EXHIBIT V – G - ESTERO DESIGN STANDARDS CHECKLIST – LDC Section 33-100 et. seq. ESTERO PLANNING COMMUNITY				
ITEM #	**COMPLIES WITH STANDARDS**			**DESIGN STANDARDS - BASIC ELEMENTS [LDCSection reference]**
	YES	**NO**	**N/A**	
1.				*Structures, parking and access drives along Corkscrew Road.* All parking lots, access streets and drives must be set back a minimum of 50 feet from the right-of-way if located in the Interchange land use category and 75 feet from the right-of-way when located in any other land use category (see exceptions for minor elements listed in LDCSections 34-2192(b)(1) and 34-2192(b)(5)a. thru (b)(5)e.). [Sec. 34-2192(b)(5)]
2.				*Water management.* Closed drainage is encouraged for storm water management systems along arterial and collector streets. If swales are utilized, sidewalks must be located on the development side of the swale, and pedestrian and bicycle connections must be provided at intersections and entryways into the development. [Sec. 33-111(a)]
3.				*Stormwater ponds.* The shape of stormwater ponds must be designed to appear natural by having a meandering shoreline. Stormwater pond configurations that are generally rectangular or triangular in shape are prohibited (refer to Figure 1). [Sec. 33-111(b)]
4.				*Natural and man-made bodies of water/detention areas.* Bodies of water, including wet and dry detention areas, exceeding 20,000 square feet in cumulative area and located adjacent to a public right of way are considered park area and an attractor for pedestrian activity. These areas must incorporate into the overall design of the project at least two (2) of the following items. <u>Please indicate which two (2) [minimum] design elements selected from the following four (4) are incorporated into the proposed design; select two (2) Items from Item 4.a. Item 4.b., Item 4.c. or Item 4.d. below.</u> [Sec. 33-111(c); 33-117]
4.a.				A five-foot wide walkway with trees an average of 50 feet on center; shaded benches a minimum of six feet in length located on average every 150 feet. [Sec. 33-111(c); 33-117(a)]
4.b.				A public access pier with covered structure and seating. [Sec. 33-111(c); 33-117(b)]
4.c.				An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area with benches and/or picnic tables adjacent to the water body. [Sec. 33-111(c); 33-117(c)]
4.d.				A permanent fountain structure. [Sec. 33-111(c); 33-117(d)]
5.				*Dry detention basins-plantings.* All dry detention basins must be planted with wetland type plant species (such as Spartina) in minimum one gallon containers not more than 36 inches on center throughout the extent of the basin. [Sec. 33-111(d)]
6.				*Utilities.* All utility lines must be located underground except when located within a public street or road right-of-way. [33-112]
7.				*Places of public interest/open space.* Places of public interest/open space are intended to provide for areas of public interest within commercial developments and must be provided where possible. These areas must be equipped with amenities such as seating areas, structures that provide shade, drinking fountains and other amenities. Umbrellas and open shopping carts are encouraged within these areas to stimulate informal activities. Open-air restaurants and cafes are encouraged. Landscaping elements such as plantings, fencing, and changes of paving material are encouraged to demarcate change in function of a public area and adjacent street. Where necessary, traffic calming devices must be applied to slow down traffic. (Refer to Figure 2) [Sec. 33-113]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS - BASIC ELEMENTS *(continued)*
	YES	NO	N/A	
8.				*Parking-general features.* All parking areas must be designed to minimize hard landscaped areas, visually and physically, with vegetation, fountains, seating areas or other features. [Sec. 33-114(a)(1)]
9.				*Parking-configuration features.* Parking areas must be well configured with pedestrian links, buffers and visually pleasing landscaped areas. [Sec. 33-114(a)(2)]
10.				*Parking-setbacks along Corkscrew Road.* All parking lots, access streets and drives (except access drives that run perpendicular to the street) must be set back a minimum of 50 feet from the right-of-way if located in the Interchange land use category and 75 feet from the right-of-way when located in any other land use category (see also Item 1, above). [Sec. 33-114(b); 34-2192(b)(5)]
11.				*Parking-along side of building.* Side parking areas must be adequately screened from pedestrian and vehicular travel along the frontage road. [Sec. 33-114(c)]
12.				*Parking-interconnections.* Parking area configurations must promote interconnections between adjacent project parcels. (This should be accomplished by providing an interconnected vehicular circulation route to the rear of properties fronting onto Corkscrew Road and Sandy Lane.) See also Item # 20 and Item # 21 below for required interconnects and inter-parcel access points. [Sec. 33-114(d)]
13.				*Parking-terminal islands.* A minimum ten foot wide terminal island is required at the end of all parking rows. [Sec. 33-114(f)]
14.				*Services areas.* Service areas, including loading docks, trash receptacles, mechanical equipment, outdoor storage areas and utility vaults must be located in areas where traffic impacts are minimized, and public visibility is diminished, and in areas that are accessible and functional. Smaller trash receptacles must be decorated or screened and placed in visible locations. [Sec. 33-115]
15.				*Lighting standards-general*. All outdoor lighting must comply with Section 34-625 of the Lee County Land Development Code. Refer to Application for Development Order, PART V-F and Part VIII to confirm that Lighting Plans and photometric Information has been submitted to demonstrate compliance with the lighting standards.[Sec. 10-610(b); 34-625; 33-116(a) & (c)]
16.				*Lighting-decorative fixtures-architectural theme.* Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Other than pedestrian light fixtures, all other outdoor light fixtures must be fully shielded {see LDCSection 34-625(d)(3)}. Lighting must be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares {see LDCSection 34-625, table 1, Note (2)}. Lighting must be given a distinct architectural theme that complements the building's exterior. Light fixtures must complement the overall building development. [Sec. 33-116(b) & (c); 34-625]
17.				*Lighting-building entryways.* Provide pedestrian level lighting of building entryways. [33-116(a)]
18.				*Lighting-coordination with landscaping.* Lighting plans must be coordinated with landscape plans to identify and eliminate potential conflicts {see also LDCSection 34-625(d)(3)d.}. [Sec. 33-116(d); 34-625(d)(3)d.]
