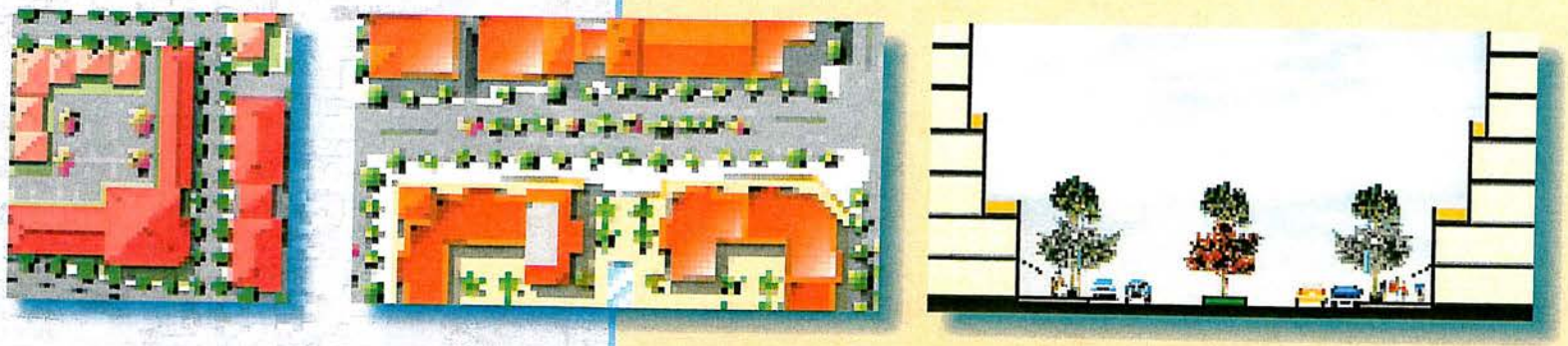
Urban Design Guidelines

FOR DEVELOPMENT WITHIN THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AREA



City of Boynton Beach, Florida

Prepared For:

The City of Boynton Beach

Community Redevelopment Agency

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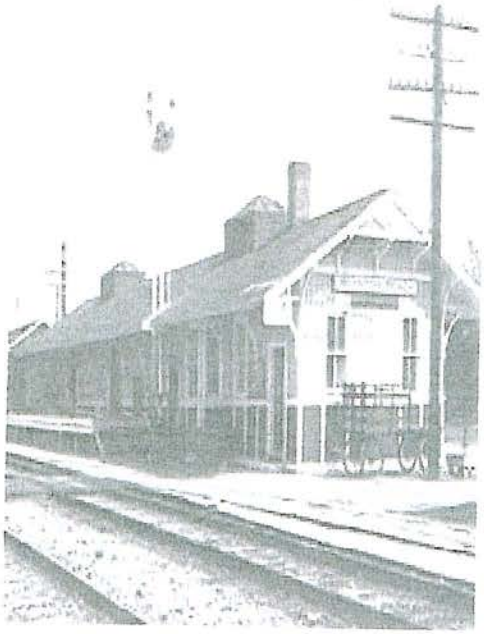
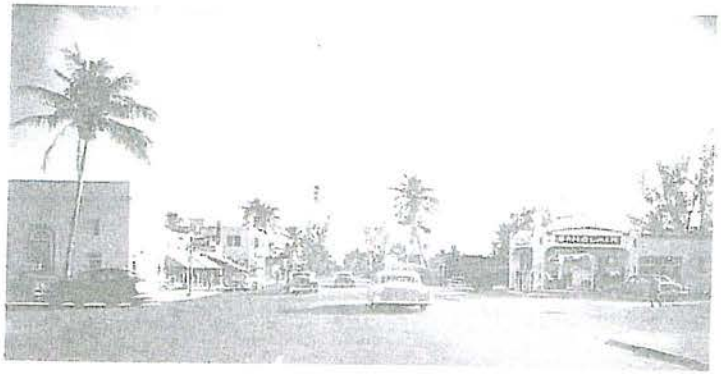




CHAPTER I-INTRODUCTION

CHAPTER 1 - INTRODUCTION

OVERVIEW

HISTORY OF THE BOYNTON BEACH CRA

The Community Redevelopment Agency was created by the City of Boynton Beach in 1981 to undertake community redevelopment. The CRA encourages economic development activities and redevelopment projects in blighted areas.

The CRA's Master Redevelopment Plan, Vision 20/30 consists of five areas: the Federal Highway corridor, the Heart of Boynton neighborhood, the Boynton Beach Boulevard corridor, the Ocean District and the industrial properties lying west of the Interstate.

Development within the CRA is governed by master plans for each subdistrict; the Federal Highway Corridor Redevelopment Plan, the Boynton Beach Boulevard Corridor Redevelopment Plan, the Heart of Boynton Redevelopment Plan and the Ocean District Plan. Physical form of development is directed by the

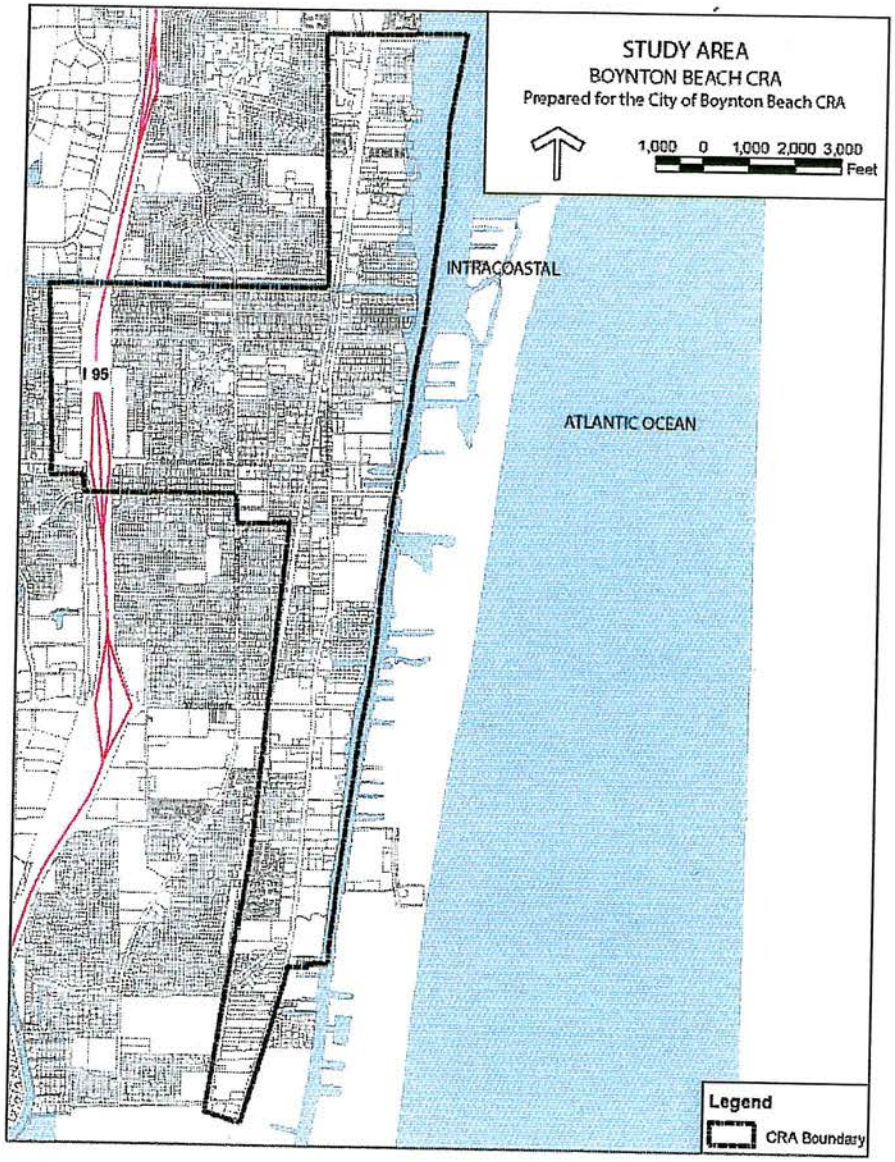
OBJECTIVES

The purposes of the Boynton Beach Urban Design Guidelines is to provide a basis for evaluating redevelopment proposals and act as a guide for making decisions about public and private improvements within the CRA boundaries.

Through the use of the guidelines, both private and public projects shall endeavor to preserve and enhance the form, scale, and visual character that make the CRA area unique within the city and the region. The guidelines will assist to ensure that each incremental site design, architectural and streetscape project contribute to a positive image for the city. However, the guidelines do not preclude projects from presenting alternatives to the guidelines, if the alternatives further the goals of the CRA and City.

In particular, the guidelines are designed to support the following objectives in accordance with the Vision 20/30 Redevelopment Plan and the City of Boynton Beach's Comprehensive Plan:

1. Assure long-term economic vitality of the CRA area.
2. Create a vibrant mixed-use urban environment.
3. Create aesthetically pleasing and vibrant pedestrian oriented areas
4. Provide improved visual and physical connectivity between CRA area districts.
5. Encourage the creation of exciting and inviting public urban spaces.
6. Develop an urban character that is unique to Boynton Beach.
7. Provide interesting architectural design diversity within a continuity of urban design principals.



RELATIONSHIP TO REDEVELOPMENT PLANS

SUMMARY OF THE VISION 20/30 PLAN OBJECTIVES

Ocean District

The Ocean District is located between Seacrest Avenue on the west, the Intracoastal Waterway on the east, N.E. 4th Avenue on the north, and S.E. 2nd Avenue on the south. This area encompasses approximately 150 acres and is referred to as the "Ocean District".

The Ocean District Redevelopment Plan strives to connect and unify the major features of the district including the Town Square, anchored by the City Hall site and Library, the Marina Area to the east of Federal Highway, and the Old Town Commercial area, centered on the 500 E. Ocean Avenue block. It is desirable to link each of these areas with auto circulation, pedestrian and bicycle pathways, as well as other unifying elements, while each place still maintains its own unique character. The market potential and public places are also addressed in the Master Redevelopment Plan for the Ocean District.

Heart of Boynton

The Heart of Boynton Master Plan study area is located between Boynton Beach Boulevard to the south, the C-69 canal to the north, N. Federal Highway to the East and I-95 to the west. The master plan focuses on Martin Luther King Jr. Boulevard, Cherry Hill Public Housing and the site of the former Boynton Terrace development as three areas that need to change. The Plan recommends that the Cherry Hill area be redeveloped with single family residential. The former Boynton Terrace site is targeted for redevelopment and Martin Luther King Jr. Boulevard is to be redeveloped as a mixed-use center with commercial activities at the Seacrest intersection.

Other issues focus on the need for more landscaping, lighting, sidewalks and bike paths to improve the appearance of the area, as well as making the area accessible by both the pedestrian and the automobile. The plan outlines the development of recreational areas: Sara Sims Park expansion and the redevelopment of The Wilson Center.

The Master Plan and Schematic Design Plan outline the physical development of Martin Luther King Jr. Boulevard, Cherry Hill Public Housing area, Sara Sims Park and Cemetery, The Wilson Center and the Public Works site. This plan delineates how each area should physically look by providing key elements that should be included in design such as, desired uses, setbacks, building types, architectural elements and landscape features.

RELATIONSHIP TO REDEVELOPMENT PLANS

SUMMARY OF THE VISION 20/30 PLAN OBJECTIVES (Continued)

Boynton Beach Boulevard Corridor

The Boynton Beach Boulevard Corridor Plan focuses on the area along Boynton Beach Boulevard between I-95 and Federal Highway (U.S. 1). The Plan contains proposals for future land use, private sector development opportunities and recommended public and private investment in capital improvements.

In the private realm, the Plan takes a long range approach by taking individual parcels and combining them into larger parcels for redevelopment. Specific building types for several key sites, including mixed-use buildings, the Holiday Inn site, the United States Post Office, the First Baptist Church site and the City Hall complex are provided in the plan.

The Plan calls for streetscape improvements to create an attractive area that would encourage private development. Furthermore, the Plan suggests providing physical connections into the surrounding neighborhoods and parks by expanding the sidewalk and crosswalk network and the use of way-finding signage.

Federal Highway Corridor

The plan breaks down the highway into five sections, with each section having its own vision for redevelopment. The two sections located at the city's northern and southern border would be developed with residential units to support the Central Business District (CBD). The next two sections located between the CBD and the city boundary should be developed as gateways into the CBD with increasingly greater building heights and density as the CBD is approached. These areas should be developed as mixed-use sectors, placing multi-story buildings along Federal Highway. The CBD section will have the highest height, density and FAR. The CBD will be developed as a mixed-use sector with a variety of uses.

The plan also calls for design standards to be developed and implemented for future development along Federal Highway.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

CURRENT LAND USE AND ZONING SETTING

The City has enacted a Mixed-Use Low land use designation in Areas II, III, and IV, of the Federal Highway Corridor. Within the CBD, the future land use designation is Mixed-Use High; while zoning designations remain unchanged. The granting of Mixed-Use Low 1, 2, 3, or Mixed-Use High zoning is dependant upon site plan approval. The Urban Commercial District Overlay mandates urban setbacks for new commercial buildings along Federal Highway, Boynton Beach Blvd. and Ocean Avenue.

REZONING OPPORTUNITY

Developers and property owners are encouraged to take advantage of the underlying Mixed-Use Future Land Use designation and to request Mixed-Use zoning. The Mixed-Use zoning designations are intended to benefit the City, the CRA, citizens and business owners of Boynton Beach and developers. Mixed-use development will promote economic development, efficient use of land and infrastructure, provide needed green space and to create an environment that caters to both the pedestrian and the automobile. Mixed-use encourages creative design to occur both in site planning and building design, forces uses and people to mix with each other, creates an environment worth living in and exploring, and allows for sustainable growth to take place.

Mixed-use allows for higher densities and buildings to take shape along an urban form. This method of development allows developers to increase their profitability and provides the citizens and business owners a more affordable option, compared to the low-density suburban form of development. With higher densities land can be used more efficiently and land will be consumed at a slower rate compared to suburban development. This will give the CRA and the City a chance to assemble land for open/green space and protect environmentally sensitive land. The granting of Mixed-Use zoning is dependant upon site plan approval.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

DESCRIPTIONS OF MIXED-USE DISTRICTS

The Mixed-Use Future Land Use designation has four zoning districts which proscribe the intensity and density of developement. Mixed-Use Low-1, Mixed-Use Low-2, Mixed -Use Low-3, and Mixed-Use High. New mixed-use developments in Mixed-Use High districts facing major arterials are required to contain a mix of retail, commercial, office, and residential; however, the first floor fronting the arterial road shall not contain residential units. The uses may be combined to fit the market; i.e., office above retail, residential above office. New projects in Mixed-Use Low districts are not required to have commercial use on the first floor. However, the first floor must be designed to engage the streetfronts. Additional design criteria may be applied to corners of importance such as Ocean Avenue and Federal Highway.

Mixed-Use Low 1 (MUL-1)

This zone is applied only to lands peripheral to the core and classified as Mixed Use on the Future Land Use Map. It is designed to compliment single-family and duplex neighborhoods. The MUL-1 district provides for low-rise developments with low-density residential uses. Development within this designation may include residential on the first floor if designed to create an activated facade.

Mixed-Use Low 2 (MUL-2)

The MUL-2 district is appropriate for low to mid-rise developments that provide for moderate density residential uses. Development within this designation may include residential on the first floor if designed to create an activated facade.

Mixed-Use Low 3 (MUL-3)

The MUL-3 district is appropriate for mid-rise developments that provide for medium density residential in addition to retail commercial and office uses. Development within this designation may include residential on the first floor if designed to create an activated facade.

MU-H (Mixed-use High)

This zone is applied only to lands classified as Mixed-Use Core on the Future Land Use Map. The MU-H district is appropriate for high density residential in addition to retail commercial and office uses. Development within this designation must include retail on the first floor.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

DESCRIPTIONS OF ZONING DISTRICTS, CONT.

R1 (Single Family Residential)

The R1 District is appropriate for low density residential developments.

R2 (Single Family and Multi Family Residential)

The R2 District is appropriate for medium density single and multi family residential developments. This zone accommodates compatibility of higher density buildings referred to as duplexes with single family residential.

R3 (Multi Family Residential)

The R3 District is appropriate for medium density multi family residential developments. Within the CRA District, R3 areas are subject to urban setbacks.

C1-C2 (Office Professional Commercial and Neighborhood Commercial)

The C1-C2 District is appropriate for office and professional services and neighborhood retail. New buildings constructed within the C1 and C2 districts on Federal Highway, Martin Luther King Jr. Blvd, Ocean Avenue and Boynton Beach Blvd., must meet the requirements of the Urban Commercial District Overlay.

C3-C4 (Community Commercial and General Commercial)

The C3-C4 District is appropriate for retail services that serve multiple neighborhoods. New buildings constructed within the C1 and C2 districts on Federal Highway, Martin Luther King Jr. Blvd, Ocean Avenue and Boynton Beach Blvd., must meet the requirements of the Urban Commercial District Overlay.

M1 (Light Industrial)

The M1 District is appropriate for manufacturing, fabrication and processing.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

CBD (Central Business District)

This zone is applied to lands within the CRA boundaries. The CBD Distrct is appropriate for the integration of multiple uses: retail, business, residential and recreation. Refer to Mixed-Use Sub-District MU-H (Mixed-use High) for the appropriate guidelines.

IPUD (INFILL PLANNED UNIT DEVELOPMENT)

This zone is applied to lands within Areas I and V, of the Federal Highway Corridor for parcels between 1 - 5 acres in size. Mixed-use may be permitted on projects fronting arterial roads. IPUDs are compatible with single-family residential neighborhoods.

PU (Public Usage)

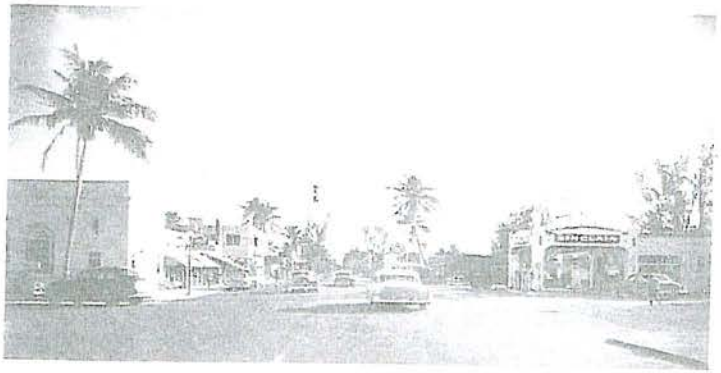
The PU District is appropriate for public and private institutions.

ORGANIZATION OF THE GUIDELINES

The Guidelines are organized based on the four Mixed-Use Sub-Districts which are Mixed-Use Low-3, Mixed-Use Low -2, Mixed-Use Low-1 and Mixed-Use High; as well as the following zoning districts: Single Family Residential, Multi-Family Residential, Office Professional Commercial, Neighborhood Commercial, Community Commercial, General Commercial, Light Industrial, Central Business District and Public Usage.

The guidelines are organized around the following urban design criteria:

- Site Planning
  - Building Placement
  - Urban Open Space
  - Parking
  - Vehicular Circulation
  - Service, Refuse, Delivery
  - Transit Relationships
  - Relationship to Adjacent Properties
- Building Design
  - Urban Context
  - Massing
  - Façade
  - Street Level Use
  - Service



CHAPTER II-Mixed-Use Low

SITE PLANNING

BUILDING PLACEMENT

Location

1. Locate buildings to the front of the property.
2. If the property is on a street corner, set the building back from the ROW to create space for public plazas.
3. Maximize the street-frontage of the building.

Frontage Guidelines

Front facing arterial:

Approximately 75% of the front property line to be building at least 35' tall.

Side facing street:

Approximately 50% of the side property line to be building

Rear facing residential street:

Approximately 75% of the rear property line to be building.

PARKING

Location

1. Locate parking lot to the rear of the property or the interior of the property. Parking lots or structures shall be screened from public streets through the use of architectural detailing that creates the impression of a building facade.
2. Locate on-street parking in accordance with the Boynton Beach CRA Corridor Streetscape Master Plans.
3. Parking lot design and layout shall be consistant with City of Boynton Beach Land Development Regulations.

VEHICULAR CIRCULATION

Location

1. If possible, no curb cut access to property from front property line.
2. Vehicular access shall be from side streets, rear streets, alleys, or adjacent properties only.

SERVICE, DELIVERY, REFUSE

Location

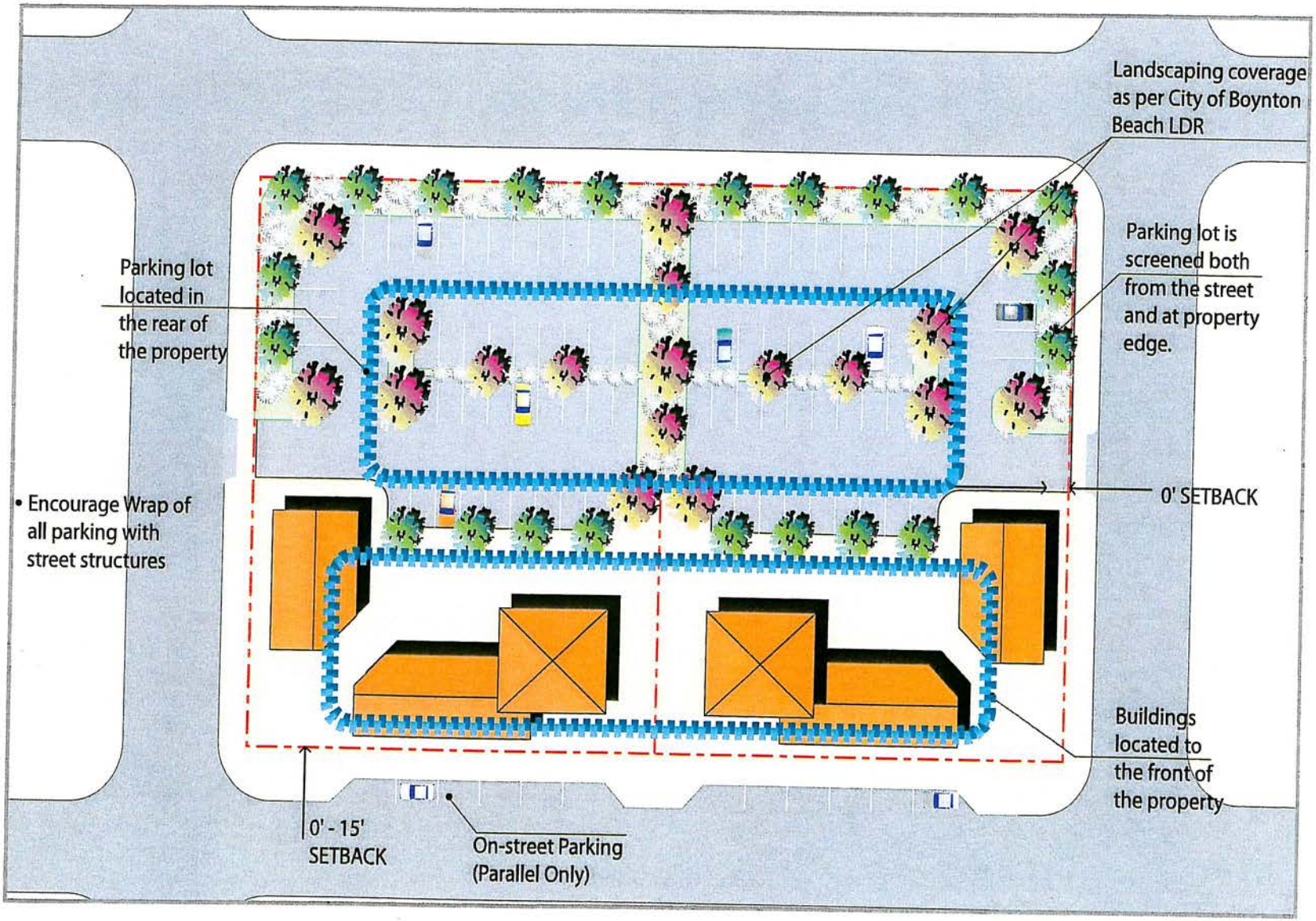
Service, refuse, and delivery areas should be located to the rear of the buildings with convenient vehicular access, unless facing a single-family residence or the front of another building; in which case service areas shall be shielded from view from adjacent buildings.

OVERHEAD UTILITIES

Where possible all overhead utilities on-site and fronting the site, shall be installed underground.

SITE PLANNING

ILLUSTRATION



SITE PLANNING

URBAN OPEN SPACE

Interior Plazas

1. Locate interior plazas adjacent to retail or office use.
2. Define the plaza space by using building edges and landscape elements.
3. Provide safe and inviting pedestrian access to plaza from street frontage.

Exterior Plazas

1. Create "pedestrian eddy" adjacent to streetscape.
2. Create building courtyard entry.
3. Create street corner visual accent.
4. Blend with public streetscape motif.
5. Provide visual access to pedestrian activity areas and adjacent urban design features; ie parks, monuments, vistas, etc.
6. Provide visual and physical access to adjacent pedestrian areas.

Streetscape Location

1. Provide additional pedestrian area to the major public streetscape adjacent to the property.
2. Provide a pedestrian environment that complements the major public streetscape design.

Internal Walkway Location

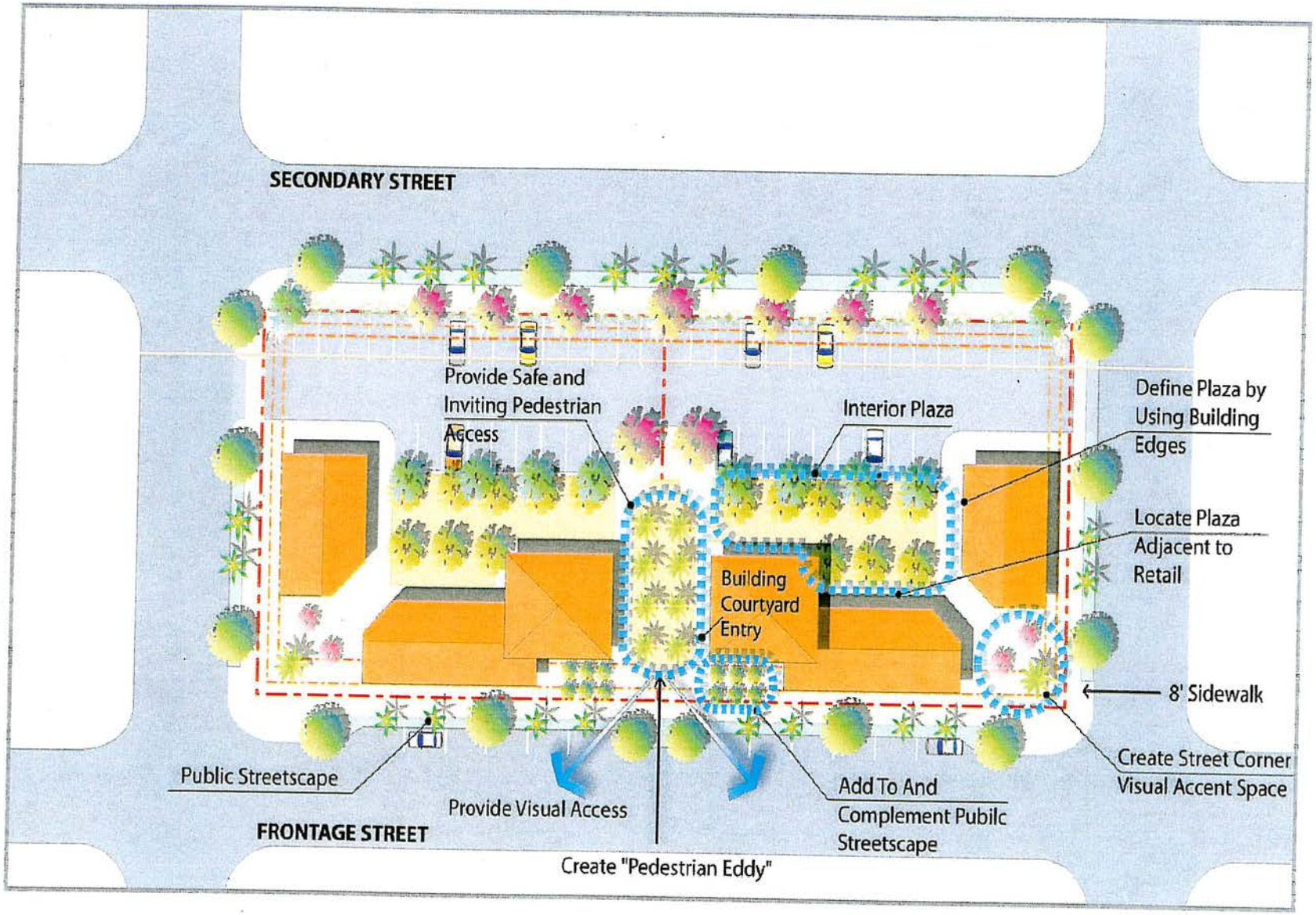
1. Walkways should direct pedestrians to prominent pedestrian destinations: buildings entries, transit stops, urban open space, parking access locations, etc.

Interior plaza defined by buildings of retail use.

Private improvements compliment public streetscape.

SITE PLANNING

ILLUSTRATION OF URBAN OPEN SPACE



SITE PLANNING

RELATIONSHIPS TO ADJACENT PROPERTIES

Internal Access Drives

Internal access drives should join together existing public streets and should line up with adjacent private drives, where possible.

Internal Parking Lots

Internal parking lots should connect with adjacent parking lots, where possible.

Barriers

There shall be no barriers/ buffers between properties.
Buffers include:
-Landscaping
-Fences
-Block/brick walls
-Water bodies
-Other similar type of physical barriers

Streetscape

Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements: sidewalk width, streetscape design. Walkways internal to a project should connect to public sidewalks whenever possible.

Building Relationships

Buildings should match adjacent buildings in line and grade, where possible and where adjacent buildings are conforming.

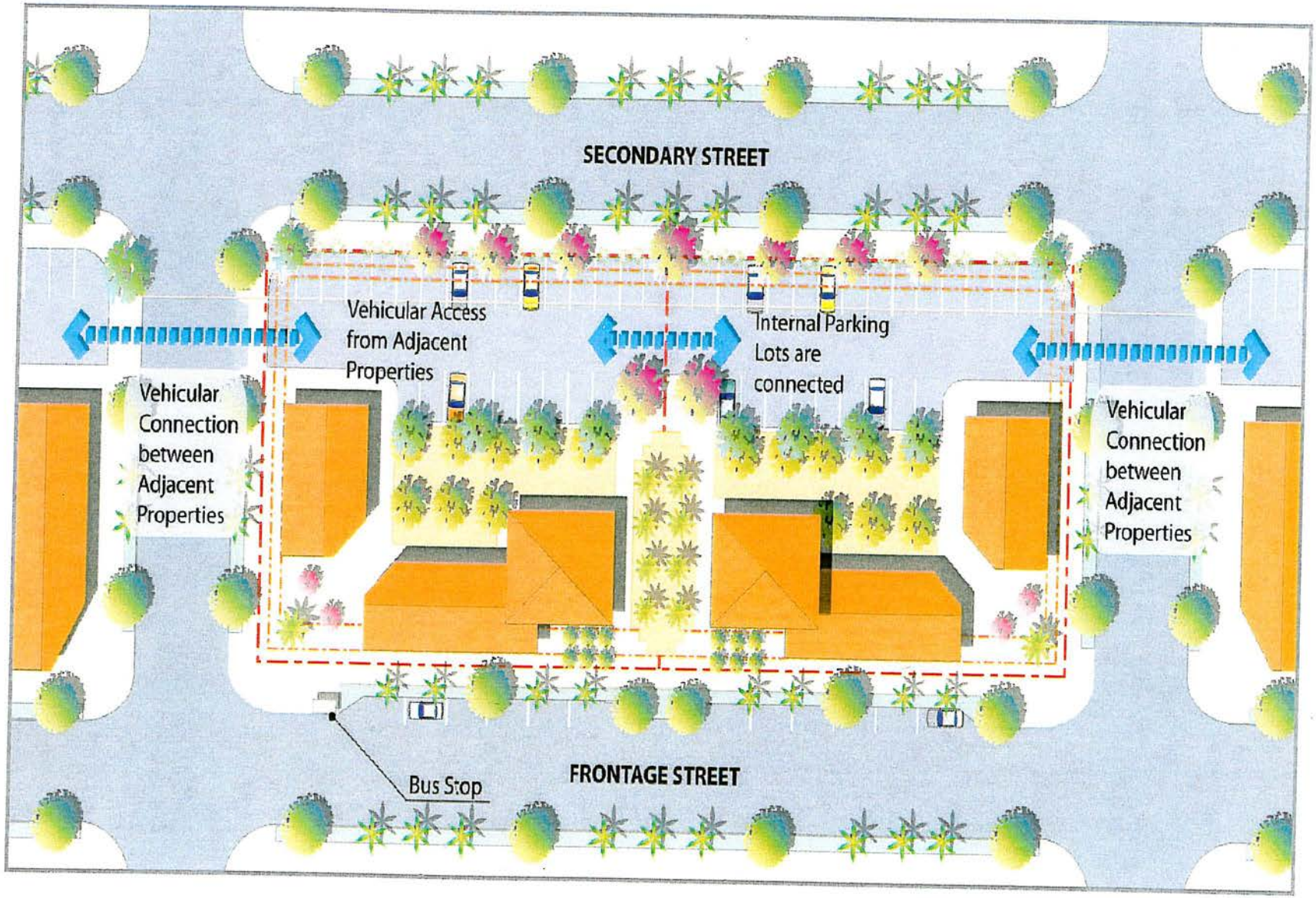
TRANSIT RELATIONSHIPS

Location

Provide a clear visual and physical connection to adjacent transit stops.

