative shall be provided in each parking lot. Bicycle parking racks spaces shall be placed on the site plan in visible, well-illuminated areas. Bicycle parking shall also be sited at institutional facilities, recreational and open spaces where pedestrians are likely to gather.

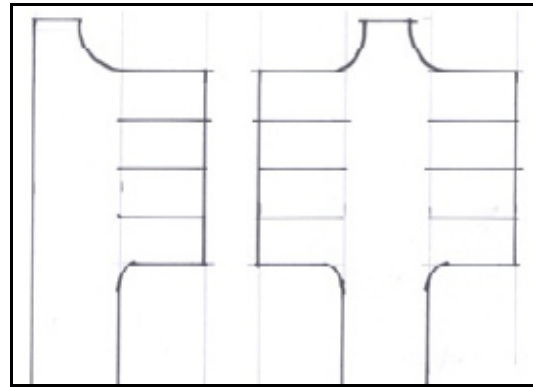
**8.59 Parking.** Parking lots shall be located to the rear or side of buildings when possible. The maximum walking distance to a pedestrian entrance from an off-street parking facility, including shared parking facilities, shall be 200 lineal feet from the primary or secondary building entrance served by the parking. Dead end parking lots are allowed to a maximum of 4 cars deep and 8 cars total, provided that they conform to the following:

The following configurations are NOT permitted:

The following configurations ARE permitted:



Not Permitted Configurations



Permitted Configurations

**Figure 8.59 Parking Configurations**

**8.60 Landscape.** The following landscape guidelines apply to all sections of the US 441 Commercial District and are designed to maintain and reinforce the historic character of Micanopy.

**8.60.1 Plant Selection.** Plants shall be selected from the list of recommended plants contained in the Resolution on file in Town Hall. Planting schemes shall be simple and subdued in character. Use of native plants is encouraged. All Plants shall meet Florida Number One Grades and Standards.

**8.60.2 Quantities and Sizes.** Plant materials shall be used in quantities and sizes that will have a meaningful impact in the early years of a project.

**8.60.3 Screens.** Planting screens shall include trees and shrubs and shall be designed to function year-round. Hedges or landscaping used to screen utilities shall provide a continuous visual screen of at least 6 feet in height within 12 months.

**8.60.4 Historic Landscape Features.** Historic landscape features must be preserved. Heritage trees are a prime example of an historic landscape feature which shall be preserved.

**8.60.5 Existing Vegetation.** If trees must be removed, they must be replaced with comparable plantings on the site. Existing on-site vegetation shall be retained whenever possible and new plantings shall respect and incorporate existing plants.

**8.60.6 Interference with Utilities and Access.** Landscaping and shrubbery shall not be planted or designed in such a way that it will interfere with utilities or access. Landscaping planted within the utility easement shall not exceed 12 feet in height at maturity. Vegetation must not prevent access for repair, maintenance, or construction of utilities.

**8.60.7 Trees.** Trees shall be planted no closer than two feet to public roads or other public works. No species shall be used that will impede on the public infrastructure. Tree plantings shall meet the following standards:

**Minimum height:** 14' feet immediately after planting.

**Minimum diameter:** 2.5 inches, measured 4.5 feet above grade.

**8.60.8 Street Trees.** Street trees shall be provided along all sidewalks, subject to the following standards:

**Quantity:** One canopy tree shall be planted for every 30 lineal feet, or part thereof, of internal and perimeter street frontage. Sabal palmettos may be substituted for a canopy tree on a 1:1 basis along a frontage with a covered walkway.

**Spacing:** Tree spacing shall be no greater than 45 feet on center.

**8.60.9 Off-Street Parking Lot Landscape Requirements.** For parking areas located within 100 feet of the US 441 right-of way or between the primary building and a public street, every 10 spaces shall be designed with 400 square feet of landscaping placed in medians or islands. All other parking areas shall be designed with 200 square feet of landscaping placed in medians or islands for every 10 parking spaces. No more than 10 adjacent spaces can occur without a landscaped island or median. Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs may be approved, but in no case shall the total required landscaping area be decreased. Each separate landscaped area shall contain a minimum of 200 square feet, have a minimum dimension of at least 10 feet and shall include at least one canopy tree. The remaining area shall be landscaped with shrubs, groundcover, or sod, with the exception of areas required for pedestrian pathways. The total number of trees shall not be less than one for each 200 square feet or fraction thereof of required landscaping.