19.				*Buildings, Awnings, etc.-Lighting.* Buildings, awnings, roofs, windows, doors and other elements may not be designed to be outlined with light. Exposed neon and backlit awnings are prohibited. Temporary seasonal lighting during the month of December is excluded from this requirement. [Sec. 33-116(e)]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS - BASIC ELEMENTS *(continued)*
	YES	NO	N/A	
20.				*Interconnects.* Adjacent commercial uses must provide interconnections for automobile, bicycle and pedestrian traffic. All adjacent parking lots must connect. Interconnects between parking lots are not intended to satisfy the criteria for site location standards outlined in Lee Plan Policy 6.1.2(5). See also Item # 13 above. [Sec. 33-118(a)]
21.				*Inter-parcel vehicle access points.* Inter-parcel vehicle access points between contiguous commercial tracts must be provided. Properties that have frontage or other means of access to a side street parallel or perpendicular to US 41, Corkscrew Road, or Sandy Lane must connect to the side street. See also Item # 13 above. [Sec. 33-118(b)]
22.				*Accessways-shared.* Use of shared accessways is encouraged. [Sec. 33-118(c)]
ITEM #	**COMPLIES WITH STANDARDS**			**DESIGN STANDARDS - ARCHITECTURAL [LDCSection reference]**
	YES	**NO**	**N/A**	
1.				*Architectural style.* The preferred architectural style in the Estero Planning Community is Mediterranean, with Old Florida where appropriate, and other styles of architecture that are deemed compatible with these styles. Distinct vernacular styles must be displayed through the inclusion of extended roof overhangs, porches, decorative columns, covered corridors, covered walkways, and pitch roofs (where applicable). [Sec. 33-227]
2.				*Buildings under 5,000 square feet in size.* Buildings of less than 5,000 square feet of gross floor area must be designed with roofs having a minimum pitch of 30 degrees. [Sec. 33-227]
3.				*Compliment surrounding development.* In addition to the requirements of LDCSection 10-620, all proposed commercial, industrial, public and mixed use buildings must blend with and complement existing architectural features of adjacent structures constructed under these standards. [Sec. 33-228]
4.				*Maximum height.* Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three (3) stories or forty-five (45) feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation (refer to Figure 4). [Sec. 33-229]
5.				*Facade treatment.* In addition to the requirements of LDCSection 10-620(c), projects must use architectural relief, articulation or landscaping on building facades to reduce the bulk of buildings with facades longer than seventy-five (75) feet that are readily visible from the street. Buildings must be designed to be visually appealing from all directions. Buildings that are visible from more than one right-of-way, or an exit ramp must use facade treatments on all viewable facades. Methods for providing architectural relief of blank facades must include one or more of the following design treatments. <u>Please indicate which one (1) [minimum] treatment, or more, selected from the following ten (10) is/are incorporated into the proposed design; select from Item 5.a. Item 5.b., Item 5.c., Item 5.d., Item 5.e., Item 5.f., Item 5.g., Item 5.h., Item 5.i., or Item 5.j. below.</u> [Sec.33-330]
5.a.				Recessed or clearly defined entryways. [Sec. 33-330(a)]
5.b.				Varying rooflines, pitches and shapes. [Sec. 33-330(b)]
5.c.				Dormers, balconies, porches and staircases. [[Sec. 33-330(c)]
5.d.				Transparent window or door areas or display windows, that provide visibility into the building interior. No reflective or darkly tinted glass may be used on ground level. [[Sec. 33-330(d)]
ITEM	**COMPLIES WITH**			**DESIGN STANDARDS - ARCHITECTURAL *(continued)***

#	STANDARDS			
	YES	NO	N/A	
5.e.				Overhangs, awnings and marquees. [Sec. 33-330(e)]
5.f.				Building ornamentation and varying building materials, colors, decorative tiles, edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings and wall murals. [Sec. 33-330(f)]
5.g.				Shrubs or vines trained to grow upright on wire or trellises next to blank walls. [Sec. 33-330(g)]
5.h.				Architectural features such as cornices, articulated roof parapets, porticos, towers or other details that alter the building height. [Sec. 33-330(h)]
5.i.				Application of a contrasting base that is a minimum one (1) foot high and extends along the entire front of the building and at least ten (10) feet along the sides of the building. [Sec. 33-330(i)]
6.				*Window treatment.* Place display windows at the street level around the exterior of commercial buildings and provide windowsills and ledges. Windows must not appear to be false and applied. [Sec. 33-331]
7.				*Awnings over sidewalks.* If an awning is over a public sidewalk, it must project from the surface of the building at a minimum height of eight (8) feet. <u>No awnings may be placed in or over any public right of way</u>. [Sec. 33-332(a)]
8.				*Awnings-design, materials, color.* The design, materials and color of awnings must complement the architecture of the building and not obscure its features. [Sec. 33-332(b)]
9.				*Awnings-visual scale.* Awnings must be consistent with the visual scale of the building.[Sec. 33-332(c)]
10.				*Awnings-location and shape.* Awnings must be placed at the top of openings. The awning shape must correspond with the shape at the top of the opening. Flat canopies are discouraged except in circumstances where it is accompanied by a valance (refer to Figure 5). [Sec. 33-332(d)]
11.				*Awnings-material quality.* Materials must be of high quality, durable and weather resistant. Plastic or shiny materials are prohibited. [Sec. 33-332(e)]
12.				*Columns.* Aesthetic details in may be created using columns/pillars. [Sec. 33-333]
13.				*Building Color.* The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures. Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten (10) percent of the total area for any single facade. [Sec. 33-334(a) & (b)]
14.				*Landscaping/window boxes.* In addition to building perimeter plantings required by LDCSection 10-416(b), buildings may incorporate live plant material growing immediately on the building, by providing window boxes, planter boxes or hanging flowers. [Sec. 33-335]