SITE PLANNING

ILLUSTRATION OF RELATIONSHIPS BETWEEN ADJACENT PROPERTIES AND TRANSIT RELATIONSHIPS



BUILDING DESIGN

URBAN CONTEXT

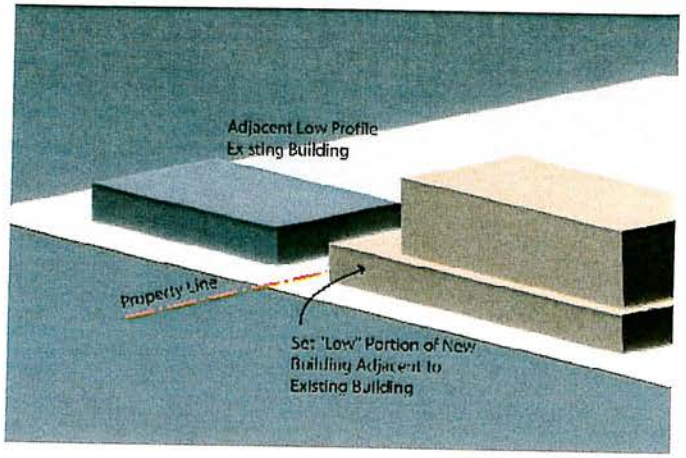
Adjacent Structure Compatibility

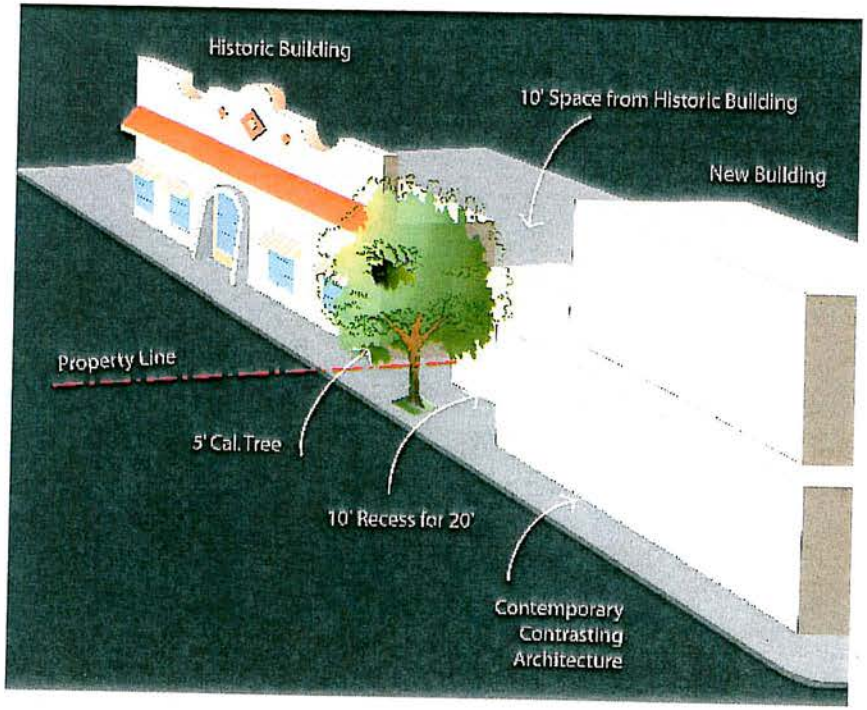
1. If a new building is to be placed adjacent to an existing taller building, then the part of the new building that is closest to the existing building should be the tallest part of the new building's elevation, unless the existing building is considered obsolete.
2. If a new building is to be placed adjacent to an existing shorter building, then the part of the new building that is closest to the existing building should be the shortest part of the new building's elevation. Unless the existing building is considered non-conforming.

Adjacent Historic Structure

1. If a new building is to be placed adjacent to an existing historic building, then utilize one of the following guidelines:
    i. Separate the new building with a minimum of ten feet.
    ii. Plant 5" caliper Live Oak tree at the adjacent property line.
    iii. The new building should be of modern architectural style.
    iv. Recess the new building 10' from the front of the historic structure for a minimum of 20' feet.

ILLUSTRATION





BUILDING DESIGN

MASSING

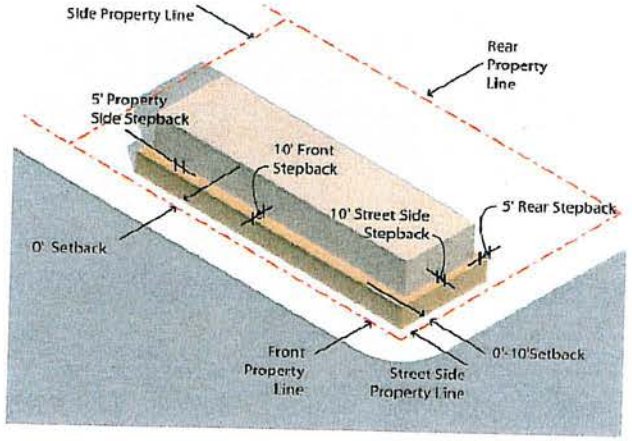
Optimum Vertical Stepbacks

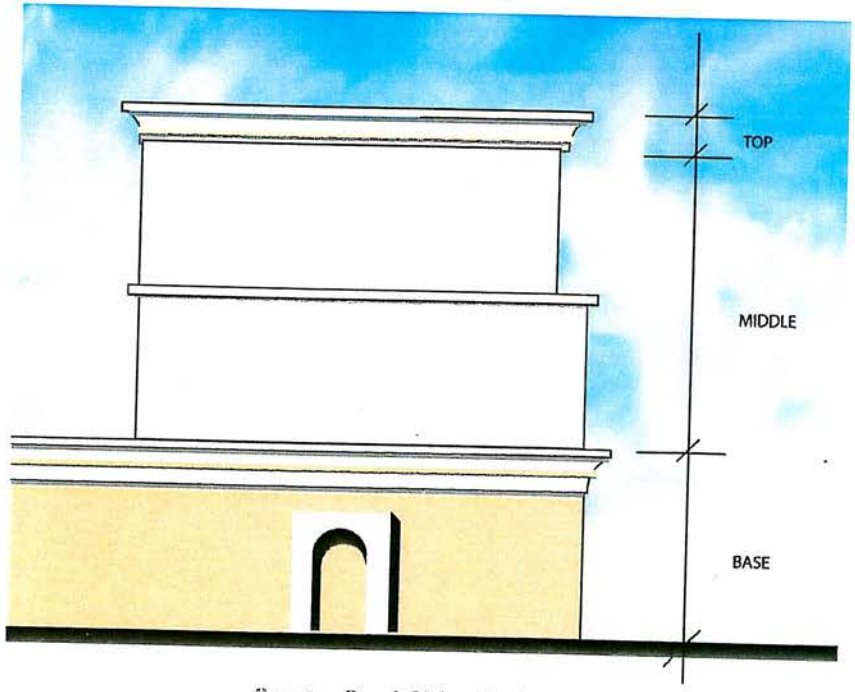
1. Front:
   Between the 2nd and 3rd floor of the building, there shall be a minimum stepback of ten feet - (10'), if possible.
2. Side facing a street:
   Between the 2nd and 3rd floor of the building, there shall be a minimum stepback of five feet - (5'), if practical.
3. Side facing a property line:
   Between the 2nd and 3rd floor of the building, there shall be a minimum stepback of ten feet - (10'), if practical.
4. Rear:
   Between the 2nd and 3rd floor of the building, there shall be a minimum stepback of five feet - (5'), if practical.

Optimum Bands of Composition

1. Buildings shall be designed to establish three bands of vertical composition; Base (1 story), Mid-section (2nd and 3rd stories), Top (roof).

ILLUSTRATION





Top:
Vertical Setback

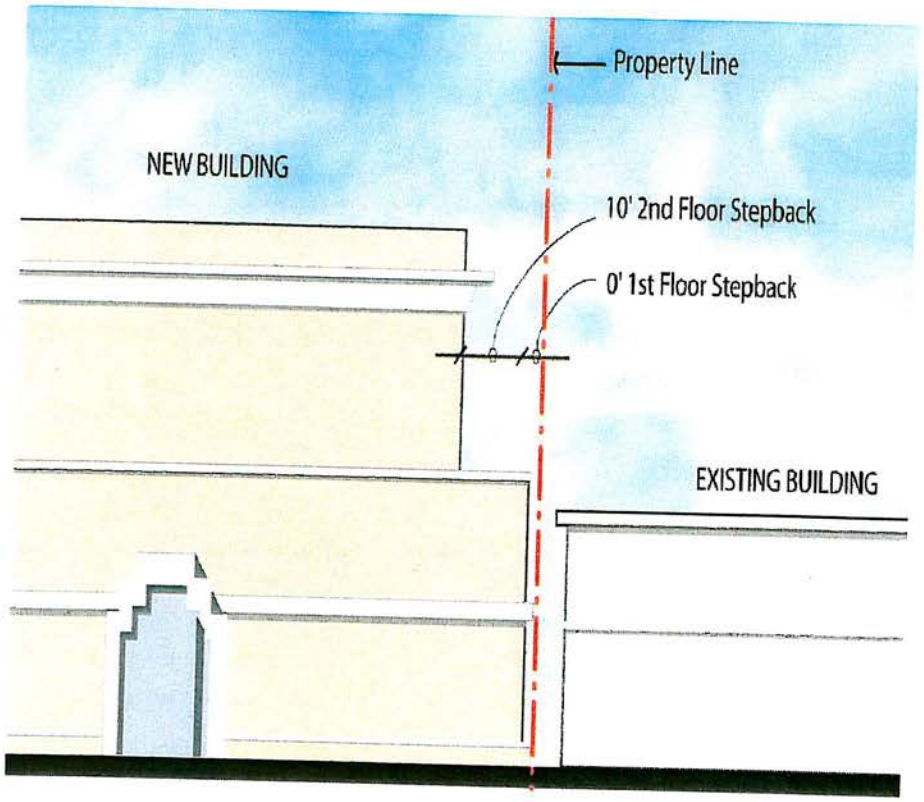
Bottom:
Bands of Composition

BUILDING DESIGN

FACADE

Facade Spacing

1. Side facing a property line:
   Between the 2nd and 3rd floors of the building, there shall be a minimum stepback of ten feet (10').



ILLUSTRATION

BUILDING DESIGN

FACADE

Fenestration Proportion

1. Blank wall guideline:
   i. In no case shall a blank wall (including parking garages) exist along any building elevation that exceeds an area of 10' vertical and 20' horizontal.
   ii. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas. At least three of the following elements, or similiar elements, shall be incorporated into a design to achieve the mitigation of the visual impact of the blank wall areas.
      a. Columns with minimum 4' separation from wall.
      b. Plinth at base of wall with minimum 6" separation from wall.
      c. Belt courses with different colors and materials.
      d. Horizontal banding at story breaks with minimum of 4" separation from wall
      e. Projecting cornice
      f. Projecting canopy
      g. Trellis
      h. Medallions
      i. Translucent glass
      j. Artwork
      k. Lighting fixtures
      l. Canopy
      m. Arcade
      n. Awnings

ILLUSTRATION

BUILDING DESIGN

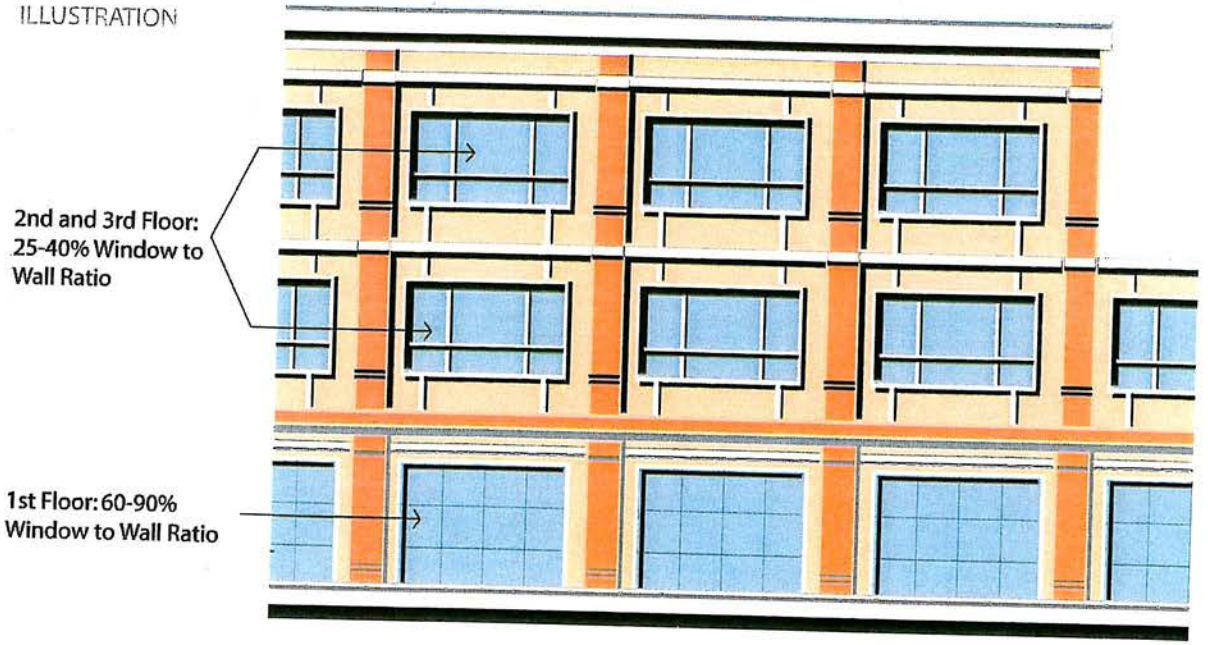
FACADE

Fenestration Proportion (continued)

2. Fenestration Ratio Minimums
   i. 1st floor:
      a. Approximately 60-90% window to wall ratio: the façade area for each building façade adjoining a street shall be between 60-90% window area. The window area is to be made of transparent materials. (Transparent glass shall possess a minimum 60-80% light transmittance factor). Reflective glass or reflective coating is not permitted.

   ii. 2nd floor and above:
      a. Approximately 25-40% window to wall ratio: the façade area for each building façade adjoining a street shall be made of 25-40% window area. The window area is to be made of transparent materials. (No minimum transmittance factor) Reflective glass or reflective coating is not permitted.

ILLUSTRATION

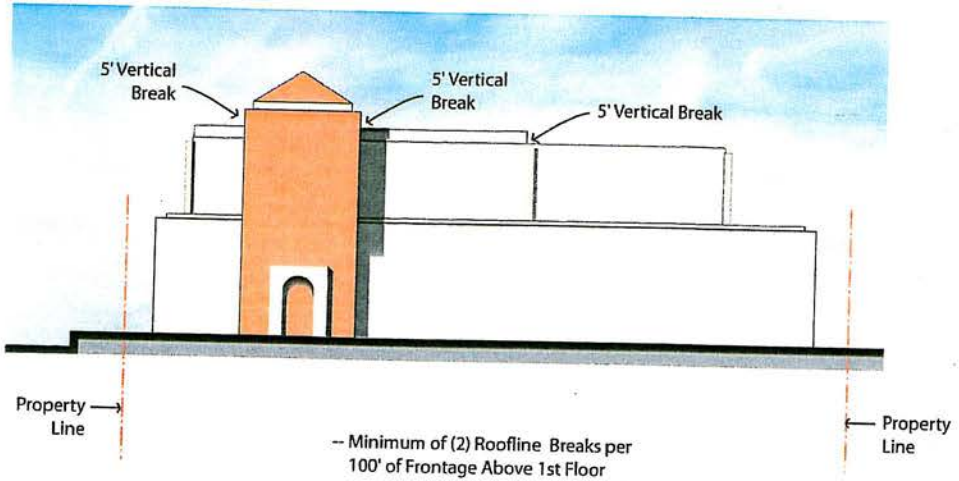


BUILDING DESIGN

FACADE

Building Silhouette

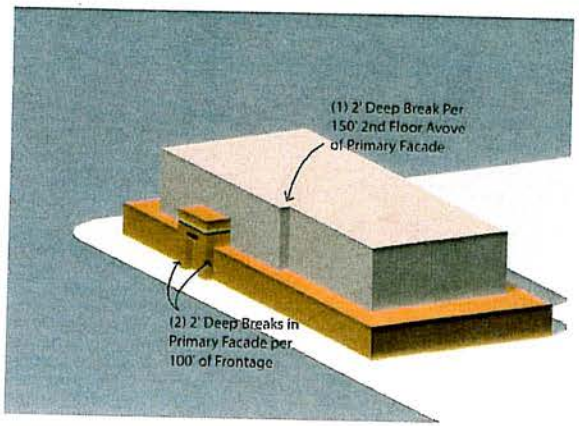
1. Roofline Breaks:
   i. For buildings adjacent to public streets, there shall be a minimum of two roofline breaks per 100' of frontage above the 1st floor. Break to be a minimum of 5' if possible.



Proportion of Primary Facade

1. Facade Composition:
   i. On the ground floor of the primary façade, there shall be a minimum of 2 breaks for every 100' of front elevation. Façade breaks shall be at least 2' in depth, where possible.
   ii. On the second floor and above of the primary façade, there shall be a minimum of 1 break for every 150' of front elevation. Façade breaks shall be at least 2' in depth, where possible.

ILLUSTRATION



BUILDING DESIGN

FACADE

Facade Rhythm

1. Facade Relief Changes:
   i. Approximately 50% of the glazed area of the building on all floors shall be set back approximately 4" from the solid wall plane.

ILLUSTRATION

BUILDING DESIGN

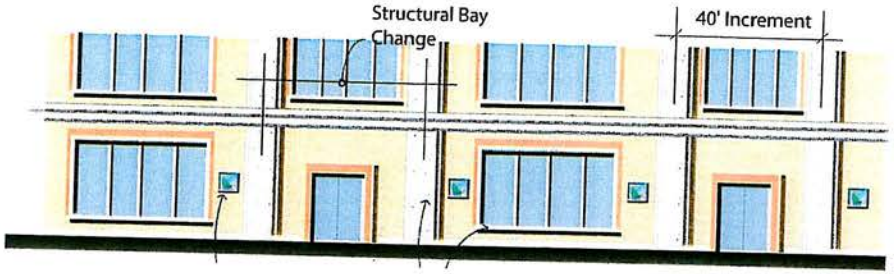
FACADE

Facade Rhythm (continued)

ILLUSTRATION

2. Facade Detail and Variety:
   i. On the 1st and 2nd floors provide three horizontal scaling elements that repeat every 30 ' selected from the following:
      a. Expression of architectural or structural bay through a change in plane at least 4 inches deep, and at least 12 inches wide (such as a pilaster).
      b. Color change
      c. Texture change
      d. Material module change
      e. Architectural ornament integral to the building materials
      f. Art work integral to the building's form or façade (minimum size: 2 square feet in area at the ground floor, 9 square feet in area at the upper floors)

   ii. On the 3rd floor and above provide three horizontal scaling elements and three vertical scaling elements from the following:
      a. Color change
      b. Material module change
      c. Architectural details creating a change in façade plane at least 4" deep.
      d. Architectural ornament integral to the building materials.



BUILDING DESIGN

FACADE

Street Level Facade Articulation

1. Facade Articulation:
   i. The ground floors of buildings should contain design elements that reinforce and express the retail / pedestrian oriented activity associated with this area.

   ii. The ground floor facades shall contain a minimum of four of the following or similar façade design elements:
      a. Overhangs
      b. Arcade (minimum 8' width)
      c. Artwork
      d. Raised cornice parapets over the doors
      e. Decorative light fixtures
      f. Decorative kickplate detail
      g. Projecting canopies
      h. Decorative tile-work
      i. Medallions
      j. Window flower boxes
      k. Awnings
      l. Plinth
      m. Projecting sill

ILLUSTRATION

Elements Used at Ground Level

BUILDING DESIGN

STREET-LEVEL USE

Ground Floor Relationship to Streetscape at Main Streets

1. The ground floors of buildings may contain residential, office and neighborhood services. If located in the retail district of Ocean Avenue/ Federal Hwy. the predominent use shall be retail or restaurant. Where buildings face residential areas, the ground floors should contain residential or office uses, if possible.

2. Retail activities should be oriented toward the street and have direct access to the streetscape area through storefront entries.

3. Take the "indoors" outdoors by spilling interior space (e.g. dining areas, small merchandise displays) onto the streetscape sidewalks and plazas.

ILLUSTRATION

BUILDING DESIGN

ENTRY ARTICULATION

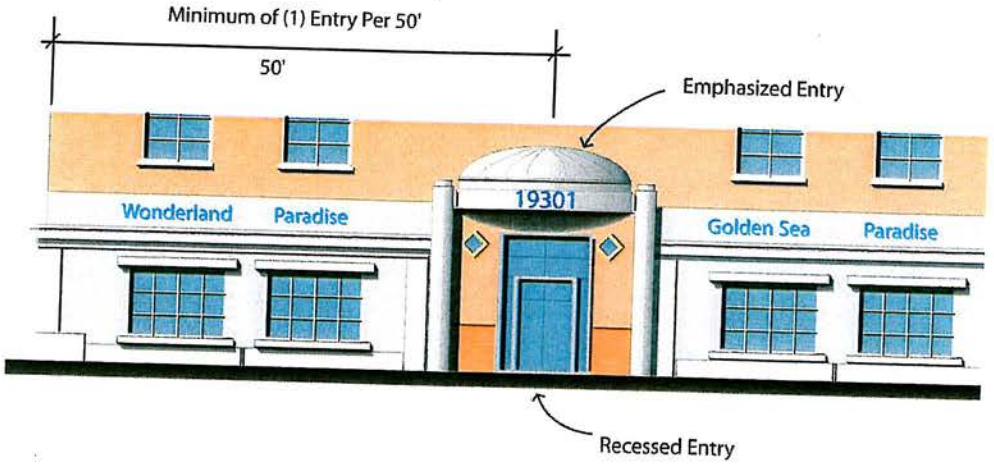
Entry Guidelines

1. Emphasize street-related entries to improve the pedestrian environment and to provide a variety of architectural expressions.

2. On buildings facing a main street, there shall be at least one building entry every 50'.

3. Entries to ground floor pedestrian active uses and building lobbies shall be emphasized through changes in plane, differentiation in material, and/or color, greater level of detail, and enhanced lighting, as well as permanent signage.

ILLUSTRATION



CORNER ARTICULATION

Corner Guidelines

1. Building corners are to be articulated with a combination of the following or similar elements:
   i. Entry-ways
   ii. Additional building mass
   i. Distinctive architectural detailing
   ii. Recessed corners
   iii. Canopy, Portico, or Overhang

BUILDING DESIGN

ENCROACHMENTS

Roof Eaves

1. May encroach a maximum of five feet (5') on all setback lines.

Open Loggias, Arcades, and Trellises

1. Must be built within the front and side setbacks.

Balconies

1. May project five feet (5') into the front and side vertical setbacks above 2nd floor.

Awnings

1. On the first floor may encroach five feet (5') into the setback. The bottom of the awning shall be nine feet (10')above the sidewalk.

EXTERIOR MATERIALS

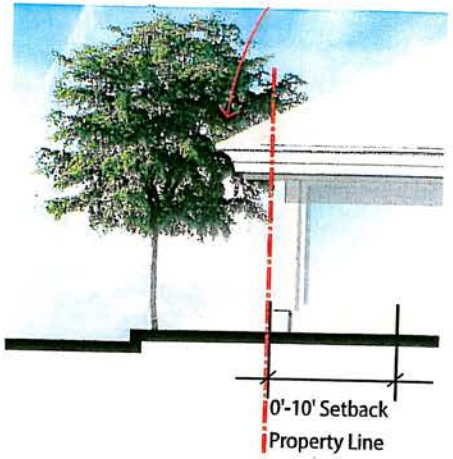
The following materials are approved for exterior building construction:

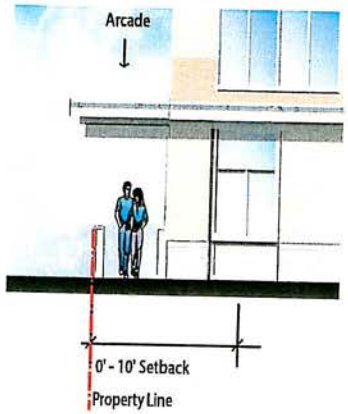
1. Stucco
2. Brick
3. Concrete masonry units
4. Stone
5. Hardiplank

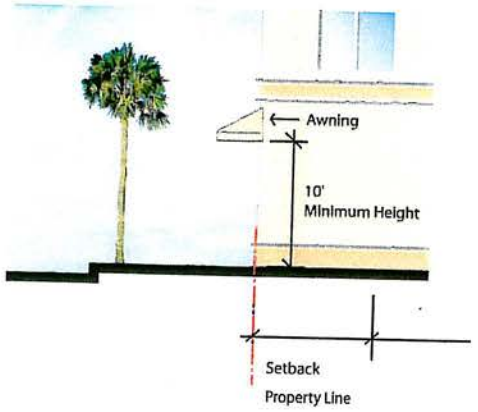
The following materials may be prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look

ILLUSTRATION







CHAPTER III-MIXED-USE HIGH

SITE PLANNING

BUILDING PLACEMENT

Location

1. Locate buildings to the front of the property.
2. If the property is on a major street corner, set the building back a minimum of 5' from the ROW.
3. Maximize the street-frontage for the building along all public streets.
4. Public plazas shall be created at all major intersections.

PARKING

Location

1. Locate parking lot to the rear of the property.
2. Locate structured parking to the rear and interior of the site. Parking structures shall not be visible from public streets.
3. The ground level of a parking structure should be faced with an active use when fronting public streets.
4. Pedestrian entries and vertical circulation areas of parking structures should be clearly delineated and adjacent to pedestrian oriented streets.
5. Locate on-street parking in accordance with the Boynton Beach CRA corridor streetscape master plans.
6. Design parking per City of Boynton Beach Land Development Regulations.

VEHICULAR CIRCULATION

Location

1. Where possible, no curb cut access to property from front property line.
2. Vehicular access from side streets, rear streets, alleys, or adjacent properties only.

SERVICE, DELIVER, REFUSE

Location

1. Service, refuse, and deliver areas should be located to the rear of the buildings with convenient vehicular access. Service areas shall not be visible from public streets.

OVERHEAD UTILITIES

Where possible all overhead utilities on-site and fronting the site, shall be installed underground.

FRONTAGE GUIDELINE

Front facing arterial:

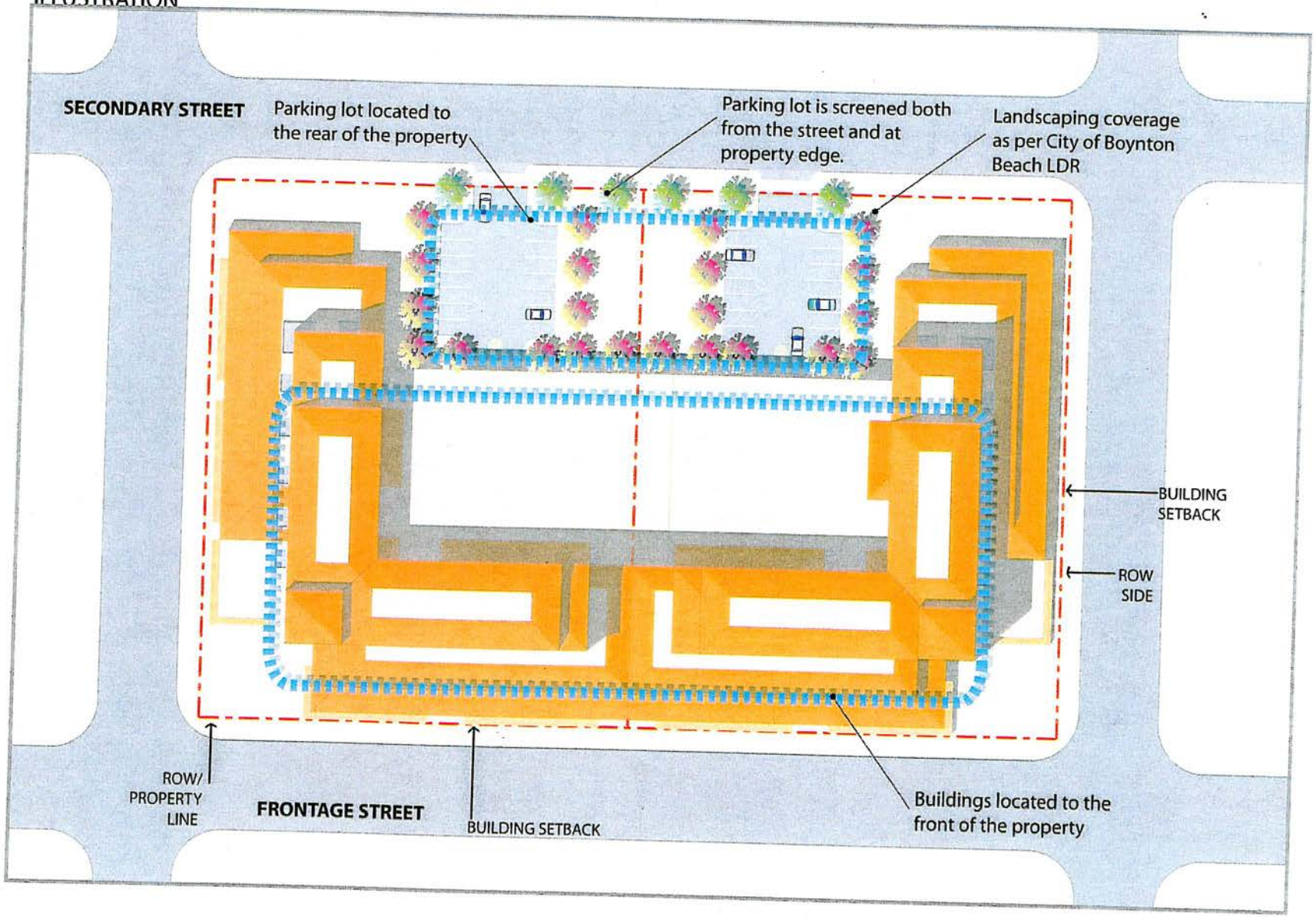
Approximately 75% of the front property line to be building at least 35' tall.

Side facing street:

Approximately 50% of the side property line to be building

SITE PLANNING

ILLUSTRATION



SITE PLANNING

URBAN OPEN SPACE

Interior Plazas

1. Locate interior plazas adjacent to retail or office use.
2. Define the plaza space by using building edges and landscape elements.
3. Provide safe and inviting pedestrian access to plaza from street frontage.

Exterior Plazas

1. Create "pedestrian eddy" adjacent to streetscape.
2. Create building courtyard entry.
3. Create street corner visual accent.
4. Blend with public streetscape motif.
5. Provide visual access to pedestrian activity areas and adjacent urban design features; ie parks, monuments, vistas, etc.
6. Provide visual and physical access to adjacent pedestrian areas.

Streetscape Location

1. Provide additional pedestrian area to the major public streetscape adjacent to the property.
2. Provide a pedestrian environment that complements the major public streetscape design.

