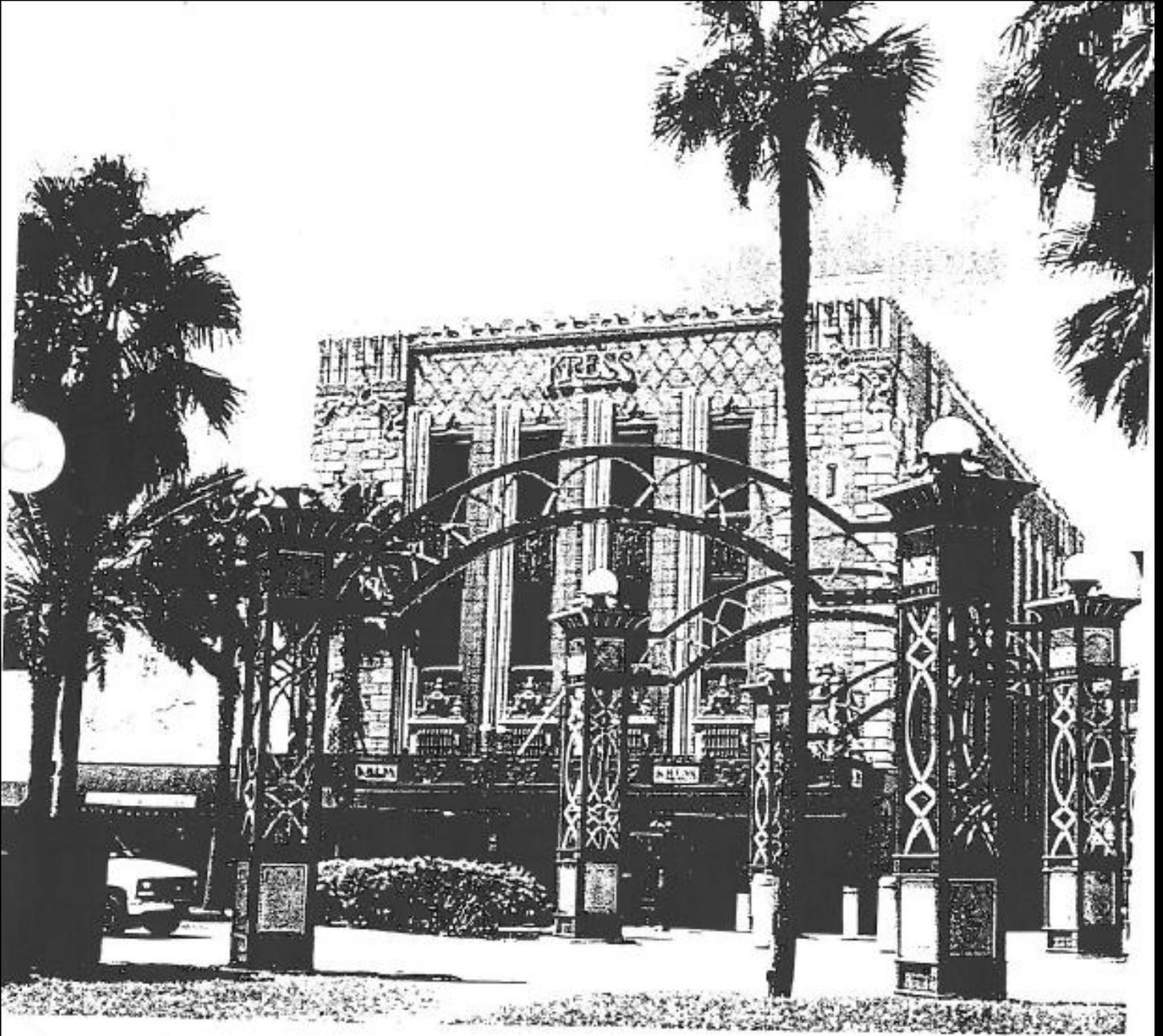


City of Daytona Beach
Land Development Code
Appendix

Redevelopment Areas



September 30, 2002

**City of Daytona Beach
Land Development Code
Appendix**

Redevelopment Areas

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September 30,2002

A-RA 1.0 REDEVELOPMENT AREAS APPENDIX INTRODUCTION

The City has designated certain redevelopment areas pursuant to the Community Redevelopment Act, Chapter 163, Part III Florida Statutes. The redevelopment districts are established in order to implement the Comprehensive Plan for the designated redevelopment areas. To achieve the goals established for the redevelopment areas regulatory measures to improve the quality and appearance of developments have been adopted for commercial and residential structures, signage and landscaping. The goals of the Redevelopment Element are:

GOAL 1 To encourage public and private cooperative efforts that result in the creation of environmentally and economically sound and aesthetically pleasing new development and rehabilitated projects; the stimulation and attraction of private investment in redevelopment areas; increased employment opportunities, better service to residents and tourists; and improvements in the tax base consistent with the adopted Redevelopment Area Plans.

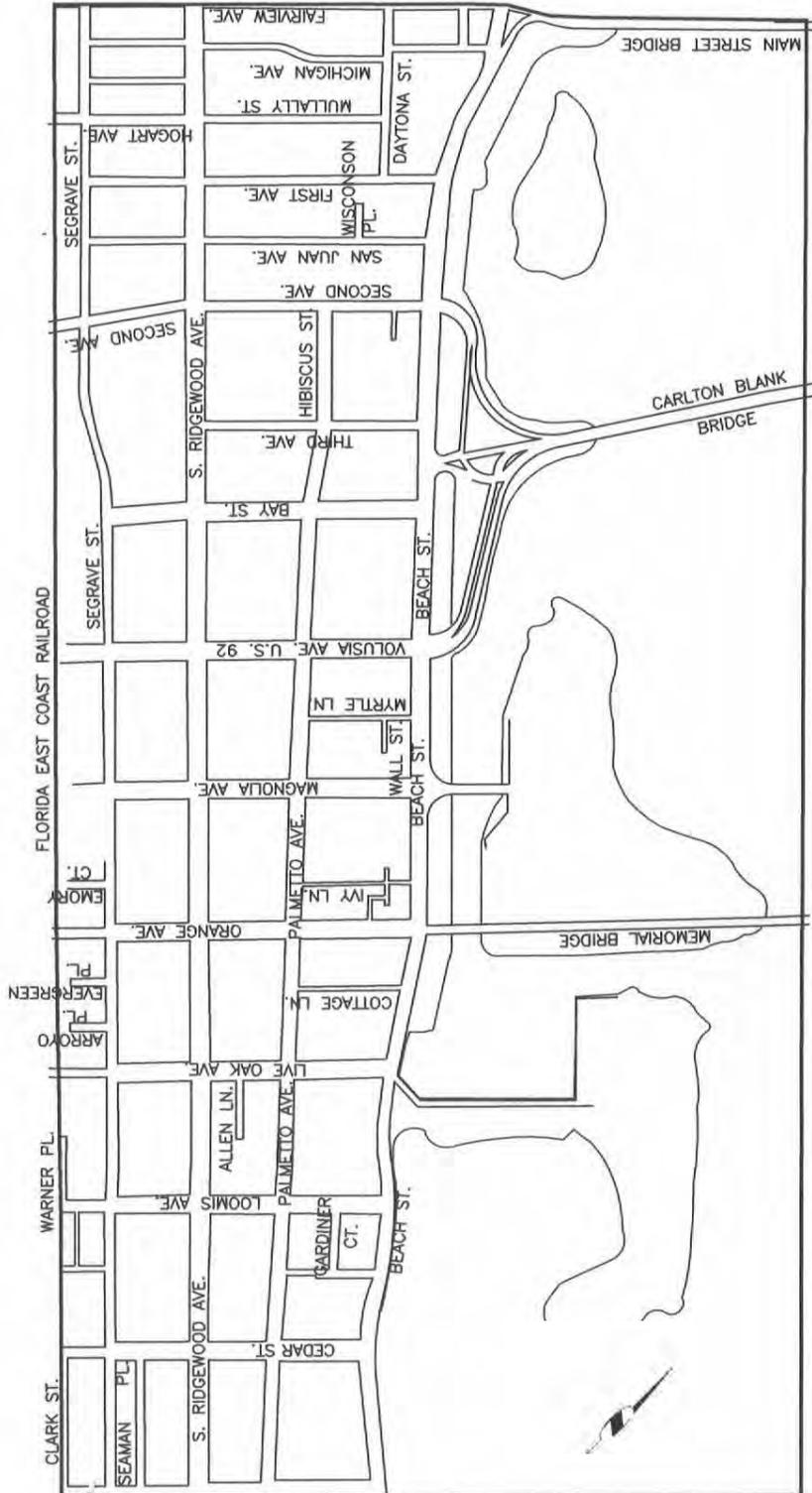
The regulatory measures, design guidelines for development and standards for Redevelopment Areas are fully explained in this appendix.