15.				*Multi-tenant buildings.* For multi-tenant buildings, roof parapets must be varied in depth and height. Roof parapets must be articulated to provide visual diversity. Parapets must include architectural relief or features at least every seventy-five (75) feet. The minimum height of the architectural features must be one (1) foot, and may be provided in height offset or facade projections such as porticoes or towers. [Sec. 33-336]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS - ARCHITECTURAL *(continued)*
	YES	NO	N/A	
16.				*Out-parcels.* Exterior facades of out-parcel buildings must be treated as primary facades and must employ architectural, site, and landscaping design elements that are common to the theme used on in the main development on site, including colors and materials associated with the main building. The purpose of this requirement is to assure a unified architectural theme and site planning between out-parcels and the main building on site, enhance visual impact of the building and to provide for a safe and convenient vehicular and pedestrian access and movement on site. [Sec. 33-337]
17.				*Infill development.* Buildings planned for infill developments must be designed to relate to adjacent property structures so as to create an overall visually pleasing effect. In developing an infill development, consideration must be given to existing adjacent building heights, roof structures, colors, cornices and other architectural elements provided they are in compliance with these regulations (refer to Figure 7). [Sec. 33-338]
ITEM #	**COMPLIES WITH STANDARDS**			**DESIGN STANDARDS - LANDSCAPING [LDCSection reference]**
	YES	**NO**	**N/A**	
1.				*Landscaping Buffers.* The landscape buffer requirements specified in LDCSection 33-351, including the tables and Notes, substitute for those shown in LDCSections 10-416(d)(3) and (4) within the Estero Planning Community. The definitions of the terms for uses is found in LDCSection 10-416(d)(2). [Sec. 33-351]
2.				*Plant materials-Palms in buffers.* Palms used in buffers must be clustered in lengths of not less than four feet and more than eight feet apart. Not more than fifty (50) percent of the required trees for a given buffer along its length may be in palms. A single tree may be used when an odd number of required trees along a frontage so warrant. Palms must be planted in staggered heights with a minimum of three palms per cluster. The use of single palms is permitted if the palms are the Royal Palm, Date Palm or Bismakia Palm variety; and, the use of palms does not constitute more than Fifty (50) percent of the total required tree count along a given buffer.[Sec. 33-352(a)]
3.				*Palms-Number/positioning in buffers.* Palms used to meet the required tree count for buffers may be used on a 2:1 basis. Cabbage palms may be used on a 3:1 basis for canopy trees when planted in clusters. Palms may be used to meet general tree requirements if they do not constitutes more than fifty (50) percent of the required tree count. Soldiering of cabbage palms in buffers is prohibited. [Sec. 33-352(b) & (c)]4.
4.				*Landscape Design-Separation of vehicles and pedestrians.* Developments must provide separation between pedestrian and vehicular movement by using plantings as space defining elements. [Sec. 33-353(a)]
5.				*Landscape Design-Space defining elements.* Developments must utilize both hardscape and landscape features as space defining elements (refer to Figure 8), including, where possible the following elements. <u>Please indicate which design element(s), selected from the following five (5), is/are incorporated into the proposed design; select from Item 5.a. Item 5.b., Item 5.c., Item 5.d., or Item 5.e. below</u>. [Sec. 33-353(b)]
5.a.				Distinctive paving or painting to define the appropriate location for pedestrian and vehicular traffic. [Sec. 33-353(b)(1)]
5.b.				Plantings such as street trees, hedges and screening. [Sec. 33-353(b)(2)]
5.c.				Replicate landscaping patterns and materials to visually unify a development. Create focal points through design diversification where possible. [Sec. 33-353(b)(3)]
5.d.				Plant materials must be suited to the climate and, at their mature, natural size, be suitable for their planting location. [Sec. 33-353(b)(4)]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS - LANDSCAPING *(continued)*
	YES	NO	N/A	
5.e.				Selecting trees for parking lots and sidewalk areas that do not interfere with the visibility and movement of vehicles or pedestrians, or cause pavement or other hard surfaces to heave. Material selection must be designed to survive the effects of building or large paved areas (in terms of heat, shade, wind, etc.). [Sec. 33-354(b)(5)]
6.				*Landscape Design-Tree sizes.* All required trees must be a minimum 45 gallon container, 12-14 foot planted height, 6 foot spread and 3½ inch caliper, or field grown equivalent, at the time of planting. [Sec. 33-354(c)]
7.				*Landscape Design-Limitation on sod use.* Not more than ten (10) percent of the required internal landscape area, as related to the vehicular use area identified in LDCSection 10-416, may be planted in sod. [Sec. 33-354(d)]
8.				*Tree preservation-Clustered development.* In an effort to preserve expansive open spaces and native vegetative communities development must be clustered to reserve large areas of open space. [Sec. 33-354(a)]
9.				*Tree preservation-Existing native vegetation.* Existing native vegetation must be preserved whenever possible. [33-354(b)]
10.				*Tree preservation-Infrastructure design.* Infrastructure design must integrate existing trees and the natural character of the land to the greatest extent possible. [33-354(c)]
ITEM #	**COMPLIES WITH STANDARDS**			**DESIGN STANDARDS - TRANSPORTATION [LDCSection Reference]**
	YES	**NO**	**N/A**	
1.				*Transit facilitation.* Convenient access to public transportation, ride-share and passenger drop off areas must be provided. The following examples are design techniques that may be used to meet this requirement. Please indicate which design technique(s), selected from the following four (4), is/are incorporated into the proposed design; select from Item 1.a. Item 1.b., Item 1.c., or Item 1.d. below. [Sec. 33-361]
1.a.				Accommodate public transportation vehicles on the road network that services the development. [Sec. 33-361(a)]
1.b.				Provide passenger loading/unloading facilities. [Sec. 33-361(b)]
1.c.				For streets adjacent to a development, provide sidewalks and other pedestrian facilities such as bus shelters. [Sec. 33-361(c)]