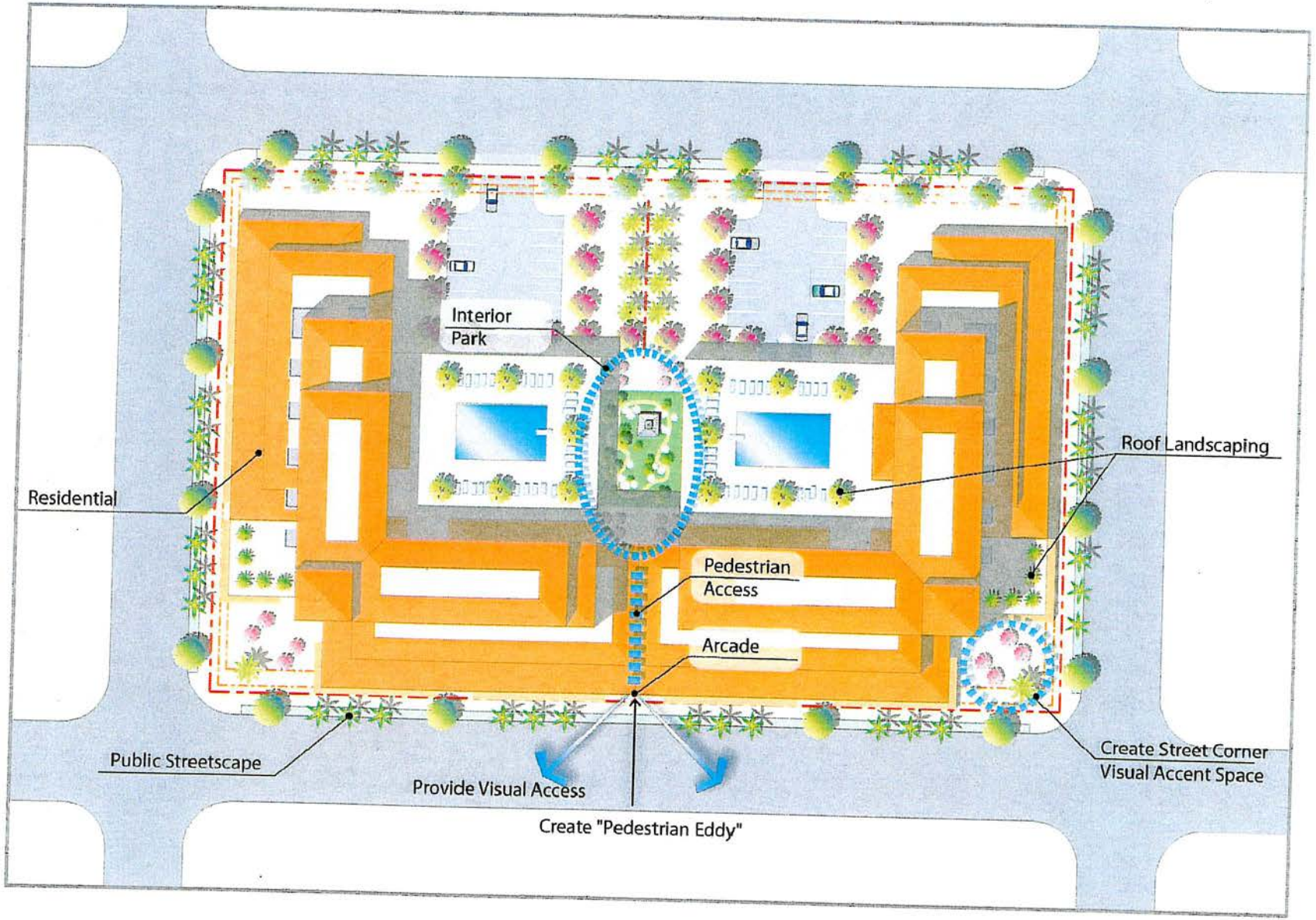
Internal Walkway Location

Walkways should direct pedestrians to prominent pedestrian destinations; buildings entries, transit stops, urban open space, parking access locations, etc.

Courtyard Entry

SITE PLANNING

ILLUSTRATION



SITE PLANNING

RELATIONSHIPS TO ADJACENT PROPERTIES

Internal Access Drives

Internal access drives should join together existing public streets and should line up with adjacent private drives, where possible.

Internal Parking Lots

Internal parking lots should connect with adjacent parking lots where possible.

Barriers

There shall be no barriers / buffers between properties.
Barriers include:
-Landscaping
-Fences
-Block/brick walls
-Water bodies
-Other similar types of physical barriers

Streetscape

Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements: sidewalk width, streetscape design.

Building Relationships

Buildings should match adjacent buildings in line and grade where possible and where adjacent buildings conform to urban form.

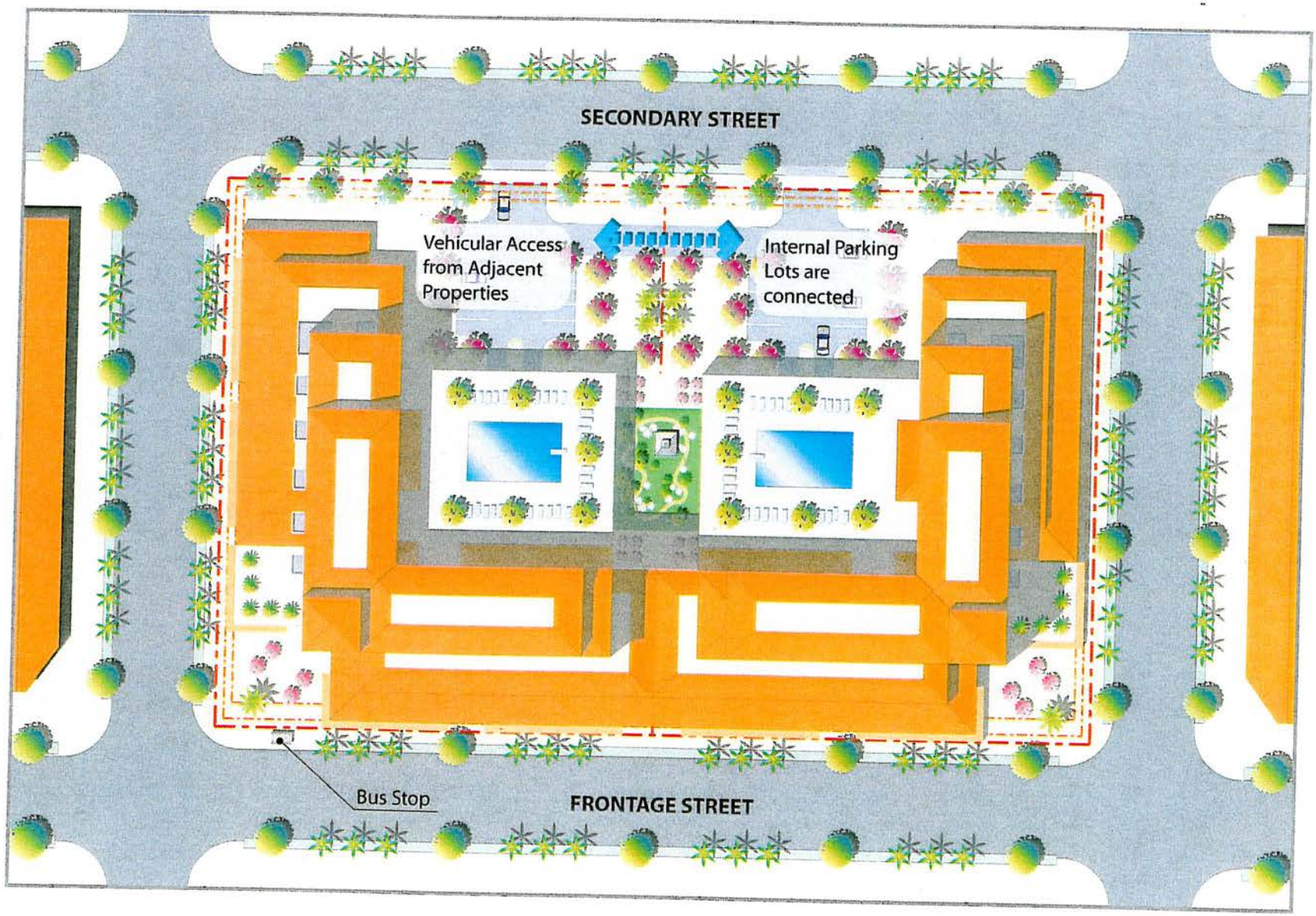
TRANSIT RELATIONSHIPS

Location

Provide a clear visual and physical connection to adjacent transit stops.

SITE PLANNING

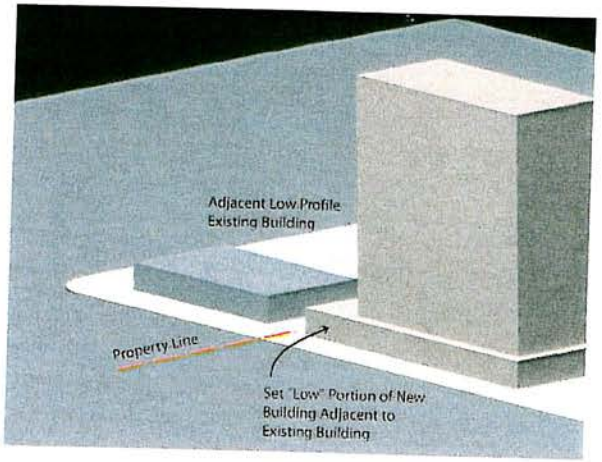
ILLUSTRATION



BUILDING DESIGN

URBAN CONTEXT

ILLUSTRATION

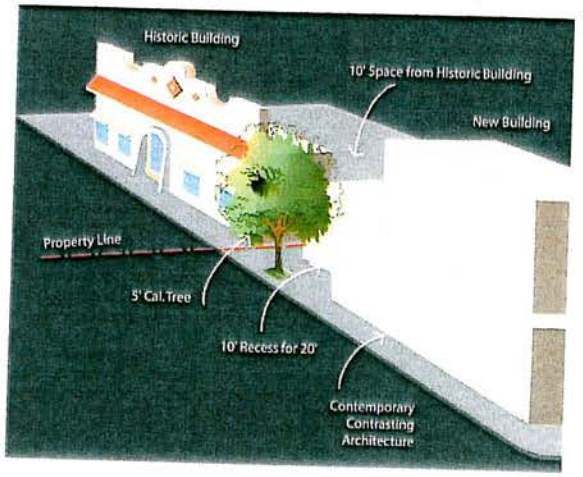


Adjacent Structure Compatibility

1. If a new building is to be placed adjacent to an existing taller building, then the part of the new building that is closest to the existing building should be the tallest part of the new building's elevation. Unless the existing building is considered obsolete.
2. If a new building is to be placed adjacent to an existing shorter building, then the part of the new building that is closest to the existing building should be the shortest part of the new building's elevation. Unless the existing building is considered obsolete.

Adjacent Historic Structure

1. If a new building is to be placed adjacent to an existing historic building, then utilize one of the following guidelines:
    i. Separate the new building with a minimum of ten feet.
    ii. Plant a 5" caliper Live Oak tree at the adjacent property line.
    iii. The new building should be of modern architectural style.
    iv. Recess the new building 10' from the front of the historic structure for a minimum of 20' feet.



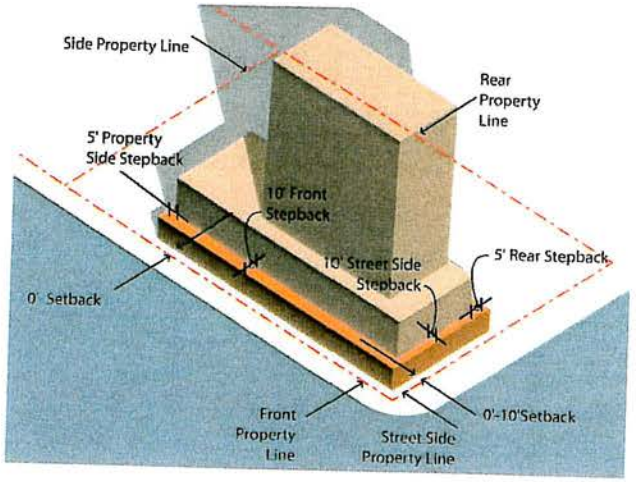
BUILDING DESIGN

MASSING

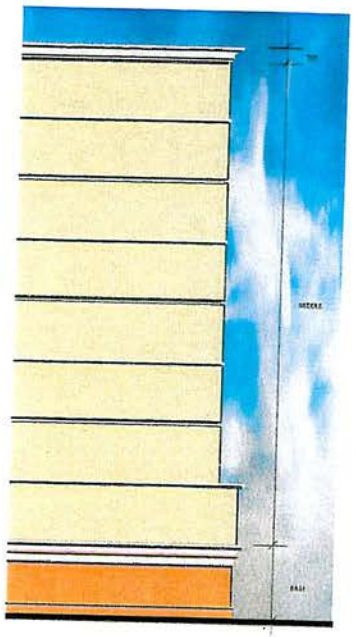
Vertical Stepacks

1. Street Frontage:
   Maximum height of the front is forty-five feet (45'), above which there shall be a minimum stepback of ten feet (10') for each additional fifty feet (50') of height.

2. Side or rear facing a non-street property line:
   There shall be a minimum stepback of five feet (5') at forty-five feet (45') above which there shall be a minimum stepback of 5' for each additional 50' of height.



ILLUSTRATION



Bands of Composition

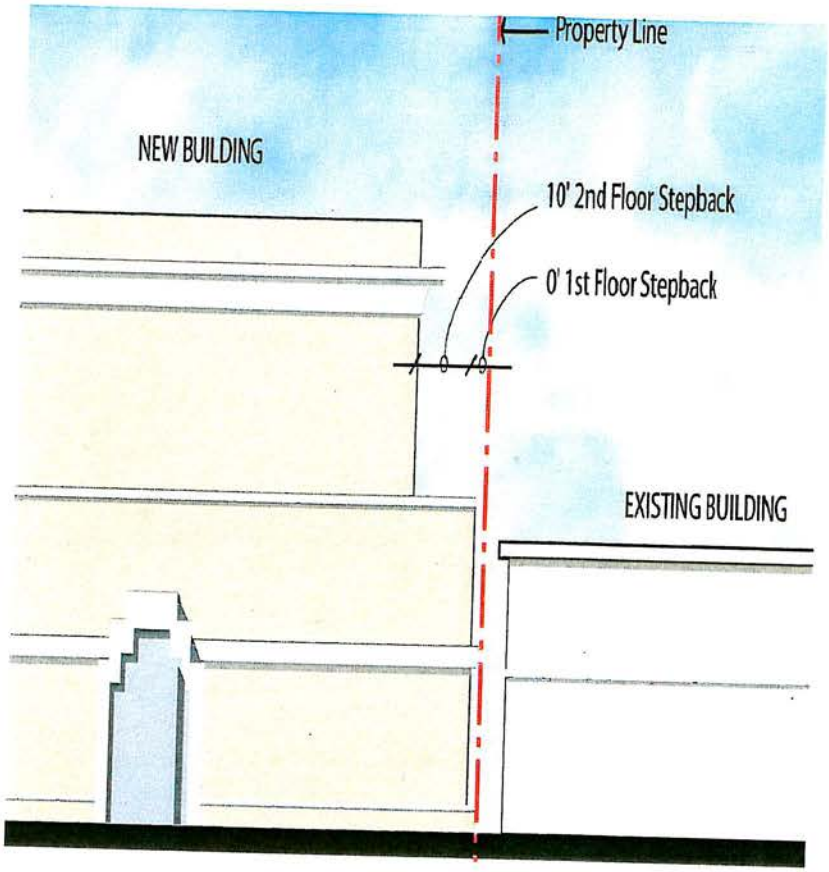
1. Building shall be designed to establish three bands of vertical composition; Base (first three stories), Mid-section (4th and 10th stories), Top (roof)

BUILDING DESIGN

FACADE

Facade Spacing

1. Side facing a property line:
   i. There shall be a minimum stepback of five feet (5') at forty-five feet (45') thereafter every fifty feet (50') in height shall have a five foot (5') stepback.



ILLUSTRATION

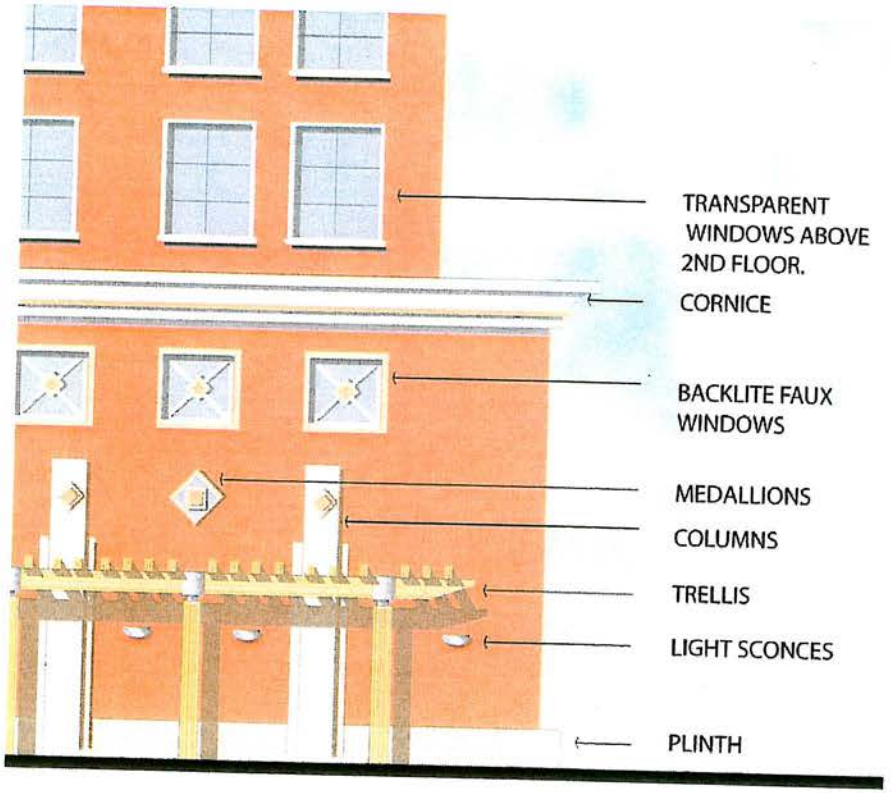
BUILDING DESIGN

FACADE

Fenestration Proportion

1. Blank wall guideline:
   i. In no case shall a blank wall (including parking garages) exist along any building elevation that exceeds an area of 10' vertical and 20' horizontal.
   ii. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas. At least three of the following or similar elements shall be incorporated into a design to achieve the mitigation of the visual impact of the blank wall areas.
      a. Columns with minimum 4' separation from wall.
      b. Plinth at base of wall with minimum 6" separation from wall.
      c. Belt courses with different colors and materials.
      d. Horizontal banding at story breaks with minimum of 4" separation from wall
      e. Projecting cornice
      f. Projecting canopy
      g. Trellis
      h. Medallions
      i. Translucent glass
      j. Artwork
      k. Lighting fixtures
      l. Canopy
      m. Arcade
      n. Awnings

ILLUSTRATION

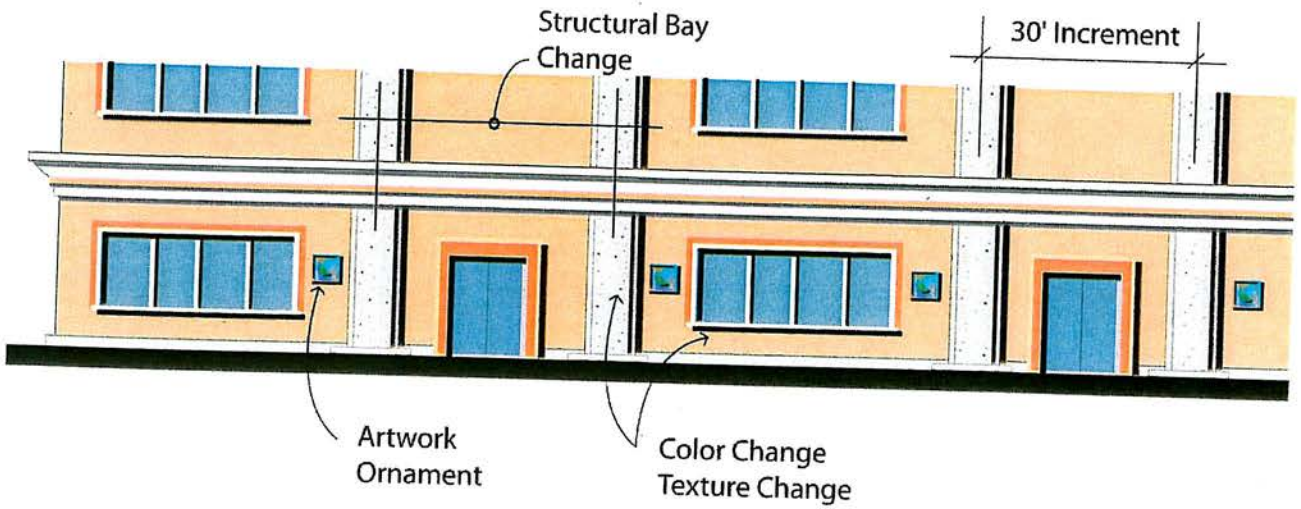


BUILDING DESIGN

FACADE

Fenestration Proportion (continued)

2. Fenestration Ratio Minimums
   i. 1st, 2nd and 3rd floor:
      a. Approximately 60-90% of window area is to be made of transparent materials. (Transparent glass shall possess a minimum 60-80% light transmittance factor). No reflective glass or reflective coating.
   ii. 4th floor and above:
      a. Approximately 25% and 40% of the façade area for each building façade adjoining a street shall be made of transparent materials. (No minimum transmittance factor) No reflective glass or reflective coating.

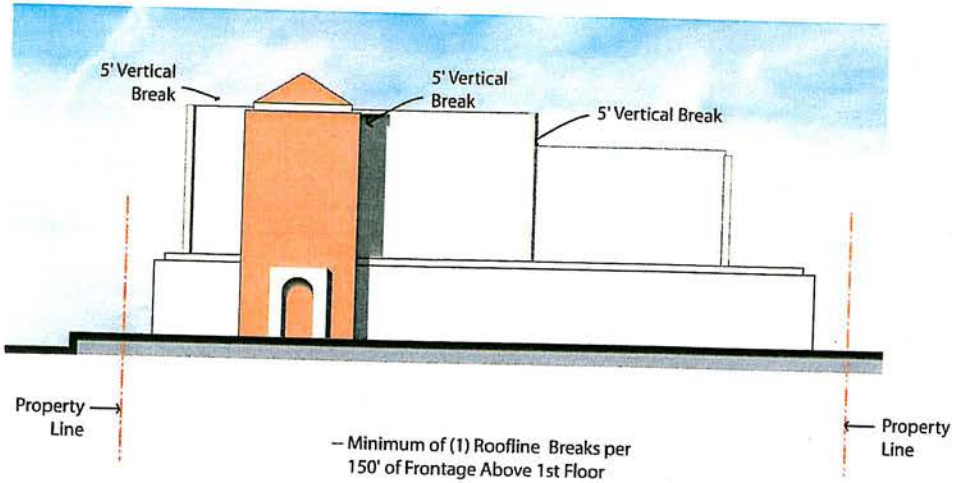


BUILDING DESIGN

FACADE

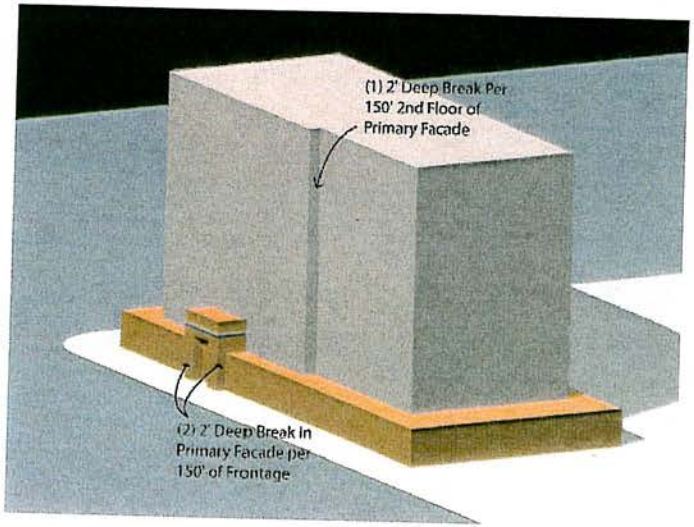
Building Silhouette

1. Roofline Breaks:
   i. For buildings adjacent to public streets, there shall be a minimum of two roofline breaks per 150' of frontage above the 1st floor. Breaks to be a minimum of 5' where possible.



Proportion of Primary Facade

1. Facade Composition:
   i. On the ground floor of the primary façade, there shall be a minimum of 1 break for every 100' of front elevation. Façade breaks shall be least 2' in depth where possible.
   ii. On the 2nd and 3rd floors, there shall be a minimum of 1 break for every 150' of front elevation. Façade breaks shall be least 2' in depth where possible.
   iii. On the 4th floor and above, there shall be a minimum of 1 break for every 200' of front elevation. Facade breaks shall be least 2' in depth where possible.



ILLUSTRATION

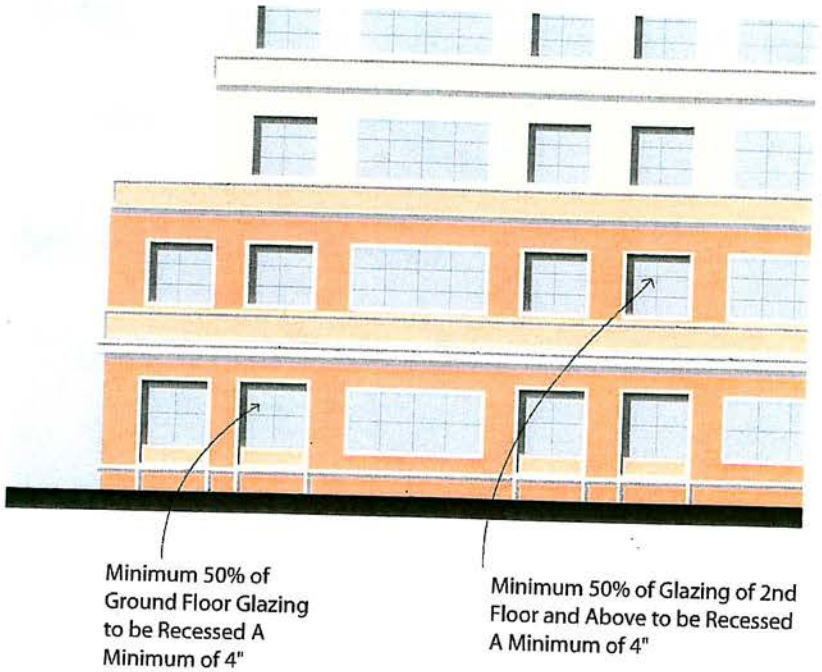
BUILDING DESIGN

FACADE

Facade Rhythm

1. Facade Relief Changes:
   i. 50% of the glazed area of the building on all floors shall be set back approximately 4" from the solid wall plane.

ILLUSTRATION



BUILDING DESIGN

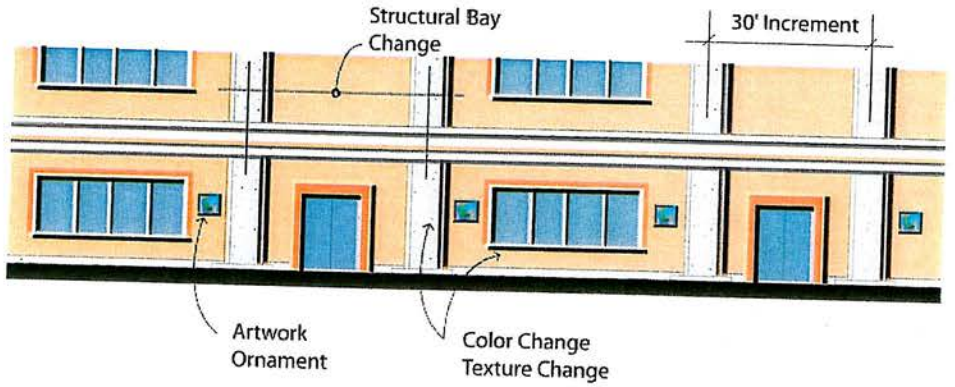
FACADE

Facade Rhythm (continued)

2. Facade Detail and Variety:
   i. At the 1st, 2nd and 3rd floors provide three horizontal scaling elements that repeat every 30' selected from the following:
      a. Expression of architectural or structural bay through a change in plane at least 4 inches deep, and at least 12 inches wide (such as a pilaster).
      b. Color change
      c. Texture change
      d. Material module change
      e. Architectural ornament integral to the building materials
      f. Art work integral to the building's form or façade (minimum size: 2 square feet in area at the ground floor, 9 square feet in area at the upper floors)

   ii. 4th floor and above: Three horizontal scaling elements; and three vertical scaling elements from the following:
      a. Color change
      b. Material module change
      c. Architectural details creating a change in façade plane at least 4" deep.
      d. Architectural ornament integral to the building materials.

ILLUSTRATION



BUILDING DESIGN

FACADE

Street Level Facade Articulation

1. Facade Articulation:
   i. The ground floors of buildings should contain design elements that reinforce and express the retail / pedestrian oriented activity associated with this area.

   ii. The ground floor fade shall contain a minimum of four of the following or similiar façade design elements:
      a. Overhangs
      b. Arcade (minimum 8' width.)
      c. Artwork
      d. Raised cornice parapets over the doors
      e. Decorative light fixtures
      f. Decorative plinth and kickplate detail
      g. Projecting canopies
      h. Decorative tile-work
      i. Medallions
      j. Window flower boxes
      k. Awnings
      l. Plinth
      m. Projecting sill

ILLUSTRATION

Elements Used at Ground Level

BUILDING DESIGN

STREET-LEVEL USE

Ground Floor Relationship to Streetscape

1. The ground floors of buildings should contain primarily retail and entertainment uses.

2. Retail activities should be oriented toward the street and have direct access to the streetscape area through storefront entries.

3. Take the "indoors" outdoors by spilling interior space (e.g. dining areas, small merchandise displays) onto the streetscape sidewalks and plazas.

4. Where buildings face residential areas, the ground floor may contain residential or office uses.

ILLUSTRATION

BUILDING DESIGN

ENTRY ARTICULATION

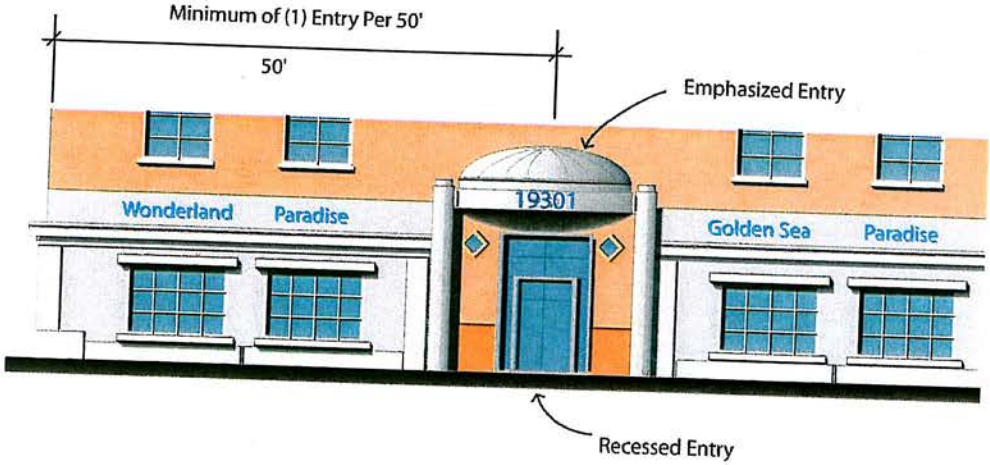
Entry Guidelines

1. Emphasize street-related entries to improve the legibility and convenience of the pedestrian environment and to provide variety of architectural expression.

2. On the front side of the building facing the main street, there shall be at least one building entry approximately every 100'.

3. Entries to ground floor pedestrian active uses and building lobbies shall be emphasized through changes in plane, differentiation in material, and/or color, greater level of detail, and enhanced lighting, as well as permanent signage.

ILLUSTRATION



CORNER ARTICULATION

Corner Guidelines

1. Building corners to be articulated with a combination of the following elements:
   i. Provide an entry
   ii. Add additional building mass
   iii. Create distinctive architectural detailing
   iv. Recess the corner
   v. Provide Canopy, Portico, or Overhang

BUILDING DESIGN

ILLUSTRATION

ENCROACHMENTS

Roof Eaves

May encroach a maximum of five feet (5') on all setback lines.