The Redevelopment Areas subject to the requirements of the Redevelopment Areas Appendix of the Land Development Code are:

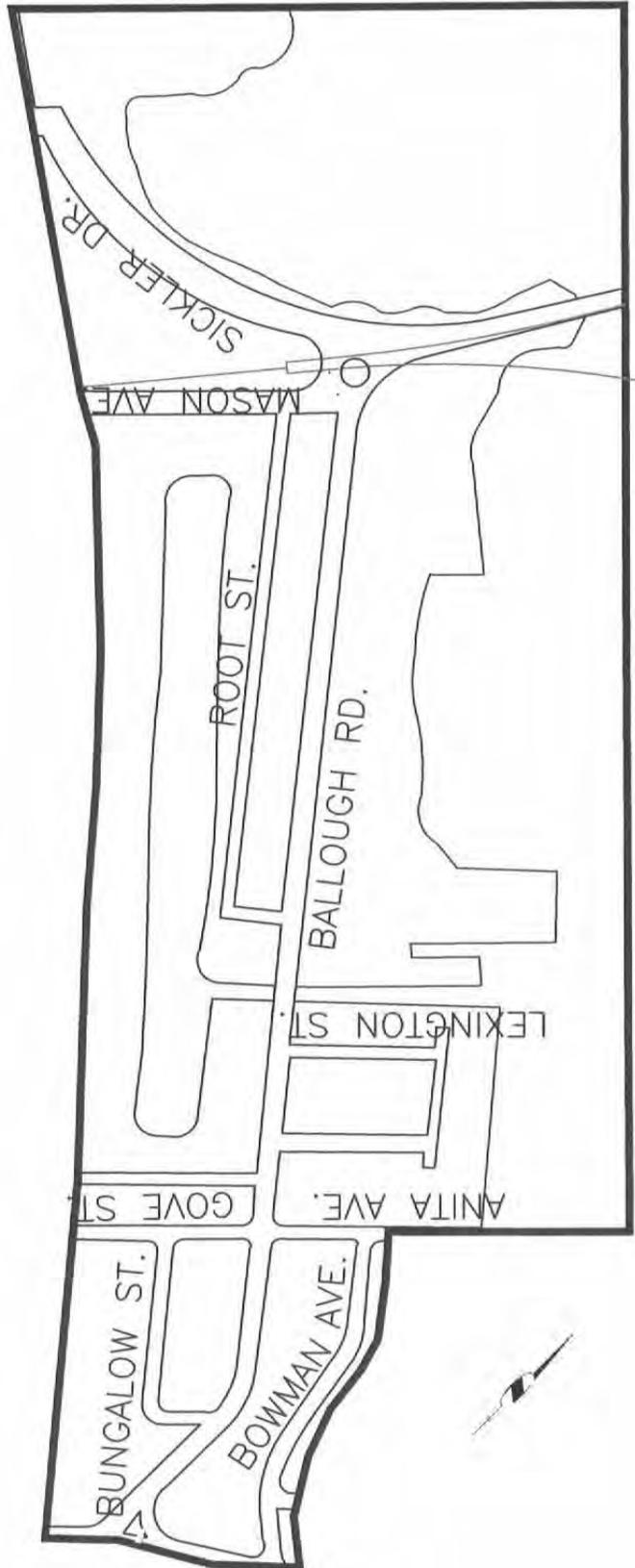
- The Downtown Redevelopment Area (a designated Florida Main Street)
- The Ballough Road Redevelopment Area
- The Main Street Redevelopment Area
- The Westside Redevelopment Area
- The South Atlantic Redevelopment Area

Maps of the Redevelopment Areas are included in Section A-RA 2.0.