1.d.				Provide a convenient and safe access between building entrances and a transit or bus area, such as walkways or painted pedestrian crosswalks. [Sec. 33-361(d)]
2.				*Pedestrian walkways/linkages.* In addition to the requirements of LDCSection 10-610(d), the following design treatments are required. Please demonstrate/indicate compliance with each of the following design treatments listed as Item 2.a. Item 2.b., Item 2.c.i., Item 2.c.ii., Item 2.d., Item 2.e., and Item 2.f. below. [Sec. 33-362]
2.a.				Pedestrian walkways must be provided for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles. [Sec. 33-362(a)]
2.b.				In order to accentuate and highlight pedestrian areas, wherever possible, materials must include specialty pavers, concrete, colored concrete or stamped concrete patterns. [Sec. 33-362(b)]
2.c.i.				Pedestrian walkways/links must be incorporated into, within and through a project in a way that addresses both site security concerns and pedestrian safety. An example of a design technique is to incorporate cross-site pedestrian connections within projects. [Sec. 33-362(c)(1)]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS - TRANSPORTATION *(continued)*
	YES	NO	N/A	
2.c.ii.				Pedestrian walkways/links must be incorporated into, within and through a project in a way that addresses both site security concerns and pedestrian safety. An example of a design technique is to define walkways with vertical plantings, such as trees or shrubs. Pedestrian walkways may be incorporated within a required landscape perimeter buffer, in compliance with LDCSection 10-416(d)(4), Note 11. [Sec. 33-362(c)(2)]
2.d.				Sidewalks or pedestrian ways must connect the on-site pedestrian systems to pedestrian systems on adjacent developments. [Sec. 33-362(d)]
2.e.				Traffic calming devices, at the discretion of the developer, must be provided at points where conflicting pedestrian and vehicular movements exist. [Sec. 33-362(e)]
2.f.				Sidewalks or bikeways must be installed along all project frontage roads, and whenever possible must be separated from the edge of pavement by a minimum four (4) foot wide planting strip. The property owner must provide for maintenance of the planting strips unless the County formally accepts responsibility for maintenance. Existing non-conforming sidewalks must be brought into compliance with this requirement. [Sec. 33-362(f)]
3.				*Bicycle racks.* Bicycle racks are required for all retail and office developments within overlay districts. [Sec. 33-363]
4.				*Street furniture and public amenities.* Developments must provide street furniture and other pedestrian amenities in their design. All accessories such as railings, trash receptacles, street furniture and bicycle racks must complement the building design and style. [Sec. 33-364]
ITEM #	**COMPLIES WITH STANDARDS**			**DESIGN STANDARDS - SIGNS [LDCSection Reference]**
	YES	**NO**	**N/A**	
1.				*Permanent signs in commercial and industrial areas-Identification sign.* A nonresidential subdivision or parcel will be permitted one monument-style identification sign along any street which that provides access to the property in accordance with LDCSection 30-153. [Sec. 33-385(a)]
2.				*Identification sign-Height.* The maximum height of any identification sign will be seventeen (17) feet except where the building is within fifteen (15) feet of the street right-of-way or road easement the sign height may not exceed seven (7) feet. [Sec. 33-385(a)(1) & (a)(3)]
3.				*Identification sign-Set back.* Monument-style identification signs must be set back a minimum of fifteen (15) feet from any street right-of-way or easement, and ten (10) feet from any other property line except where the building is within fifteen (15) feet of the street right-of-way or road easement the sign may be placed closer than fifteen (15) feet to the right-of-way or easement provided it does not project over any right-of-way or easement, the height does not exceed 7 feet, and the sign is not located within ten (10) feet of any overhead electrical supply. In no case will a monument-style identification sign be permitted between a collector or arterial street and a frontage road. [Sec. 33-385(a)(3)]
4.				*Identification signs-Copy content.* All monument-style identification signs must display the street address of the property. Street numbers must measure between a minimum of four (4) inches and a maximum of six (6) inches, in height. [Sec. 33-385(a)(4)]
5.				*Identification signs-Copy area.* Copy area of a monument sign will not exceed seventy-five (75) percent of the total sign structure area and a minimum <u>twenty-five (25) percent of the sign structure area must be devoted to architectural features</u>. The copy area of the street address will not be counted toward the allowable sign copy area. [Sec. 33-385(a)(5) & (a)(4)]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS - SIGNS *(continued)*
	YES	NO	N/A	
6.				*Identification signs-pedestrian visibility.* Signs identifying individual businesses must be easily read from the pedestrian level. [Sec. 33-385(a)(6)]
7.				*Identification signs-Architectural style.* Signs must match the architectural style of the building or development. [Sec. 33-385(a)(7)]
8.				*Identification signs-lighting.* Monument-style identification or wall signs may be illuminated by: 1) individual internally illuminated letters and logo on an unlit background (i.e. channel lit lettering); 2) lighting behind the letters and logo that illuminates the sign background 9i.e. reverse channel lit lettering); 3) a combination of 1) and 2), above; or 4) edge-lit letters using concealed neon or remotely lit fiber optics. Monument-style identification signs may not be animated or illuminated by: 1) a visible source of external floodlighting; 2) exposed neon; 3) exposed raceways; or 4) . internally illuminated box signs (as defined by a sign comprised of translucent surfaces electronically illuminated from within), unless face and side of sign are opaque except for letters and/or logo being translucent. [Sec. 33-385(a)(2)a. & (a)(2)b.]
9.				*Wall signs.* Wall signs are permitted in accordance with LDCSection 30-153(2)(c)1 and section 30-153(3)(d)., with a maximum area of 300 square feet per wall per tenant. This area is to be determined by the sum of any and all signs on the tenant's wall. Wall signs will not contain advertising messages or sales item names. [Sec. 33-385(a)(8)]
10.				Identification signs-wiring. All electrical connections, wiring, etc. for signs must be concealed. [Sec. 33-385(a)(2)c.]