Open Loggias, Arcades, and Trellises

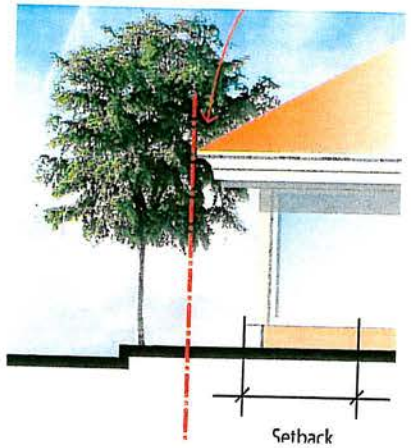
Must be built within the set back of the front and side .

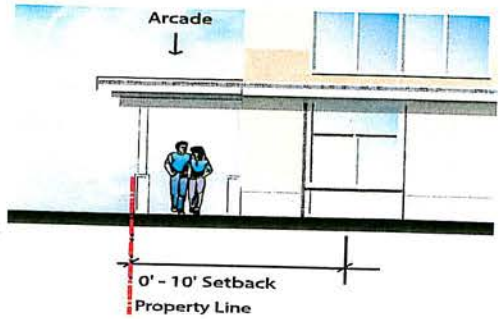
Balconies

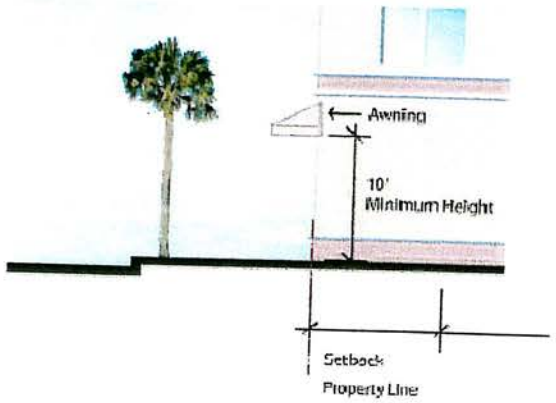
May be built 4' into the front and side vertical setbacks above 2nd Floor.

Awnings

On the first floor may encroach 5' into the setback if the bottom of the awning is 10' above the sidewalk elevation.







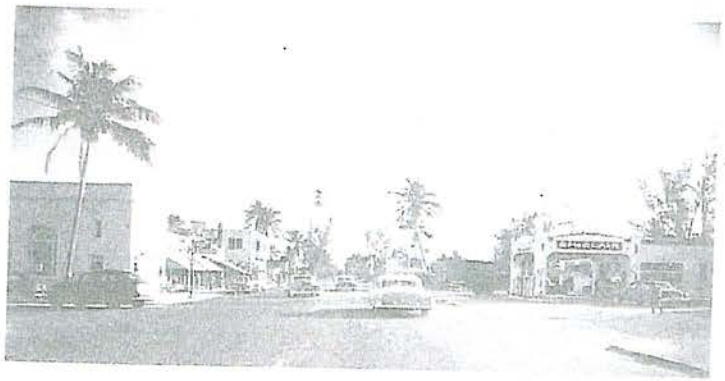
EXTERIOR MATERIALS

The following or similar materials are approved for exterior building construction:

1. Stucco
2. Brick
3. Concrete masonry units
4. Stone

The following materials may be prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look



CHAPTER IV-SINGLE FAMILY

SITE PLANNING

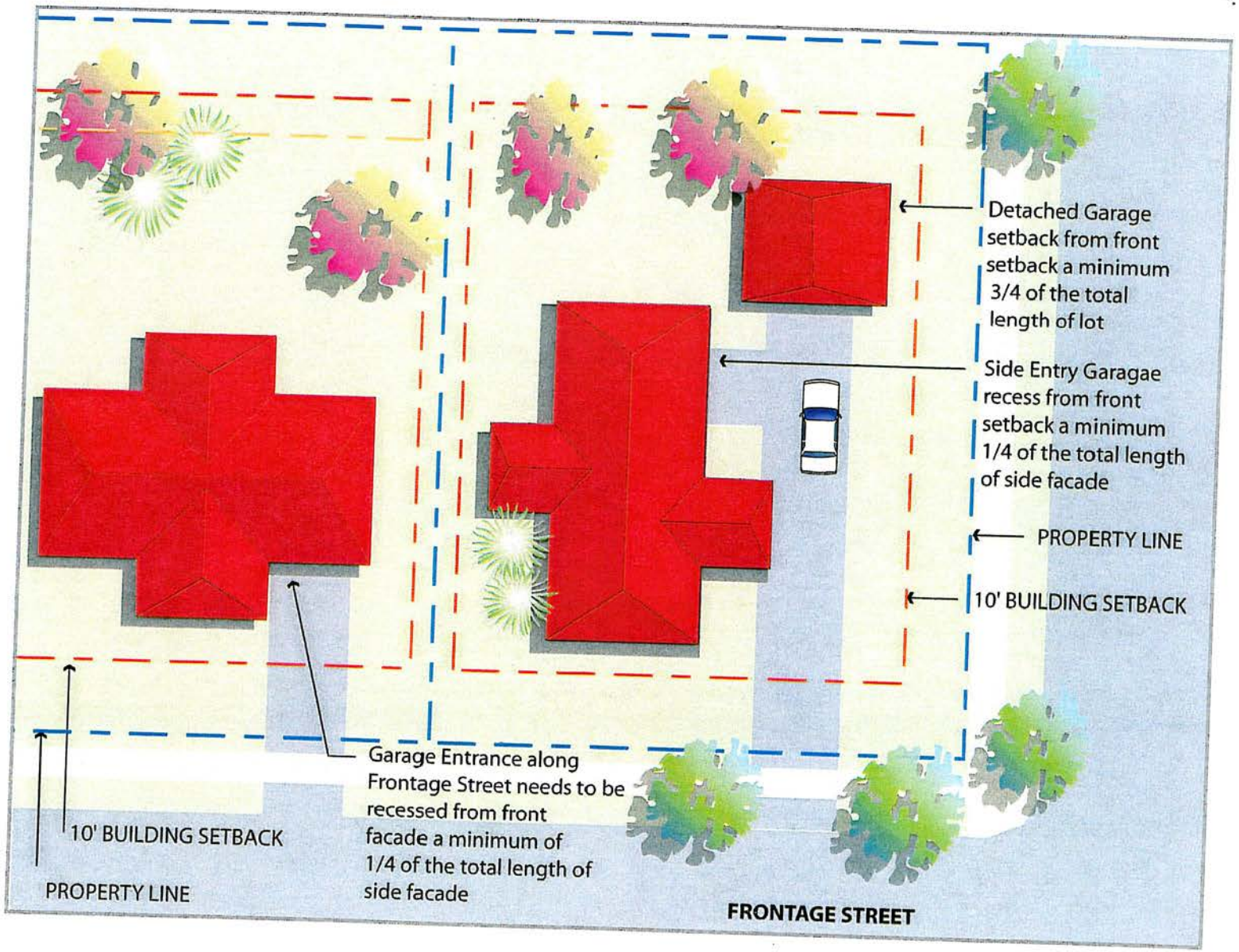
BUILDING PLACEMENT

Location

1. Locate buildings to the front of the property.
2. Garage entrance along street frontage should be recessed from front facade a minimum of 1/4 of the total length of side facade where possible.
3. Side entry garage should be recessed from front setback line a minimum of 1/4 of the total length of side facade where possible.
4. Detached garage setback from front setback line a minimum of 3/4 of the total length of lot where possible.

SITE PLANNING

ILLUSTRATION



BUILDING DESIGN

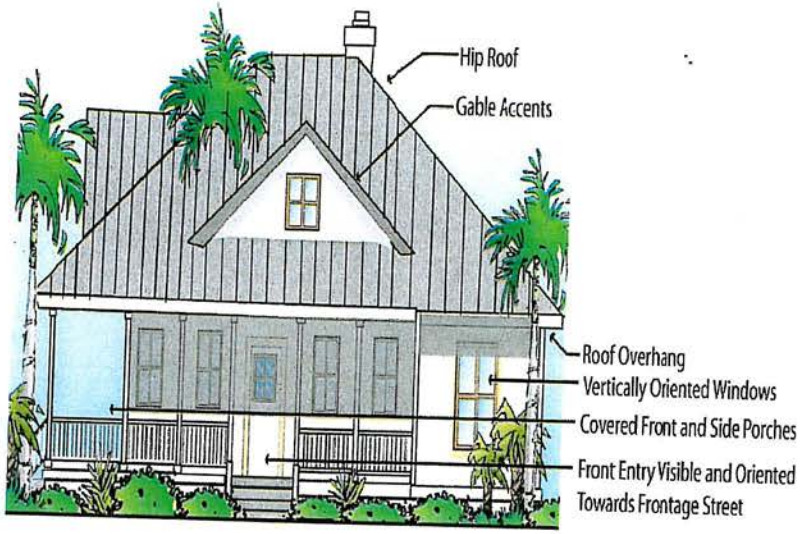
FACADE

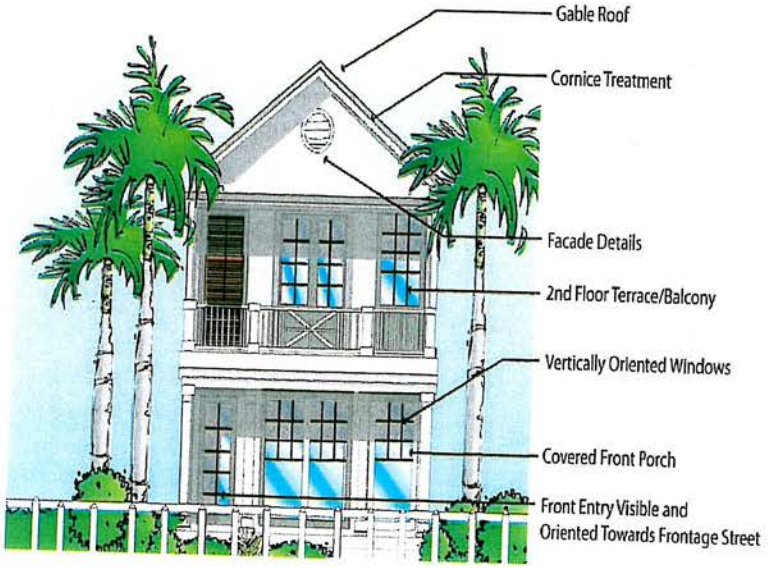
Facade Detail and Variety:

1. Front and side facing a street:
   a. Color change
   b. Texture change
   c. Material module change
   d Architectural ornament integral to the building materials

Facade Articulation:

1. Front and side facing a street:
   a. Multiple roof lines
   b. Pitched roofs: i.e. Hip, Gable, Mansard; no flat roofs
   c. Roof Overhangs
   d. Vertically oriented windows with wood trim accents
   e. Covered front and side porches
   f. Front entry visible and oriented towards street frontage
   g. Cornice treatments
   h. 2nd floor balconies and terraces
   i. Recessed garage entries





BUILDING DESIGN

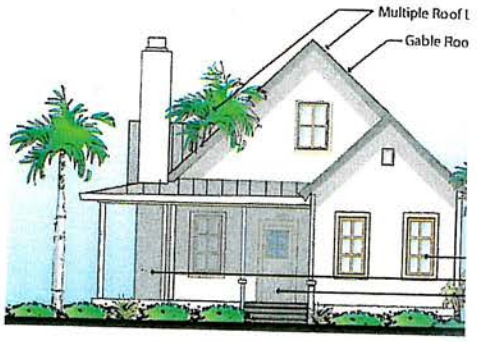
ENCROACHMENTS

Roof Eaves:

May encroach a maximum of two feet (2') on all setback lines.

Porches, Balconies, Terraces:

May encroach a maximum of five feet (5') on all setback lines.



EXTERIOR MATERIALS

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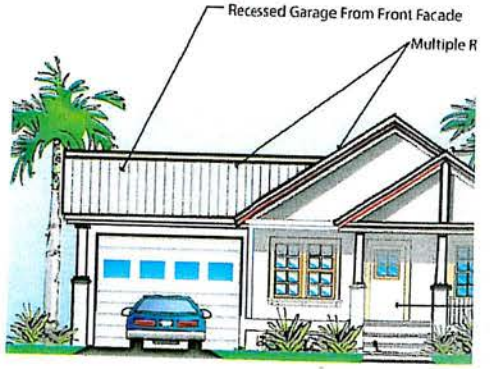
5. Wood



The following materials may be prohibited for exterior building construction:

1. Plastic Siding
2. Corrugated or reflected metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look

BUILDING DESIGN

ENCROACHMENTS

Roof Eaves:

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Porches, Balconies, Terraces:

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EXTERIOR MATERIALS

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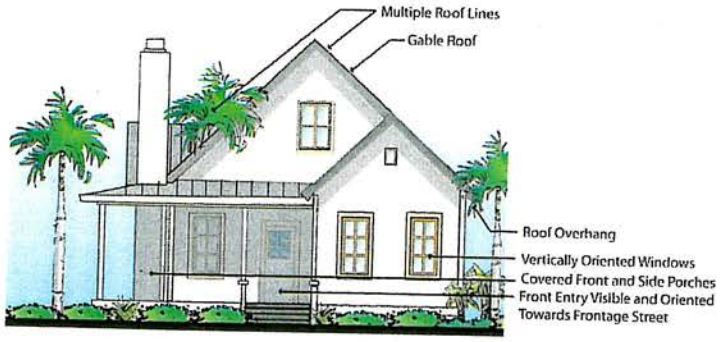
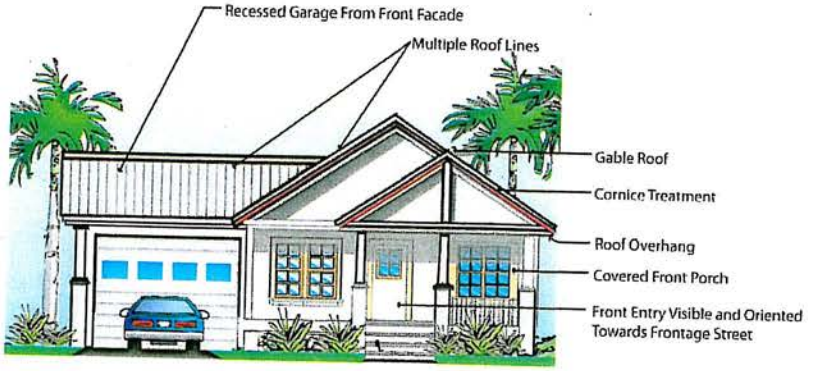
5. Applied stone or faux-stone in ashlar or rubble look

ILLUSTRATION





CHAPTER V-DUPLEX

SITE PLANNING

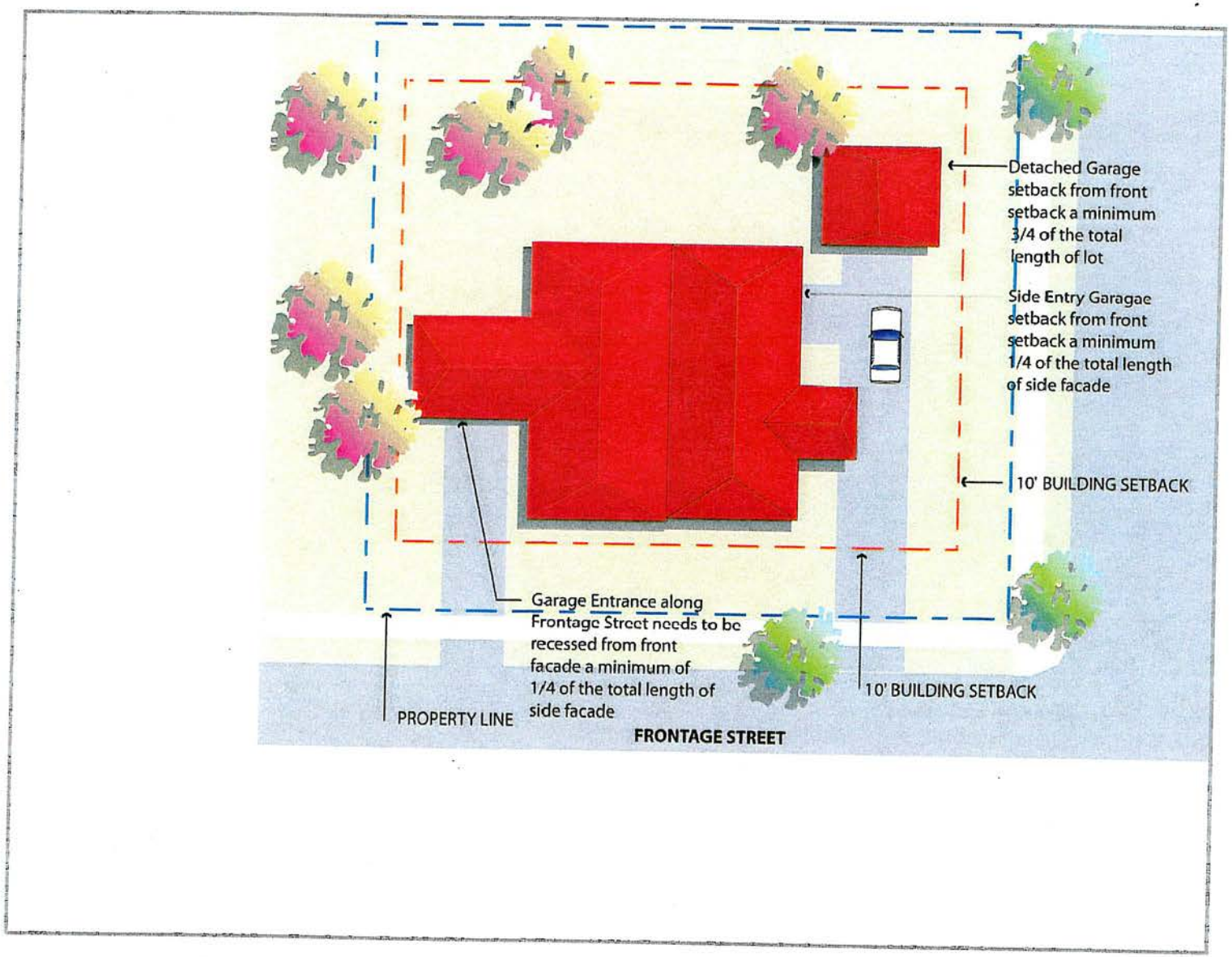
BUILDING PLACEMENT

Location

1. Locate buildings to the front of the property.
2. Garage entrance along frontage street needs to be recessed from front facade a minimum of 1/4 of the total length of side facade .
3. Side entry garage needs to be recessed from front setback line a minimum of 1/4 of the total length of side facade.
4. Detached garage setback from front setback line a minimum of 3/4 of the total length of lot.

SITE PLANNING

ILLUSTRATION



BUILDING DESIGN

FACADE

Facade Detail and Variety:

1. Front and side facing a street:
   a. Color change
   b. Texture change
   c. Material module change
   d Architectural ornament integral to the building materials

Facade Articulation:

1. Front and side facing a street:
   a. Multiple roof lines
   b. Pitched roofs: i.e. Hip, Gable, Mansard; no flat roofs
   c. Roof Overhangs
   d. Vertically oriented windows with wood trim accents
   e. Covered front and side porches
   f. Front entry visible and oriented towards frontage street
   g. Cornice treatments
   h. 2nd floor balconies and terraces
   i. Recessed garage entries

BUILDING DESIGN

ENCROACHMENTS

Roof Eaves:

May encroach a maximum of two feet (2') on all setback lines.

Porches, Balconies, Terraces:

May encroach a maximum of five feet (5') on all setback lines.

EXTERIOR MATERIALS

The following materials are approved for exterior building construction:

1. Stucco
2. Brick
3. Concrete Masonry Unit
4. Stone
5. Wood

The following materials may be prohibited for exterior building construction:

1. Plastic Siding
2. Corrugated or reflected metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look

CHAPTER VI- MULTI-FAMILY

SITE PLANNING

BUILDING PLACEMENT

Location

1. Within the CRA, locate buildings to the front of the property.
2. If the property is on a street corner, set the building 5' back from the setback line.
3. Maximize the street-frontage for the building.

FRONTAGE GUIDELINE:

Front:

Minimum of 50% of the front property line to be building

Side facing street:

Minimum of 25% of the side property line to be building

OVERHEAD UTILITIES

Where possible all overhead utilities on-site and fronting the site, shall be installed underground.

PARKING

Location

1. Where possible, locate parking lot to the rear of the property.
2. Locate on-street parking in accordance with the Boynton Beach CRA corridor streetscape master plans.
3. Parking lot design and layout as per City of Boynton land development Beach LDR.

VEHICULAR CIRCULATION

Location

1. No curb cut access to property from front property line.
2. Vehicular access from side streets, rear streets, alleys, or adjacent properties only.

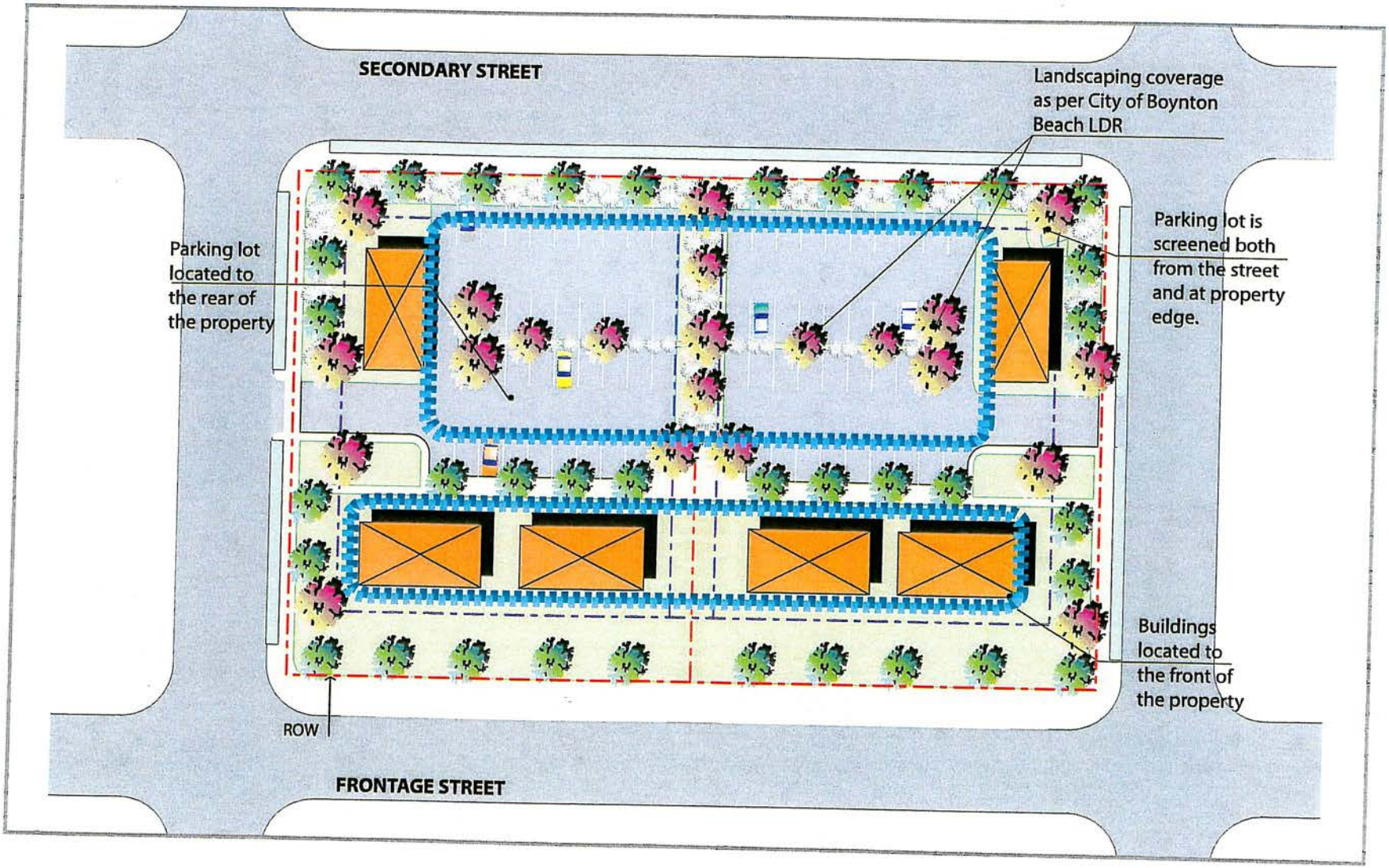
SERVICE, DELIVER, REFUSE

Location

1. Service, refuse, and deliver areas should be located to the rear of the buildings with convenient vehicular access.

SITE PLANNING

ILLUSTRATION



SITE PLANNING

URBAN OPEN SPACE

Exterior Plazas

1. Create "pedestrian eddy" adjacent to streetscape.
2. Create building courtyard entry.
3. Create street corner visual accent.
4. Blend with public streetscape motif.
5. Provide visual access to pedestrian activity areas and adjacent urban design features; ie parks, monuments, vistas, etc.
6. Provide visual and physical access to adjacent pedestrian areas.

Streetscape Location

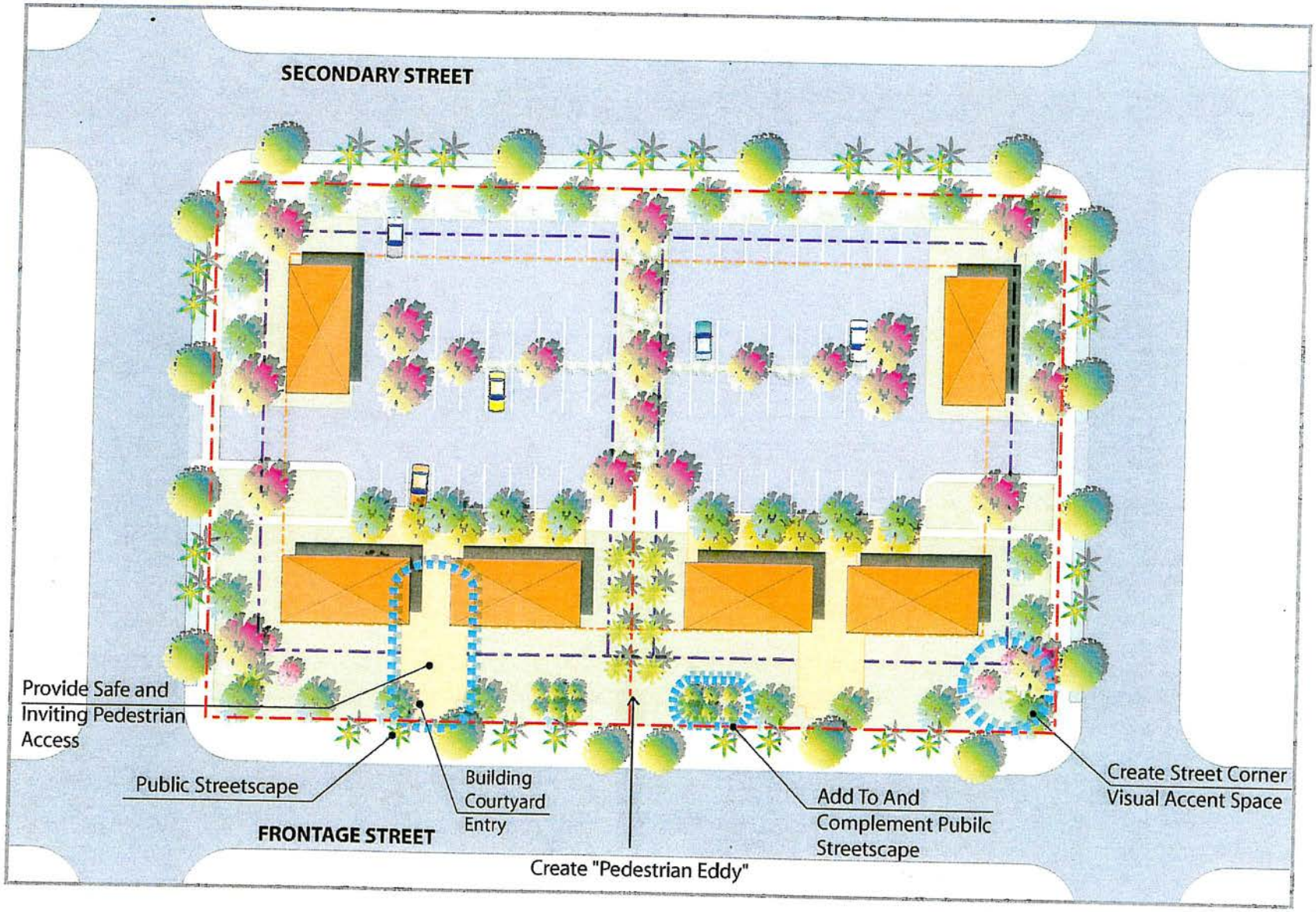
1. Provide additional pedestrian area to the major public streetscape adjacent to the property.
2. Provide a pedestrian environment that complements the major public streetscape design.

Internal Walkway Location

Walkways should direct pedestrians to prominent pedestrian destinations: buildings entries, transit stops, urban open space, parking access locations, etc.

SITE PLANNING

ILLUSTRATION



SITE PLANNING

RELATIONSHIPS TO ADJACENT PROPERTIES

Internal Access Drives

Internal access drives should join together existing public streets and should line up with adjacent private drives.

Internal Parking Lots

Internal parking lots should connect with adjacent parking lots where possible.

Barriers

1. There shall be no barriers / buffers between properties.
2. If fencing is to be used within the property, only wrought iron is permissible.
3. Masonry walls are prohibited, except as trash enclosures.

Streetscape

Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements such as sidewalk width, streetscape design.

Building Relationships

Buildings should match adjacent buildings in line and grade.

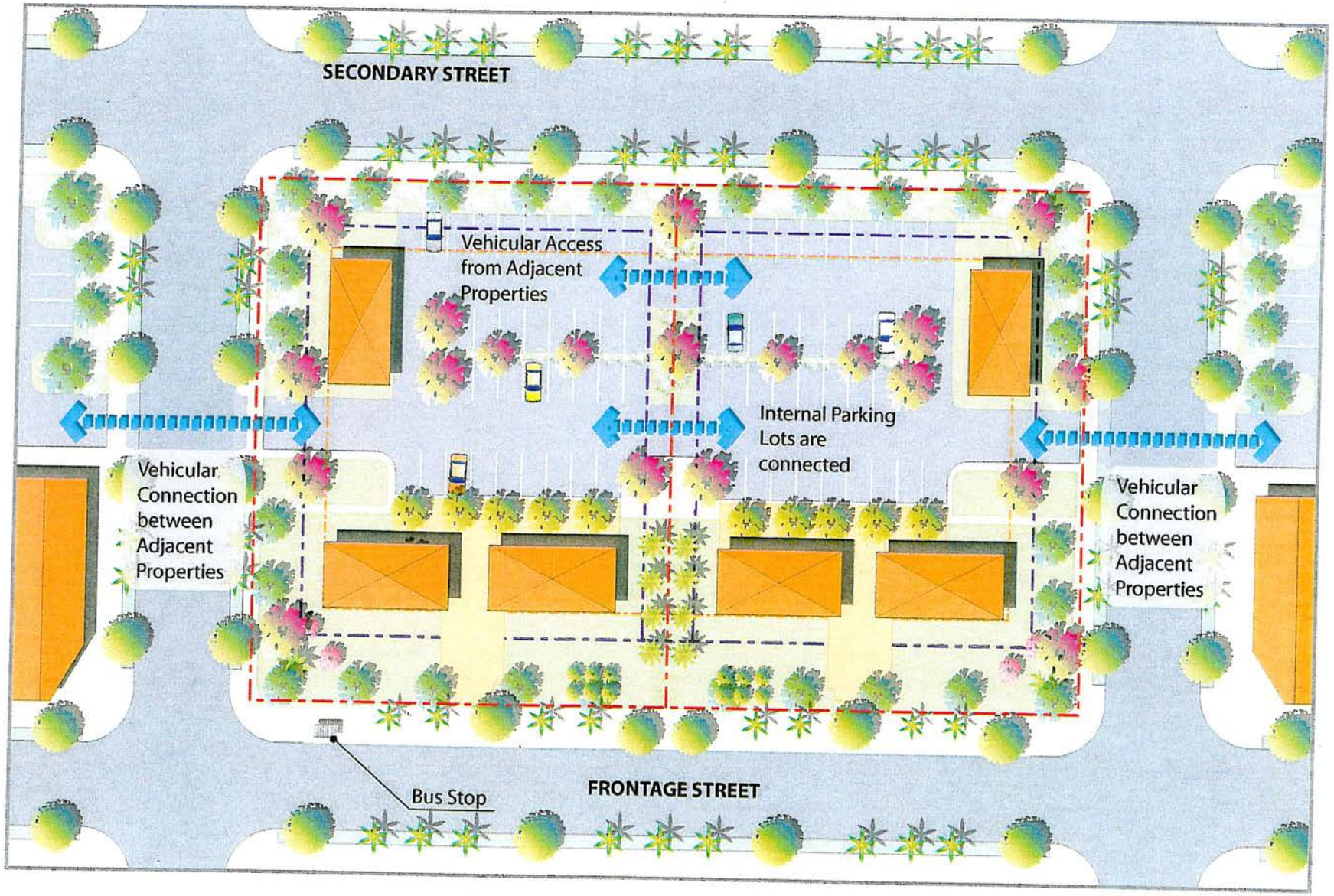
TRANSIT RELATIONSHIPS

Location

Provide a clear visual and physical connection to adjacent transit stops.