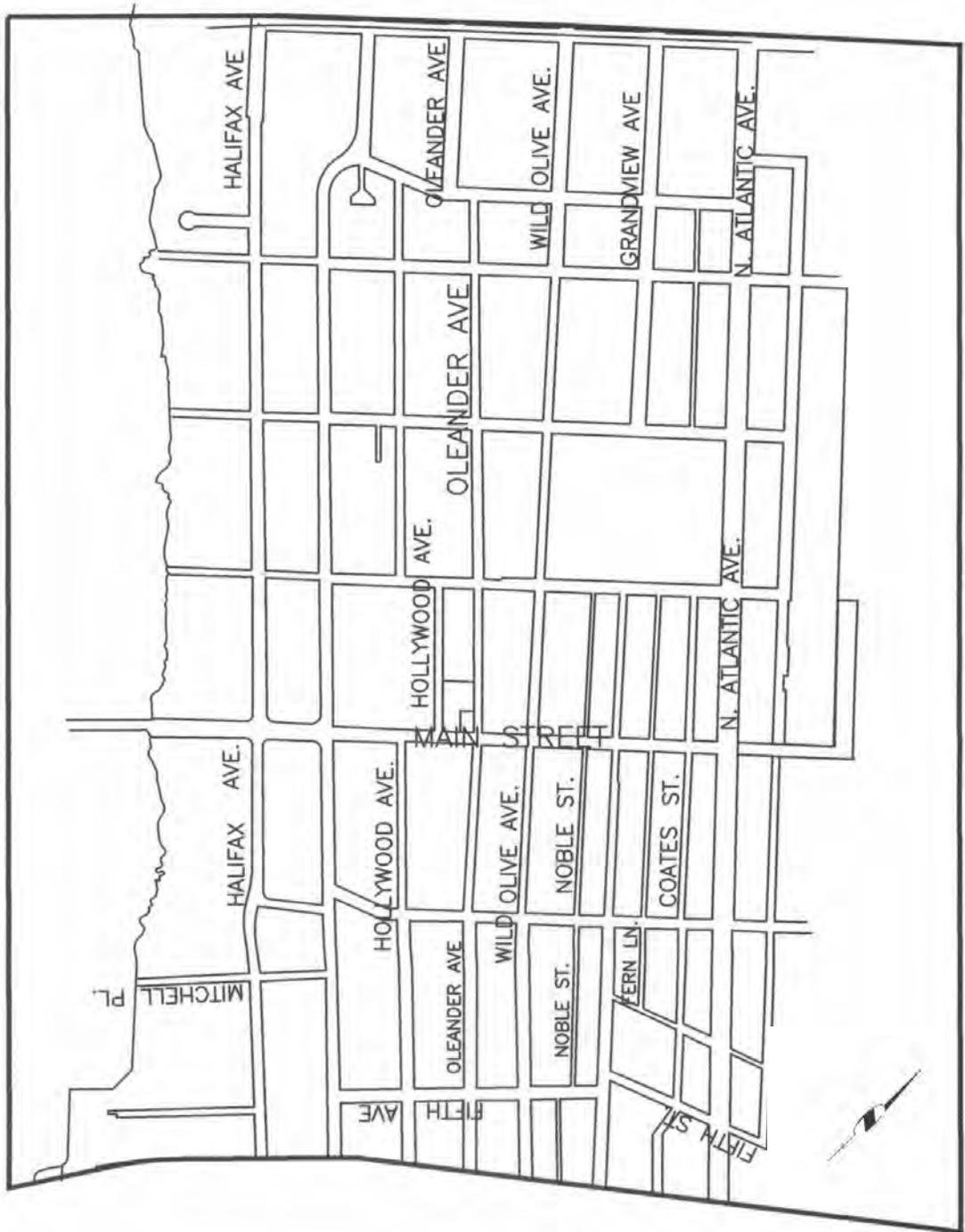
Downtown Redevelopment Area Map



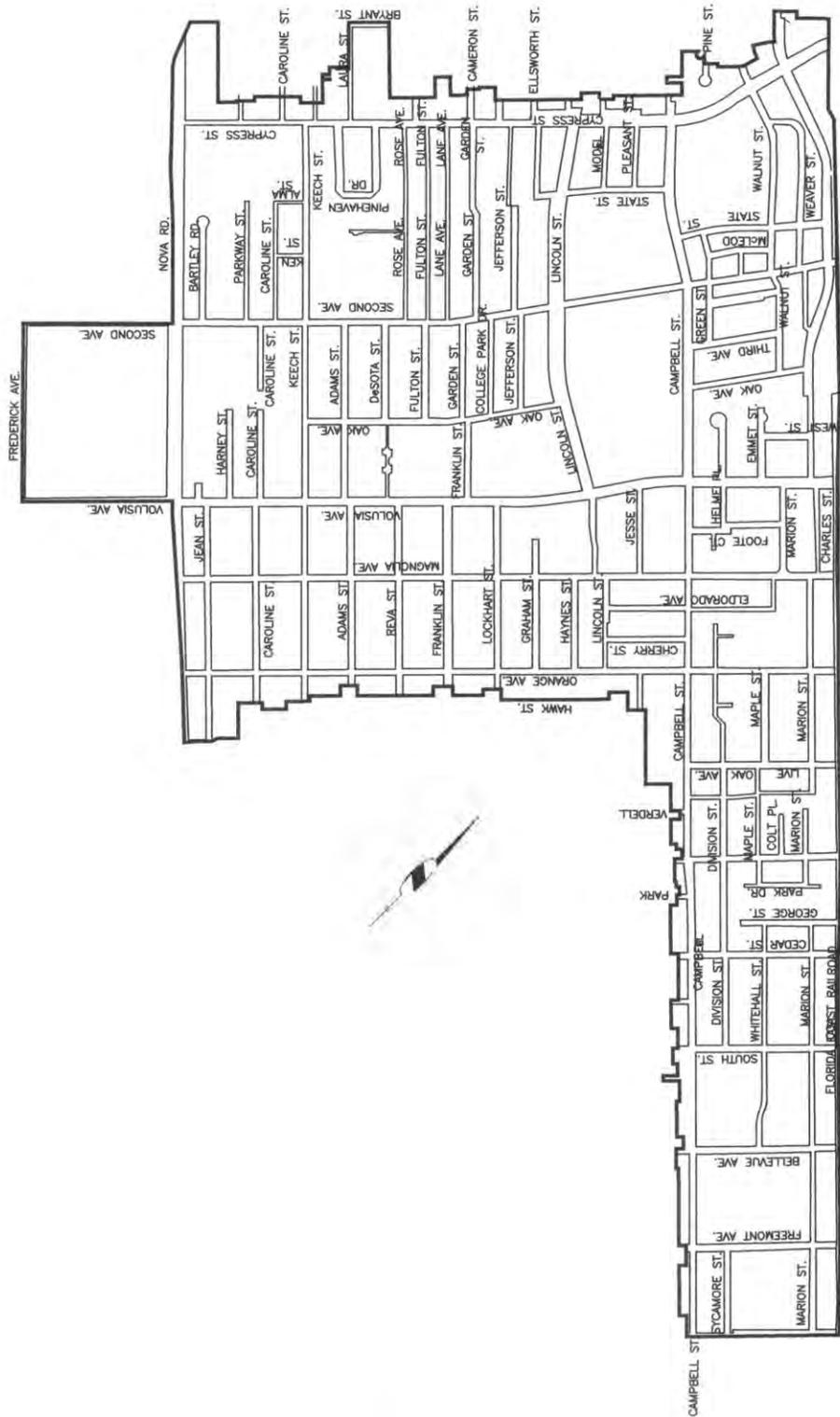
Ballough Road Redevelopment Area Map



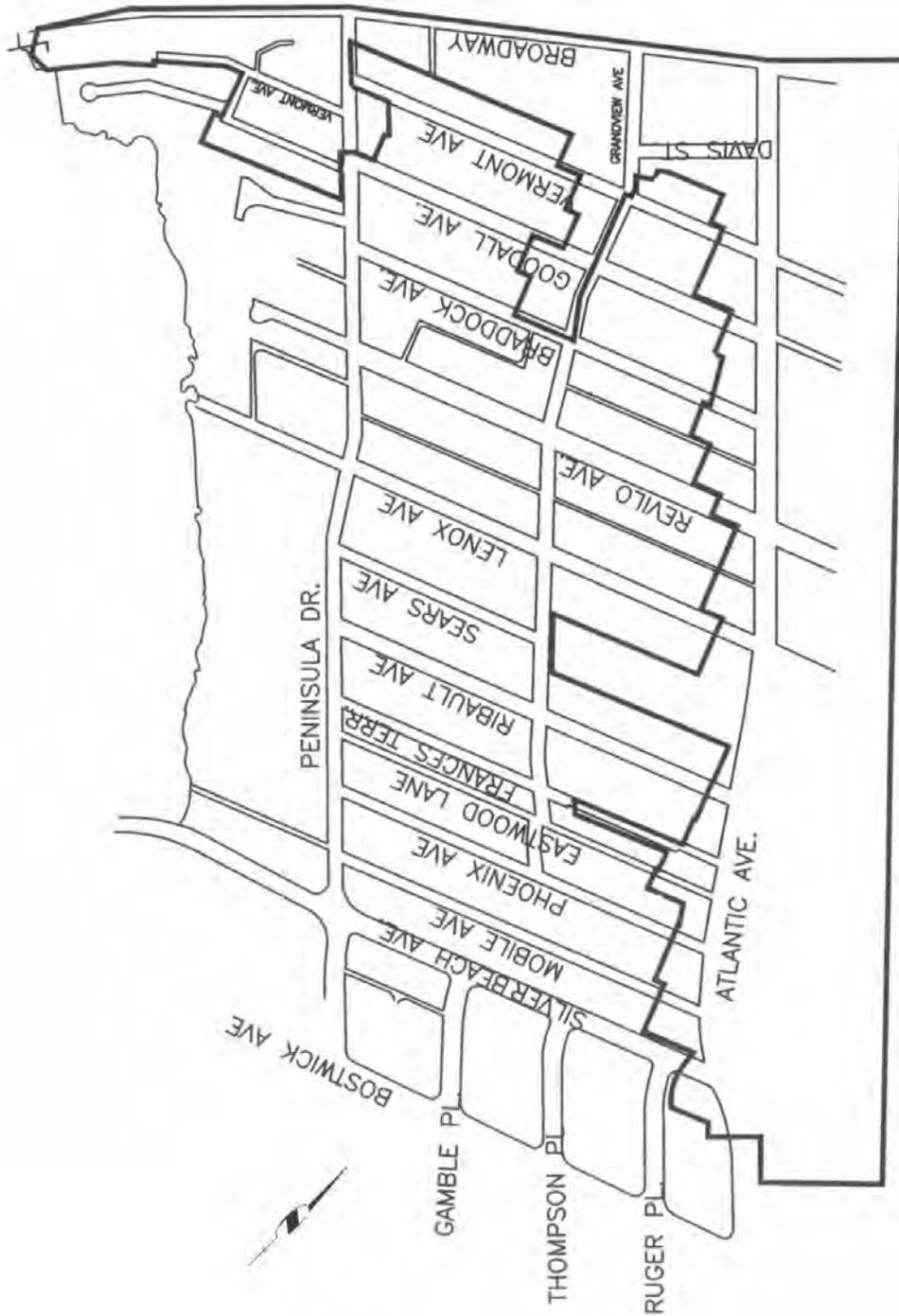
Main Street Redevelopment Area Map



West Side Redevelopment Area Map



South Atlantic Redevelopment Area Map



A-RA 3.0 DESIGN GUIDELINES FOR REDEVELOPMENT AREAS

When considering a request for development within any redevelopment area, the Design Review Board shall consider the extent to which the following design guidelines are implemented:

- (a) The project should be designed with appropriate scale relationships between buildings and adjacent open space features, i.e., Boardwalk Park, Riverfront Park, Marinas, ocean, plazas, etc.



The Bridge at Riverfront Park

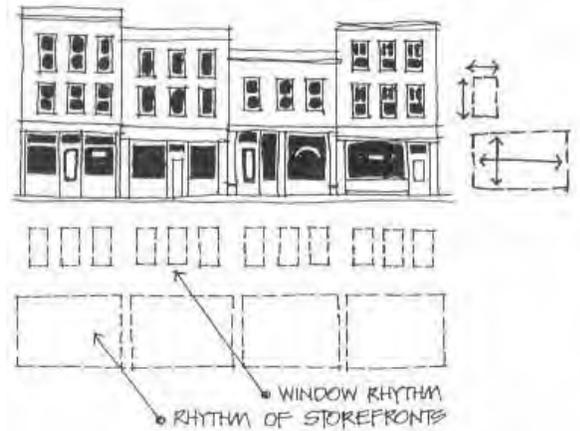
- (b) Structures should be designed to create transitions in form and scale between large buildings and adjacent smaller buildings that are not slated for redevelopment or areas of less intense development.



An appropriate transition from a larger to a smaller building.

(c) Infill Construction. The construction of new buildings on vacant lots is encouraged. Items to consider for appropriate in fill development are as follows:

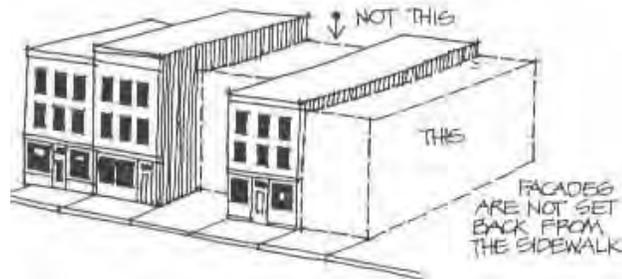
1). The new facade shall fill the entire space and reflect the rhythm and composition of facades along the street. A new façade shall be a series of bays to fill in larger vacant openings between existing buildings. The size and proportion of window and door openings shall be similar to those on surrounding facades. Detailing and materials shall be similar to or reflective of surrounding buildings. Color selection for the facade shall relate to adjacent buildings.



A new facade shall fill the entire space

Rhythm of facade elements

2) Setback. The facade of infill construction shall be flush with adjacent buildings.



A facade flush with adjacent buildings is desired.

Sketches this page from Keeping Up Appearances, National Trust, c 1983

- | - (d) Structures should be designed to provide significant views for occupants.



The Kress Building has views across the street to a waterfront park.

- (e) Building materials and design features should promote a sense of permanence and diversity of style and detail.



A building with a sense of permanence.

- (f) Roof tops should be useable outdoor space, designed to accommodate commercial or recreational activities.
- (g) Structures should be designed with consideration for the effects of environmental factors such as sun, wind, noise, shadow and reflection on the quality of outdoor space.
- (h) Visual interest should be incorporated into the design of structures with large street-facing facades. Significant architectural features should provide appropriate scale by dividing the facade into parts or establishing a rhythmic pattern along the facade. Where pedestrian activity is a potential, elements of pedestrian interest such as display windows, retail shops, and courtyards are encouraged. Uses that visually disrupt the continuity of pedestrian movement such as open parking lots, parking structures, rear, or delivery areas of buildings should be avoided.



A large facade structure with visual interest.

- (i) Structures should be designed to reduce barriers between indoor and outdoor activity spaces.
- (j) The structure should be terraced to provide light and air passage, enhance the attractiveness of the building, and avoid development of a monolithic block structure.
- (k) The project architecture, signage, and materials shall be of high quality and not conflict with adjoining structures. Characteristics of surrounding architecture should be repeated or adapted in the design of new structures.

- (l) Hard lines of the structure face abutting public areas shall be softened through the use of awnings, canopies, landscaping, and architectural devices such as terracing or curved lines.



Appropriate design of buildings abutting public spaces.

- (m) Landscaped open space, courtyards and plazas accessible to the public should be incorporated into the design of a functional group of buildings.



An appropriate landscaped courtyard.

(n) intensely commercial areas, structures should be designed to accommodate multiple levels of pedestrian activity.

(o) Renovation of residential and commercial front porches or construction of new front porches shall follow the following guidelines:

(1) The size of the porch shall be in scale and proportion to the size of the main structure.



An appropriately sized porch.

2) The porch, with the exception of screening, shall not be enclosed with windows and/or walls.



An inappropriately enclosed porch.

- 3) The design of the porch shall be in the same architectural style as the main building.



Appropriate porch design that matches the main structure.

- 4) The roof of the porch shall match the roof of the main structure. Plastic, fiberglass or metal, with the exception of standing seam metal roofs, are prohibited.



Appropriate porch roof that matches the main structure.

- 5) The use of architectural brackets, turned posts, turned spindles in the porch railing and "gingerbread" is encouraged where appropriate to the architecture of the main structure.



Appropriate use of "gingerbread" detailing on a porch.

- (6) The use of a framed lattice skirt at the base of the porch is encouraged.