**8.60.10 Broken Buffers.** Broken buffers shall be generally open but provide plantings from 2.5 to 25 feet high as a broken screen. The minimum requirements are as follows:

- Minimum buffer area of ten feet in width, and
- Minimum of one canopy tree for each 100 feet in length, and
- Minimum of one understory tree for each 100 feet in length, and
- Minimum of eight shrubs for each 100 feet in length.

**8.60.11 Landscape Maintenance.** Required landscape areas shall be properly maintained to include replanting of dead or damaged vegetation and pruning of healthy vegetation.

**8.61 Storm water Management.** Storm water treatment will require the appropriate permits through Alachua County and SJRWMD. Storm water treatment areas visible from US 441, Chokolka Boulevard or CR 234, shall be designed so as not to require security fencing. The use of bio-retention (see 8.53.3) is encouraged.

**8.62 Site Furniture.** The design of all furniture shall be compatible with or match that of surrounding site furniture and construction. Materials shall be selected with attention to durability and comfort. Advertisements and excessively bright colors are prohibited for use on site furniture. Furniture selections are subject to review and approval. Where seating is located, trash receptacles shall also be provided. Wood, metal, concrete, or recycled materials are allowed. Non-recycled plastic is not allowed. All material choices are subject to review and approval.

**8.63 Utilities and Service Areas.** Public utilities shall be installed in accordance with the standards established by this code and other applicable standards. All utilities shall be located underground. When renovating structures and or utilities or when new construction is undertaken utility cables shall be consolidated. Dumpsters must be used for commercial solid waste. Dumpsters shall be sited so that they are emptied within the boundaries of the property. Outdoor storage (including seasonal storage) and utilities shall be permitted in designated areas only as approved during site plan review, and shall be screened from view by landscaping, walls, or fences to comply with section 8.66.

**8.64 Lighting.** Where not specifically addressed in these guidelines, lighting shall be designed to meet IESNA standards and guidelines. Exterior lighting shall enhance motorist and pedestrian safety. Sign and other lighting shall be designed so as to not provide excessive glare onto streets or residential land uses.

**8.64.1 Design Standards.** The following table provides a summary of established design standards for lighting applications. It is important to note that recommended lighting levels differ depending on land use. All lighting shall comply with the appropriate standards in this table. Uniformity ratios shall comply with IESNA Standards.

**Table 8.64.1 Lighting Standards**

Lighting Application	Recommended Foot-candle*	Lighting & Lamp Style	Recommended Mounting Height
Parking Lots	0.2– 2.5 0.8 average	Metal halide: Full cut off fixture	16 feet maximum
Internal Roads/Drives	0.6- 1.1	Metal halide: Full cut off fixture	16 feet maximum
Walkways & Building Mounted Lighting	0.5 – 1.5	Metal halide or incandescent: Decorative post and lamp or post/bollard mounted light	12 feet or 36 to 42 inches on bollard or stairway. 10 feet for building mounted lights
Signs	1 – 2 (or as defined in the LDC)	Metal halide or incandescent: Ground or sign mounted and shielded	As required

\*Horizontal foot-candle measured at grade. A foot-candle is defined as the unit of illumination when the foot is taken as the unit of length. It is the illumination on a surface one square foot in area on which there is a uniformly distributed flux of one lumen, or the illumination produced on a surface, all points of which are at a distance of one foot from a directionally uniform point source of one candela.

**8.64.2 Shielding.** Fixtures and housing shall employ fully shielded and directed lighting; lighting shall not result in excessive shadows and high contrast bright areas versus dark areas.

**8.64.3 Light Trespass.** Lighting shall be designed to minimize the trespass onto adjacent and non-compatible land uses. Fixtures shall be designed and placed so that the cone of light does not extend beyond the property line.

**8.64.4 Color and Materials.** Dark colored fixtures shall be used for pole mounted lights. All light fixtures, whether purely decorative or functional, shall complement the architectural style and color of the building and other site features.