SITE PLANNING

ILLUSTRATION



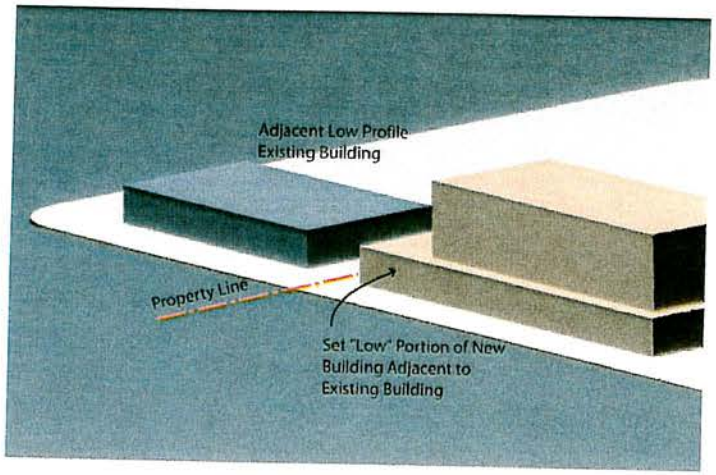
BUILDING DESIGN

URBAN CONTEXT

Adjacent Structure Compatibility

1. If a new building is to be placed adjacent to an existing taller building, then the part of the new building that is closest to the existing building should be the tallest part of the new building's elevation, unless the existing building is considered obsolete.
2. If a new building is to be placed adjacent to an existing shorter building, then the part of the new building that is closest to the existing building should be the shortest part of the new building's elevation, unless the existing building is considered obsolete.
3. If the new building is to be placed adjacent to a single-family structure, the new structure must be architecturally compatible to the existing structure.

ILLUSTRATION



BUILDING DESIGN

MASSING

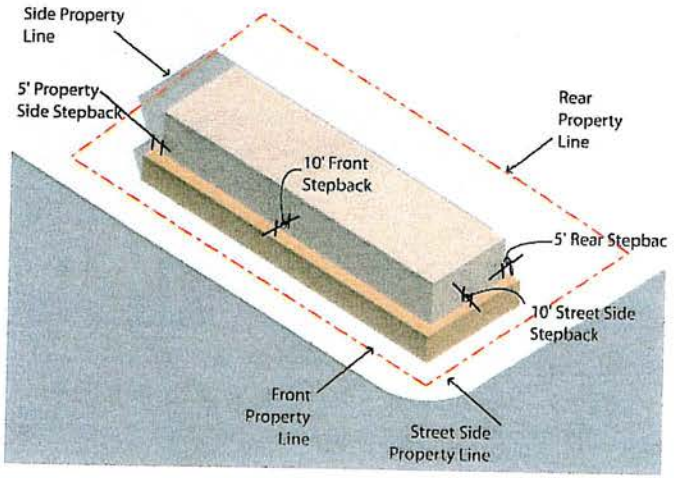
Vertical Setbacks

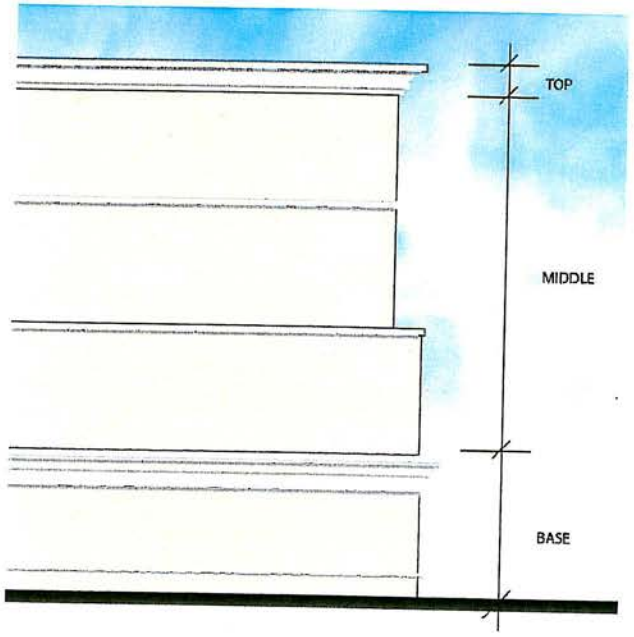
1. At the front, sides and rear of the building there shall be a minimum step back of five feet (5') between the 2nd and 3rd floor.

Bands of Composition

1. The building shall be designed to establish three bands of vertical composition; Base (1 story), Mid-section (2nd and 3rd stories), Top (roof).

ILLUSTRATION





Top:
Vertical Setback

Bottom:
Bands of Composition

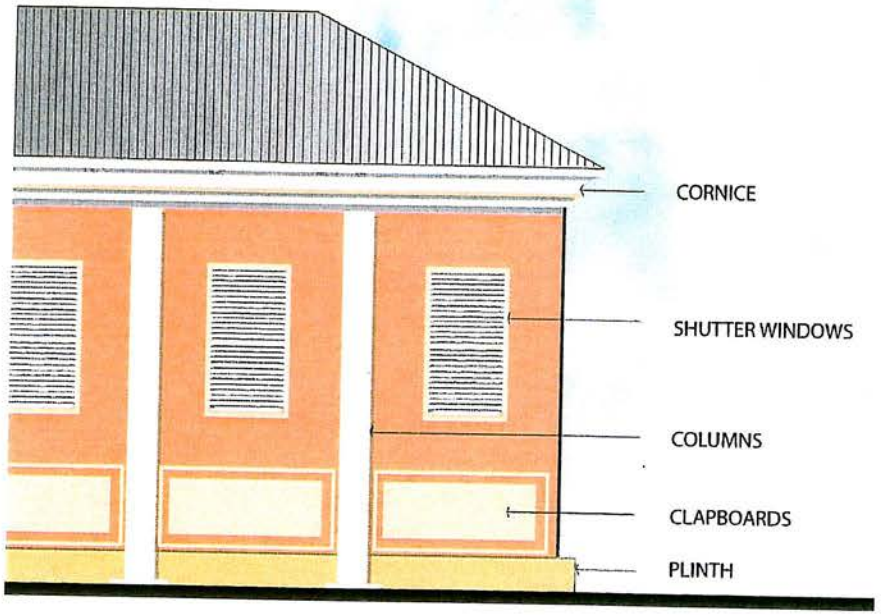
BUILDING DESIGN

FACADE

Fenestration Proportion

1. Blank wall guideline:
   i. In no case shall a blank wall (including parking garages) exist along any building elevation that exceeds an area of 10′ vertical and 20′ horizontal.
   ii. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas. At least three of the following elements or similar shall be incorporated into a design to achieve the mitigation of the visual impact of the blank wall areas.
      a. Columns with minimum 4′ separation from wall.
      b. Plinth at base of wall with minimum 6″ separation from wall.
      c. Belt courses with different colors and materials.
      d. Horizontal banding at story breaks with minimum of 4″ separation from wall
      e. Projecting cornice
      f. Projecting canopy
      g. Trellis
      h. Medallions
      i. Translucent glass
      j. Artwork
      k. Lighting fixtures
      l. Canopy
      m. Arcade
      n. Awnings

ILLUSTRATION



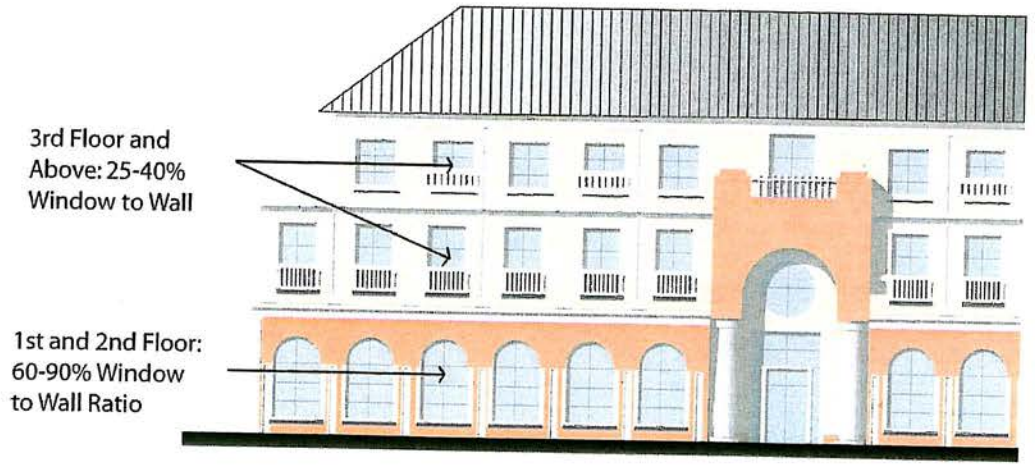
BUILDING DESIGN

FACADE

Fenestration Proportion (continued)

2. Fenestration Ratio
   i. 1st and 2nd Floor:
      a. Approximately 60-90% of facade area is to be made of transparent materials. (Transparent glass shall possess a approximately 60-80% light transmittance factor). Reflective glass or reflective coating is not permitted.
   ii. 3rd floor and above:
      a. Between 25% and 40% of the façade area for each building façade adjoining a street shall be made of transparent materials. (No minimum transmittance factor) Reflective glass or reflective coating is not permitted.

ILLUSTRATION

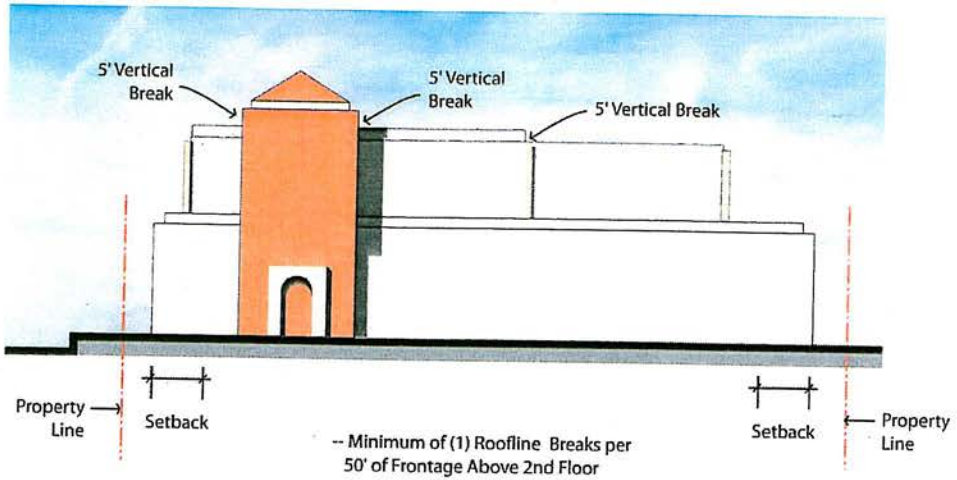


BUILDING DESIGN

FACADE

Building Silhouette

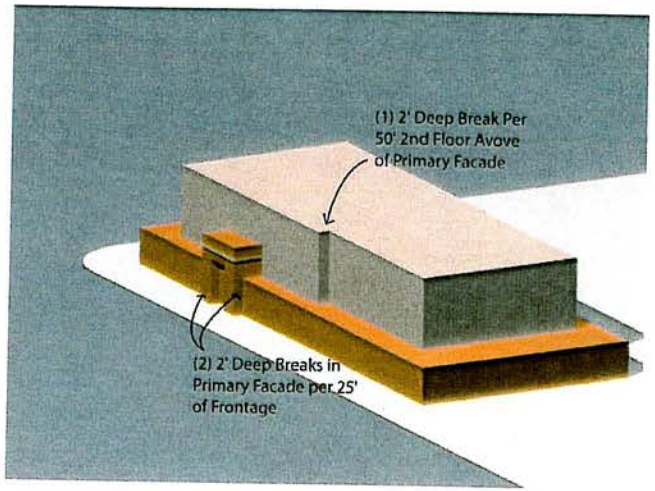
1. Roofline Breaks:
   i. For buildings adjacent to public streets, there shall be a minimum of two roofline breaks per 50' of frontage above the 2nd floor. Break to be a minimum of 4' if possible.



Proportion of Primary Facade

1. Facade Composition:
   i. On the ground floor of the primary façade, there shall be a minimum of 1 break for every 25' of front elevation. Façade breaks shall be least 2' in depth if possible.
   ii. On the second floor and above of the primary façade, there shall be a minimum of 1 break for every 50' of front elevation. Façade breaks shall be least 2' in depth if possible.

ILLUSTRATION



BUILDING DESIGN

FACADE

Facade Rhythm

1. Facade Relief Changes:
   i. 50% of the glazed area of the building on all floors shall be set back approximately 4" from the solid wall plane.

ILLUSTRATION

BUILDING DESIGN

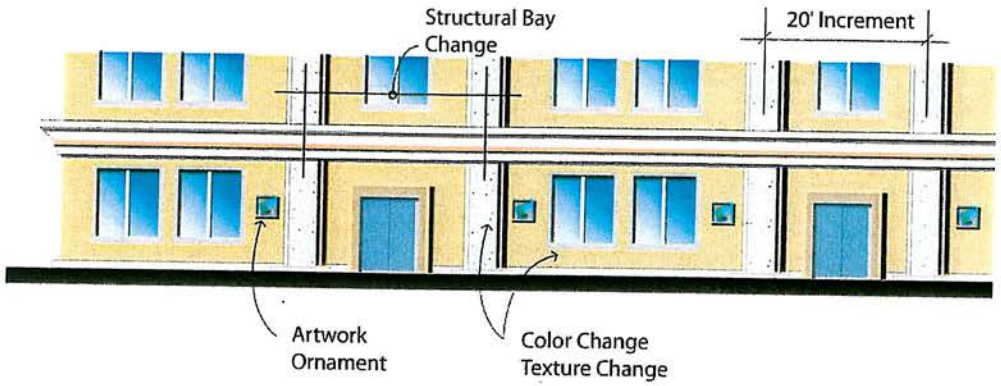
FACADE

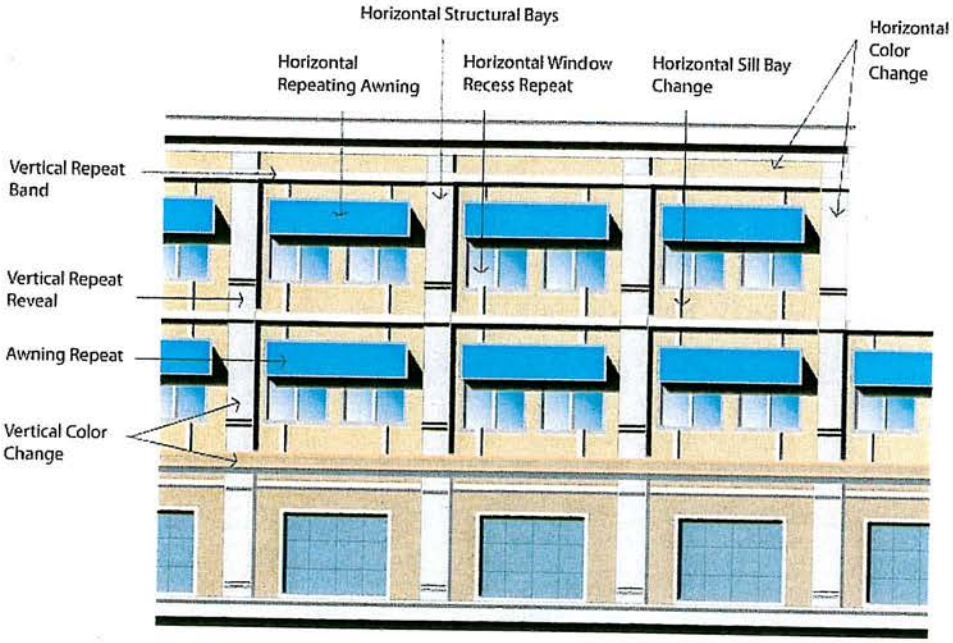
Facade Rhythm (continued)

2. Facade Detail and Variety:
   i. Ground Floor: Three horizontal scaling elements that repeat every 20 ' horizontally selected from or similiar to the following:
      a. Expression of architectural or structural bay through a change in plane at least 4" deep, and at least 12" wide (such as a pilaster).
      b. Color change
      c. Texture change
      d. Material module change
      e. Architectural ornament integral to the building materials
      f. Art work integral to the building's form or façade (minimum size: 2 square feet in area at the ground floor, 9 square feet in area at the upper floors)

   ii. Stories 2-4: Three horizontal scaling elements and three vertical scaling elements selected from or similar to the following:
      a. Color change
      b. Material module change
      c. Architectural details creating a change in façade plane at least 4" deep.
      d. Architectural ornament integral to the building materials.

ILLUSTRATION





BUILDING DESIGN

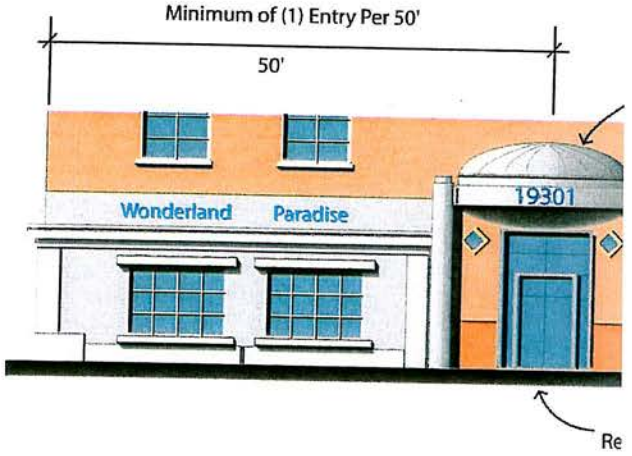
ENTRY ARTICULATION

Entry Guidelines

1. Emphasize street-related entries to improve the legibility and convenience of the pedestrian environment and to provide a variety of architectural expression.

2. On the front side of the building facing the main street, there shall be at least one building entry every 50' if possible.

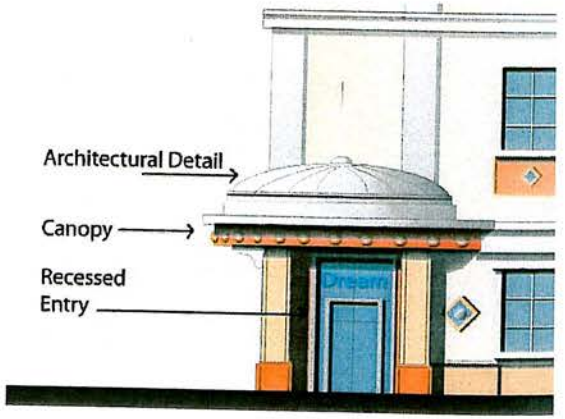
3. Entries to ground floor building lobbies shall be emphasized through changes in plane, differentiation in material, and/or color, greater level of detail, and enhanced lighting, as well as permanent signage.



CORNER ARTICULATION

Corner Guidelines

1. Building corners to be articulated with a combination of the following elements:
   i. An entry
   ii. Additional building mass
   i. Distinctive architectural detailing
   ii. Recessed corner
   iii. Canopy, Portico, or Overhang



BUILDING DESIGN

ENTRY ARTICULATION

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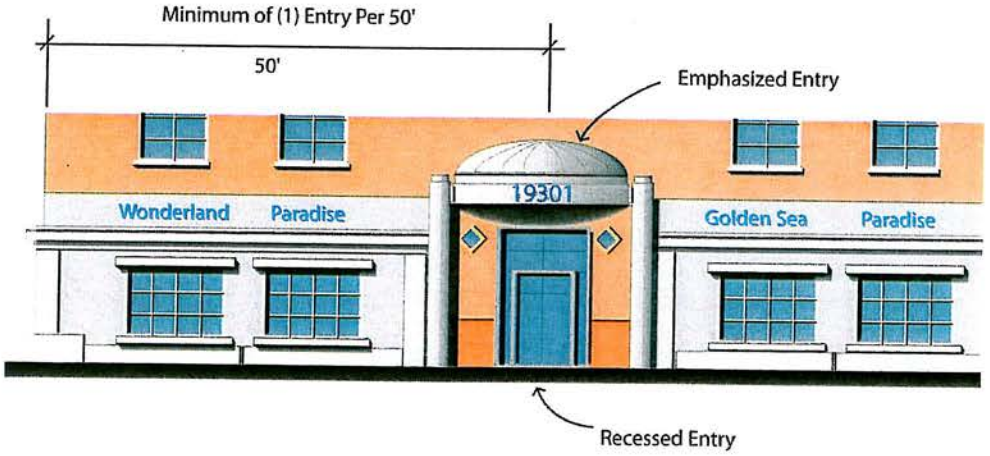
ILLUSTRATION



CORNER ARTICULATION

Corner Guidelines

1. Building corners to be articulated with a combination of the following elements:
   i. An entry
   ii. Additional building mass
   i. Distinctive architectural detailing
   ii. Recessed corner
   iii. Canopy, Portico, or Overhang

BUILDING DESIGN

ENCROACHMENTS

Roof Eaves

May encroach a maximum of five feet (5') on all setback lines.

Open Loggias, Arcades, and Trellises

Must be built within the front and side setbacks.

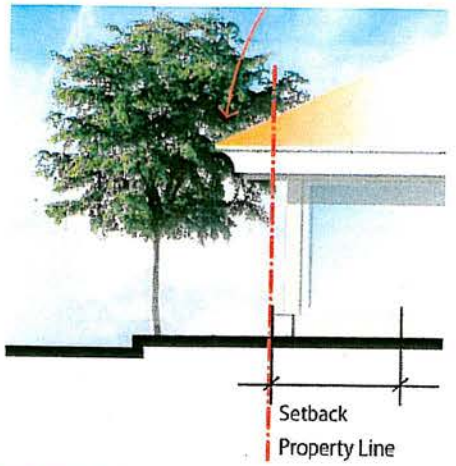
Balconies

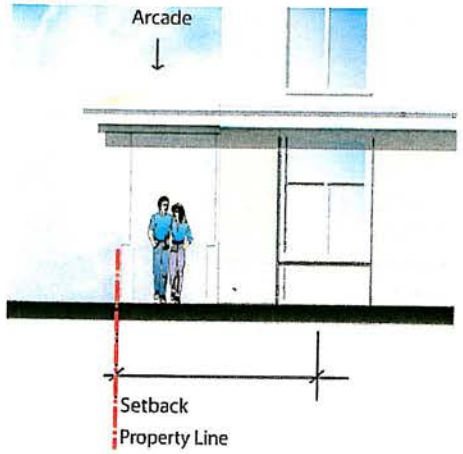
May be built 4' into the front and side vertical setbacks above 2nd Floor.

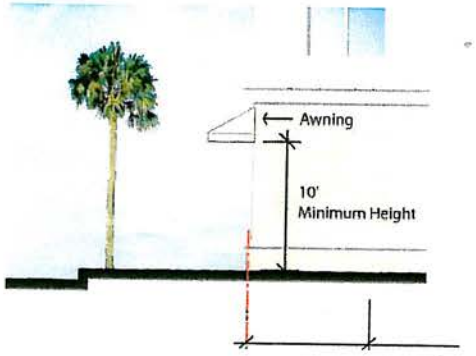
Awnings

On the first floor may encroach 5' into the setback if the bottom of the awning is 10' above the sidewalk elevation.

ILLUSTRATION







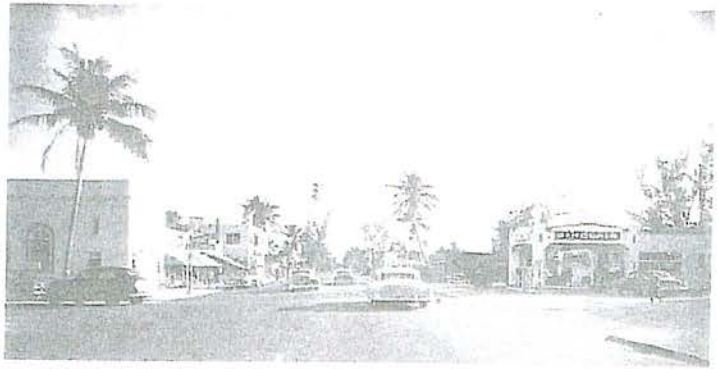
EXTERIOR MATERIALS

The following materials or similar ones are approved for exterior building construction:

1. Stucco
2. Brick
3. Concrete masonry units
4. Stone
5. Hardiplank

The following materials may be prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look



CHAPTER VII- COMMERCIAL

SITE PLANNING

BUILDING PLACEMENT

Location

1. Locate buildings to the front of the property. Properties located on Ocean Avenue, Federal Highway, Boynton Beach Blvd. and Martin Luther King, Jr. Blvd. must comply with the Urban Commercial Overlay District requirements.
2. If the property is on a street corner, set the building 5' back from the setback line.
3. Maximize the street-frontage for the building.

PARKING

Location

1. Locate parking lot to the rear of the property or along side facade, if the side facade is not located along a street.
2. The ground level of a parking structure should be faced with a retail or office use, if the building is adjacent to the front and side property line.
3. Pedestrian entries and vertical circulation areas of parking structures should be clearly delineated and adjacent to pedestrian oriented streets.
4. Locate on-street parking in accordance with the Boynton Beach CRA corridor streetscape master plans.
5. Parking lot design and layout as per City of Boynton Beach LDR.

OVERHEAD UTILITIES

Where possible all overhead utilities on-site and fronting the site, shall be installed underground.

VEHICULAR CIRCULATION

Location

1. Where possible, no curb cut access to property from front property line.
2. Vehicular access from side streets, rear streets, alleys, or adjacent properties only.
3. Drive through facilities are to be located along the rear facade or the side facade if not located along a street.

SERVICE, DELIVER, REFUSE

Location

Service, refuse, and deliver areas should be located to the rear of the buildings with convenient vehicular access.

FRONTAGE GUIDELINES

Front facing arterial:

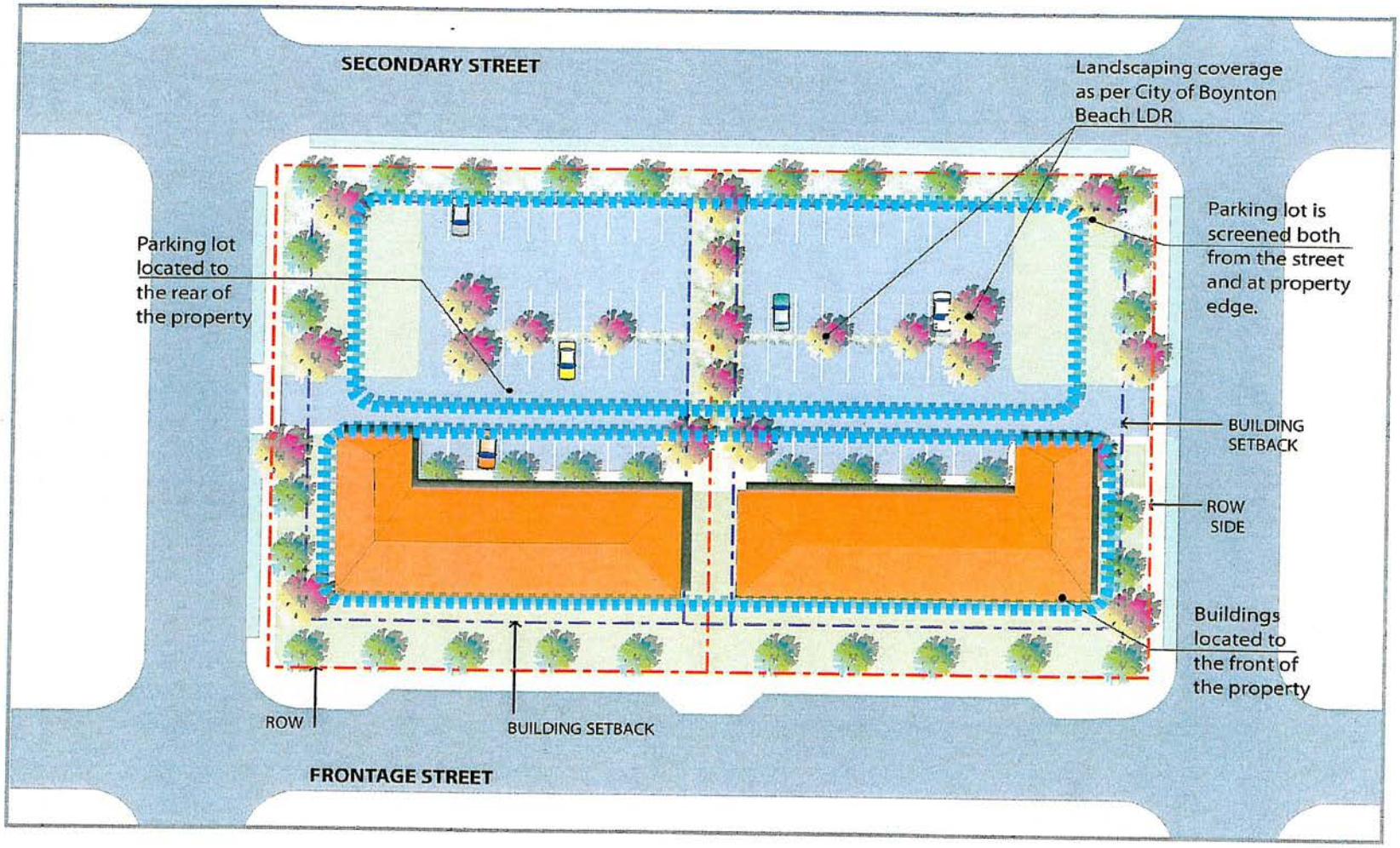
Approximately 50% of the front property line to be building at least 35' tall.

Side facing street:

Approximately 25% of the side property line to be building

SITE PLANNING

ILLUSTRATION



SITE PLANNING

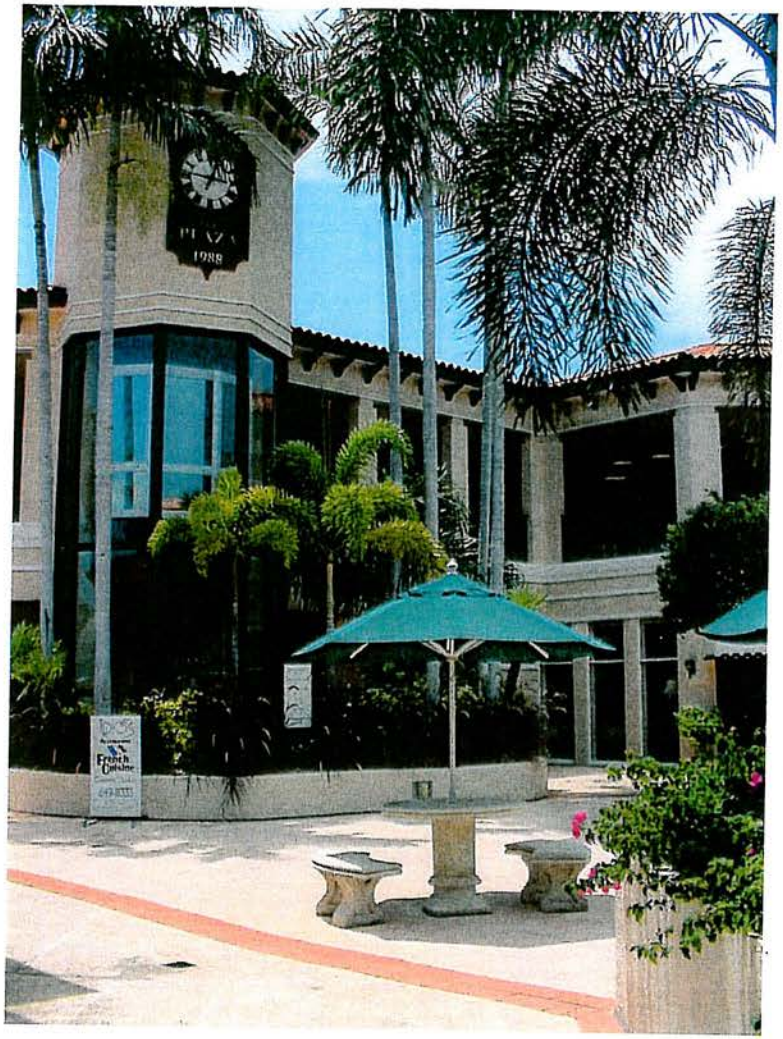
URBAN OPEN SPACE

Exterior Plazas

1. Create "pedestrian eddy" adjacent to streetscape.
2. Create building courtyard entry.
3. Create street corner visual accent.
4. Blend with public streetscape motif.
5. Provide visual access to pedestrian activity areas and adjacent urban design features; ie parks, monuments, vistas, etc.
6. Provide visual and physical access to adjacent pedestrian areas.