ITEM #	**COMPLIES WITH STANDARDS**			**CORKSCREW ROAD and SANDY LANE CORRIDOR OVERLAY DISTRICT-SPECIAL SITE DESIGN STANDARDS [LDCSection Reference]**
	YES	**NO**	**N/A**	
1.				*Corner lots.* In addition to the requirements of LDCSection 10-620(c)(3), the development must create visually attractive street corners using distinctive building entryways in combination with landscaping or artwork. Buildings on corner lots must be designed with a maximum setback of twenty-five (25) feet from each adjacent right-of-way and must provide pedestrian access from the street intersection (refer to Figure 9). [Sec. 33-403]
2.				*Areas of public interest.* The development must be designed to create people-oriented spaces along the street that are visually attractive, take into consideration the human scale and proportion, and provide for pedestrian connections. [Sec. 33-404]
3.				*Street front activity.* The development must be designed to create public spaces to allow for activity to take place along the street front, such as sidewalks and open areas. [Sec. 33-405]
4.				*Property development regulations-Setbacks.* Setbacks for Corkscrew Road & Sandy Lane Overlay Districts are shown in LDCSection 33-406, Table 1 & attendant Notes. With the exception of setbacks set forth within the referenced Table 1, the property development regulations set forth in LDCSection 34-935 will apply. Table 1 specifically modifies and supercedes provisions set forth in LDCSection 34-935(b)(1). To ensure conformity & development consistent with goals & requirements of this section, developments that were approved prior to June 25, 2002, as part of a Planned Development, must also comply with setback requirements contained in Table 1 to the extent the setback requirement was not specifically addressed as part of the Planned Development. Specific property development regulations approved as part of a Planned Development prior to June 25, 2002, are exempt from this section. The Table 1 setback requirements are summarized as follows: Street Setback-minimum zero (0) feet, maximum twenty-five (25) feet; Side Yard Setback-minimum zero (0) feet; Rear yard Setback-minimum twenty-five feet; Water Body Setback-minimum twenty-five (25) feet all subject to attendant Notes. [Sec. 33-406]

ITEM #	COMPLIES WITH STANDARDS			US 41 OVERLAY DISTRICT- SPECIAL SITE DESIGN STANDARDS [LDCSection Reference]
	YES	NO	N/A	
1.				*Parking lots-Buildings 7,500 square feet or less.* Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less may provide no more than twenty (20) percent of parking areas in the front of buildings and/or be limited to no more than one (1) double row of parking. No more than twenty (20) percent of the parking area may be located to the side of building, with the balance of parking located to the rear of the building. [Sec. 33-422(a)]
2.				*Parking lots-Buildings exceeding 7,500 square feet.* For buildings exceeding 7,500 square feet, and fronting US 41, parking is encouraged to the sides or rear of the building. [Sec. 33-422(b)]
3.				*Parking located adjacent to US 41.* Where parking is located adjacent to US 41, adequate screening, consisting of a minimum Type "E" buffer, as specified in LDCSection 33-351, containing a two (2) to (3) three foot undulating landscaped berm, without a wall, is required. The intent is to screen parking areas but not buildings. [Sec. 33-422(c)]
ITEM #	COMPLIES WITH STANDARDS			AUTOMOBILE SERVICE STATIONS and CONVENIENCE FOOD AND BEVERAGE STORES-SPECIAL STANDARDS [LDCSection Reference]
	YES	NO	N/A	
1.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Location and site standards.* All automobile service stations must meet the following criteria. Please demonstrate/indicate compliance with each of the following location and site standards listed as Item 1.a. Item 1.b., Item 1.c., and Item 1.d. below. [Sec. 33-433]
ITEM #	COMPLIES WITH STANDARDS			AUTOMOBILE SERVICE STATIONS and CONVENIENCE FOOD AND BEVERAGE STORES-SPECIAL STANDARDS [LDCSection Reference]
	YES	NO	N/A	
1.a.				Minimum frontage: An automobile service station may not be located on a lot with less than 150 feet of frontage on a vehicular right-of-way. [Sec. 33-433(a)]
1.b.				Minimum depth: One-hundred-eighty (180) feet. [Sec. 33-433(b)]
1.c.				Minimum lot or parcel area: Thirty thousand (30,000) square feet. [Sec. 33-433(c)]
1.d.				Separation requirements: There must be a minimum distance of 500 feet (unless specifically waived by the Director per LDCSection Sec. 33-444), between the nearest points on any lot or parcel of land to be occupied by automobile service stations, and any lot or parcel for such use already occupied by an automobile service station, or for which a building permit has been issued. [Sec. 33-433(d)]
2.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Set backs.* Minimum yard requirements: The following setbacks are the minimum setbacks for all structures: (a) Front yard setback – fifty (50) feet; (b) Side yard setback – forty (40) feet; and (c) Rear yard setback – forty (40) feet. [Sec. 33-434]
3.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Right of way buffer landscaping.* The following landscape requirements are in addition to the requirements set forth in LDCSection 33-351 thru 33-360. Please demonstrate/indicate compliance with each of the following four (4) buffer/landscaping standards listed as Item 3.a. Item 3.b., Item 3.c., and Item 3.d. below. [Sec. 33-435(1)]
3.a.				Landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer easement that is a minimum of twenty-five (25) feet in width. [Sec. 33-435(1)(a)]
3.b.				A horizontal undulating berm with a maximum slope of 3:1 must be constructed along the entire length of the landscape buffer. The berm must be constructed and maintained at a minimum average height of three feet. The berm must be planted with ground cover (other than grass), shrubs, hedges, trees and palms. [Sec. 33-435(1)(b)]

ITEM #	COMPLIES WITH STANDARDS			AUTOMOBILE SERVICE STATIONS and CONVENIENCE FOOD AND BEVERAGE STORES-SPECIAL STANDARDS *(continued)*
	YES	NO	N/A	
3.c.				The required trees and palms must be clustered in double rows with a minimum of three trees per cluster. Canopy trees must be planted a maximum of twenty (20) feet on center within a cluster. The use of palms within the right-of-way buffer must be limited to landscaped areas adjacent to vehicular access points. Palms must be planted in staggered heights to a minimum of three (3) palms per cluster, spaced at a maximum of eight (8) feet on center, with a minimum of a four (4) foot difference in height between each tree. Exceptions will be made for Roystonea spp., Bismarka spp. and Phoenix spp. (not including roebelenii), which may be planted one (1) palm per cluster. A maximum distance of twenty-five (25) feet between all types of tree clusters must be maintained. [Sec. 33-435(1)(c)]
3.d.				All trees must meet the minimum standards stated in LDCSection 33-353(c). At installation, shrubs must be a minimum of ten (10) gallon, five (5) feet in height with a three (3) foot spread, planted four (4) feet on center. [Sec. 33-435(1)(d)]