**8.64.5 Street Lighting.** Lighting shall be provided along all internal streets and between buildings. Light fixtures shall be located at every crosswalk. Fixtures shall be designated “Full Cut Off” according to IESNA standards.

**8.64.6 Pedestrian Lighting.** All pedestrian walkways shall be adequately lighted through the use of lighting features such as standard luminaries, street lamps, and/or bollards. Fixtures shall be fully shielded or designated “Full Cut Off” according to IESNA standards.

**8.64.7 Parking Lot Lighting.** Lighting shall be provided for all parking lots. Fixtures shall be designated “Full Cut Off” according to IESNA standards.

**8.64.8 Gas Station Lighting.** Lighting shall be from luminaries recessed into the ceilings of the canopy, so that the lighting elements themselves are not visible from or beyond the lot lines.

**8.65 Signage.** All signs must comply with the LDC requirements. Placement of ground signs shall be limited to the US 441 setback or setbacks from streets intersecting US 441. Signs shall be built of durable materials and be compatible with adjacent development. Keeping the general design like that of the downtown area will reinforce the connection between downtown Micanopy and the US 441 Corridor.

**8.66 Fences and Walls.** Fences and walls shall comply with the LDC requirements. Fences and walls abutting a building shall be designed as an extension of the building wall. Walls may be of brick, stone, wood, stucco or other

cementitious products matching the principal building. Chain link, plastic, or PVC fencing is prohibited.

**8.67 Architectural Guidelines.** The following guidelines refer to all those elements attached to or integral to the primary building design, function, and structure.

**8.67.1 Human Scale.** It is the desire of the Commission that new commercial construction remain consistent with the human scale of development currently found in the Town of Micanopy. This means that buildings should be smaller rather than larger so that the users do not feel overwhelmed by their scale. A building may be human scaled even when several stories in height when the units of which it is composed bear a relationship to the dimensions of the human body. Windows and doors are traditionally scaled to human size for ease of operation, passage and fabrication. Bricks, clapboards and shingles are units of building materials scaled for ease of handling by builders. Their dimensions and finished appearance subtly remind the viewer of the incremental process of building by hand. Other elements that contribute to “human-scale” and create a level of comfort at the pedestrian level include porches, recessed entryways, bands of storefront windows, divided-light windows, and sensitively scaled signs and light fixtures. A building that is not human-scaled is likely to be a poor fit in Micanopy. Large expanses of glass, for example, or monolithic-appearing surfaces such as sprayed on synthetic stucco can be disconcerting and are not human-scaled.

**8.67.2 Homage to Existing Historic Architecture.** The historical architectural character of Micanopy is eclectic and, as documented in the national historic register paperwork, is derived from a number of historic periods and architectural styles. The Commission desires that new commercial construction respond to the eclectic mixture that is Micanopy. Buildings may be either traditional in their architectural character or a contemporary expression of historically traditional styles and forms, respecting the scale, proportion, character, and materials as outlined in the following sections.

**8.67.3 Facade Articulation.** Buildings shall be designed with the use of projecting and recessed sections or breaks to reduce their overall bulk. These breaks shall be a minimum of 8 inches wide and project or recess a minimum of 4 inches from the facade. Facade breaks are required on primary frontage and US 441 frontage in accordance with sections 8.67.4 and 8.67.5.

**8.67.4 Vertical Facade Articulation.** Breaks shall occur a minimum of 25 feet on center. Entries on primary frontage or US 441 frontage shall be recessed or project a minimum of 3 feet and each entry shall be considered one break.

**8.67.5 Horizontal Facade Articulation.** Horizontal facade breaks shall occur between the first and second stories of multi-story buildings. Additional breaks are encouraged. Architectural features such as canopies, balconies, and arcades may also serve as horizontal facade articulation.

