

SECTION EIGHT: ARCHITECTURAL OVERLAY DISTRICTS 1 - 4

The purpose of the Architectural Overlay Districts (1-4) is to encourage development in conformance with the Marco Island Comprehensive Plan, the Future Land Use Map, and Marco Island Zoning Map; to promote and enhance the Islands small town character and prominent styles of architecture; with the intent to develop pedestrian friendly, high quality, commercial and mixed use projects. Exterior building colors and materials contribute significantly to the visual impact of a building, of which shall be well designed and integrated into a comprehensive design style for the project. The following information represents architectural styles, building materials and design standards for Overlay Districts One, Two, Three, and Four:

8.1 Overlay District One: (Town Center Mixed Use District) The purpose of Architectural Overlay District No. 1 (See Exhibit A) is to encourage development in conformance with the intended character (Mediterranean, Polynesian, and Bermuda Island style, or a Southwest Florida Vernacular style) of the Town Center Mixed Use District; to provide incentives for redevelopment that is directed towards supporting pedestrian, bicycle and vehicular access; and to enhance the image and architectural attractiveness of commercial and mixed use development.

8.1.1. Minimum Yard Requirements: Front, rear, and side yard setbacks per existing commercial zoning regulation. For property located along a navigable waterway, landscaping provided along the side yard shall be preserved as a view corridor, maintained at three feet and below for shrubs and above seven feet for canopy trees. (See illustration 8.1.1.)

8.1.2. Elkcam Circle Zoning Overlay: Reserved.

8.1.3. For exterior building materials and style standards see supplemental illustration 8.1.3.

8.2. Overlay District Two: (Collier Boulevard Pedestrian Tourist Sub-Districts (north & south), Barfield Sub-District and Community Center Sub-District.) The purpose of Architectural Overlay District No. 2 (See Exhibit B-1, B-2, B-3 and B-4) is to encourage development in conformance with the intended character (Mediterranean and Bermuda Island style, or a Southwest Florida Vernacular style) of the Collier Boulevard Pedestrian Tourist Sub-District, Barfield Sub-District, and Community Center Sub-District; to provide incentives for redevelopment that is directed towards supporting pedestrian, bicycle and vehicular access; and to enhance the image and architectural attractiveness of commercial and mixed use development.

- 8.2.1. Minimum Yard Requirements: Front, side, and rear per existing commercial zoning regulation.
- 8.2.2. For exterior building materials and style standards see supplemental illustration 8.2.2.
- 8.3. Overlay District Three: (Marco Lake Sub-District) The purpose of Architectural Overlay District No. 3 (See Exhibit C) is to encourage development within the Marco Lake Sub-District, to provide incentives for re- development that is directed towards supporting pedestrian, bicycle, and vehicular access; and to enhance the image and architectural attractiveness of commercial and mixed use development.
 - 8.3.1. Minimum Yard Requirements: Front, side, and rear per existing commercial zoning regulation.
 - 8.3.2. For exterior building materials and style standards see supplemental illustration 8.3.2.
- 8.4. Overlay District Four: (Village Commercial District) The purpose of Architectural Overlay District No. 4 (See Exhibit D) is to encourage development in conformance with the intended character (Old Florida and Victorian/Key West style, or a Southwest Florida Vernacular style) of the Village Commercial District; to provide incentives for redevelopment that is directed towards supporting pedestrian, bicycle and vehicular access; and to enhance the image and architectural attractiveness of commercial and mixed use development.
 - 8.4.1. Minimum Yard Requirements: Front, side, and rear per existing commercial zoning regulation.
 - 8.4.2. For exterior building materials and style standards see supplemental illustration 8.4.2.
- 8.5. Southwest Florida Vernacular Style: This style may be comprised of elements included in previously described styles and other materials and elements appropriate to the context of Marco Island and Southwest Florida. The Southwest Florida Vernacular style shall use architectural principles of proportion, scale, balanced composition of building, roof, and fenestration elements compatible with these design standards. Proposals for designs based on this style shall include all of the plans, elevations, samples, etc. required for review, plus a narrative explaining the proposed design. Designs based on this style shall be presented personally by the owner or architect to City staff and shall be subject to review and approval by the Marco Island Planning Board.

SECTION NINE: DEFINITIONS:

Assessed value means the worth or value of a structure(s) established by taxing authorities on the basis of which the tax rate is applied.

Build-to line means a line established by the regulating plan where the facade of a building must be located.

Building footprint means the total area of land covered or occupied by an individual building, including all roofed areas, whether habitable or non-habitable.

Cumulative means increasing or growing by accumulation or successive additions during a five-year period.

Facade means the entire vertical exterior surface of a building, which is set parallel to a frontage line.