4.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Landscaping adjacent to all other property lines.* Landscaping adjacent to all other property lines must comply as follows. Rear and side property boundaries must be planted with a single row hedge. The hedge must be a minimum height of four (4) feet at planting, planted at three (3) feet on center and must be maintained at a height of five (5) feet. . [Sec. 33-435(2)]
5.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Curbing.* Curbing must be installed and constructed consistent with minimum code requirements, between all paved areas and landscape areas. [Sec. 33-436]
6.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Perimeter walls.* Automobile service station sites must be separated from adjacent residentially zoned or residentially developed properties by an architecturally designed eight-foot high masonry wall or fence utilizing materials similar in color, module and texture to those utilized for the building. Landscaping must be planted on the residential side of the fence or wall. [Sec. 33-437]
7.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Trash storage.* An eight-foot high, enclosed trash area must be integrated within the design of the service station. [Sec. 33-438]
8.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Storage tanks.* Motor vehicle fuel storage tanks must be located below grade. [Sec. 33-439]
9.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Outside display or storage.* Outside display or storage of products is prohibited. [Sec. 33-440]
10.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Building colors and color banding on canopy structures.* Color accent banding on fuel pump canopy structures and all other structures is prohibited. Canopies must be of one color, consistent with the predominant color of the principal structure, if applicable. The color of all structures on site must be of soft earth tones or pastels. [Sec. 33-441]
11.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Infrastructure for generators.* Each automobile service station must provide the necessary infrastructure and pre-wiring to provide the capability for generator service in case of emergencies. [Sec. 33-442]
12.				*Automobile Service Stations and Convenience Food and Beverage Stores selling motor fuels-Entrances and exits.* No automobile service station may have an entrance or exit for vehicles within 200 feet, along the same side of a street, as a school, public playground, child care center, church, hospital, or public library. [Sec. 33-443]

ITEM #	COMPLIES WITH STANDARDS			BIG BOX COMMERCIAL - DESIGN STANDARDS [LDCSection Reference]
	YES	NO	N/A	
1.				*Horizontal design elements-Building location.* Big box buildings must comply with the following building location standards. Please demonstrate/indicate compliance with each of the following three (3) location standards listed as Item 1.a., Item 1.b. and Item 1.c. below. [Sec. 33-458(a)]
1.a.				To the extent possible big box retail buildings must be placed in a location that will satisfy functional needs while providing and being aesthetically pleasing for the community, the site, and the developer/retailer. [Sec. 33-458(a)(1)]
1.b.				Big box retail buildings must be placed away from residential areas (see Figure 10). [Sec. 33-458(a)(2)]
1.c.				Large format retail buildings must provide liner buildings along all primary facades and on a minimum of two sides of the building (see Figure 11).
2.				*Liner buildings.* The purpose of liner buildings is to break the big box retail building down into smaller massing elements, and conceal any blank walls or facades of the large retail structure while creating scale and architectural character. Liner buildings may be placed on any side of the building, but must be placed along all walls of big box buildings that face public right-of-ways (see Figure 11). Liner buildings must be utilized on a minimum of two sides of each building with over 50,000 square feet.[Sec. 33-458(b)(1) & (b)(2)]
3.				*Liner buildings-Primary facades.* Liner buildings must cover a minimum of 40 percent of the primary building facade. [Sec. 33-458(b)(3)]
4.				*Liner buildings-Height.* The roof height of a liner structure must be at least five (5) lower or higher than the roof of the related big box. [Sec. 33-458(b)(4)]
5.				*Liner buildings-Architectural design.* Liner buildings must be designed to be complementary to the approved design standards for the project and must include along its facade a minimum of fifteen (15) and a maximum of seventy-five (75) percent glazing. [Sec. 33-458(b)(5)]
6.				*Liner buildings-location.* Liner buildings may be used by a separate tenant or may be integrated for use by the adjacent big box user. [Sec. 33-458(b)(6)]
7.				*Outparcels.* To the extent possible out parcels should be placed to frame major commercial roadways, thus creating grand boulevards and gateways within the Estero Planning Community. Projects that exceed fifty thousand (50,000) square feet of retail floor area must provide a berm or an out parcel pad along collector and arterial roadways, with the majority of the parking located behind the building or berm. The berm must be an average of four (4) feet high and thirty (30) feet wide for seventy-five (75) percent of the public right-of-way that does not possess an out parcel pad. The berm must have a minimum of ten (10) trees per one-hundred (100) linear feet with a double hedge row. All plants must meet standard sizes as required in LDCSections 33-351 through 33-354 (see Figure 12). [Sec. 33-459(a) & (b)]
8.				*Outparcels-Internal access drive locations.* Out parcels may also be developed along internal access drive locations provided the majority of the parking is not placed along the major roads of the community. [Sec. 33-459(c)]
9.				*Access-General.* To the extent possible, access to, from and within the big box project must be designed to create:(1) a safe and memorable environment for vehicular and pedestrian access to and from the site; (2)a minimal number of curb cuts on the major arteries by providing shared access to adjacent properties; and, (3) convenient, safe, and attractive access around the project for vehicular and pedestrian movement. [Sec. 33-460(a)]
10.				Access-Intervals. Internal access drives/streets to the property must be developed at minimum intervals of 250 feet and maximum intervals of 1400 feet in length, creating internal blocks for parking and buildings. [Sec. 33-460(b)]

ITEM #	COMPLIES WITH STANDARDS			BIG BOX COMMERCIAL - DESIGN STANDARDS *(continued)*
	YES	NO	N/A	
11.				*Access-Trees and plants.* Internal access must be developed to simulate streets with sidewalks and trees, with an average tree separation of thirty (30) feet and a fifteen (15) foot planting strip with a combination of plants and grass along the street/parking/building edge. The planting may not contain more than thirty (30) percent grass for these areas. [Sec. 33-460(c)]
12.				*Access-Internal lane width.* Internal lanes must be no less than ten feet in width for each lane. [Sec. 33-460(d)]
13.				*Access-Street and sidewalk connectivity.* Street and sidewalk accesses must be provided up to adjacent properties for future connectivity where not prohibited. The Developer may provide an easement agreement in lieu of the physical interconnection when no development is planned on an adjacent parcel. [Sec. 33-460(e)]