**8.67.6 Interstitial Spaces.** The following standards apply to commercial buildings separated by a minimum of 15 feet. The design of a “pocket park” or a common, green or square is encouraged within these spaces. If vehicular use occurs within this space, it shall comply with sections 8.55 through 8.58. If not used for vehicular circulation, paving and or landscaping shall be required in accordance with the following standards:

**8.67.6.1 Landscaping.** One under story tree or sabal palmetto shall be placed at a distance no greater than 20 feet on center along the length of the interstitial space. Shrubs, sod, mulch, or gravel shall be installed where paving or other landscaping does not exist.

**8.67.6.2 Paving.** Paving within interstitial spaces shall be concrete, pavers, or stone on a concrete base. Bituminous materials shall not be used. No more than 75 percent of an interstitial space may be paved.

**8.67.6.3 Utilities.** Utilities or service functions placed within interstitial spaces must be screened by a fence, wall, or hedge to comply with sections 8.60.3 or 8.66, as applicable. If pedestrian use occurs within this space, at least 5 feet must be provided beyond the screen for pedestrian circulation.

**8.67.6.4 Maintenance.** Interstitial spaces must be properly maintained in accordance with approved plans and LDC requirements.

**8.67.7 Commercial Entrances.** Adequate lighting shall be provided for security, pedestrian safety and decorative purposes. Planters, awnings and or landscaping may be used to identify entrances as well as improve the appearance of the structure. If a building entrance is located on a corner, both adjacent facades shall be articulated using such details as chamfered corners, canopies, cornices or other similar building features.

**8.67.7.1 Primary Entrances.** As one of the most important parts of the facade, the primary entrance shall be easily identifiable. Doors and entryways shall be articulated with architectural details and shall be compatible with the architectural style of the structure. Primary entrances shall be from the front sidewalk, except in courtyard designs. Secondary entrances may be placed at the rear or side of a building.

**8.67.7.2 Rear Entrances and Facades.** When rear parking is provided, the provision of secondary rear entrances and pleasing rear facades is strongly encouraged. The design of the rear entrances and facades shall be appropriately detailed to provide an attractive appearance, but shall not be embellished so as to compete with the main storefront. If signs are provided they shall be scaled appropriately to the size of the entrance and to fit the character of the more utilitarian rear facade. Trash and service areas, utility lines, mechanical equipment and meter boxes shall be appropriately screened from customer entrances.

### **8.67.8 Rooflines and Roofing.**

**8.67.8.1 Roof Types.** Gable and flat-roofed buildings with parapets predominate in Micanopy's commercial and historic core and are favored for new construction. Shed roofs are also acceptable. Flat roofs may be used on single-story buildings only when attached to a multiple story flat-roofed mass. Flat roofs shall have articulated parapets and/or cornices. The use of fascias and dormers is encouraged to provide visual interest.

**8.67.8.2 Roof Pitch.** On buildings with gabled or shed roofs the pitch shall be between 4/12 and 12/12. Pitched roofs shall use eaves of no less than 12 inches.

**8.67.8.3 Materials.** Acceptable roof materials include shingles ( wood, stamped metal or composition), slate, concrete tile, and metal roofs. Terra cotta roofs are not allowed.

**8.67.8.4 Profiles.** Roof decking with a barrel profile, such as barrel tile roofs, and standing seam metal roofs with seams greater than two inches in height are prohibited.

**8.67.8.5 Color.** Roof color shall be traditional, muted or natural metal. Specifically excluded are red or blue shingles. Colors used shall be from the Benjamin Moore Historical Color Collection.

**8.67.8.6 Gas Station Canopy.** Gas station canopy ceiling clearance shall be a maximum height of 16 feet.

**8.67.8.7 Parapets.** Parapets, where used, on the primary frontage of a building shall not exceed three (3) feet in height, measured from the bottom of the parapet to the top thereof. The height of the parapet on the remaining sides of the building may exceed three (3) feet provided that the height of the top of the parapet, as measured from the finished grade (see Section 8.54.7) may not exceed the height of the top of the parapet on the primary frontage of the building.

**8.67.9 Exterior Wall Finishes.** Allowed exterior wall materials include stucco, clapboard (including wood, or cementitious imitation clapboard siding), native stone, or brick of a shape, color, and texture similar to that found in Micanopy. Specifically prohibited shall be metal siding, plywood siding, and untreated concrete. The number of different exposed exterior wall materials (excluding windows and doors) shall be kept to a minimum. Where wall materials are combined horizontally on one facade, the visually heavier material shall be used on the lower part of the building.