Appropriate lattice at the base of a porch.

(7) Steps and railing, if needed, will be consistent with the design of the porch.



Appropriately designed steps.



Appropriately designed ramp with railing.

(p) Picket Fences. White picket fences shall be constructed and installed as follows:

- (1) Pickets shall be of pressured treated wood painted white or approved white vinyl.
- (2) Spacing between each picket shall not exceed 4 inches.
- 3) The height of the fence from the natural grade shall not exceed 36 inches.



Appropriate picket fence with entry arbor.

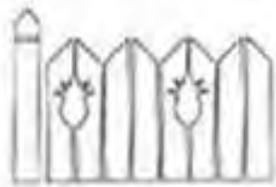
Appropriate



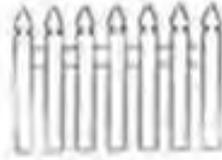
Inappropriate



- 4) Creative and individual designs within the pickets are encouraged.



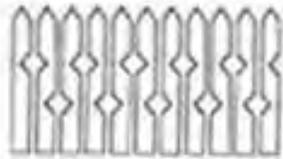
bincubbles



mitchel



hearts



double diamonds



scalloped

Appropriate creative designs for pickets.

A-RA 4.0 RESIDENTIAL LANDSCAPING STANDARDS FOR REDEVELOPMENT AREAS

SECTION RESERVED

A-RA 5.0 APPEARANCE STANDARDS FOR STRUCTURES IN REDEVELOPMENT AREAS

Compliance with the following federal guidelines is recommended for rehabilitation of historic structures within the redevelopment areas.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. Retain original building use, making minimal changes to defining characteristics.
2. Avoid removal of historic materials and alterations.
3. Respect the period and style of the original structure. Avoid false additions.
4. Retain major alterations that have acquired their own historic significance.
5. Preserve distinctive features, finishes and construction techniques.
6. Repair deteriorated materials rather than replace them.
7. Use the gentlest means possible to clean surfaces. Do not sand blast.
8. Protect, preserve and document significant archaeological resources.
9. Construct new additions that are compatible, but differentiated from, the old.
10. Build new additions in such a manner that if removed in the future, the essential form and integrity of the historic property will remain.

GUIDELINE

The original appearance (often seen in old photographs) is in most cases the most desirable for buildings. Veneers such as metal, wood, brick or stone often hide original and interesting details of an older building. Removal of veneers and the repair, restoration or replacement of the original material (brick, stucco, wood, etc.) is desirable. Architectural details, design elements and projections when highlighted by color can give a building individuality and character.

SECTION 5.4 BUILDING FRONTS AND SIDES ABUTTING STREETS OR PUBLIC AREAS

- (a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced to match as closely as possible the original materials and construction of the building. Changes shall be permitted which are otherwise required or encouraged by the redevelopment planning program for the area, or which will restore the building to its originally constructed condition.
- (b) Every part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired or replaced in such a manner as to be compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt, mildew or other debris; and where surfaces are painted, once painted or normally painted, not more than 10% of the surface may be free of paint.
- (c) Existing miscellaneous non-functional elements on the building, such as empty electrical conduit, unused sign brackets, etc. shall be removed and the building surface repaired or rebuilt as required to match adjacent surfaces and original condition. Loose wires (such as TV cable) and conduit shall be secured and located as inconspicuously as possible.
- (d) Mildew shall be cleaned from building fronts.
- (e) Any telephones placed outside must be approved in accordance with Redevelopment Guidelines. Telephones shall not encroach in public right-of-way without approval of the City Commission. Telephones on building fronts are prohibited along Beach Street between Fairview Avenue and South Street, along Main Street between the ocean and the river, and along Dr. Mary McLeod Bethune Boulevard and Martin Luther King Boulevard within the Westside Redevelopment area.

SECTION 5.5 REAR ENTRANCES AND SIDE WALLS

- (a) Rear and side walls shall be repaired and painted to present a neat and fresh appearance. Rear walls should be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even, uniform surface.
- (b) Side walls where visible from the street shall be finished or painted so as to be harmonious with the front of the building.
- (c) All rear sides of buildings shall be kept clean and well maintained. Screen refuse containers with a permitted enclosure and place all refuse in containers. Do not use the rear of a building for outside storage.

- (d) An identification sign may be provided if access is desired from the rear of the building. Create a rear entrance that welcomes people in to the building with plants, signage, awnings, paving, exterior furnishings and/or art as permitted by the City.

Appropriate



Inappropriate



GUIDELINES COLOR OF THE BUILDING:

No building within the Redevelopment Area can be painted without the prior approval of the City.

When choosing a color for the building the following considerations must be made:

- (a) Colors that are traditional to the Florida Coastal areas, especially connected with the "Art Deco" period when many of the commercial buildings were built, are encourage if appropriate for the architecture of the building. When the building is built in a Spanish Style (stucco masonry walls and tile roof) earth tone colors are suggested.*
- (b) Buildings should not be painted the same color as the adjoining buildings.*
- (c) Window frames, window sash and door frames and doors should be painted in a contrasting color.*

SECTION 5.6 WINDOWS

- (a) Every broken or missing window shall be repaired or replaced with glass.
- (b) All windows must be tight fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced.
- (c) Window openings on a building shall not be filled in or boarded up. Window panes shall not be painted.



An inappropriate use of plywood and stucco to fill in window openings.

GUIDELINES:

Storefront windows are a very important part of creating a rhythm of building openings, as well as offering the pedestrian an inviting view of the display area within the building. The use of clear glass (88% light transmission) on the first floor is encouraged.

Second and third story windows, as viewed from across the street or from a distance, can use tinted glass with a minimum of 50% light transmission. Reflective glass on the second and third story windows as well as on the storefront is strongly discouraged.

Original storefront windows should remain the same size, remodeled windows should be as large as possible and at least two (2) feet from the ground level to allow room for a bulkhead (see illustration). Original transom heights should be maintained. In new construction, the maximum transom height shall be twenty-four (24) inches.

SECTION 5.6.1 WINDOWS-RESIDENTIAL

- (a) All windows visible from the public right of way shall be of a size and design consistent with the original construction of the residence. The use of louver type or awning windows is discouraged.

Appropriate



Inappropriate



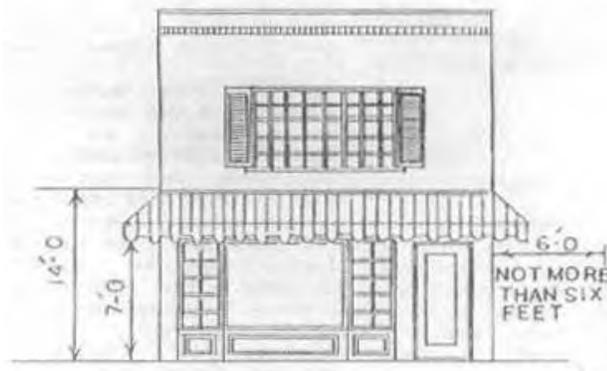
- (b) The use of shutters and fabric awnings is encouraged. Properly proportioned shutters are sized to cover the associated window, as if they closed, even though they may be permanently fixed to a wall.

SECTION 5.7 DISPLAY WINDOWS

- (a) A display window shall include the building face, porches and entrance area leading to the door, the sidelights, transoms, display platforms, devices, including lighting and signage designed to be viewed from the public right-of-way.
- (b) Display windows, entrances, signs, lighting, sun protection, awnings, porches, security grills, etc. shall be compatible and harmonious with the original scale and character of the structure. All display window elements must be located within their original opening dimension.
- (c) Display windows with aluminum trim, mullions or muntins not consistent or compatible with the overall facade design shall be replaced or painted.
- (d) The view of merchandise in display windows or through display windows into the interior of an occupied retail store or restaurant shall remain unobstructed between the hours of 9:00 a.m. and 11:00 p.m. every day. This paragraph shall not apply during a period of severe storms or severe storm warnings.
- (e) The view into vacant buildings shall be of a broom swept, uncluttered, well maintained vacant building. Blinds or draped material may be installed behind the glass to limit the view inside the building.

SECTION 5.8 AWNINGS

- (a) Soft retractable, flame proof awnings are permitted over the first floor and on upper floors above the windows only. They shall not project more than six (6) feet from the building front, shall not be lower than seven (7) feet above grade and shall terminate against the building at a height not to exceed fourteen (14) feet above the pavement, except with the prior approval of the Redevelopment Board.



Awning Diagram

- (b) Rigid or fixed awnings or canopies are not permitted unless original to or an integral part of the structure. Awnings shall be compatible with and harmonious with the scale and character of the structure and adjacent structures and pose no visual impediment to adjacent buildings. New rigid or fixed awnings or canopies may be added to existing structures subject to restrictions outlined above and with the prior approval by the Redevelopment Board.
- (c) Deteriorated (dirty, torn, badly faded or structurally compromised) awnings shall be cleaned, repaired or replaced.
- (d) Awnings / canopies placed on historic buildings are to be similar in form and material to the original type. Contemporary domed or “waterfall” shaped awnings may not be appropriate.

Appropriate



Inappropriate



GUIDELINES:

Awnings are one of the most important parts in the total impression of a building, the location size and color must be carefully chosen. For first floor awnings, the highest point should not be higher than the midpoint between the storefront windows and the second story window sills. They should not cover or interfere with any original architectural features of the building. The color and design of the awning should be compatible with the color and design of the building. It is strongly recommended that the name of the store be placed within the valance of the awning.

Solid color or broad striped fabric patterns are preferred. Narrow striped, flowered or other patterns are discouraged.

High gloss vinyl (plastic) awnings and awnings with horizontal ribbing are discouraged.