14.				*Access-Sidewalks at parking lots.* Landscaped pedestrian sidewalks must be provided along the sides of large buildings with adjacent parking lots. [Sec. 33-460(f)]
15.				*Access-Terminations.* All streets must terminate at other streets, future streets, or a parking lot. Cul de sacs or dead end streets are to be avoided if possible. [Sec. 33-460(g)]
16.				*Access-Traffic calming*. After 700 linear feet of roadway, five degrees (in plan) deflection or a landscaped median strip (minimum 10' x 18') must be designed into the road for traffic calming reasons. [Sec. 33-460(h)]
17.				*Access-On-street parking.* On street parking is encouraged on internal access roads where a main street type of development is desired. "Main street development" is defined as development where sidewalks and buildings or public spaces (excluding parking lots) are planned for the majority of both sides of the street. [Sec. 33-460(i)]
18.				*Access-Medians.* Internal street medians are encouraged. Median widths must be a minimum of six (6) feet and maximum of fifteen (15) feet in width. [Sec. 33-460(j)]
19.				*Access-Sidewalks along internal access roadways.* Sidewalks (minimum five (5) feet wide) must be constructed on at least one (1) side of all internal roadway or vehicular access areas (exclusive of parking lanes). In the alternative, walkways may be developed through the landscaped median areas, to facilitate access from the sidewalks along the rights-of way, provided the medians are increased by five (5) feet to accommodate the walkway. [Sec. 33-460(k)]
20.				*Access-Sidewalks along buildings.* Sidewalks along buildings must be a minimum of eight feet in width excluding landscaping. [Sec. 33-460(l)]
21.				*Access-Pedestrian interconnections between buildings.* Each building must be interconnected via a pedestrian pathway. [Sec. 33-460(m)]
22.				*Access-Lee Tran facilities.* Development must be coordinated with Lee Tran where transit access is to be provided to the area. [Sec. 33-460(n)]
23.				*Parking-General.* To the extent possible the site must be developed to create attractive parking areas that provide convenient and safe multi-modal movement of vehicular, public transportation, bicycles and pedestrian traffic. [Sec. 33-461(a)]
24.				*Parking-Pods.* Parking areas must be developed into parking pods that do not exceed one-hundred-twenty (120) parking spaces, have a maximum of four (4) entry/exit points, and be separated by a continuous double row hedge and large canopy trees at thirty (30) feet on center. (See also LDCSection 33-461(g), Item # 25 below.) [Sec. 33-461(b)]
25.				*Parking-Buffer alternative to parking pod(s).* As an alternative to the parking pod as set forth in LDCSection 33-361(b), parking areas must have a type "D" buffer separating every four rows of parking, provided the big box building is screened by an out parcel buffer. [Sec. 33-461(g)]

ITEM #	COMPLIES WITH STANDARDS			BIG BOX COMMERCIAL - DESIGN STANDARDS *(continued)*
	YES	NO	N/A	
26.				*Parking-Landscaped islands.* Parking lots must provide landscaped islands in accordance with LDCChapter 10 (see LDCSection 10-416). [Sec. 33-461(c)]
27.				*Parking-Location and distribution.* Parking must be distributed on three (3) sides of the big box retail building and away from loading areas. Peak and employee parking areas must be located on the sides of the building. [Sec. 33-461(d)]
28.				*Parking-Lot interconnection.* All parking lots must be interconnected. [Sec. 33-461(e)]
29.				*Parking-Maximum number of spaces.* The number of parking spaces developed as part of the big box project may not exceed the number of spaces required by section 34-2020, or other code parking requirement, by more than 20 percent, unless the increase complies with one of the following. Please demonstrate/indicate compliance with the following standard listed as Item 30.a. for lots with up to a twenty (20) percent increase in number of parking spaces; or compliance with the standard listed as Item 29.b. below if the number of parking spaces exceeds the twenty (20) percent criterion. [Sec. 33-461(g)]
29.a.				Up to a 20 percent increase in parking spaces may be granted administratively if: (a)parking pods are used for all parking on the project site; or (b)all landscaping trees are increased to a minimum of fourteen (14) feet, sixty-five (65) gallon, six (6) foot spread with a four (4) inch caliper at the time of planting. [Sec. 33-461(g)(1)]
29.b.				A parking space increase over twenty (20) percent may be granted administratively only if the number of required trees is increased by twenty-five (25) percent. [Sec. 33-461(g)(2)]
30.				*Open space-General.* To the extent possible, big box retail development must be designed to manage open space for public benefit through combining a portion of the required open space into a usable component of the retail center. [Sec. 33-462(a)]
31.				*Open space-Aggregation.* A minimum of ten (10) percent of the required open space must be aggregated together into usable format called "open space squares". Retail is encouraged to develop around these squares when possible. [Sec. 33-462(b)]
32.				*Open space-Aggregated squares minimum width.* Open space squares must be a minimum of thirty (30) feet and a maximum of sixty-five (65) feet wide. [Sec. 33-462(c)]
33.				*Open space-Integration of aggregated squares.* Open space squares must be integrated into the site plan as either a passive or active space. [Sec. 33-462(d)]
34.				*Open space-Interconnection of aggregated squares.* Open space squares may be interconnected to form a series of usable spaces for the project. [Sec. 33-462(e)]
35.				*Open space-Aggregated squares counted toward requirement.* Open space squares will be counted towards open space requirements. [Sec. 33-462(f)]
36.				*Service and loading areas-General.* To the extent possible, loading areas must be designed to diminish both the visual and noise pollution that these facilities can create on a community. [Sec. 33-463(a)]
37.				*Service and loading areas-Location.* Loading areas must either be located out of view from all public roads, or adequately screened. [Sec. 33-463(b)]
38.				*Service and loading areas-Buffering.* When a loading area is facing a public right-of-way or a residentially zoned area, a ten (10) foot high architecturally screened wall must be provided on a four (4) foot berm located within a twenty-five (25) foot landscaped buffer. Berm and wall breaks are required every two-hundred (200) feet in order to diminish the height and length of the wall and berm. Loading areas that are more than four-hundred-fifty (450) feet from the property line may utilize only the berm requirements provided they are not adjacent to and facing a residentially zoned parcel. [Sec. 33-463(c)]

ITEM #	COMPLIES WITH STANDARDS			BIG BOX COMMERCIAL - DESIGN STANDARDS *(continued)*
	YES	NO	N/A	
39.				*Shopping cart storage-Concealment general.* To the extent possible shopping cart storage must be concealed from public view. [Sec. 33-464(a)]
40.				*Shopping cart storage-Wall or landscaping concealment.* Storage of carts must be behind a wall or landscaped area with 80 percent opaqueness at planting. [Sec. 33-464(b)]
41.				*Shopping cart storage-Temporary cart storage areas.* Temporary cart storage in the parking area must be between two (2) landscaped islands with a double row hedge and two (2) trees.