**8.67.10 Exterior Wall Color.** Colors are very important for defining the character of a building. Color combinations shall be chosen that are appropriate to the period and style of a building and that will highlight the architectural details. Typically choosing one color for the body, and another compatible color for the trim will accent the architectural details of the building. Colors shall be chosen from the Benjamin Moore Historical Color Collection, which contains 174 colors. Highly reflective, black, or metallic colors are prohibited. Bright, gaudy colors or colors without an historic basis in Micanopy are also prohibited.

## **8.67.11 Windows.**

**8.67.11.1 Transparency.** A minimum of 60 percent of all commercial ground floor facades on primary frontages shall be transparent glass, and 50 percent of US 441 secondary frontages shall be transparent glass, providing views into a commercial use or window display. The maximum transparency for any ground floor facade is 85 percent. Windows shall be designed with details such as sills, shutters, planter boxes, relief trim or lintels. Exceptions may be made for uses where alternative fenestration or details are provided, such as architectural treatments, murals, artwork, or stained glass, subject to approval.

**8.67.11.2 Glass Types.** Clear glass (providing a minimum of 88 percent light transmission) shall be used on ground floor windows. Tinted glass providing a minimum of 50 percent light transmission is allowed above the ground floor. The use of bronze tinted or reflective glass is prohibited.

**8.67.11.3 Additional Recommendations.** The use of transoms and/or multi-pane windows with dimensional muttons is strongly encouraged.

**8.67.11.4 Window Frames.** If aluminum window frames are used they shall be either factory coated or anodized with a color chosen from those referenced in section 8.67.10. Color choices shall be compatible with other facade colors and finishes. Mill finished bare or gold colored aluminum window frames are prohibited.

**8.67.12 Balconies, Porches, and Colonnades.** Porches and balconies are best left open. Open porches act as a transitional zone for visitors and help lend a welcoming appearance. Enclosed or screened porches shall be counted as part of the total square footage of a building. The construction of open colonnades or other structures over a public sidewalk adjoining storefront buildings is permitted.

**8.67.13 Exterior Lighting.** Exterior light fixtures, whether decorative or functional, shall complement the architectural style and color of the building. Consider the fixtures as part of the facade's composition and locate them as thoughtfully as one would other architectural elements. Lighting shall comply with the standards in the table in section 8.64.1.

**8.67.13.1 Shielding.** Fixtures and housing shall employ fully shielded and directed lighting. Where possible, lighting shall be designed so as not to create excessive shadows or high contrast bright areas versus dark areas. Exposed bulbs shall not be visible.

**8.67.13.2 Light Trespass.** To minimize glare, fixtures shall cast light only where needed. Light trespass shall not exceed the requirements of section 8.64.3.

**8.67.14 Utilities and Service Areas.** Trash containers, mechanical equipment, and outdoor storage shall be located to the rear or side of a building. These and other related services shall be screened from public view with a fence, wall, gate, hedge, landscaping, or any combination thereof, and shall be set back at least 5 feet from the property line. The Town Administrator may approve exceptions to this requirement provided that the intent of this Section is met. Conduit, meters, vents, and other equipment attached to or protruding from the building facade shall be painted to match surrounding surfaces. All rooftop equipment must be enclosed or painted to match the surrounding surfaces or primary structure. Equipment shall be integrated into the building and roof design to the maximum extent feasible. Satellite dishes shall be placed in the location least conspicuous from Primary and US 441 Frontage in compliance with Federal Communications Commission (FCC) regulations.

**8.67.15 Architectural Elements or Ornamentation.** Architectural ornamentation shall reinforce the overall style and period of the building design. Ornamentation shall reflect that of historic Micanopy. Plastic or aluminum shutters are prohibited.

**8.67.16 Doors.** Doors located on the primary frontage or used for public entrance shall have a minimum 40% transparency. Doors shall be painted or finished to be compatible with the overall building facade. Screen doors are an acceptable addition to a primary door and must be of compatible material, color, and design with the primary door.