Backlit awnings / canopies are strongly discouraged. These awnings because of their high visibility, become attention getting devices – such as a sign, rather than a means to provide comfort and protection for the pedestrian. Such awnings overwhelm the appearance of the buildings they are located on, detracting from architectural qualities. Awnings which incorporate subtle downlighting in a manner which creates a discreet peripheral washing of the awning may be appropriate in some instances.

Variation in awning shape, for reason of compatibility with architectural form or detailing, is acceptable as long as the awning can be integrated with standard awnings on either side.

All awnings shall incorporate straight valances. Scalloped Awnings may be appropriate in limited instances depending on the architecture of the building and the type and shape of awning used.

SECTION 5.9 ROOFS

- (a) Chimneys and all other rooftop structures shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls. Television and radio antennas, pipes, ductwork, and mechanical equipment such as air conditioning units shall be located so as to be as inconspicuous as possible.
- (b) All roofs and existing gutters and downspouts shall be maintained to prevent damage to the structure and adjoining properties and the public.

SECTION 5.10 AUXILIARY STRUCTURES

- (a) Structures at the rear of buildings, attached or unattached to the principal commercial structure, which are structurally deficient shall be properly repaired or demolished.
- (b) All vending machines, including refrigerated storage machines and excluding well maintained and stocked newspaper vending machines, shall be located within an enclosed building or area.
- (c) All fences, lighting devices and supports, retaining walls, non structural walls, outdoor service and seating areas, signs and their supporting elements shall be made structurally sound, kept free of over-growth, trash and debris and be repaired and painted to present a neat and fresh appearance.

- (d) Only newspaper vending machines that are well maintained and stocked will be allowed in the public right-of-way. Publication vending machines shall be located in areas designated by the City.

Inappropriate



Newspaper rack in front of door.

SECTION 5.11 VACANT LOTS

Where a vacant lot exists or is created through demolition, the owner must properly landscape and screen the property from adjacent streets, alleys and public improvement areas. All areas not actively used for parking or loading shall be landscaped with grass or other ground cover approved for the property by the City. The landscape shall be maintained and the property kept free of trash and debris.

SECTION 5.12 TEMPORARY COVERINGS

No temporary covering of any part of a structure may remain more than fifteen (15) days after ongoing construction has been completed or sixty (60) days total, whichever is longer. An example of a temporary covering is a board covering a broken or missing window.

SECTION 5.13 GREEN AREAS AND PARKING AREAS

- (a) All yard areas shall be kept green, free of overgrowth, weeds, trash and debris. All dead tree limbs and dead trees shall be removed.
- (b) All parking areas are to be kept free of overgrowth, weeds, trash and debris. Paving and striping will be maintained in a neat and clean appearance.

SECTION 5.14 OTHER REPAIRS

- (a) All other repairs to a building as determined during an inspection as necessary to safeguard the health and safety of possible building occupants shall be made in accordance with applicable sections of the building code.

A-RA 6.0 SIGN STANDARDS FOR REDEVELOPMENT AREAS

GUIDELINE

In an attempt to catch the pedestrian's attention, oversized and brightly lit or colored signs are often inappropriately used. These types of signs create a confused and cluttered appearance of the entire redevelopment area. To promote a positive impression of the entire area design guidelines are suggested which have proven very successful in many other cities. These guidelines contain necessary restrictions but still allow for choices in the design of the lettering, location and size of a sign.

SECTION 6.7(b) SIGN DESIGN AND CONSTRUCTION

All signs and sign plans in redevelopment areas shall meet the following additional design standards and guidelines. Refer to the district sign schedules for the number, type and size of signs permitted in each redevelopment area zoning district.

- (1) Every sign shall have appropriate scale and proportion in its design and in its visual relationship to buildings and surroundings.

GUIDELINE

The size of any sign shall be proportionate to the storefront (e.g. 1 square foot of signage per 1 linear foot of storefront). Refer to sign schedules for actual sizes permitted.

Appropriate



Inappropriate



- (2) Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.

GUIDELINE

All buildings have basic features of construction. These features include a roof (pitched, flat or mansard), fascia, soffit, columns, piers and band courses. The placement of a sign on a building shall not cover or adversely affect any significant architectural features. In newer construction, signs cannot substitute for standard parts of the building such as fascias or band courses.

Appropriate



Inappropriate



Appropriate



Inappropriate



Signs shall not cover architectural features.

Inappropriate



Do not place signs in mansard roofs.

Inappropriate



Signs cannot substitute for architectural features.

- (3) The colors, materials and lighting of every sign shall be harmonious with the building and site to which it principally relates.

Appropriate



Inappropriate



- (4) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's primary message and shall be composed in proportion to the area of the sign face.

Appropriate



Inappropriate



- (5) Each sign shall be compatible with signs on adjoining premises.

Appropriate



Inappropriate



- (6) Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

Appropriate



Inappropriate



- (7) Where permitted, architectural accent lighting shall consist only of a single band of neon or incandescent lighting, shall accent significant architectural aspects of a building, and be harmonious with the site.
- (8) Two sign types are recommended for each business.
- (9) Each business shall have individual signage, even if more than one business occupies a store
- (10) One sign shall be visible throughout the night.
- (11) Window Signs. Windows shall be uncluttered and allow a view in to the building. Merchandise should not be hung directly in front of or on a display window so as to obstruct the view in to a building or otherwise obstruct the window.
- a) An image or text may be applied to storefront glass. Gold leaf or hand- lettered signs on windows are desirable. These signs shall not cover more than 25% of the window or block the view in to a building.

- b) Live window displays or demonstrations that are not related to the nature of the business establishment are prohibited in redevelopment areas.

Appropriate



Inappropriate



- (12) Wall Graphics and Murals. A wall graphic must be approved by the Planning Board or in the redevelopment areas as designated by the City Commission, the Redevelopment Board for the area. A wall graphic is a wall decoration that depicts a scene, picture, illustration, or design with no written message, word, insignia, or logo. Wall Graphics shall meet the following criteria:
- (a) The graphic may not exceed 25% coverage of the wall to which it is affixed. The Redevelopment Design Review Board may approve coverage of over 25% of the wall provided the graphic meets the require sign standards.
 - (b) The graphic shall not have any bare tubes or bare bulbs.
 - (c) The graphic shall enhance the aesthetic appearance of the premises in addition to attracting attention and shall be compatible with the structure.

Appropriate



Inappropriate



- (13) Neon Signs. Neon signs hung inside a storefront window shall not use more than 25% of the window area or block the view in to the building.

GUIDELINE

Careful consideration must be given to the design and color of neon signs. The relationship of the sign to the building and adjacent buildings and sign must also be considered. The creative and artistic design of neon signs is encouraged.

- (14) Projecting Signs. Projecting signs may be used when appropriate for the context and scale of the building. Projecting signs may not extend over the public right of way or extend over the roof edge of the building. Projecting signs themselves shall not exceed 15 feet in height overall.

GUIDELINE

Projecting signs of irregular shape and of creative design that are compatible with the building architecture are encouraged.

Rectangular shaped projecting signs and plastic projecting signs are discouraged.



Appropriate projecting sign.

Photo from Florida History & the Arts Magazine, Spring 2002.

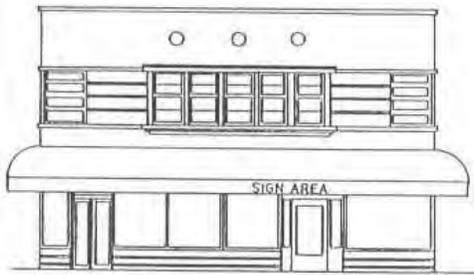
- (15) Monument Signs. Monument signs are signs that are erected directly on grade that have no clear or open area under the sign. Monument signs are permitted in redevelopment areas. Monument signs are encouraged as alternatives to pole signs. Placement of monument signs must not obstruct motorist clear sight distance, especially at intersections.



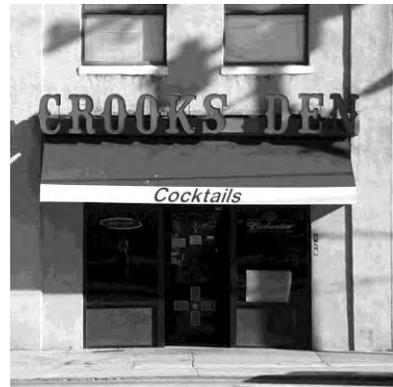
Appropriate monument sign.

- (16) Awning Signs. Awnings with lettering and images (single or repeated) located on the valance are recommended. Lettering in the angled face of the awning is not permitted. The copy area (lettering or images, single or repeated) cannot be more than 50% of the valance area of the awning.

Appropriate



Inappropriate
(sign over awning)



- (17) Hanging Signs. Small double-faced wooden signs that are hung under a covered walkway are encouraged. Hanging signs with a total face area of three (3) square feet or less will not be counted in the square footage allowance for signs on the storefront.

Appropriate



Ap.

Photo from Florida History & the Arts Magazine, Spring 2002.

- (18) Electronic Message Signs. Electronic message signs and signs with blinking lights are not permitted in redevelopment areas.
- (19) Roof Top Signs. Roof top signs are not permitted in the redevelopment areas.
- (20) Changeable Copy Signs. Changeable copy shall comprise less than 25% of a permanent sign face. Stand alone changeable copy signs are not permitted in the redevelopment areas.

Inappropriate



Inappropriate



- (21) Commercial Center Signs. Commercial sites containing multiple storefronts shall have a consistent sign program that is compatible with the architecture of the building(s). The sign program shall include type, size and location of signs throughout the development.

A-RA 7.0 PERMITTING AND ENFORCEMENT PROCEDURES IN REDEVELOPMENT AREAS

BUILDING APPROVAL REQUIREMENTS

When planning a minor or major repair or change to your building's exterior, first contact the City of Daytona Beach Development services Department. This will include any cases of a change in the building's appearance, i.e. change in color, change in window or door, change in sign or awning. The City will assist you in complying with the ordinance and guidelines.