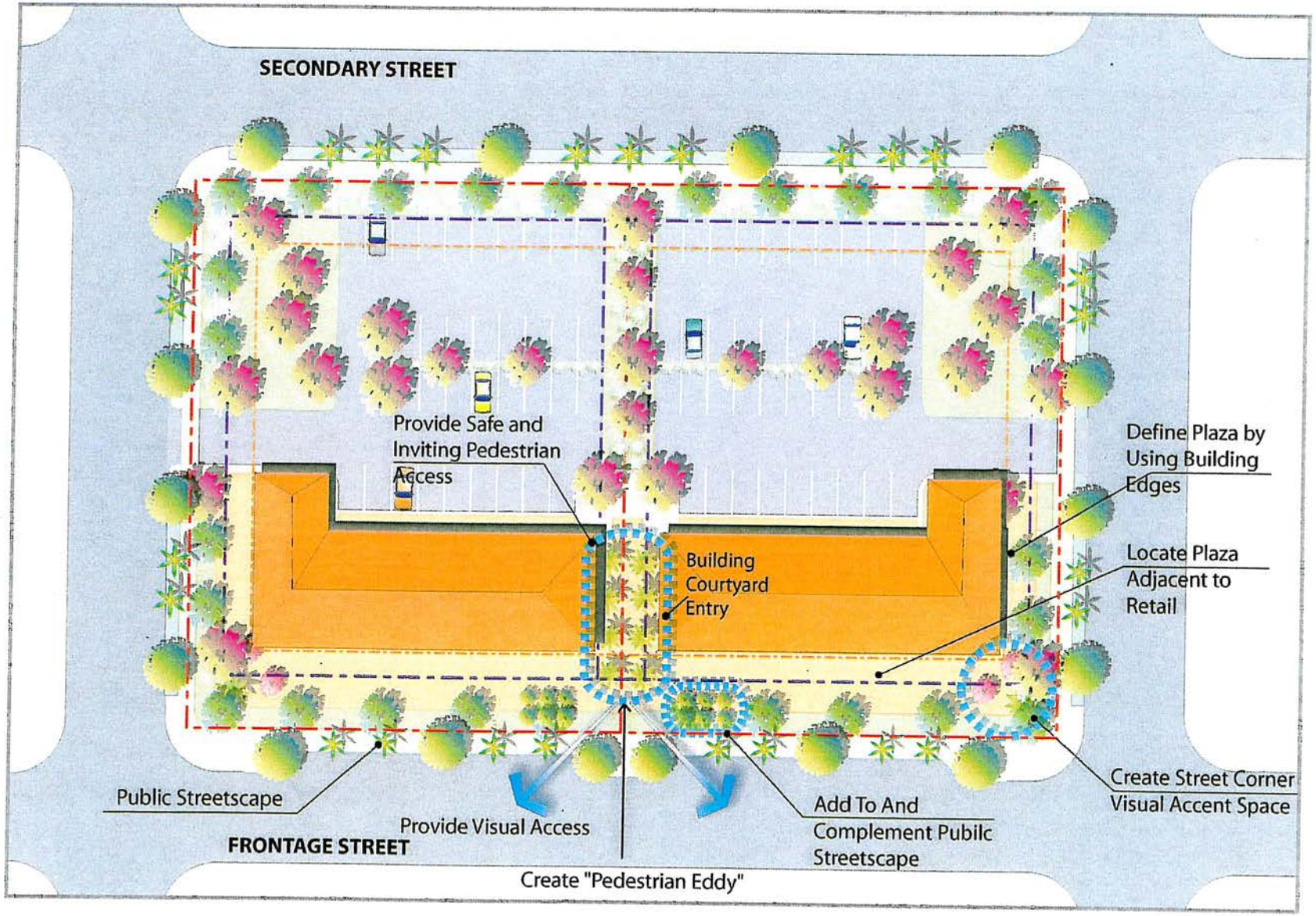
Streetscape Location

1. Provide additional pedestrian area to the major public streetscape adjacent to the property.
2. Provide a pedestrian environment that complements the major public streetscape design.



SITE PLANNING

ILLUSTRATION



SITE PLANNING

RELATIONSHIPS TO ADJACENT PROPERTIES

Internal Access Drives

Internal access drives should join together existing public streets and should line up with adjacent private drives.

Internal Parking Lots

Internal parking lots should connect with adjacent parking lots where possible.

Barriers

There shall be no barriers / buffers between properties.
Barriers include:
-Landscaping
-Fences
-Block/ brick walls
-Water bodies
-Other similar types of physical barriers

Streetscape

Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements such as sidewalk width and streetscape design.

Building Relationships

Buildings should match adjacent buildings in line and grade.

TRANSIT RELATIONSHIPS

Location

Provide a clear visual and physical transit stops.

SITE PLANNING

RELATIONSHIPS TO ADJACENT PROPERTIES

Internal Access Drives

Internal access drives should join together existing public streets and should line up with adjacent private drives.

Internal Parking Lots

Internal parking lots should connect with adjacent parking lots where possible.

Barriers

There shall be no barriers / buffers between properties.

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Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements such as sidewalk width and streetscape design.

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Buildings should match adjacent buildings in line and grade.

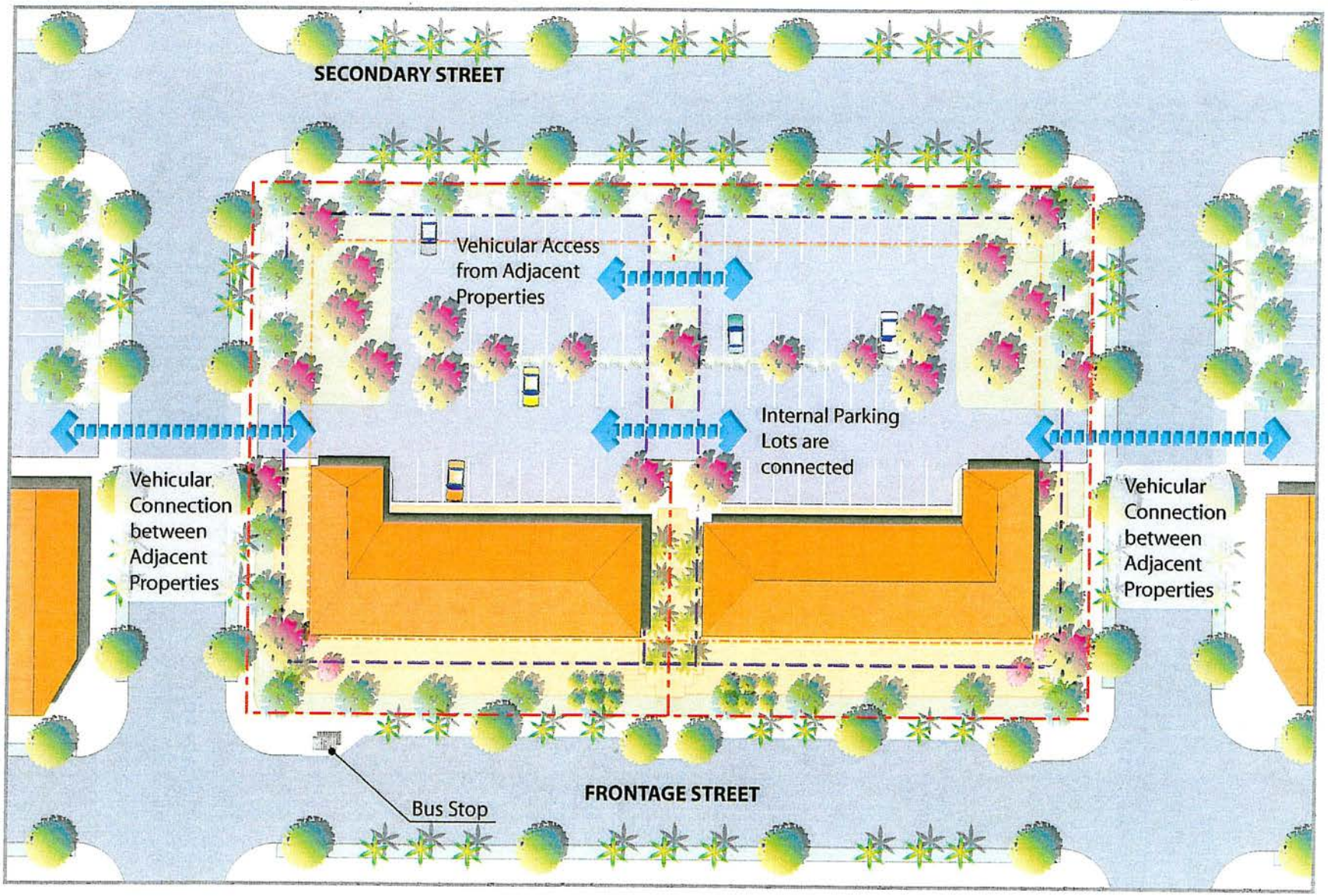
TRANSIT RELATIONSHIPS

Location

Provide a clear visual and physical connection to adjacent transit stops.

SITE PLANNING

ILLUSTRATION



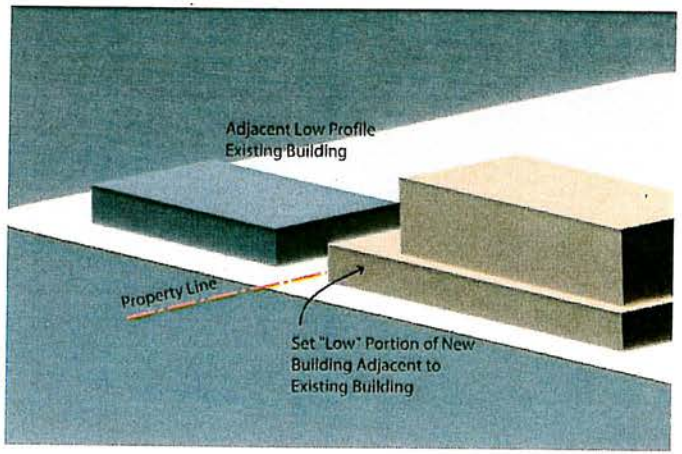
BUILDING DESIGN

URBAN CONTEXT

Adjacent Structure Compatibility

1. If a new building is to be placed adjacent to an existing taller building, then the part of the new building that is closest to the existing building should be the tallest part of the new building's elevation, unless the existing building is considered obsolete.
2. If a new building is to be placed adjacent to an existing shorter building, then the part of the new building that is closest to the existing building should be the shortest part of the new building's elevation, unless the existing building is considered obsolete.

ILLUSTRATION

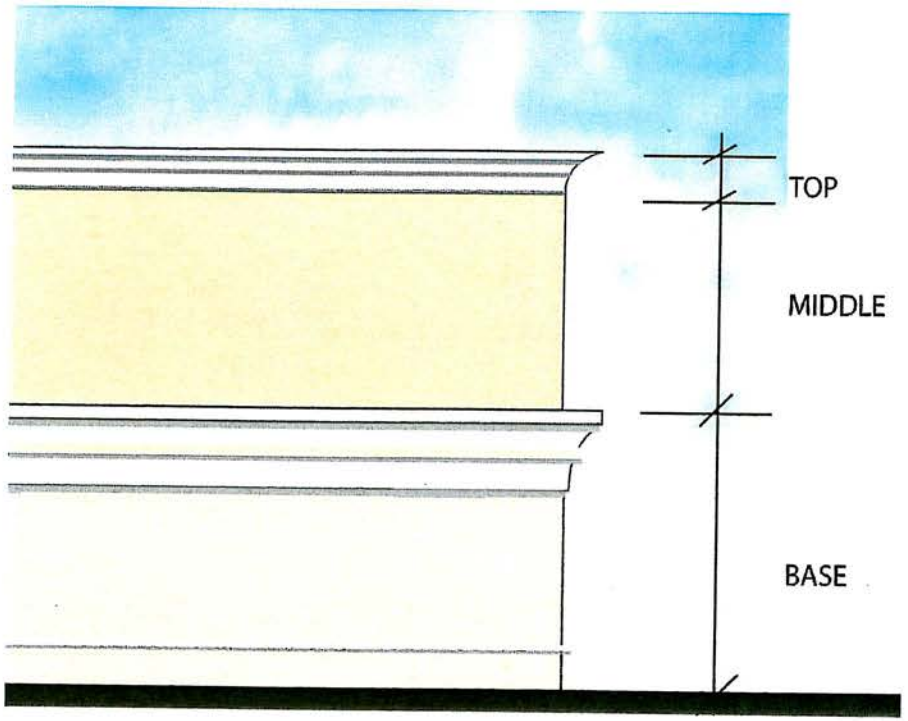


BUILDING DESIGN

MASSING

Bands of Composition

1. Building shall be designed to establish bands of vertical composition; Base (1 story), Middle (2nd story) and Top (roof).



ILLUSTRATION

BUILDING DESIGN

FACADE

Fenestration Proportion

1. Blank wall guideline:
   i. In no case shall a blank wall (including parking garages) exist along any building elevation that exceeds an area of 15' vertical and 25' horizontal.
   ii. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas. At least three of the following or similar elements shall be incorporated into a design to achieve the mitigation of the visual impact of the blank wall areas.
      a. Columns with minimum 4' separation from wall.
      b. Plinth at base of wall with minimum 6" separation from wall.
      c. Belt courses with different colors and materials.
      d. Horizontal banding at story breaks with minimum of 4" separation from wall
      e. Projecting cornice
      f. Projecting canopy
      g. Trellis
      h. Medallions
      i. Translucent glass
      j. Artwork
      k. Lighting fixtures
      l. Canopy
      m. Arcade
      N. Awnings

ILLUSTRATION

BUILDING DESIGN

FACADE

Fenestration Proportion (continued)

2. Fenestration Ratio
   i. 1st Floor:
      a. Approximately 50-90% of window area is to be made of transparent materials. (Transparent glass shall possess a minimum 60-80% light transmittance factor). Reflective glass or reflective coating is not permitted.
   ii. 2nd Floor:
      a. Approximately 20% and 60% of the façade area for each building façade adjoining a street shall be made of transparent materials. (No minimum transmittance factor) Reflective glass or reflective coating is not permitted.

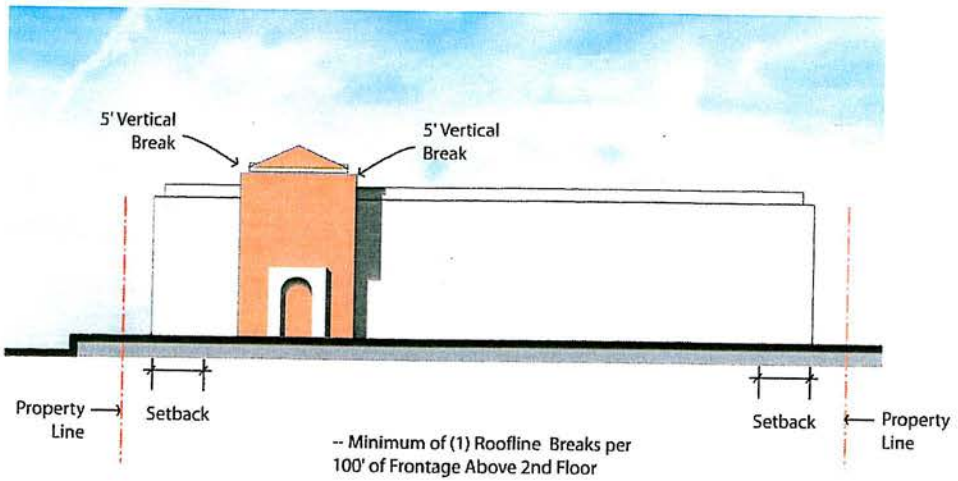
ILLUSTRATION

BUILDING DESIGN

FACADE

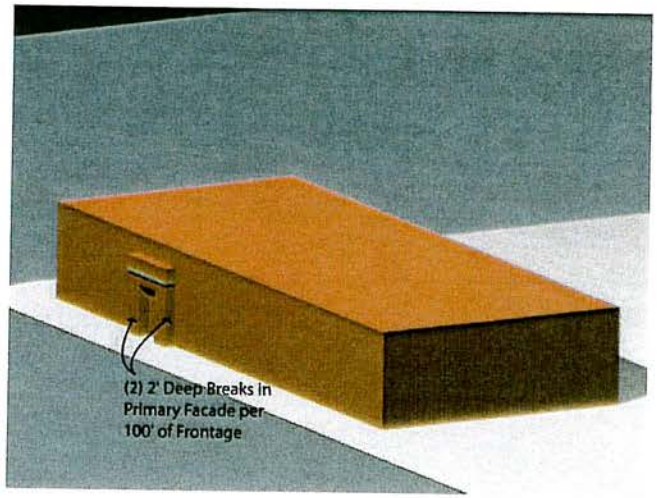
Building Silhouette

1. Roofline Breaks:
   i. For buildings adjacent to public streets, there shall be a minimum of two roofline breaks per 100' of frontage above the 1st floor. Break to be a minimum of 5' if possible.



Proportion of Primary Facade

1. Facade Composition:
   i. On the ground floor of the primary façade, there shall be a minimum of 1 break for every 100' of front elevation. Façade breaks shall be least 2' in depth if possible.



ILLUSTRATION

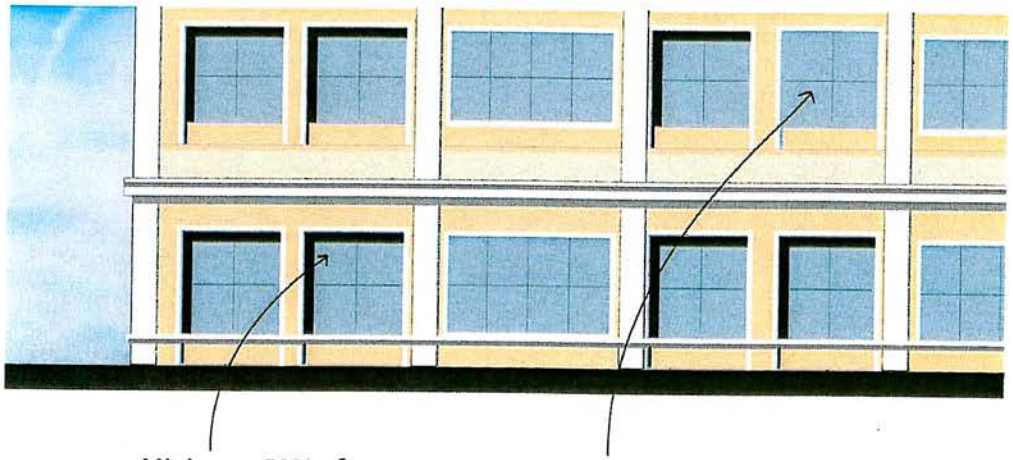
BUILDING DESIGN

FACADE

Facade Rhythm

1. Facade Relief Changes:
   i. 50% of the glazed area of the building on all floors shall be set back approximately 4" from the solid wall plane.

ILLUSTRATION



BUILDING DESIGN

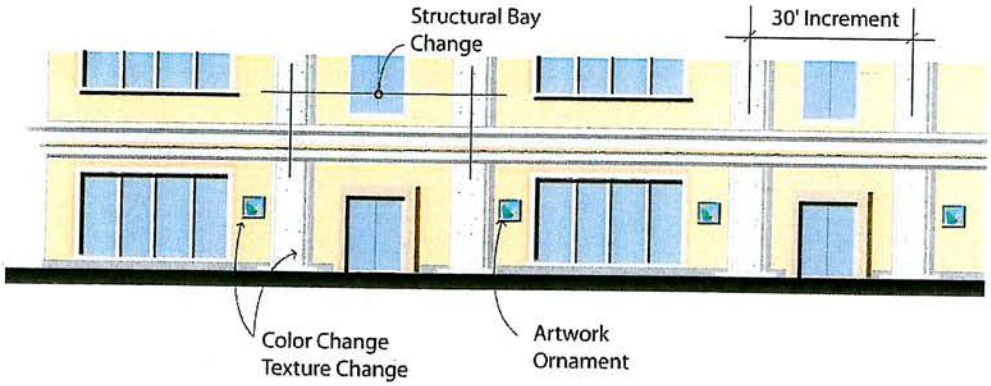
FACADE

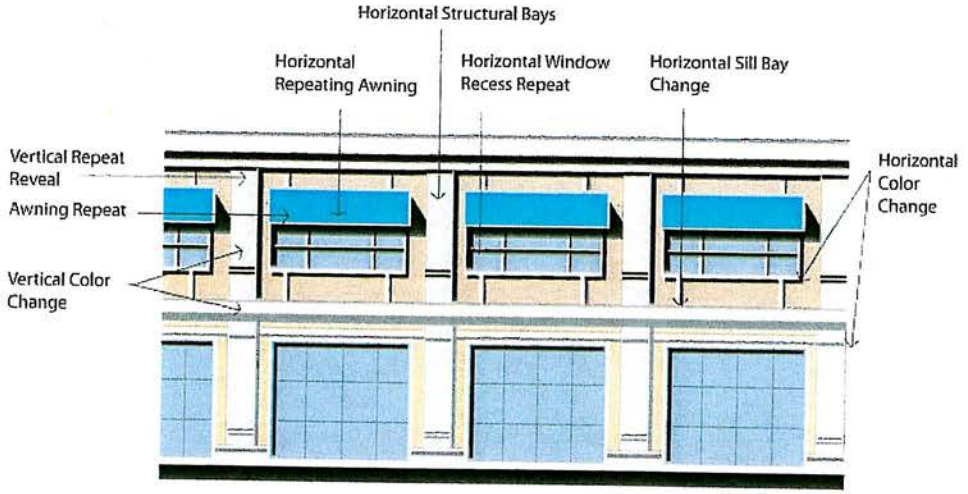
Facade Rhythm (continued)

2. Facade Detail and Variety:
   i. Ground Floor: Three horizontal scaling elements that repeat every 30 ' horizontally similar to or selected from the following:
      a. Expression of architectural or structural bay through a change in plane at least 4 inches deep, and at least 12 inches wide (such as a pilaster).
      b. Color change
      c. Texture change
      d. Material module change
      e. Architectural ornament integral to the building materials
      f. Art work integral to the building's form or façade (minimum size: 2 square feet in area at the ground floor, 9 square feet in area at the upper floors)

   ii. 2nd floor: Three horizontal scaling elements; and three vertical scaling elements similar to or selected from the following:
      a. Color change
      b. Material module change
      c. Architectural details creating a change in façade plane at least 4" deep.
      d. Architectural ornament integral to the building materials.

ILLUSTRATION





BUILDING DESIGN

FACADE

Street Level Facade Articulation

1. Facade Articulation:
   i. The ground floors of buildings should contain design elements that reinforce and express the retail / pedestrian oriented activity associated with this area.

   ii. The ground floor fade shall contain a minimum of four of the following façade design elements:
      a. Overhangs
      b. Arcade (minimum 8' width)
      c. Artwork
      d. Raised cornice parapets over the doors
      e. Decorative light fixtures
      f. Decorative plinth and kickplate detail
      g. Projecting canopies
      h. Decorative tile-work
      i. Medallions
      j. Window flower boxes
      k. Awnings
      l. Plinth
      m. Projecting sill

ILLUSTRATION

Elements Used at Ground Level

BUILDING DESIGN

STREET LEVEL USE

Ground Floor Relationship to Streetscape

1. Retail and office uses should be oriented toward the street and have direct access to the streetscape area through storefront entries.

2. Take the "indoors" outdoors by spilling interior space (e.g. dining areas, small merchandise displays) onto the streetscape sidewalks and plazas particularly in the retail districts of Ocean/Federal and Woolbright/ Federal.

ILLUSTRATION

BUILDING DESIGN

ENTRY ARTICULATION

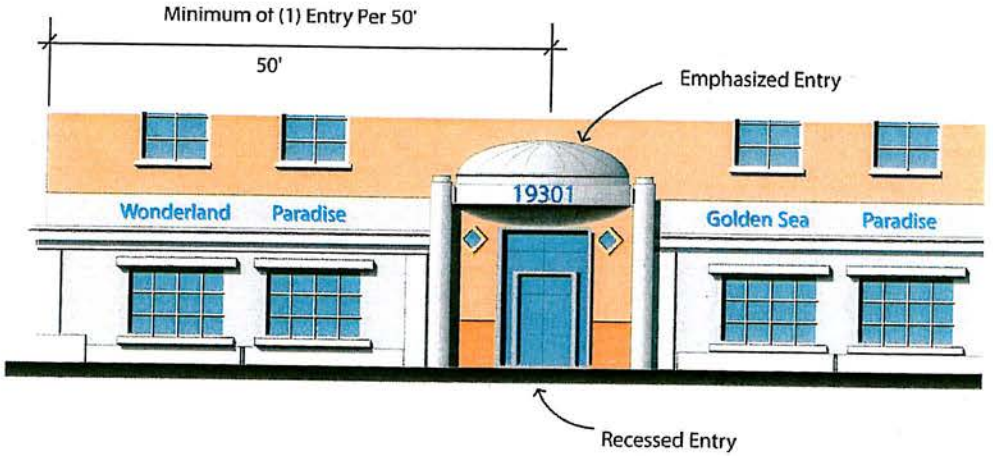
Entry Guidelines

1. Emphasize street-related entries to improve the legibility and convenience of the pedestrian environment and to provide variety of architectural expression.

2. On the front side of the building facing the main street, there shall be at least one building entry every 50' if possible.

3. Entries to ground floor pedestrian active uses and building lobbies shall be emphasized through changes in plane, differentiation in material, and/or color, greater level of detail, and enhanced lighting, as well as permanent signage.

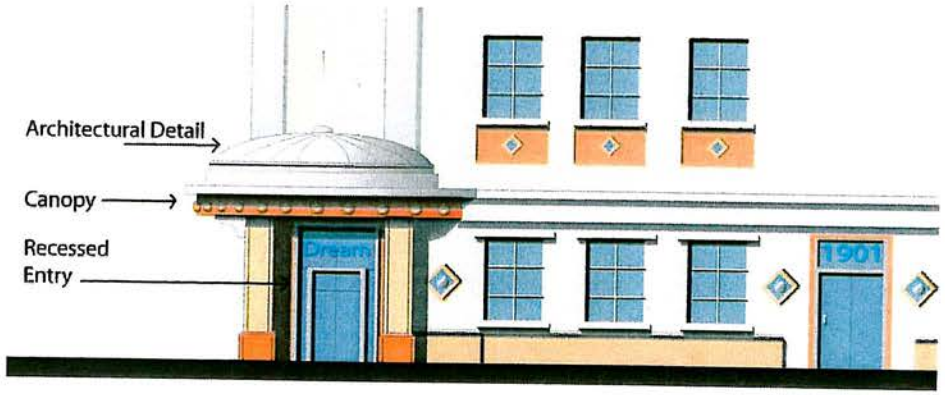
ILLUSTRATION



CORNER ARTICULATION

Corner Guidelines

1. Building corners to be articulated with a combination of the following elements:
   i. An entry
   ii. Additional building mass
   iii. Distinctive architectural detailing
   iv. Recessed corner
   v. Canopy, Portico, or Overhang



BUILDING DESIGN

ENCROACHMENTS

Roof Eaves

1. May encroach a maximum of five feet (5') on all setback lines.

Open Loggias, Arcades, and Trellises

1. Must be built within the set back on the front and side setbacks.

Balconies

1. May be built 5' into the front and side vertical setbacks above 2nd. Floor.

Awnings

1. On the first floor may encroach 5' into the setback if the bottom of the awning is 10' above the sidewalk elevation.

EXTERIOR MATERIALS

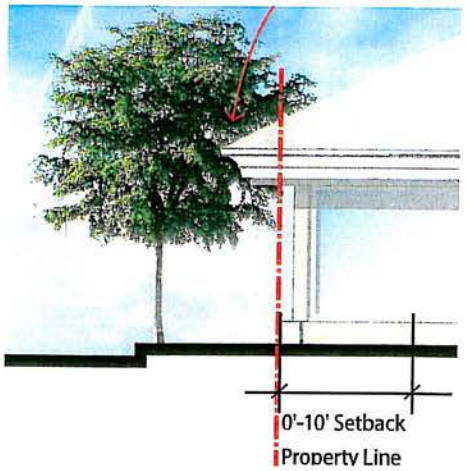
The following materials or similar are approved for exterior building construction:

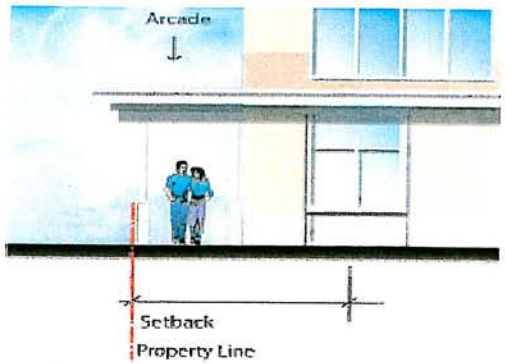
1. Stucco
2. Brick
3. Concrete masonry units
4. Stone
5. Hardiplank

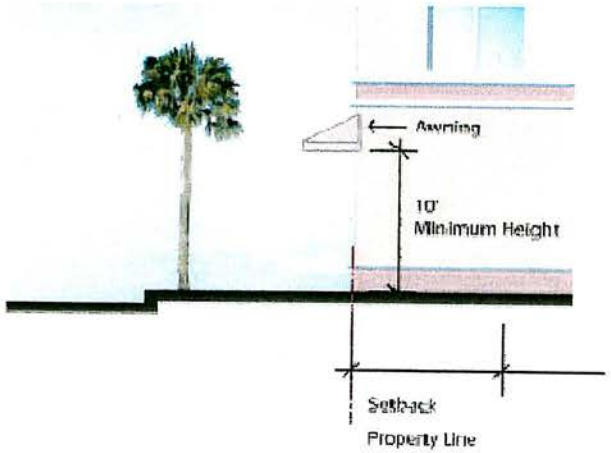
The following materials may be prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look

ILLUSTRATION







CHAPTER VIII-LIGHT INDUSTRIAL

SITE PLANNING

BUILDING PLACEMENT

Location

1. Locate buildings to the front of the property.
2. If the property is on a street corner, set the building 5' back from the setback.
3. Maximize the street-frontage for the building

FRONTAGE GUIDELINES

Front:

Minimum of 50% of the front property line to be building

Side facing street:

Minimum of 30% of the side property line to be building

OVERHEAD UTILITIES

Where possible all overhead utilities on-site and fronting the site, shall be installed underground.

PARKING

Location

1. Locate parking lot to the rear of the property.
2. Locate on-street parking in accordance with the Boynton Beach CRA corridor streetscape master plans.
3. Parking lot design and layout as per City of Boynton Beach LDR.

VEHICULAR CIRCULATION

Location

1. If possible, no curb cut access to property from front property line.
2. Vehicular access from side streets, rear streets, alleys, or adjacent properties only.