42.				*Vertical design elements-General.* The purpose of the vertical design standards is to help manage the above ground design elements of a project. Vertical design elements are defined as those elements that protrude up and out of the ground and include, but are not limited to, such elements as signs, walls and buildings. The vertical design elements are set forth in LDCSection 33-471 through 33-477. [Sec. 33-471]
43.				*Vertical design elements-Building design-General.* To the extent possible, big box projects must be designed to create buildings that respect the area in which they are located and create a place that is attractive and flexible over time. [sec. 33-472(a)]
44.				*Vertical design elements-Building design-Unified massing, details, and materials.* All buildings associated within the big box project must be developed with similar design treatment to create unity among the elements and buildings. This may include, but is not limited to, exterior materials, roof pitches and treatments, colors, proportions, ornamentation and trim in accord with the design standards for the development. [Sec. 33-472(b)]
45.				*Vertical design elements-Building design-Primary entry.* If the primary entry does not face a public right-of-way, then additional design elements must be added to create the appearance of a public entry (see Figure 13). [Sec. 33-472(c)]
46.				*Vertical design elements-Building facade-Treatment.* The treatment of the front facade must be continued, in its major features, around all sides of the building. Features must be carried for a minimum of fifteen (15) percent of the non-primary facade and be attached to the primary facade. [Sec. 33-473(a)]
47.				*Vertical design elements-Building facade-Cladding materials.* Individual or individual looking exterior facades must be faced with no more than four (4) cladding materials. These cladding materials may be combined on the facade in a horizontal manner only (i.e. base of building: one material; middle area: another material; and, the top portion: a third type of material). [Sec. 33-473(b)]
48.				*Vertical design elements-Building facade-Prohibited material.* Vinyl siding materials are prohibited. [Sec. 33-473(c)]
49.				*Vertical design elements-Building facade-Limited material.* Metal sided buildings are not permitted except as an accent material that does not to exceed 25 percent of the building facade. [Sec. 33-473(d)]
50.				*Vertical design elements-Building facade-Ground floor facades.* The ground floor of all building facades facing a public right-of-way must be detailed and glazed as storefronts. [Sec. 33-473(e)]
51.				*Vertical design elements-Building facade-Glazed storefront area requirements.* Storefronts must have glazed areas equal to at least 15 percent and not more than 75 percent of the ground level portion of the facade when facing a public right-of-way. [Sec. 33-473(f)]
52.				*Vertical design elements-Building facade-Building color.* Primary and secondary colors on the exterior of buildings are restricted to a minimum of two (2) inches for their shortest dimension (see Figure 14). [Sec. 33-473(g)]

ITEM #	COMPLIES WITH STANDARDS			BIG BOX COMMERCIAL - DESIGN STANDARDS *(continued)*
	YES	NO	N/A	
53.				*Vertical design elements-Building facade-Outdoor sales areas.* Outdoor sales areas must be designed with similar details, colors and materials used in the primary facades of the building to which the outdoor sales area is attached. [Sec. 33-473(h)]
54.				*Vertical design elements-Windows, doors and other openings-General.* Windows, doors, arcades and other openings in the facade must be squared or vertical in proportion. Arched windows may be approved administratively as a window or door type provided they are square or vertical in their overall proportions (see Figure 15). [Sec. 33-474(a)]
55.				*Vertical design elements-Windows, doors and other openings-Windows and doors*. "Non-motorized" sliding glass doors and or sliding windows are prohibited at ground level. [Sec. 33-474(b)(1)]
56.				*Vertical design elements-Windows, doors and other openings-Window and door glass.* Glass may only be clear or lightly tinted. [Sec. 33-474(b)(2)]
57.				*Vertical design elements-Windows, doors and other openings*-Shutters. Shutters must be sized and shaped to match the opening to which they are attached. [Sec. 33-474(b)(3)]
58.				*Vertical design elements-Windows, doors and other openings-Awnings-General.* Awnings may not have a bottom soffit panel or be backlit. [Sec. 33-474(b)(4)a.]
59.				*Vertical design elements-Windows, doors and other openings-Awnings-Size.* Awnings must be sized to match the window or door openings to which they correspond, and may not extend more than two feet on either side of the opening. [Sec. 33-474(b)(4)b.]
60.				*Vertical design elements-Windows, doors and other openings-Awnings-Limitation on use.* Awnings may not be used at the corner of buildings to transition from one facade to the next. [Sec. 33-474(b)(4)c.]
61.				*Vertical design elements-Roofs-Pitched roofs.* All roofs must be pitched between 30 degrees and 8:12 (unless flat). Ancillary roof structures may be flat or pitched between 30 degrees and 12:12. [Sec. 33-475(a)]
62.				*Vertical design elements-Roofs-Flat roofs.* Flat roofs must have a full parapet at the perimeter of the roof. The parapet must not be less than 24 inches or exceed 15 feet in height. The height will be measured from the deck of the flat roof to the highest point of the parapet with the exception of nonhabitable architectural elements. [Sec. 33-475(b)]
63.				*Vertical design elements-Roofs-Roof changes.* Roof changes must occur at a minimum of one per 15,000 square feet with a minimum of three (3) for any building. [Sec. 33-475(c)]
64.				*Vertical design elements-Walls and fences-General.* Walls and fences must be designed to be complementary to the main facade elements of the building. [Sec. 33-476(a)]
65.				*Vertical design elements-Walls and fences-Fence construction.* Fences, when not associated within a landscaped double row hedge, must be solid. Fences of chain link, barbed wire or razor wire are prohibited. [Sec. 33-476(b)]
66.				*Vertical design elements-Wall changes.* Wall runs may not exceed one-hundred (100) feet in length without a horizontal change of three (3) feet. [Sec. 33-476(c)]
67.				*Vertical design elements-Service areas-General.* Service function areas, including rooftop or ground equipment and dumpster areas must be fully screened, and out of public view from ground level. [Sec. 33-477]