CITY OF DAYTONA BEACH
Department of Development Services
301 South Ridgewood Avenue, P. O. Box 2451
Daytona Beach, Fl 32115-2451
Phone Number: (386) 671-8120 Fax: (386) 671-8130

SIGN PERMITS IN REDEVELOPMENT AREAS

Applications for Sign Plan Review should be made to the Sign Inspector. Review of the proposed sign will be as follows:

- (a) All sign plans shall include drawings, specifications and sketches sufficient to understand the details of the proposed sign and its effect upon the appearance of the building.
- (b) All sign plans submitted for review shall indicate the exact location on the building's exterior, including sketch elevations and specifications showing the color scheme proposed.
- (c) The City staff may approve sign plans provided they are consistent with the Land Development Code, Appearance Standards (Art. 18 § 6), Redevelopment Sign Standards (Article 18 § 6.7) and Redevelopment Design Guidelines (Art. 12 § 2) and this appendix.
- (d) The owner of a property or his representative has the right to appeal any decision of the City to the Board of each Redevelopment Area.
- (e) The Redevelopment Board shall have at least two (2) weeks to review the sign plans prior to taking final action. The Board shall approve, approve conditionally or reject the plan stating reasons for denial based on the Appearance Standards, Redevelopment Sign Design Standards and Redevelopment Design Guidelines.

MANDATORY MAINTENANCE OF ALL BUILDINGS IN THE REDEVELOPMENT AREAS

It is the intent of the City of Daytona Beach that all standards within the ordinance are mandatory for all structures, whether occupied or vacant in the Redevelopment Areas which are not scheduled for demolition. Any person who violates any provisions of this Chapter shall be deemed guilty of a non-criminal violation and the Code Enforcement Board shall have jurisdiction to hear and decide cases when a violation is alleged.

The City shall conduct continuous inspections of all existing structures in the regulated Redevelopment Areas to determine their compliance with the standards contained herein and notify the owners of said structures in writing of any violations, the procedures for submitting rehabilitation plans and penalties for continued violations.

A-RA 8.0 DEFINITIONS OF ARCHITECTURAL TERMS

A

additive composition

Designing parts of a building in such a manner that each appears added to the next, producing an overall effect that emphasizes accumulation more than a unified hierarchy.

air brick

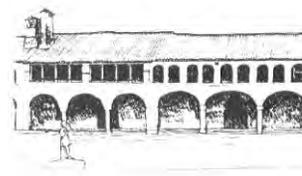
Brick perforated with holes to allow ventilation through a wall

ancillary

A subordinate and auxiliary building in a group of buildings.

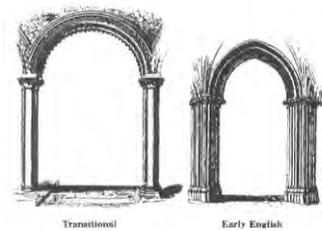
arcade

1) A line of arches supported by columns or piers. 2) A covered walk with a line of such arches along one or both long sides. 3) A covered walk with shops and offices along one side and a line of such arches on the other. 4) A covered walk, lit from the top, lined with shops or offices on one or more levels.



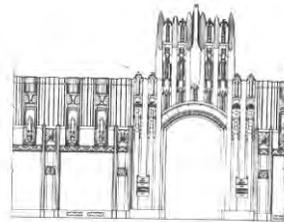
arch

A curved construction which spans an opening; usually consists of wedge-shaped blocks called voussoirs, or a curved or pointed structural member which is supported at the side or ends. Arches vary in shape from the horizontal flat arch through semicircular and semi-elliptical arches to bluntly or acutely pointed arches.



Art Deco

A decorative style widely used in the architecture of the 1930's including skyscraper designs such as the Chrysler Building in New York; characterized by sharp angular or zigzag surface forms and ornaments.

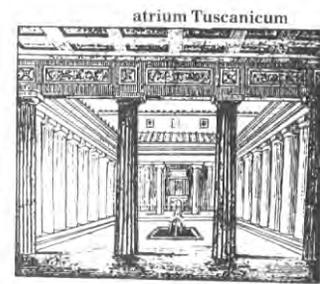


Art Nouveau

A style of decoration in architecture and applied art developed principally in France and Belgium around 1900 characterized by organic and dynamic forms, curving design and whiplash lines.



atrium Opened roofed entrance court.



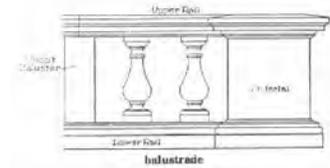
B

balconet A pseudo-balcony; a low ornamental railing to a window, projecting but slightly beyond the threshold or sill.



balcony A projecting railed platform in front of a window or door, sometimes sheltered.

baluster One of a number of short vertical members, often circular, used to support a stair handrail.



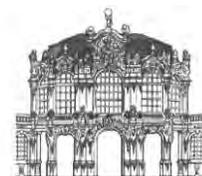
band Any horizontal flat member or molding or group of moldings projecting slightly from a wall plane and usually marking a division in the wall. Also called band molding or band course.



bargeboard (gableboard, vergeboard) A board which hangs from the projecting end of a roof, covering the gables; often elaborately carved.

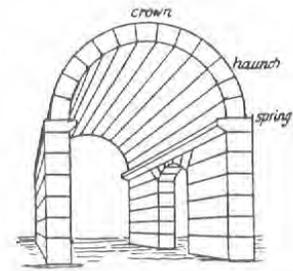


Baroque A European style of architecture and decoration which developed in the 17th century in Italy. It is characterized by interpenetration of oval spaces, curved surfaces and conspicuous use of decoration, sculpture, and color.



barrel arch

An arch formed of a curved solid plate or slab, as contrasted with one formed with individual curved members or ribs.

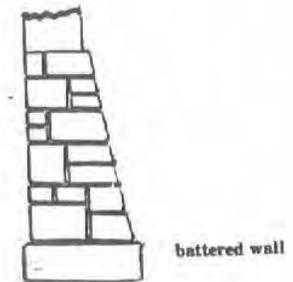


barrel tile

See mission/Spanish Tile.

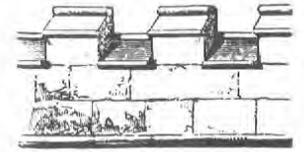
battered

Inclined from the vertical. A wall is said to batter when it recedes as it rises.



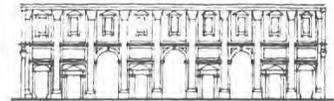
battlement
(embattlement)

A fortified parapet with alternate solid parts and openings. Originally for defense but employed as a decorative motif.



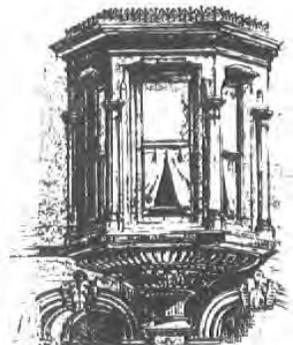
bay

One unit of a building facade, defined either by columns or piers or single or grouped openings such as windows.



bay window

A window or windows in a wall that projects angularly for another wall



Beaux Arts (architecture)	Historical and eclectic design on a monumental scale, as taught at the Ecole des Beaux Arts in Paris in the 19th century.
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belvedere	An open pavilion built for a view, either on top of a building or as an independent building.
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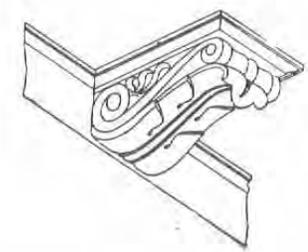
Belt (course)	A horizontal board across or around a building; usually a flat wood member with a molding.
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blind arch (door, wall, window)	Recessed or applied ornamentation to a wall.
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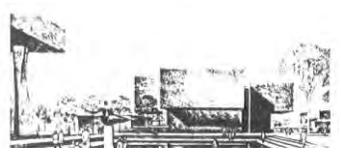


blind story	A floor level without exterior windows.
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bracket	Any overhanging member projecting from a wall or other body to support a weight.
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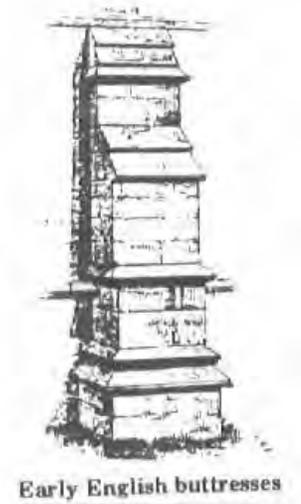


Brutalism	Movement in modern architecture emphasizing stark forms and raw surfaces, particularly of concrete.
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bungalow	A one story house with roof covering the veranda.
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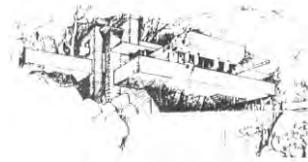
buttress An abutting pier which strengthens a wall
sometimes taking the form of an inner arch.



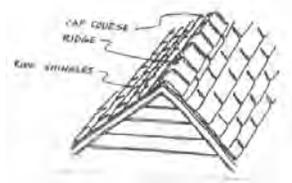
C

canopy A covered area which extends from the wall
of a building protecting an entrance or
loading dock.

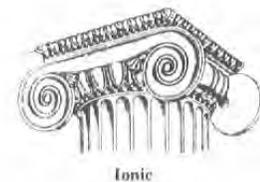
cantilever A beam, girder, truss, or other structural
member which projects beyond its support
wall or column.



cap Usually, the topmost member of any vertical
architectural element often projecting from
the weather.



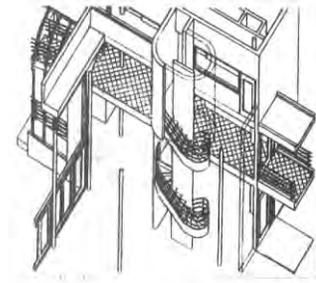
capital The topmost member, usually decorated of
a column.



casement window A window, the sash or sashes of which are
hinged on the jamb.