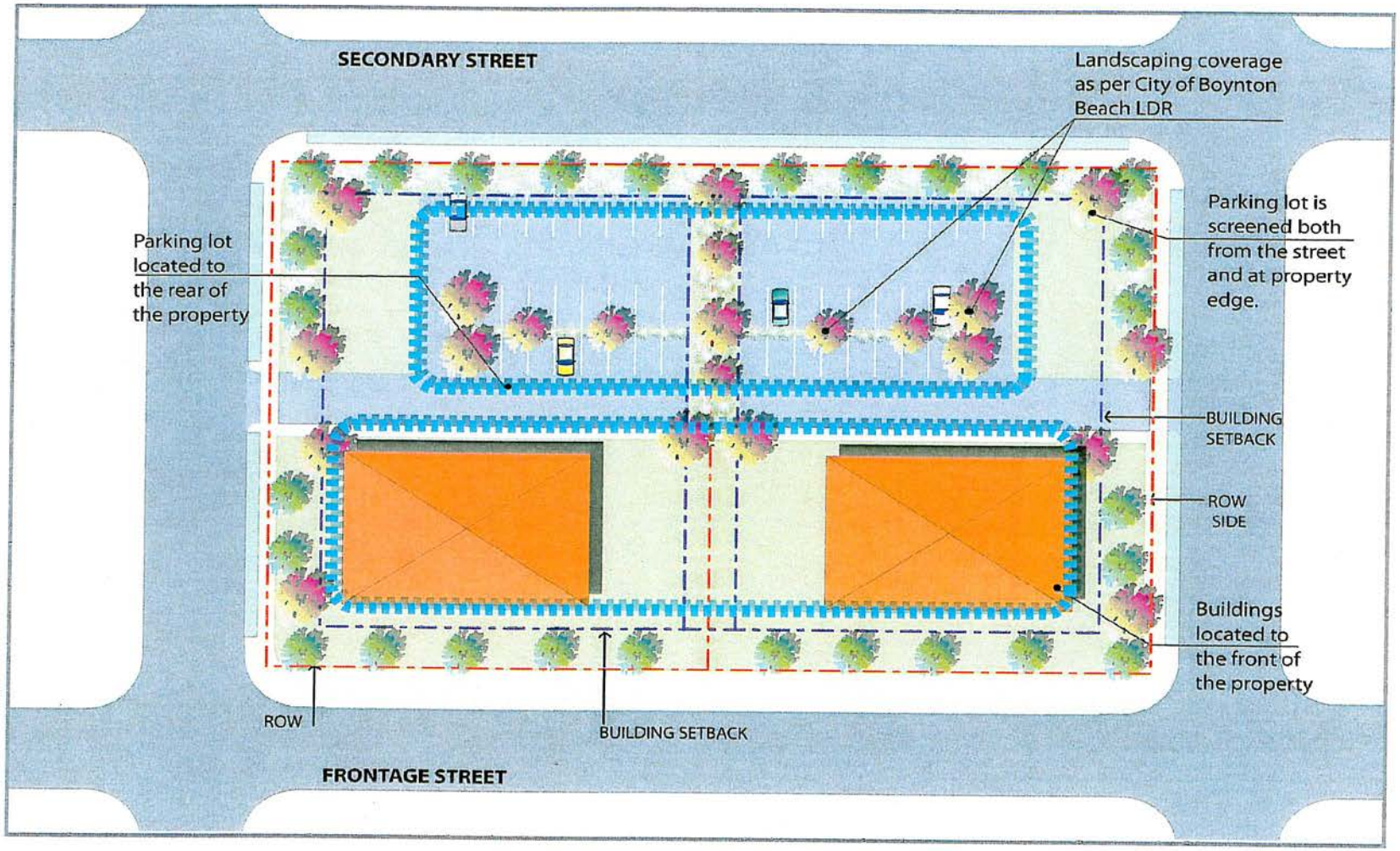
SERVICE, DELIVER, REFUSE

Location

1. Service, refuse, and deliver areas should be located to the rear of the buildings with convenient vehicular access.

SITE PLANNING

ILLUSTRATION



SITE PLANNING

URBAN OPEN SPACE

Exterior Plazas

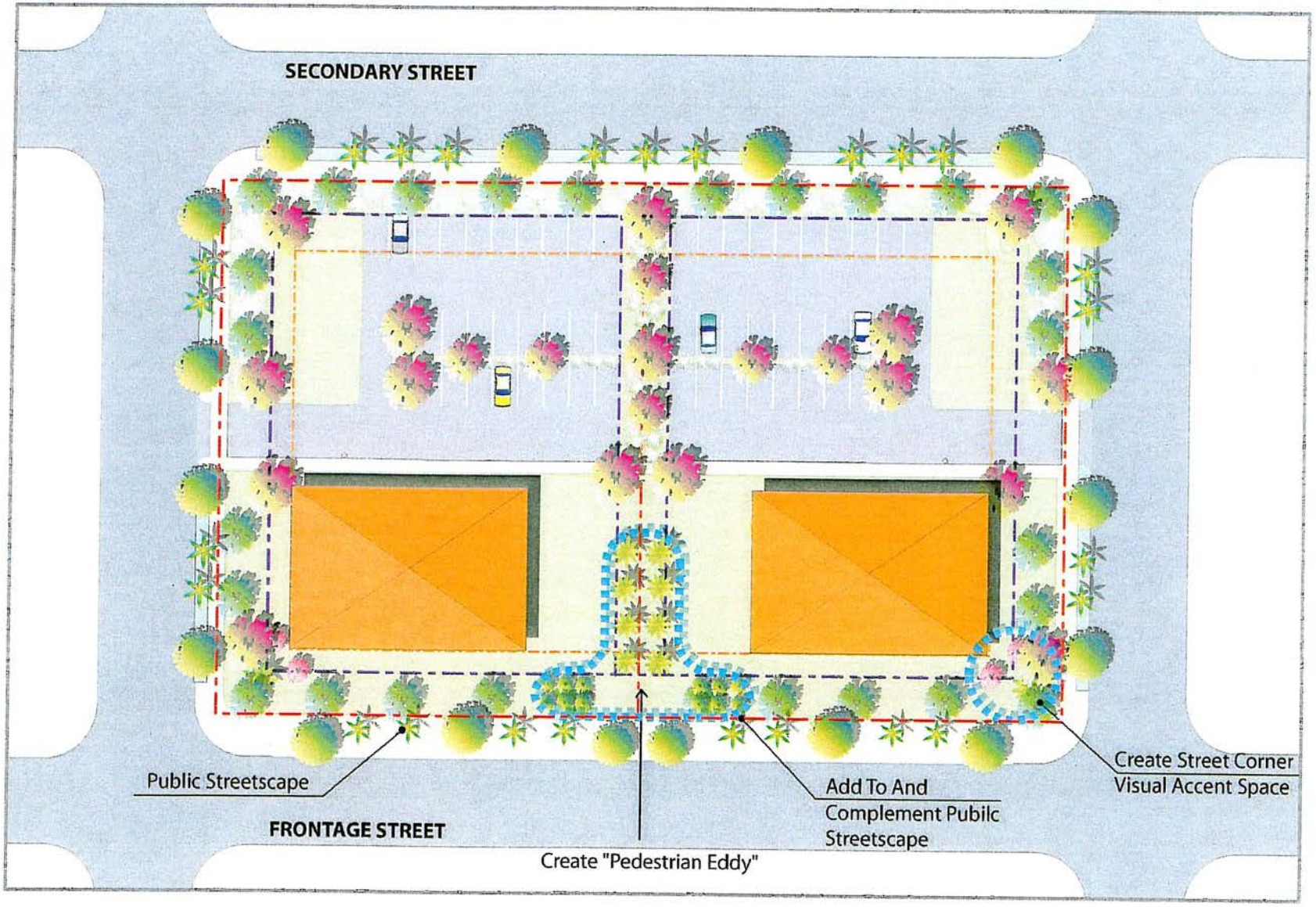
1. If practical, create "pedestrian eddy" adjacent to streetscape.
2. Create street corner visual accent.
3. Blend with public streetscape motif.

Streetscape Location

1. Provide additional pedestrian area to the major public streetscape adjacent to the property.
2. Provide a pedestrian environment that complements the major public streetscape design.

SITE PLANNING

ILLUSTRATION



SITE PLANNING

RELATIONSHIPS TO ADJACENT PROPERTIES

Internal Access Drives

1. Internal access drives should join together existing public streets and should line up with adjacent private drives.

Internal Parking Lots

1. Internal parking lots should connect with adjacent parking lots where possible.

Barriers

1. There shall be no barriers / buffers between properties. Barriers inlcude:
   -Landscaping
   -Fences
   -Block/brick walls
   -Water bodies
   -Other similar types of physical barriers

Streetscape

1. Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements, such as sidewalk width and streetscape design.

Building Relationships

1. Buildings should match adjacent buildings in line and grade.

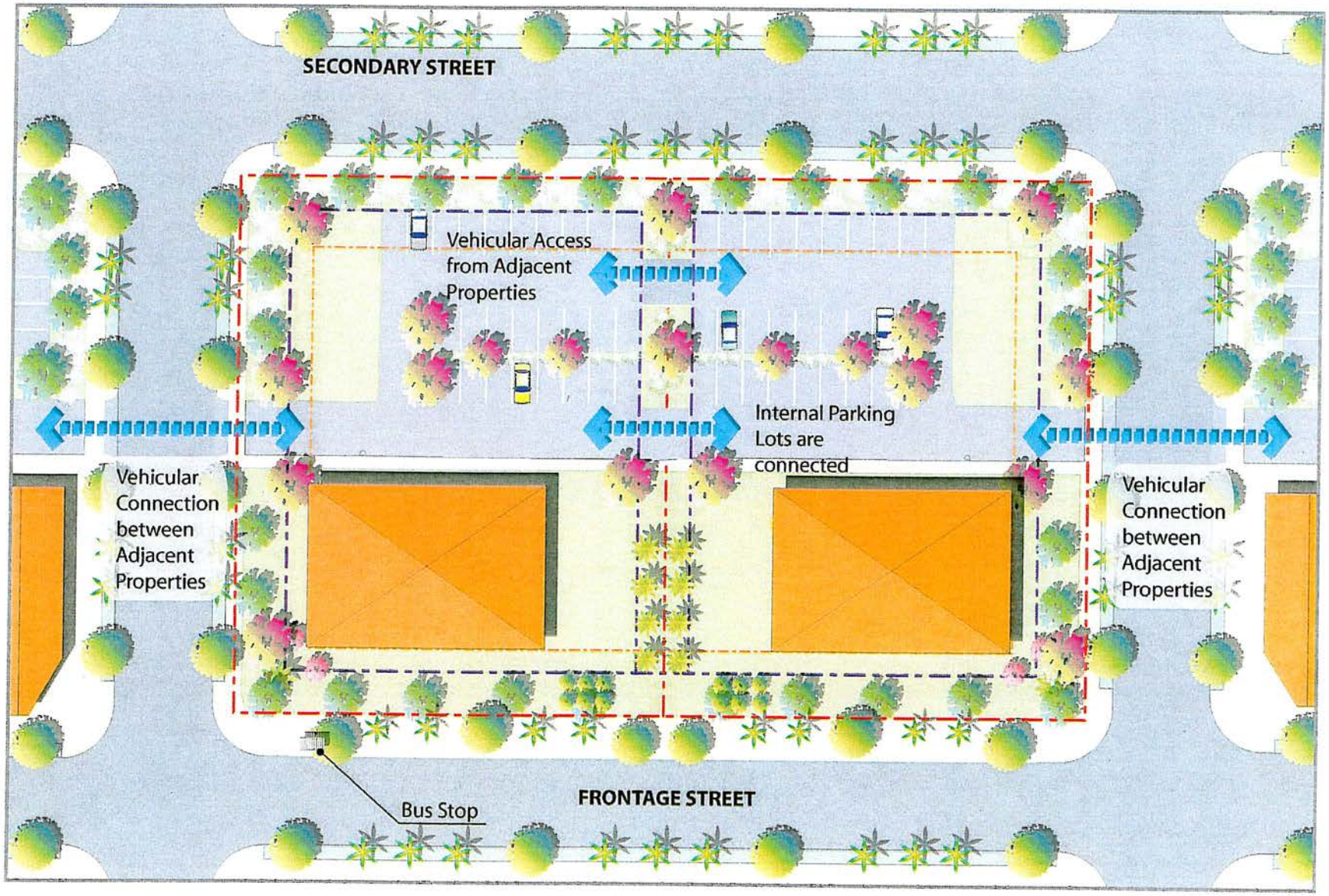
TRANSIT RELATIONSHIPS

Location

1. Provide a clear visual and physical connection to adjacent transit stops.

SITE PLANNING

ILLUSTRATION



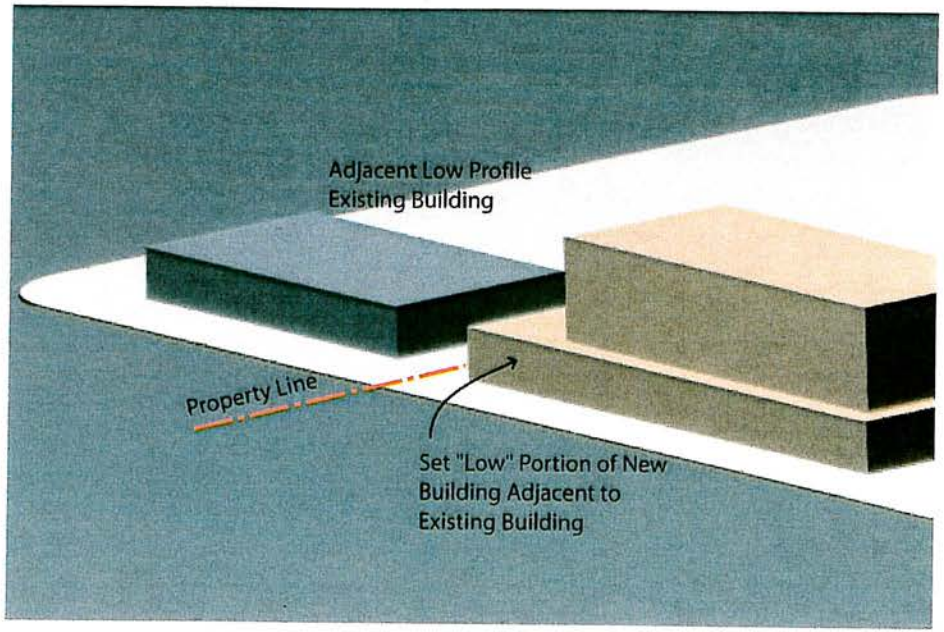
BUILDING DESIGN

URBAN CONTEXT

Adjacent Structure Compatibility

1. If a new building is to be placed adjacent to an existing taller building, then the part of the new building that is closest to the existing building should be the tallest part of the new building's elevation, unless the existing building is considered obsolete.
2. If a new building is to be placed adjacent to an existing shorter building, then the part of the new building that is closest to the existing building should be the shortest part of the new building's elevation, unless the other building is considered obsolete.

ILLUSTRATION

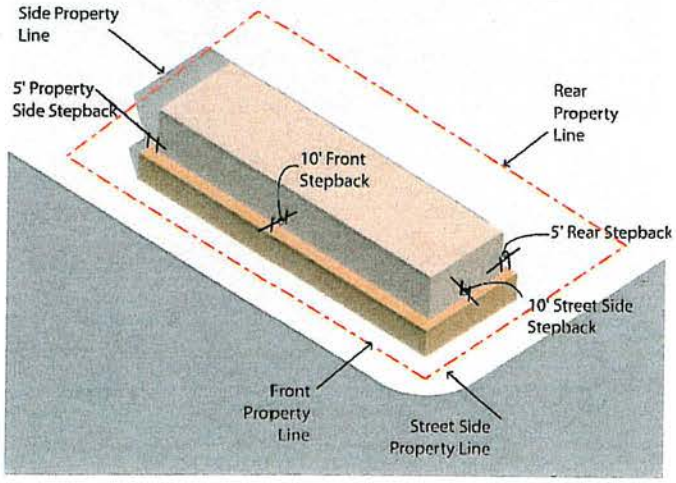


BUILDING DESIGN

MASSING

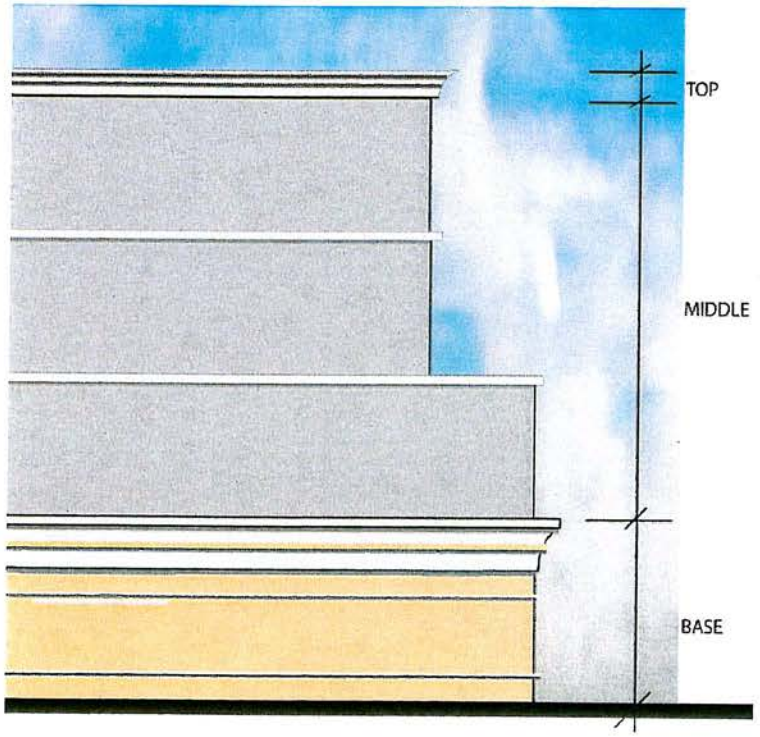
Vertical Stepbacks

1. At the front and sides there shall be a minimum stepback of five feet (5') between the 2nd and 3rd floor of the building.



Bands of Composition

1. Building shall be design to establish three bands of vertical composition; Base (1 story), Mid-section (2nd and 3rd stories) and Top (roof).



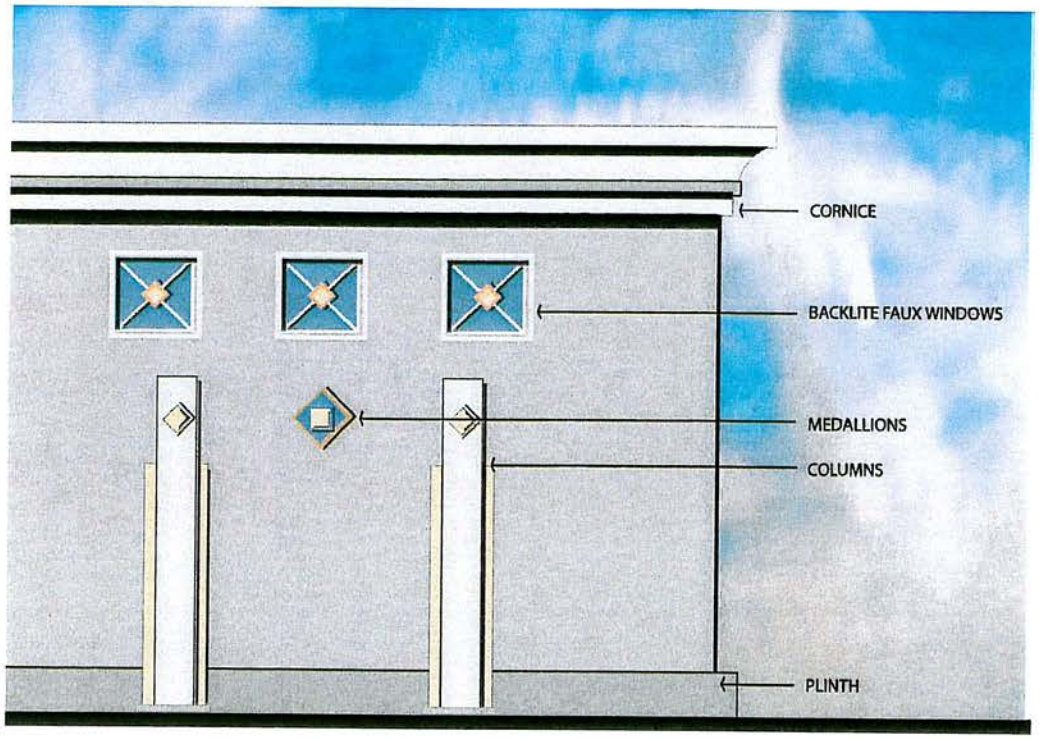
BUILDING DESIGN

FACADE

Fenestration Proportion

1. Blank wall guideline:
   i. In no case shall a blank wall (including parking garages) exist along any building elevation that exceeds an area of 30′ vertical and 30′ horizontal.
   ii. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas. At least three of the following elements or similar elements shall be incorporated into a design to achieve the mitigation of the visual impact of the blank wall areas.
      a. Columns with minimum 4′ separation from wall.
      b. Plinth at base of wall with minimum 6″ separation from wall.
      c. Belt courses with different colors and materials.
      d. Horizontal banding at story breaks with minimum of 4″ separation from wall
      e. Projecting cornice
      f. Projecting canopy
      g. Trellis
      h. Medallions
      i. Translucent glass
      j. Artwork
      k. Lighting fixtures
      l. Canopy
      m. Arcade
      n. Awnings

ILLUSTRATION



BUILDING DESIGN

FACADE

Fenestration Proportion (continued)

2. Fenestration Ratio
   i. 1st floor:
      a. Approximately 60-90% of window area is to be made of transparent materials. (Transparent glass shall possess a minimum 60-80% light transmittance factor). Reflective glass or reflective coating is not permitted.
   ii. 2nd floor and above:
      a. Approximately 25-40% of the façade area for each building façade adjoining a street shall be made of transparent materials. (No minimum transmittance factor) Reflective glass or reflective coating is not permitted.

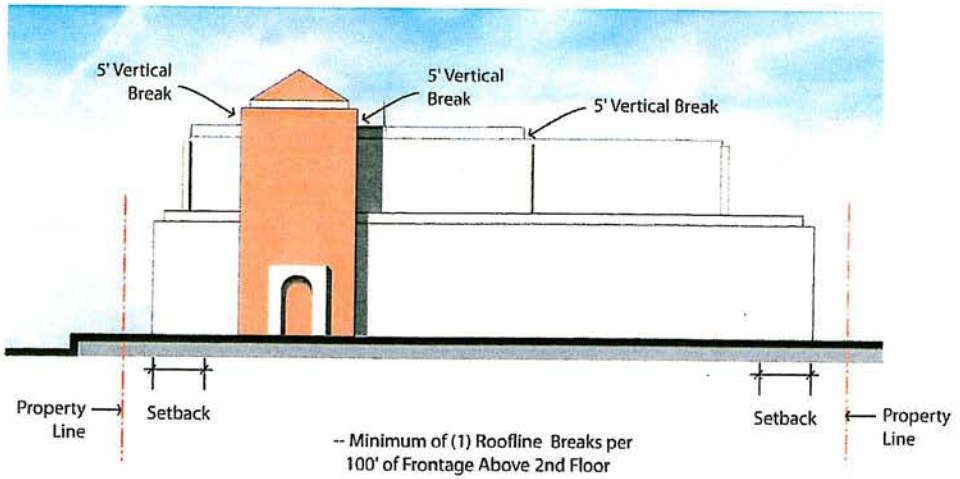
ILLUSTRATION

BUILDING DESIGN

FACADE

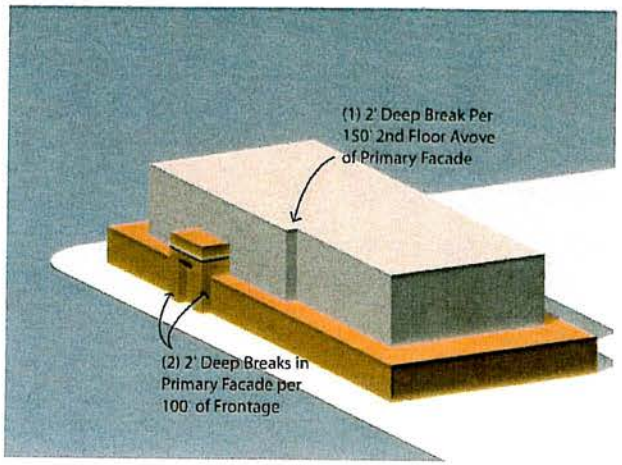
Building Silhouette

1. Roofline Breaks:
   i. For buildings adjacent to public streets, there shall be a minimum of two roofline breaks per 100' of frontage above the 1st floor. Break to be a approximately 5'.



Proportion of Primary Facade

1. Facade Composition:
   i. On the ground floor of the primary façade, there shall be a minimum of 1 break for every 100' of front elevation. Façade breaks shall be least 2' in depth, if possible.
   ii. On the second floor and above of the primary façade, there shall be a minimum of 1 break for every 150' of front elevation. Façade breaks shall be least 2' in depth, if possible.



ILLUSTRATION

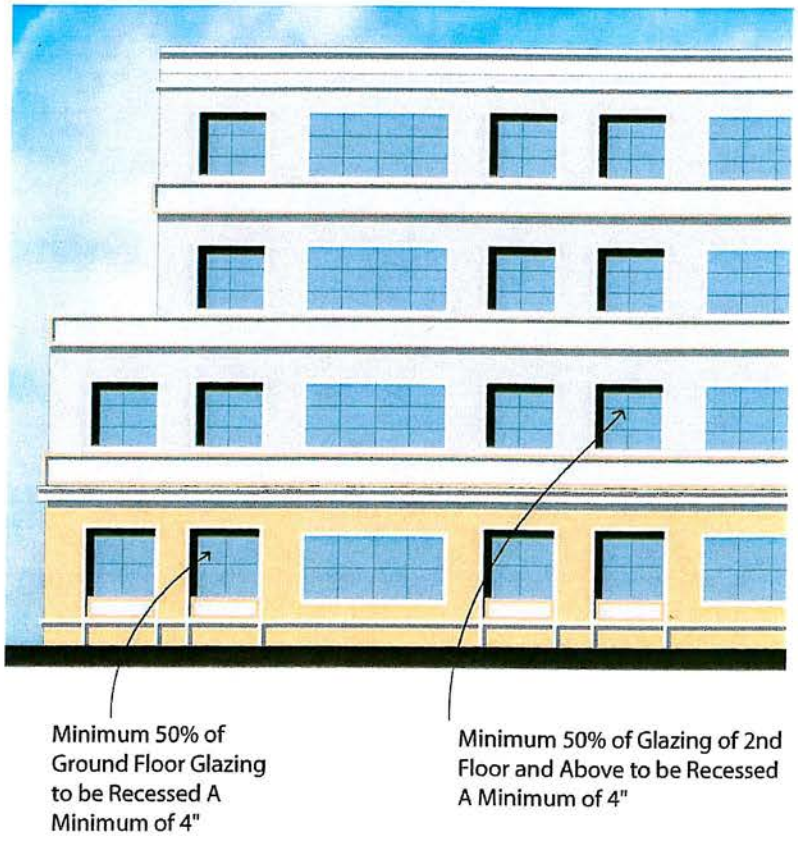
BUILDING DESIGN

FACADE

Facade Rhythm

1. Facade Relief Changes:
   i. 50% of the glazed area of the building on all floors shall be set back approximately 4" from the solid wall plane.

ILLUSTRATION



BUILDING DESIGN

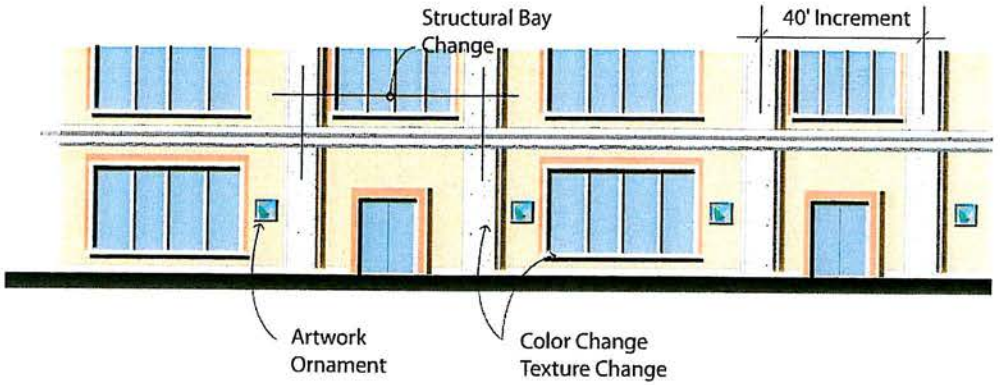
FACADE

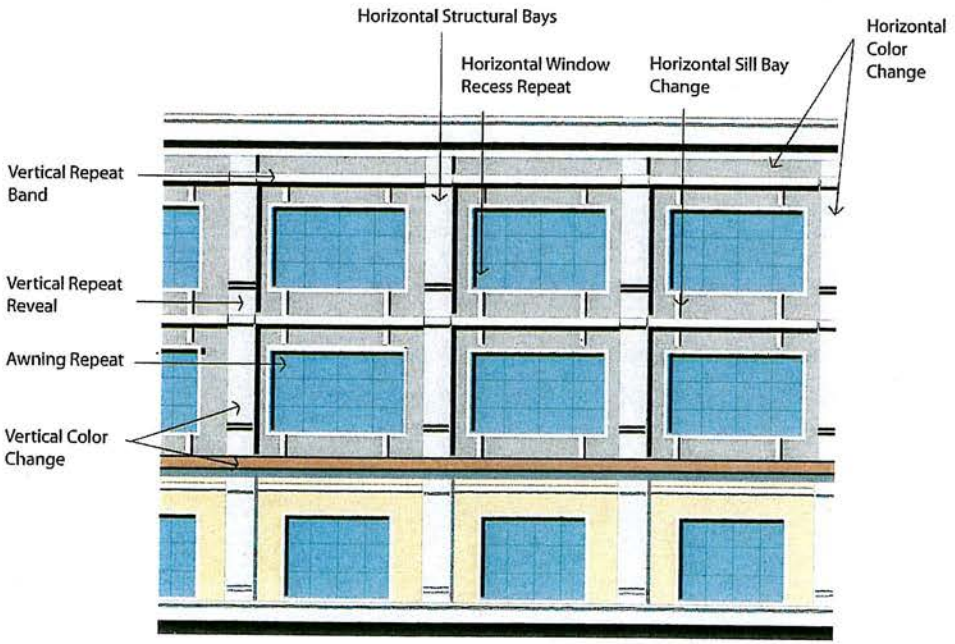
Facade Rhythm (continued)

2. Facade Detail and Variety:
   i. Ground Floor: Three horizontal scaling elements that repeat every 40 ' horizontally selected from the following or similar elements:
      a. Expression of architectural or structural bay through a change in plane at least 4 inches deep, and at least 12 inches wide (such as a pilaster).
      b. Color change
      c. Texture change
      d. Material module change
      e. Architectural ornament integral to the building materials
      f. Art work integral to the building's form or façade (minimum size: 2 square feet in area at the ground floor, 9 square feet in area at the upper floors)

   ii. Stories 2-4: Three horizontal scaling elements; and three vertical scaling elements from the following or similar:
      a. Color change
      b. Material module change
      c. Architectural details creating a change in façade plane at least 4" deep.
      d. Architectural ornament integral to the building materials.

ILLUSTRATION





BUILDING DESIGN

FACADE

Street Level Facade Articulation

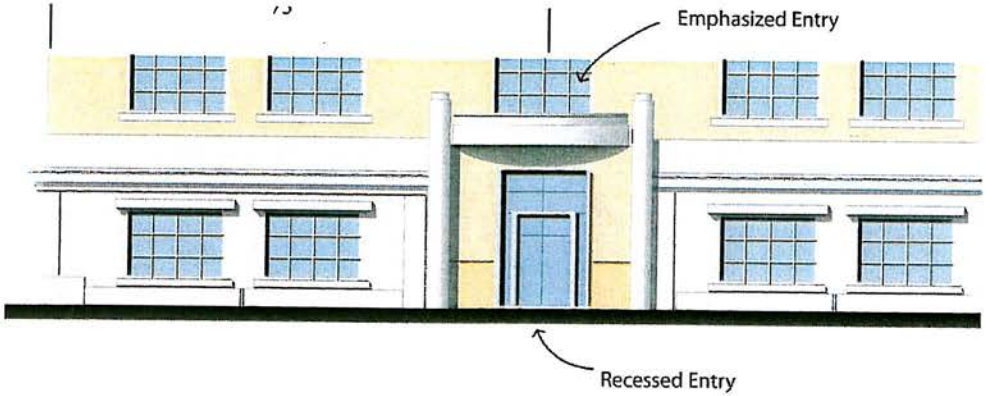
i. The ground floor fade shall contain a minimum of four of the following façade design elementsor similar elements:
   a. Overhangs
   b. Arcade (minimum 8' width)
   c. Artwork
   d. Raised cornice parapets over the doors
   e. Decorative light fixtures
   f. Decorative plinth and kickplate detail
   g. Projecting canopies
   h. Decorative tile-work
   i. Medallions
   j. Window flower boxes
   k. Awnings
   l. Plinth
   m. Projecting sill

ILLUSTRATION

BUILDING DESIGN

ENTRY ARTICULATION

ILLUSTRATION



Entry Guidelines

1. Emphasize street-related entries to improve the legibility and convenience of the pedestrian environment and to provide a variety of architectural expression.

2. On the front side of the building facing the main street, there shall be at least one building entry every 75'

3. Entries to ground floor uses shall be emphasized through changes in plane, differentiation in material, and/or color, greater level of detail, and enhanced lighting, as well as permanent signage.