**8.67.17 Building Mounted Signs.** Building-mounted signs, including wall signs, awning and canopy signs, and

projecting signs are allowed subject to the LDC requirements.

**8.68 Materials Required for Submittal and Design Guideline Checklist.** In addition to all data, information, and materials otherwise required by the LDC, the data, information, and materials specified in this Section shall be submitted for all properties subject to review under these guidelines. Any application that fails to include the required data, information, and materials shall be deemed insufficient and may not be considered for development approval. If the application is deemed insufficient then the Town Administrator shall provide the applicant with a statement of the item(s) required to make the application sufficient for further processing.

**Table 8.68 Required Information**

8.51	Public Right-of-Way Guidelines for US 441
8.52	Additional Public Right-of-Way Guidelines
8.53	Setbacks and Buffers
8.54	Building Envelopes
8.55	Circulation Systems
8.59	Parking
8.60	Landscape
8.62	Site Furniture
8.63	Utilities and Services
8.64	Lighting
8.65	Signage
8.66	Fences, Walls, and Hedges
8.67.1	Human Scale
8.67.2	Homage to Existing Architecture
8.67.3	Facade Articulation
8.67.4	Vertical Façade Articulation
8.67.5	Horizontal Façade Articulation
8.67.6	Interstitial Spaces
8.67.7	Commercial Entrances
8.67.8	Rooflines and Roofing
8.67.9	Exterior Finishes
8.67.10	Exterior Wall Color
8.67.11	Windows
8.67.12	Balconies and Porches
8.67.13	Exterior Lighting
8.67.14	Utilities and Services
8.67.15	Architectural Elements and Ornamentation
8.67.16	Doors
8.67.17	Signage

**Section 3. Codification.** It is the intention of the Town Commission that the provisions of this Ordinance shall become, and be made a part of the Town of Micanopy Land Development Code. The word “Ordinance” may be changed to section, article, or other appropriate word or phrase and the sections of this Ordinance may be assigned new numbering or lettering to accomplish such intention; providing, however, Sections 3, 4 and 5 shall not be codified. In the discretion of the codifier, the provisions of Section 1 may be included as a footnote or otherwise in order to reflect the Commission’s intent in adopting this ordinance.

**Section 4. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

**Section 5. Effective Date.** This Ordinance shall become effective upon adoption on second reading.

On first reading passed by a vote of   4   to   0   on the  11<sup>th</sup>  day of  July  2006.

On second reading passed by a vote of   5   to   0   on the   8<sup>th</sup>  day of  August  2006.

Town of Micanopy

By: \_\_\_\_\_  
Joseph Aufmuth, Mayor

Attest:

\_\_\_\_\_  
Charles Kelley, Town Clerk

Exhibit A: US 441 "C-2" Commercial District Tax Parcel Property Listing

**Town of Micanopy**  
**C-2 Commercial District Tax Parcels**

	Parcel Number	Last Name	First Name 1	First Name 2	Property Use	Location Street	Location Street	Location Street
1	16620-001-000	DAILEY SR & DAILEY			VACANT COMM	101	NW	US HIGHWAY 441
2	16620-026-000	DAILEY SR & DAILEY			VACANT COMM			
3	16646-000-000	BARRETT	LINDA A		SINGLE FAMILY	804	NE	1ST ST
4	16648-000-000	BARRETT	LINDA A		SINGLE FAMILY	802	NE	1ST ST
5	16648-001-000	BURCH	KARON L		SINGLE FAMILY	202	NE	8TH AVE
6	16648-002-000	ADKINS	HARRY GENE		SINGLE FAMILY	808	NE	1ST ST
7	16649-000-000	KINSLER	ALEEN V HEIRS		VACANT COMM	803	N	DIVISION ST
8	16649-001-000	KINSLER	ALEEN V HEIRS		VACANT COMM	102	NE	8TH AVE
9	16650-000-000	KINSLER	ALEEN P HEIRS		VACANT COMM	851	N	DIVISION ST
10	16653-000-000	RESOP FAMILY LTD	LLP		STORES	853	N	DIVISION ST
11	16653-001-000	ADKINS	HARRY G		SINGLE FAMILY	808	NE	1ST ST
12	16656-000-000	FLORIDA HERITAGE BOOKS INC			STORES	902	NE	1ST ST
13	16657-000-000	FLORIDA HERITAGE BOOKS INC			Vacant	104	NE	US HIGHWAY 441
14	16658-000-000	DECONNA & DECONNA			VACANT COMM	102	NE	US HIGHWAY 441
15	16662-000-000	SHEROUSE	R L	STELLA	MOBILE HOME	105	NE	9TH AVE
16	16662-001-000	SHEROUSE	R L	STELLA	MOBILE HOME	101	NE	9TH AVE
17	16662-051-000	SHEROUSE	R L	STELLA	NIGHT CLUBS	204	NE	US HIGHWAY 441
18	16664-000-000	FRANKLIN CRATES INC			TMBR NOT CLSSFD	205	NE	9TH AVE
19	16666-000-000	DUNMORE	CHESTER		SINGLE FAMILY	208		US HIGHWAY 441
20	16666-003-000	DUNMORE	CHESTER		STORE/OFF/RES	206	NE	US HIGHWAY 441
21	16667-000-000	SHEROUSE	R L	STELLA	STORES	202	NE	US HIGHWAY 441
22	16667-002-000	SOUTH MOON UNDER LLC			VACANT COMM	201	NE	US HIGHWAY 441
23	16668-000-000	SOUTH MOON UNDER LLC			VACANT COMM	756	NE	2ND ST
24	16670-000-000	HORN	ERICH P		SINGLE FAMILY	754	NE	2ND ST
25	16672-000-000	SOUTH MOON UNDER LLC			VACANT COMM	203	NE	US HIGHWAY 441
26	16777-000-000	HODES	RONALD C	PATRICIA J	SINGLE FAMILY	202	NW	US HIGHWAY 441
27	16777-001-000	REDDICK	KENNETH GENE	ERICA	SINGLE FAMILY	206	NW	US HIGHWAY 441
28	16777-003-000	DECONNA	WILLIAM THEODORE	REBEKAH LYNN	RESTAURANT	201	NW	US HIGHWAY 441
29	16777-005-000	LENSON	MARK	ANNMARIE	SINGLE FAMILY	211	NW	US HIGHWAY 441
30	16777-006-000	FAGERBERG	SIEGFRED W		SINGLE FAMILY	203	NW	US HIGHWAY 441
31	16777-008-000	LENSON	MARK	ANNMARIE	SINGLE FAMILY	209	NW	US HIGHWAY 441
32	16777-009-000	FAGERBERG	SEIGFRED		VACANT COMM	205	NW	US HIGHWAY 441
33	16777-010-000	FAGERBERG	SEIGFRED		VACANT COMM	207	NW	US HIGHWAY 441
34	16783-000-000	REDDICK	KENNETH G	ERICA J	MOBILE HOME	851	NE	2ND ST
35	16784-000-000	STEWART	REBECCA HEIRS		SINGLE FAMILY	751	NE	2ND ST
36	16785-001-000	VINCENT	JOSEPH	LINDA	SINGLE FAMILY	853	NE	2ND ST
37	16787-000-000	ETHERINGTON	DAVID TRUSTEE		VACANT COMM	705	NE	2ND ST
38	16791-000-000	STATE OF FLA IIF			STATE	301	NE	US HIGHWAY 441
39	16794-000-000	OWENS	ISOM	RUBY	VACANT COMM	302	NE	US HIGHWAY 441
40	16797-000-000	FRANKLIN CRATES INC			TMBR NOT CLSSFD	804	NE	MEMORIAL LN
41	16799-000-000	OWENS	RUBY		SINGLE FAMILY	801	NE	2ND ST
42	16799-002-000	GILMAN	ANNA		MISC. RESIDENCE	402	NE	US HIGHWAY 441
43	16799-003-000	MICANOPY ANIMAL HOSPITAL			PROF OFFICES	306	NE	US HIGHWAY 441
44	16799-004-000	GEIGER	W L	MARY	VACANT COMM	304	NE	US HIGHWAY 441

**Exhibit A to Ordinance 2006-02**