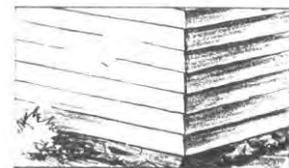
circulation

In planning, the provision for proper means of access, intercommunication, and egress between spaces.



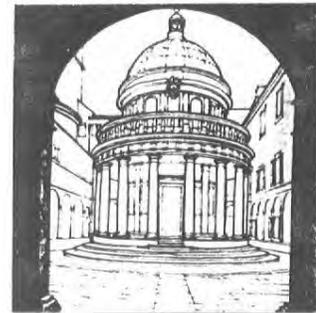
clapboard

A board that is thin on one edge and thicker on the other, to facilitate overlapping horizontally to form a weatherproof exterior wall surface.



Classical architecture

The architecture of Hellenic Greece and Imperial Rome on which the Italian Renaissance and subsequent styles such as the Baroque and Classic Revival, are based.



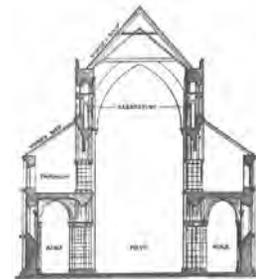
Classic Revival

An architectural movement based on the use of pure Roman and Greek forms, mainly in England and the U.S.A. in the early 19th century.



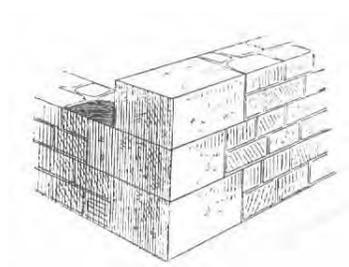
Clerestory (clearstory)

An upper zone of wall pierced with windows that admits light into a room.



coin, quoin

The corner of a building, the stones or bricks which form the corner.



colonnade

A number of columns arranged in order supporting an entablature.



coping
(cap stone)

A protective cap often of stone, terra cotta, concrete or metal, usually adapted for protection from weather.

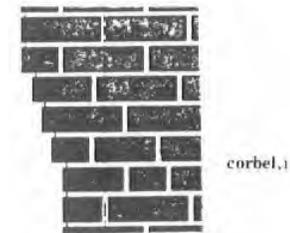


coquina

Coarse porous limestone composed of shells and shell fragments loosely cemented by calcite.

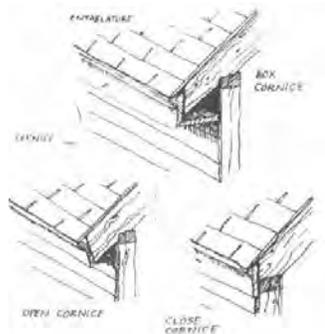
corbel

In masonry a projecting or one of a series of projections each stepped progressively farther forward with height.



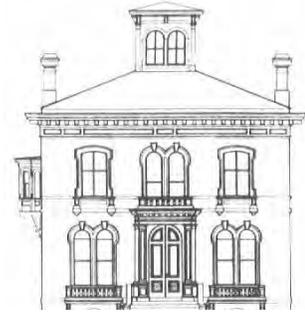
cornice

The exterior trim of a structure at the meeting of the roof and wall; usually consisting of bed molding soffit, fascia and crown molding.



cupola

A terminal structure, either square or round rising above a main roof.



D

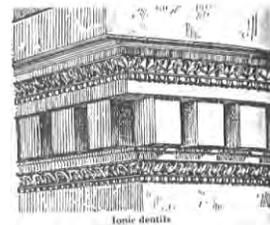
datum

A horizontal plan elevation used as a reference point.



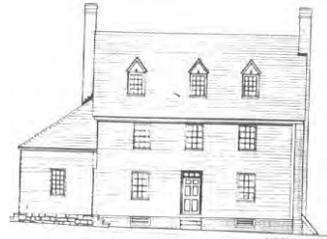
dentil

One of a band of small square toothlike blocks forming part of an entablature.



dormer window

A vertical window which projects from a sloping roof, placed in a small gable.



drip cap

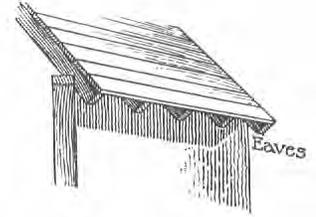
A horizontal molding, fixed to a door or window frame to divert the water from the top.



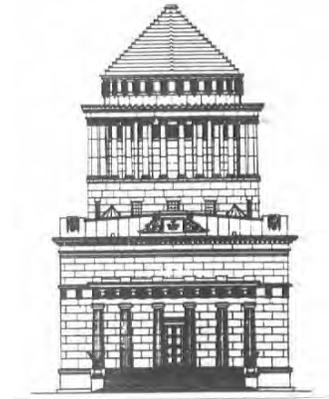
E

earth tones Any of various natural colors that contain some brown.

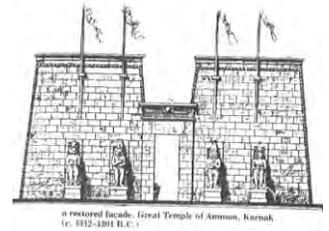
eaves The lower edge of a sloping roof that projects over an outside wall.



eclectic architecture A combination, or imitation of styles selected by personal preference.



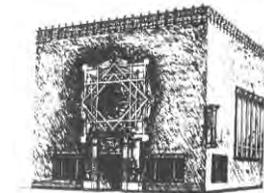
Egyptian architecture Using elements of the architecture of Egypt.



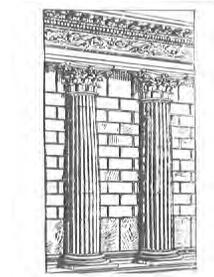
elevation A drawing showing the vertical elements of a building, either exterior or interior, as a direct projection to a vertical plane.



embellishment Ornamentation; adornment with decorative elements.

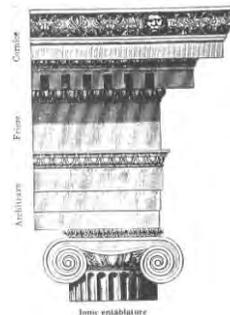


engage Attached or apparently attached to a wall by being partly embedded or bounded to it such as an engaged column.



enriched Having embellishment.

entablature In classical architecture, the elaborated beam member carried by columns.



F

fabric The basic elements making up a building; without ornamentation.

façade The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.



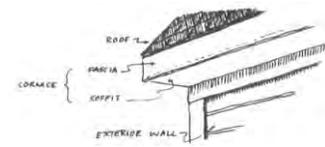
face To overlay one material with another, such as to face a wall with marble.

false front A front wall which extends beyond the sidewalls of a building to create a more imposing façade.

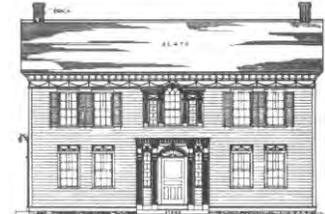
fanlight A semicircular window over the opening of a door.



fascia A horizontal band of a vertical face, usually in combination with moldings.



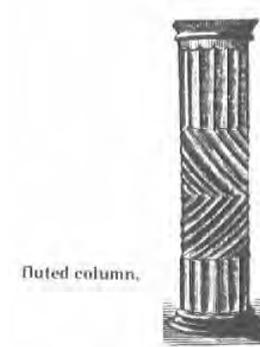
Federal Style In American, the Classic Revival Style the disposition of windows in a façade.



fenestration The disposition of windows in a façade.



fluting or flutes Parallel grooving as an embellishment an ornamental porch or chief pediment.



frontispiece An ornamental porch or chief pediment.



G

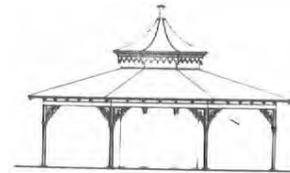
gable The upper part of a terminal wall under the ridge of a pitched roof



gambrel roof A roof which has two pitches on each side.



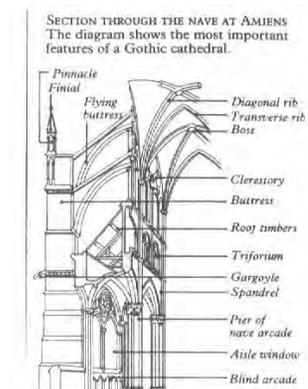
gazebo A summerhouse with a view.



gingerbread style A richly decorated American building fashion of the 19th century.



Gothic Architecture The medieval architecture of the 13th, 14th & 15th centuries in Europe mainly of balanced shapes in stone masonry.



Gothic Revival

A period of American Architecture fashion in the 18th and 19th century aimed at reviving the spirit and forms of Gothic Architecture.



Greek Architecture

A precise order of architectural components, chiefly of marble, which has influenced much of the world.



Greek Revival

A period of English and American architecture that was marked by interest in Greek antiquities.



H

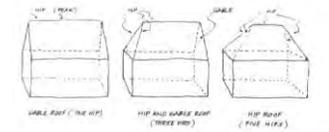
hierarchy

The degree of importance in architectural compositions.



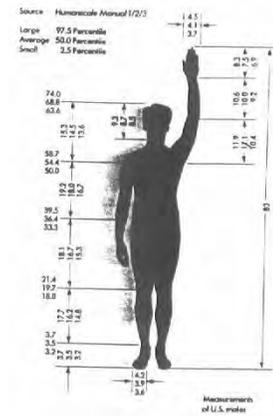
hip roof

A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.



human scale

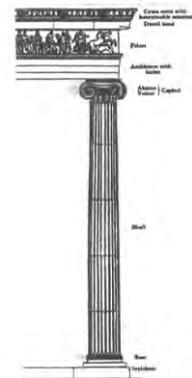
Based on the dimensions and proportions of the human body.