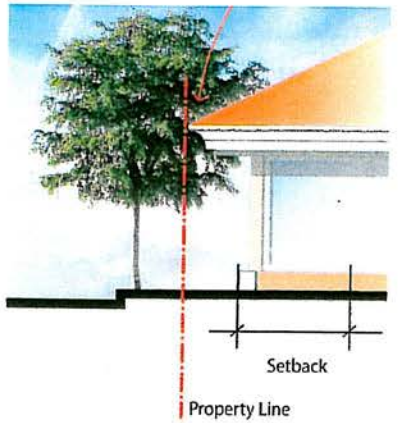
CORNER ARTICULATION

Corner Guidelines

1. Building corners to be articulated with a combination of the following elements:
   i. An entry
   ii. Additional building mass
   i. Distinctive architectural detailing
   ii. Recessed corner
   iii. Canopy, Portico, or Overhang

BUILDING DESIGN

ILLUSTRATION



ENCROACHMENTS

Roof Eaves

1. May encroach a maximum of 5' on all setback lines.

Open Loggias, Arcades, and Trellises

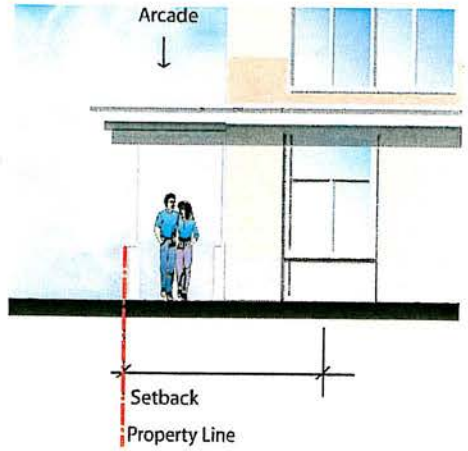
1. Must be built within the front and side setbacks.

Balconies

1. May be built 5' into the front and side vertical setbacks above 2nd Floor.

Awnings

1. On the first floor may encroach 5' into the setback if the bottom of the awning is 10' above the sidewalk elevation.



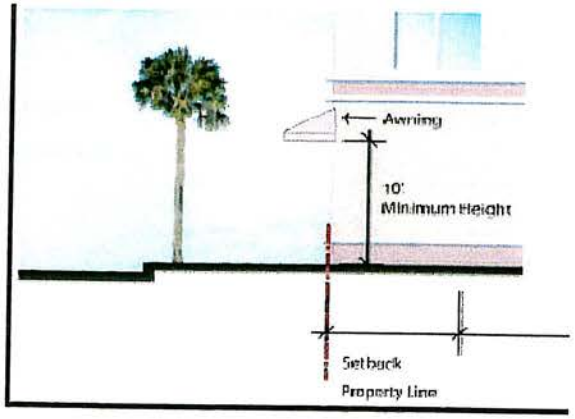
EXTERIOR MATERIALS

The following materials or similar are approved for exterior building construction:

1. Stucco
2. Brick
3. Concrete masonry units
4. Stone

The following materials may be prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look



CHAPTER IX-INFILL PLANNED UNIT DEVELOPMENT

SITE PLANNING and BUILDING DESIGN

Infill Planned Unit Developments (IPUD) are intended to be used where new development or redevelopment is proposed within an already developed area or neighborhood located in the Federal Highway Corridor Community Redevelopment Plan, Study Areas I and V.

Location

1. Locate buildings to the front of the property.
2. Maximize the street-frontage of the building.

Frontage Guideline

Front:

Minimum of 70% of the front property line to be building.

Side facing street:

Minimum of 30% of the side property line to be building.

PARKING

1. Locate parking lot to the rear of the property.
2. Locate on-street parking in accordance with the Boynton Beach CRA corridor streetscape master plans.
3. Parking lot design and layout as per City of Boynton Beach LDR.

VEHICULAR CIRCULATION

Location

1. If possible, no curb cut access to property from front property line.
2. Vehicular access shall be from side streets, rear streets, alleys, or adjacent properties only.

SERVICE, DELIVERY, REFUSE

Location

Service, refuse, and delivery areas should be located to the rear of the buildings with convenient vehicular access, unless facing a single-family residence or the front of another building; in which case service areas shall be shielded from view from adjacent buildings.

OVERHEAD UTILITIES

Where possible all overhead utilities on-site and fronting the site, shall be installed underground.

SITE PLANNING and BUILDING DESIGN

ILLUSTRATION

SITE PLANNING AND BUILDING DESIGN

Streetscape Location

1. Provide additional pedestrian area to the major public streets adjacent to the site.
2. Provide pedestrian access to public sidewalks.
   i. If a townhome development, provide pedestrian access from each unit fronting a public sidewalk.
   ii. If a multi-family development, provide pedestrian access from each building fronting a public sidewalk.
3. No walls may be built on major street frontage.
4. Fencing or landcape material may not exceed 4' in height on major street frontage.
5. Appropriate material for property boundary line on major frontage may include, but is not limited to the following:
   i. Wrought iron fencing
   ii. Wooden picket fencing
   iii. Foilage no more than 4' in height.

Streetscape

Where properties front on public streets, they shall be designed to provide a continuity of streetscape elements, i.e., sidewalk width and streetscape design.

Screening

When adjacent to a single-family neighborhood, screening shall be provided to limit the intrusion of automobile headlights into adjacent properties.

Internal Walkway Location

Walkways should direct residents to prominent destinations within the development such as amenity area, parking areas and mail stations.

BUILDING DESIGN

FACADE

Fenestration Proportion

1. Blank wall guideline:
   i. In no case shall a blank wall (including parking garages) exist along any building elevation that exceeds an area of 10' vertical and 20' horizontal.
   ii. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas. At least three of the following elements, or similiar elements, shall be incorporated into a design to achieve the mitigation of the visual impact of the blank wall areas.
      a. Columns with minimum 4' separation from wall.
      b. Plinth at base of wall with minimum 6" separation from wall.
      c. Belt courses with different colors and materials.
      d. Horizontal banding at story breaks with minimum of 4" separation from wall
      e. Projecting cornice
      f. Projecting canopy
      g. Trellis
      h. Medallions
      i. Translucent glass
      j. Artwork
      k. Lighting fixtures
      l. Canopy
      m. Arcade
      n. Awnings

Building Silhouette

Roofline Breaks:

For buildings adjacent to public streets, there shall be a minimum of two roofline breaks per 100' of frontage above the 1st floor. Break to be a minimum of 4' if possible.

Facade Composition:

i. On the ground floor of the primary façade, there shall be a minimum of 2 breaks for every 100' of front elevation. Façade breaks shall be at least 2' in depth, where possible.
ii. On the second floor and above of the primary façade, there shall be a minimum of 1 break for every 150' of front elevation. Façade breaks shall be at least 2' in depth, where possible.

Facade Relief Changes

Approximately 80% of the glazed area of the building on all floors shall be set back approximately 4" from the solid wall plane.

BUILDING DESIGN

Facade Detail and Variety:

i. On the 1st and 2nd floors provide three horizontal scaling elements that repeat every 30 ' selected from the following:
   a. Expression of architectural or structural bay through a change in plane at least 4 inches deep, and at least 12 inches wide (such as a pilaster).
   b. Color change
   c. Texture change
   d. Material module change
   e. Architectural ornament integral to the building materials

ii. On the 3rd floor and above provide three horizontal scaling elements and three vertical scaling elements from the following:
   a. Color change
   b. Material module change
   c. Architectural details creating a change in façade plane at least 4" deep.
   d. Architectural ornament integral to the building materials.

ENCROACHMENTS

Roof Eaves

1. May encroach a maximum of five feet (5') on all setback lines.

Open Loggias, Arcades, and Trellises

1. Must be built within the front and side setbacks.

Balconies

1. May project five feet (5') into the front and side vertical setbacks above 2nd floor.

Awnings

1. On the first floor may encroach five feet (5') into the setback. The bottom of the awning shall be nine feet (10')above the sidewalk.

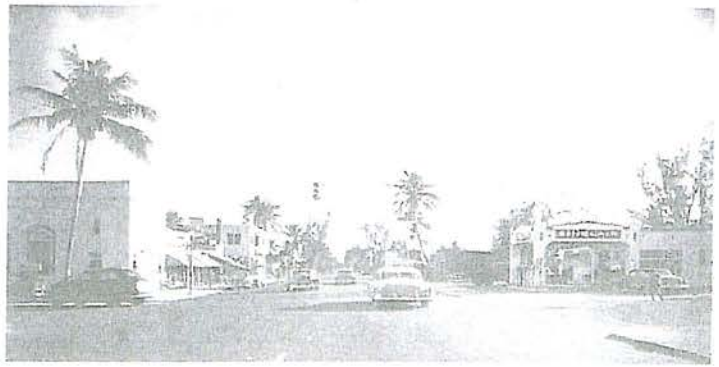
EXTERIOR MATERIALS

The following materials are approved for exterior building construction:

1. Stucco
2. Brick
3. Concrete masonry units
4. Stone
5. Hardiplank

The following materials may be prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Tile
4. Smooth or ribbed-faced concrete block
5. Applied stone or faux-stone in ashlar or rubble look



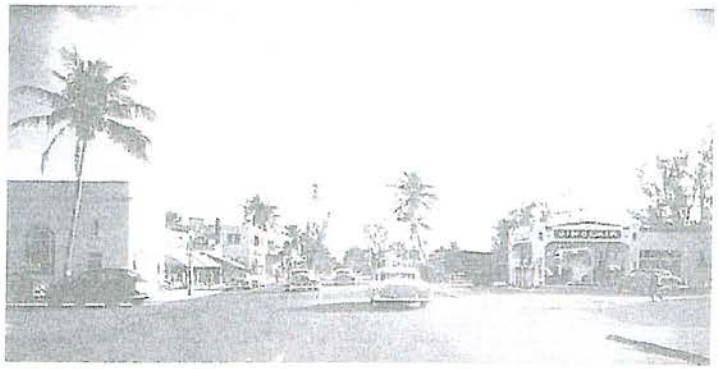
CHAPTER X-PUBLIC USAGE

SITE PLANNING and BUILDING DESIGN

INTENT

The PU (PUBLIC USAGE) District that falls within the CRA boundaries will not have Urban Design Guidelines shaping its development. The future development occurring in this district will go before review and be approved by The City of Boynton Beach and The City of Boynton Beach CRA.

The PU District is a unique district and new construction should be development and designed on an individual basis. Guidelines implemented for that district will halt creative site and building design. Public and private buildings that are designed and built in this district are meant to be foreground buildings. These buildings will have varied setbacks, heights, facade treatments, landscaping, building placement, uses and interactions with the street and the surrounding neighborhood.



CHAPTER XI-DISTRICT WIDE GUIDELINES

URBAN OPEN SPACE

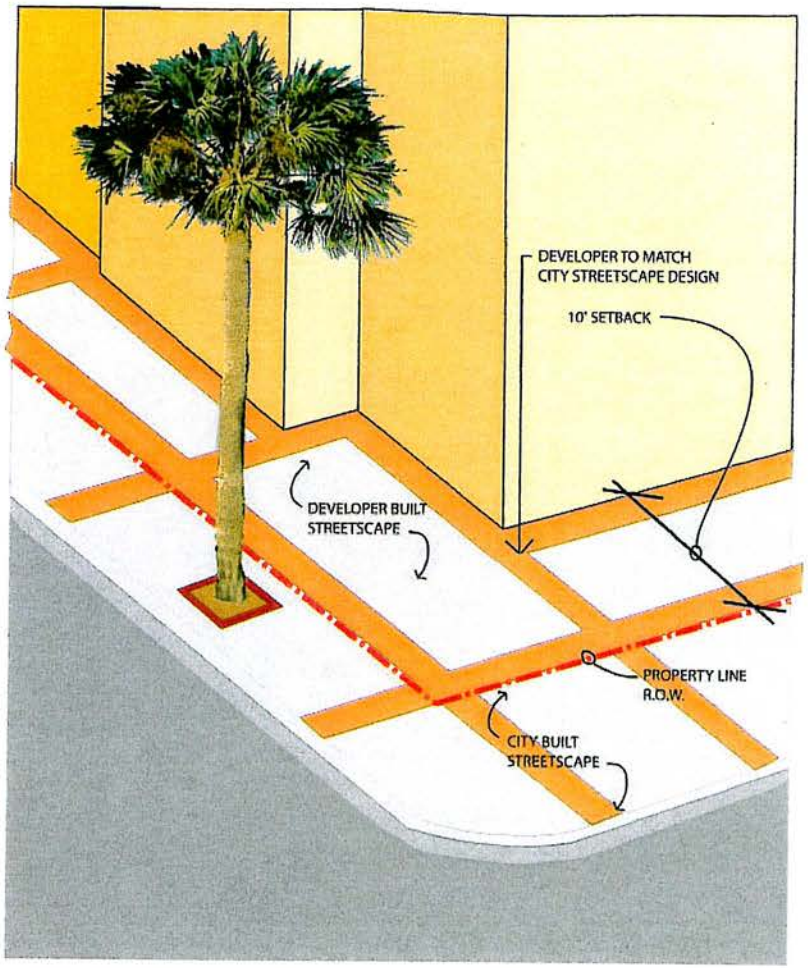
STREETSCAPE DESIGN ON THE PRIMARY FRONTAGE

1. Dimensions:
   i. 10' between the ROW and the setback line shall be added to the pedestrian area of the ROW and is to be designed as an integral part of the public streetscape design.
   ii. All non-building area in the set back area shall be added to the public ROW streetscape design.

2. Construction Responsibility:
   i. If the public ROW streetscape design has not been constructed to the proposed Boynton Beach CRA streetscape design for the corridor adjacent to the property, then the developer of the project shall construct this area according to the proposed plan for the area. This will include all improvements behind the back of curb to the building front.

3. Design:
   i. The design of this streetscape area is to match and be an extension of the public ROW streetscape design theme: Paving patterns, plant materials, street furnishings and products. Refer to streetscape designs for major corridors.
   ii. The 10' between the ROW and the building setback must be kept clear of all obstructions and be devoted entirely to pedestrian sidewalk use with the exception of landscaping and street furniture if appropriate.

ILLUSTRATION



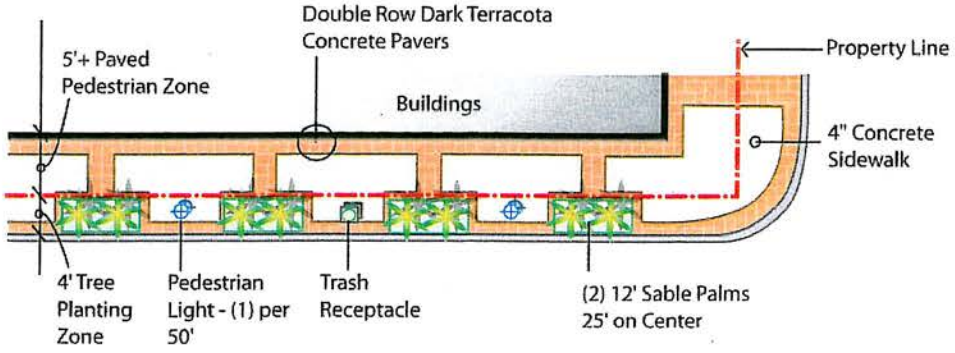
URBAN OPEN SPACE

PUBLIC STREETSCAPE

Streetscape Design Adjacent to Secondary or Side Streets

1. Dimensions:
   i. 5' between the ROW and the setback line shall be added to the pedestrian area of the ROW and is to be designed as an integral part of the public streetscape design.
   ii. All non-building area in the setback area shall be added to the public ROW streetscape design.

2. Construction Responsibility:
   i. Developers of these corner sites shall be responsible for the reconstruction of the Public ROW behind the back of curb.



EXAMPLE

3. Design:
   i. Design should follow typical section:
      a. 4' area behind curb for street tree planting, lighting, and street furnishings.
      b. A minimum of 5' clear sidewalk between the "Build-To" zone and the above 4' street tree area.
   ii. Minimum design elements:
      a. A street tree called for in the appropriate street designs or designated by City landscaper or CRA Board in City standard tree grates every 25' along street frontage.
      b. One City standard pedestrian light every 50' along street frontage.
      c. Brick paving trim and bands pattern as per appropriate street design.
      d. One City Standard trash receptacle per 250' of side street frontage
      e. Other streetscape furnishings may be added by the developer if approved through the City site plan review process.

URBAN OPEN SPACE

INTERNAL WALKWAYS

Internal Walkway Criteria

1. Dimensions:
   Internal sidewalks should be a minimum of 8' in width.

2. Design:
   Pedestrian circulation should be an integral part of the initial site layout. Organize the site so that the buildings frame and reinforce pedestrian circulation, and so the pedestrians walk along building fronts rather than along or across parking lots and driveways. Also arrange buildings to create view corridors between pedestrian destinations within and adjacent to the site including entrances, transit stops, urban open space, and nearby public amenities including parks and greenways.

URBAN OPEN SPACE

EXTERNAL PLAZA DESIGN

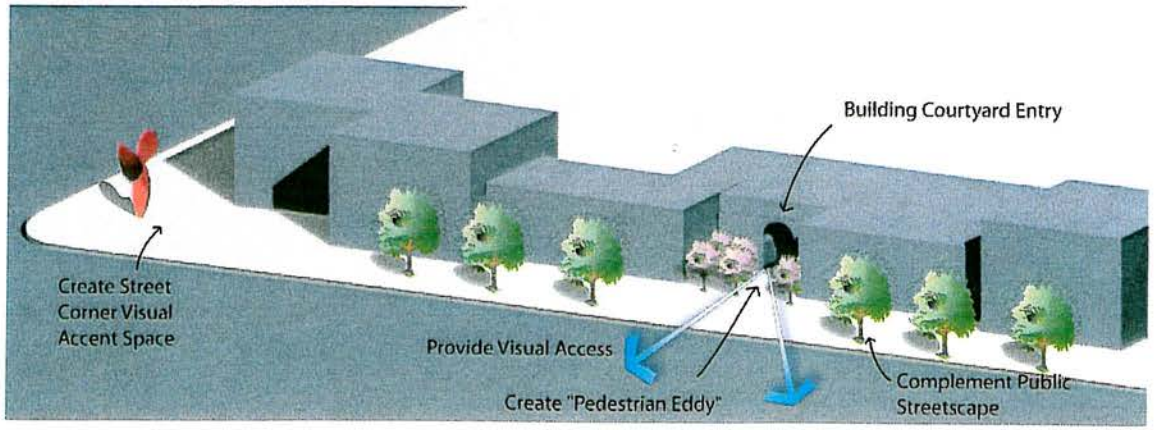
External Plaza Criteria

1. Dimensions:
   A minimum external plaza area of 1 sq. ft. per linear feet of street frontage is recommended for all buildings with 100' or more street frontage.

2. Design Considerations:
   i. External plaza design motif should complement the public ROW streetscape theme.
   ii. External plazas should be located as to provide visual access to pedestrian activity and urban design features of the City.
   iii. External Plaza design should provide visual and physical access in and out of plaza space from the adjacent streetscape.
   iv. External plazas located on street corners should be designed with a visual focal element such as a sculpture that can be seen from the adjacent streets and draw pedestrians across the street.
   v. External plazas must be adjacent to retail uses and shall have entries from the retail spaces to the plaza.

3. Design Standards:
   i. The design of these plaza areas is to match and be an extension of the Public ROW Streetscape design theme: Paving patterns / plant materials / site furnishings and products.
   ii. A minimum of 24 linear feet of seating should be provided for every 900 sq. ft. of plaza area.
   iii. A minimum of one trash receptacle for every 3600 sq. ft. of plaza area should be provided.

ILLUSTRATION



URBAN OPEN SPACE

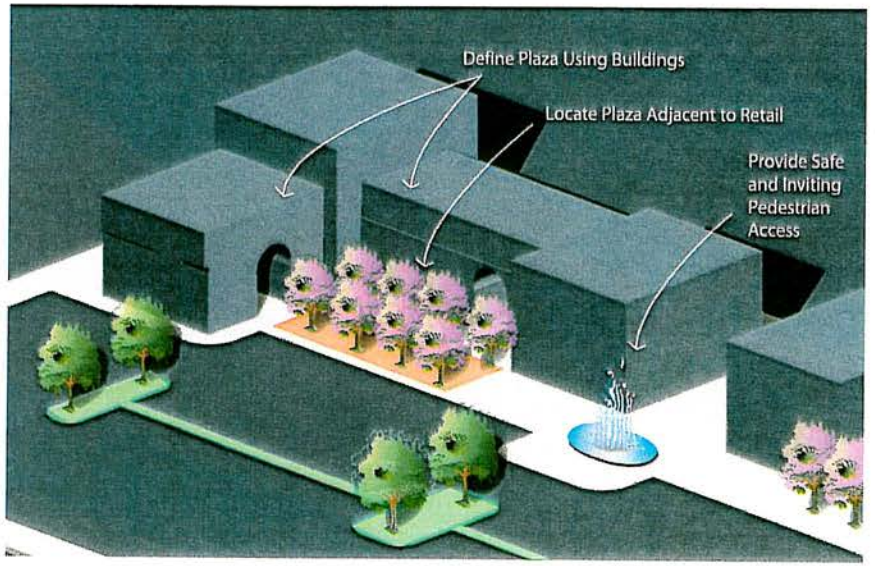
INTERNAL PLAZA DESIGN

Internal Plaza Criteria

1. Dimensions:
   i. A minimum of one internal plaza space is recommended for all projects with a ground floor sq. ft. of 12,000 sq. ft. or more (Plaza space is defined as non required-sidewalk area).

2. Design Considerations:
   i. Buffer the plaza space from offensive urban elements
   ii. Locate as to ensure shaded area
   iii. Locate to provide tranquil respite from urban commotion.
   iv. Internal plaza design should provide partial buffering from the adjacent streetscape activities.
   v. Internal plazas should be adjacent to commercial uses and have entries from the commercial space to the plaza.

3. Design Standards:
   i. Minimum recommended plaza size is 3600 sq. ft..
   ii. One (1) 3 1/2" caliper tree should be provided for every 900 sq. ft. of plaza space.
   iii. A minimum of 24 linear feet of seating should be provided for every 900 sq. ft. of plaza area.
   iv. A minimum of one trash receptacle for every 3600 sq. ft. of plaza area should be provided.
   v. Provide a focal element for all internal plazas larger than 7200 sq. ft. Focal elements include sculpture, plantings, fountains, etc.
   vi. Plazas should have a design theme that matches the site furnishings throughout the project.
   vii. Plazas should have a minimum of 50% decorative paving and match the patterns of the sidewalks.



ILLUSTRATION

URBAN OPEN SPACE

PARKING DESIGN

Parking Layout and Design Criteria

1. Design shall conform to City of Boynton Beach Urban Landscape Code.

Landscaping screen of parking lots

REFUSE, SERVICE, AND LOADING

Layout and Design Criteria

1. Location:
   i. Locate trash storage, loading, and truck parking so as to minimize visibility from the street/sidewalk and building entrances. Avoid locating service and loading areas along important view corridors.
2. Screening
   ii. All exterior trash receptacles should be screened from view on three sides; and, on the fourth side, by a gate that also screens the receptacles form view.
   iii. Screen loading docks and truck parking from public view using building mass, free-standing walls, and/or landscaping.
   iv. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. All utility runs should be located underground.

URBAN OPEN SPACE

URBAN LANDSCAPE

Overall

1. Applicability

   These landscape standards and guidelines apply to all projects within the CRA. These landscape standards and guidelines apply to all areas of the site plan that are not covered under the streetscape and plaza design guidelines.

2. Installation.

   All landscaping shall be installed in a sound workmanlike manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. (All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements). Landscaped areas shall require protection from vehicular encroachment. An inspector from the city development department shall inspect all landscaping and no certificates of occupancy and use or similar authorization will be issued unless the landscaping meets the requirements provided herein. All landscaped areas shall be provided with an automatic irrigation water supply system. Reuse water may be used where available and permitted by the Palm Beach County Health Department.

3. Maintenance.

   The owner, or their agent, shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All existing and newly landscaped properties shall receive an initial landscape/irrigation inspection to ensure compliance with these standards and guidelines.

URBAN OPEN SPACE

URBAN LANDSCAPE

Layout / Dimensions

1. Buffer requirements.
   i. On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, such area shall be provided with a landscaped barrier. The barrier shall be designed as follows: A wall and hedge combination shall be installed not less than four (4) feet nor greater than six (6) feet in height to form a continuous screen between the off-street parking area or other vehicular use area and the adjacent public ROW. Such landscape buffer shall be 6 feet deep and located between the public ROW line and the off-street parking area or other vehicular use area. The buffer area shall be placed directly adjacent to the public ROW line with the hedge facing the ROW and the wall facing the private property. This buffer area shall include a minimum of one tree planted for every 30 linear feet of property. All of such trees will be of the same species. All shrubs in this buffer will be of the same species. These provisions shall also be applicable when a property line abuts a dedicated alley. It this case; however, the trees are not required.

2. Accessways.
   i. The maximum width of an accessway (whether one- or two-way traffic) through the required perimeter landscape strip to an off-street parking or other vehicular use area shall be twenty six (26) feet. The balance of such street frontage not involved with accessways shall be landscaped in accordance with these standards and guidelines.

3. Parking area interior landscaping.
   i. Off-street parking areas shall have at least twenty (20) square feet of interior landscaping for each parking space excluding those spaces abutting a perimeter for which landscaping is required by other sections hereof and excluding all parking spaces which are directly served by an aisle abutting and running parallel to such a perimeter. Each separate landscaped area shall contain a minimum of twenty-five (25) square feet and shall have a minimum dimension of at least five (5) feet and shall include at least one tree having a clear trunk of at least five (5) feet, with the remaining area adequately landscaped with shrubs, ground cover or other authorized landscaping material not to exceed three (3) feet in height. The total number of trees shall not be less than one (1) interior tree for every ten (10) parking spaces. Trees provided adjacent to rights-of-way, abutting properties, and building walls shall not contribute toward this requirement. Such landscaped areas shall be located in such a manner as to divide and break up the expense of paving.

4. Point of access.
   i. When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two (2) or more public rights-of-way, all landscaping

URBAN LANDSCAPE

Layout / Dimensions (continued)

within the triangular areas described below shall provide unobstructed cross-visibility at a level between thirty (30) inches and eight (8) feet above pavement, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are located so as not to create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement or sidewalk or walk path. The triangular areas above referred to are:

a. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway right-of-way or easement line and the public right-of-way line with two (2) sides of each triangle being ten (10) feet in length, (or more when determined to be necessary by the city engineer) from the point of intersection and the third side being a line connecting the end of the other two (2) sides.

b. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular area being thirty-five (35) feet in length along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two (2) lines.

c. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way being a collector or arterial street, or any right-of-way of higher classification than a local street, the two (2) sides of the triangular area shall be fifty (50) feet in length for the collector street, and one hundred twenty (120) feet for the arterial street along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two (2) lines.

2. Existing plant material.

   i. In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of off-street parking or other vehicular use areas, the department may adjust the application of the above-mentioned standards to allow credit for such plant material if, in its opinion, such an adjustment is in keeping with and will preserve the intent of this article.

3. Landscaping and dumpsters.

   i. All dumpsters should be placed on a concrete pad ten (10) feet wide with an appropriate depth and be screened on three (3) sides with a concrete wall covered with vines.

URBAN OPEN SPACE

URBAN LANDSCAPE

Materials

1. Plant material.
   i. Quality. Plant materials used in conformance with provisions of these standards and guidelines shall conform to the Standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in bags with Florida Department of Agriculture tags attached indicating the seed grower's compliance with the agricultural department's quality control program.
   ii. Trees: general requirements. Tree species shall be a minimum of twelve (12) feet overall in height when planted, with a minimum caliper of 3 inches. Trees (see list below) with roots known to cause damage to public roadways or other public works, such as Ficus species, shall not be planted. The following exotic (nonnative) tree species shall not be planted as part of any proposed landscape plan.

      All of the Casuarina Species;
      Brazilian Pepper (Florida Holly);
      Schenius lerebinthifolius Melaleuca (Punk Tree);
      Melaleuca quinquenervia.

   iii. Shrubs and hedges. Shrubs and hedges shall be a minimum of twenty-four (24) inches in height, twenty-four (24) inches in spread (at planting) and planted with tip-to-tip spacing measured immediately after planting to adequately cover the planted areas on the site (24" on center).
   iv. Vines. Vines shall be a minimum of two (2) feet in height immediately after planting.
   v. Ground cover. Ground covers shall present a finished appearance and reasonably complete coverage within three (3) months after planting. Groundcovers shall be planted 12" on center in beds with 3" of mulch.
   vi. Lawn grass. All grassed areas will be sodded with St. Augustine Floratam sod.
   vii. Mulch other than Cypress shall be used and maintained for landscaping purposes.

SIGNAGE

SIGNAGE CRITERIA

Intent

Signs are a necessary part of the business district. They communicate the critical messages. Privately owned "on premise" signs function to provide the individual businessperson with identification and creates a business image. In addition. signs must "index" all of the goods and services in the business district, each sign plays a substantial role in creating the visual character of the district. As a primary visual element of any commercial area, each sign can enhance the image of the entire business district or detract from it.

The most common problems with signs are their excessive size and inappropriate placement on buildings. Visual disharmony will result from signs, which overpower a small building or are poorly positioned on an otherwise attractive building.

In addition to size and placement, the physical design of the sign itself is important. Good signs clearly express a simple message. Lettering styles should be legible and material and colors should be selected which will relate harmoniously to exterior building materials and colors.

Refer to the Boynton Beach LDRs for specific sign regulations.

Design Criteria

1. Message

   Keep the message simple. Remember the prime function of your sign is to "index" your storefront. Keep the wording to minimum so that it may be easily read by passing motorist and pedestrians. Use keywords or logos to identify your business. Avoid redundant wording and unnecessary slogans; they clutter the sign and will often interfere with the visibility of your primary message.

2. Size and Position

   To position the storefront sign, first view the exterior of your building. Look for logical "signable areas" on the exterior of facade. The best areas for signs will be those places that contain continuous flat surfaces that are void of windows, doors or other architectural elements. For many older structures that most appropriate location for signs will be the lintel strip above the storefront or on transom panels above the display windows. For newer buildings, continuous areas of stucco or masonry that are immediately above the top of the storefront offer the best possibilities. Also consider the use of window lettering. Attractive painted letters, decals or window graphics can identify as well as add character to your window display. As a general rule, signs should not exceed one square foot of sign for each linear foot of frontage. Position individual letters on sign panels within these predetermined areas. This will allow the sign to fit the building. While evaluating the size and position of your sign, be aware that canopies and landscaping elements may obscure the message from certain viewing areas.

SIGNAGE

SIGNAGE CRITERIA

Design Criteria (continued)

3. Color

   Select colors that are compatible with the exterior colors of your storefront and the entire building facade. Keep your color scheme simple. If you use more than one color in your sign, select colors from a common family of tones. It is not necessary to use more than two colors in your sign. Avoid combination of primary or day glow colors.

4. Lettering

   Many styles of type are available, select a letter style, which is compatible with the architectural style of your building and the business image that you wish to express.

5. Quality

   Your Sign is your nameplate. the design, lettering and color of your sign should be attractive as well as legible. Accuracy and precision in the fabrication and installation of your sign is essential. Remember, your sign says a lot about you. The visual quality of its appearance suggests something to your potential customers about your concern for quality. A makeshift sign does little to promote professional image.

SIGNAGE

SIGNAGE TYPES

Mixed-Use Districts permitted sign types:

1. Frieze/Flat Mounted Wall Signs
2. Awning Signs
3. Awning/Facade Mounted Signs
4. Individual Letters
5. Wall Plaques
6. Logos
7. Window Signs

1.

2.

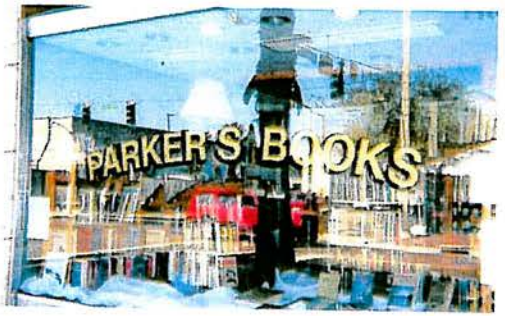
3.

3.

4.


5.


6.



7.

SIGNAGE

SIGNAGE TYPES

Zoning Districts: R1, R2, R3, C1-C2, C3-C4, M1
permitted sign types:

1. Including all signs types allowed in Mixed-Use Districts plus:
2. Freestanding Signs
3. Pole Mounted Signs

1. 

2. 

3. 

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Parks and Open Space Master Planning
Community and Regional Planning
Environmental Planning
Economic Development
Landscape Architecture
Strategic Planning
Land Planning
Urban Design