I

Ionic order

A classical order of Greek architecture.



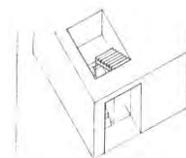
ironwork

Wrought iron or cast iron, usually decorative, often elaborate.



Isometric

A form of drawing perspective in which all three of the main dimensions are at the same inclination to the plane of projection.



Italian villa style

The eclectic form of country-house design, characterized by low-pitched heavily bracketed roofs, asymmetrical informal plan, square towers, and often round-arched windows.

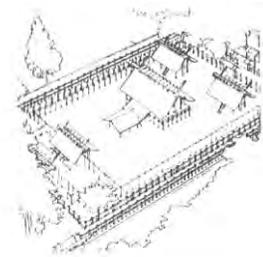


Italian villa style

J

Japanese Architecture

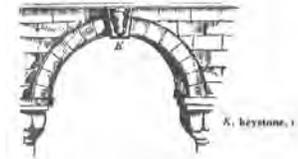
An architecture of timber construction. Simple pavilion like structures.



K

keystone

The wedge-shaped top member of an arch.



K, keystone.

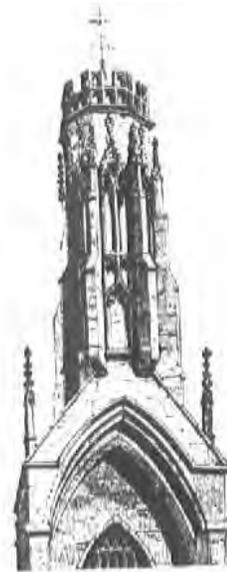
kiosk

A small pavilion, such as a garden shelter, newsstand or public toilet.



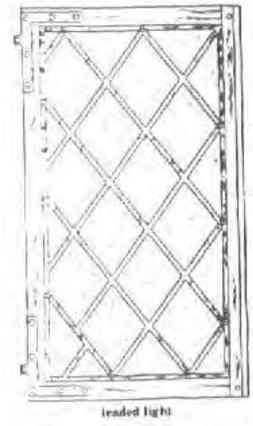
L

lantern A windowed superstructure crowning a roof or dome.

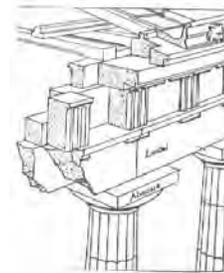


lattice A network of framed strips, rods, bars or laths used as screening.

leaded window A window having small diamond shaped or rectangular panes of glass set in lead.



lintel A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it.



loggia	An arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story.
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louver window	A window having louvers which fill all or part of the opening instead of glass.
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M

Mannerism	In architecture characterized by unconventional use of classical elements.
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mansard roof	A roof having a double slope on all four sides, the lower slope being much steeper.
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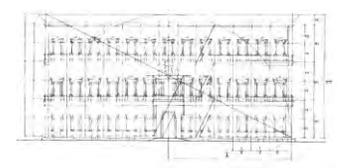


marquee	A permanent roof-like shelter over an entrance to a building.
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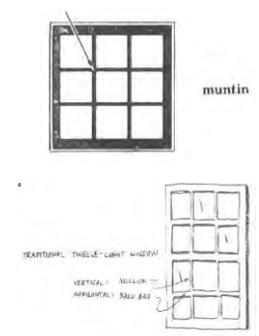
mission roof tile	A clay roofing tile, semicylindrical in shape; laid in courses with the units having their convex side alternately up and down.
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modulation	Regulated according to a measure or proportion.
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muntin/mullion	A secondary framing member of a window or door to hold panes or panels.
----------------	---



N

niche A recess in a wall.



novelty siding A term formerly used as descriptive of siding with a lower edge intended to be decorative.

O

onion dome A bulbous dome which terminates in a point and serves as a roof structure over a cupola or tower.



order An arrangement of columns with an entablature (see Ionic Order).

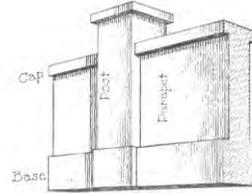
orientation The placement of a structure on a site with regard to local conditions of sunlight wind and drainage.

ornament In architecture, every detail of shape texture and color that is deliberately exploited or added to attract an observer.

P

Palladian A mode of building following strict Roman forms as set forth in the publications of Italian Renaissance architect Andrea Palladio.

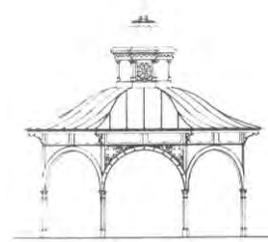
parapet A low retaining wall at the edge of a roof, porch or terrace.



party wall A wall built on a dividing line between plots of different ownership.

patina An aging of material surface either naturally or artificially applied.

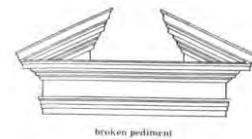
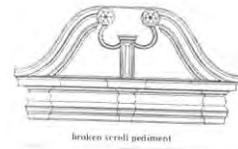
pavilion A detached or semidetached structure.



peaked roof A roof rising either to a point or a ridge.

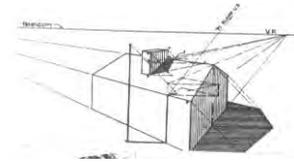


pediment 1) In classical architecture, the triangle gable end of the roof often filled with sculpture.
2) A surface used ornamentally over doors or windows, triangular or curved.



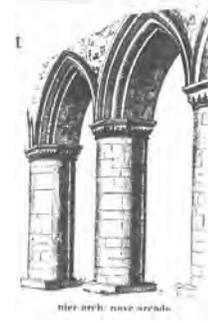
perspective

A graphic representation based on a line of sight.



pier

A column designed to support a concentrated load.



pilaster

An engaged pier of shallow depth.



porte-cochere

A shelter for vehicles outside an entrance doorway.



Q

Queen Anne Style

Eclectic style of domestic architecture misnamed after Queen Anne but actually based on country-house and cottage Elizabethan architecture. It is a blending of Tudor, Gothic, Renaissance and American colonial elements.



R

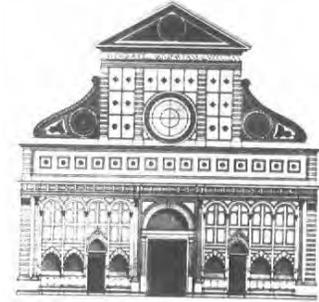
rake mold

The molding just under the sloping edge of a roof.



Renaissance

The style of architecture developed in 15th century Italy during the rebirth of classical art, characterized by the use of the classical orders, round arches and symmetrical compositions.



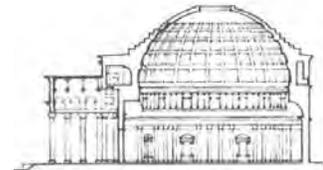
rendering

An illustrative drawing of a project with the artistic delineation of materials, shades and shadows.



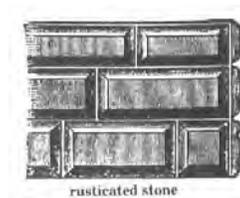
rotunda

A circular space covered by a dome.



rustication

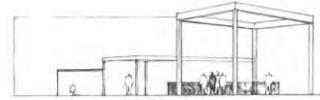
Masonry in which the principal face of each stone maybe rough set with deep joints to form a textured wall surface.



S

scale

Harmonious relationship of parts to one another and to their surroundings.



section

A drawing representing the elevation of an imaginary plane cutting through a building or other object.



setback

An architectural device in which the upper stories of a tall building are stepped back from the lower stories.



Shingle style

An American eclectic style, primarily in domestic architecture during the second half of the 19th century, characterized by extensive use of unpainted wood shingle covering for roofs as well as walls.

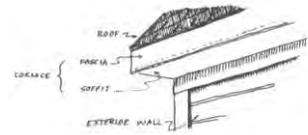


skirt-roof

A false roof between stories of a building.



soffit The finished underside of an arch or cornice.

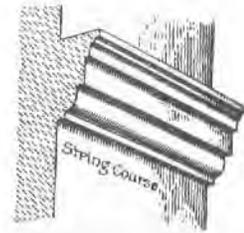


spanish tile See mission tile.

Stick style Eclectic American style, mainly of cottage architecture, predominantly in wood characterized by jagged, angular elements expressing exposed frame construction.



string course See also belt course. A horizontal band of masonry, generally narrower than other courses, extending across the facade of a structure.

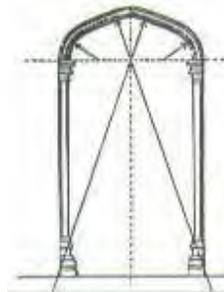


T

terra-cotta Hard unglazed fired clay; used for ornamental work, roof and floor tile.

transom A horizontal bar of wood or stone across a window.

Tudor Style Medieval English domestic architecture characterized by a four -cornered arch and cross braced ornamentation.



turret

A small tower, at the corner of a building and extending above the roof line.



twisted column

A column so shaped as to present a swisted or spiral form.



U V

Vault

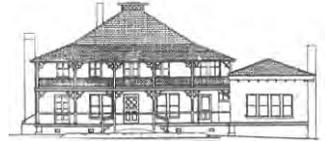
Part of a structure roofed by arched masonry.



Venetian window A window of large size characteristic of neoclassic styles.



veranda A covered porch or balcony extending along the outside of a building.



Victorian Architecture Revival and eclectic architecture named after the reign of Queen Victoria (1837-1901)



W

wainscot A decorative or protective facing applied to the lower portion of an interior wall such as wood paneling or other facing material.



X Y Z

A-RA 9.0 BIBLIOGRAPHY

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