Frontage or frontage line means the lot line that coincides with an adjoining street tract or right-of-way.

Glazing means the opening in a door or window that receives glass or other translucent material.

Individual parking lot means a discrete parking lot with no more than two ingress/egress points, limited to a maximum of 60 parking spaces, and surrounded by a landscape buffer with a minimum depth of five feet.

LDC means the Land Development Code (LDC).

Loggia means a roofed arcade or gallery with one side open to the air.

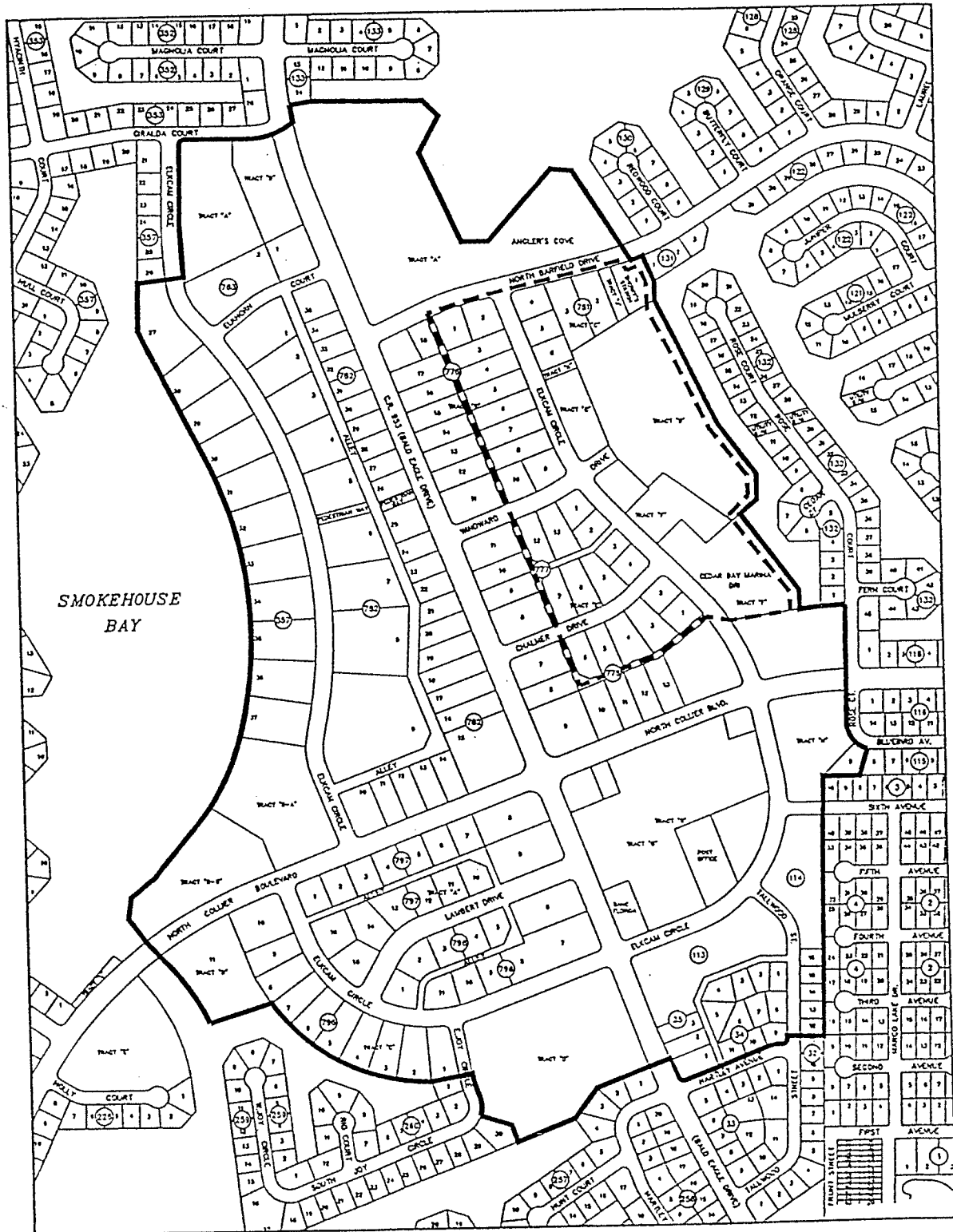
Main street development means all buildings on the site are located adjacent to a street. Main access to the building(s) is located along the street.

Mixed use means a development/project consisting of commercial uses on the first floor, commercial and/or residential uses on the second floor, and residential uses on the third and remaining floors. All mixed-use projects shall have a residential component as part of the project.

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

Porch means a roofed structure at the entrance to a building or an open room on the outside of a building.

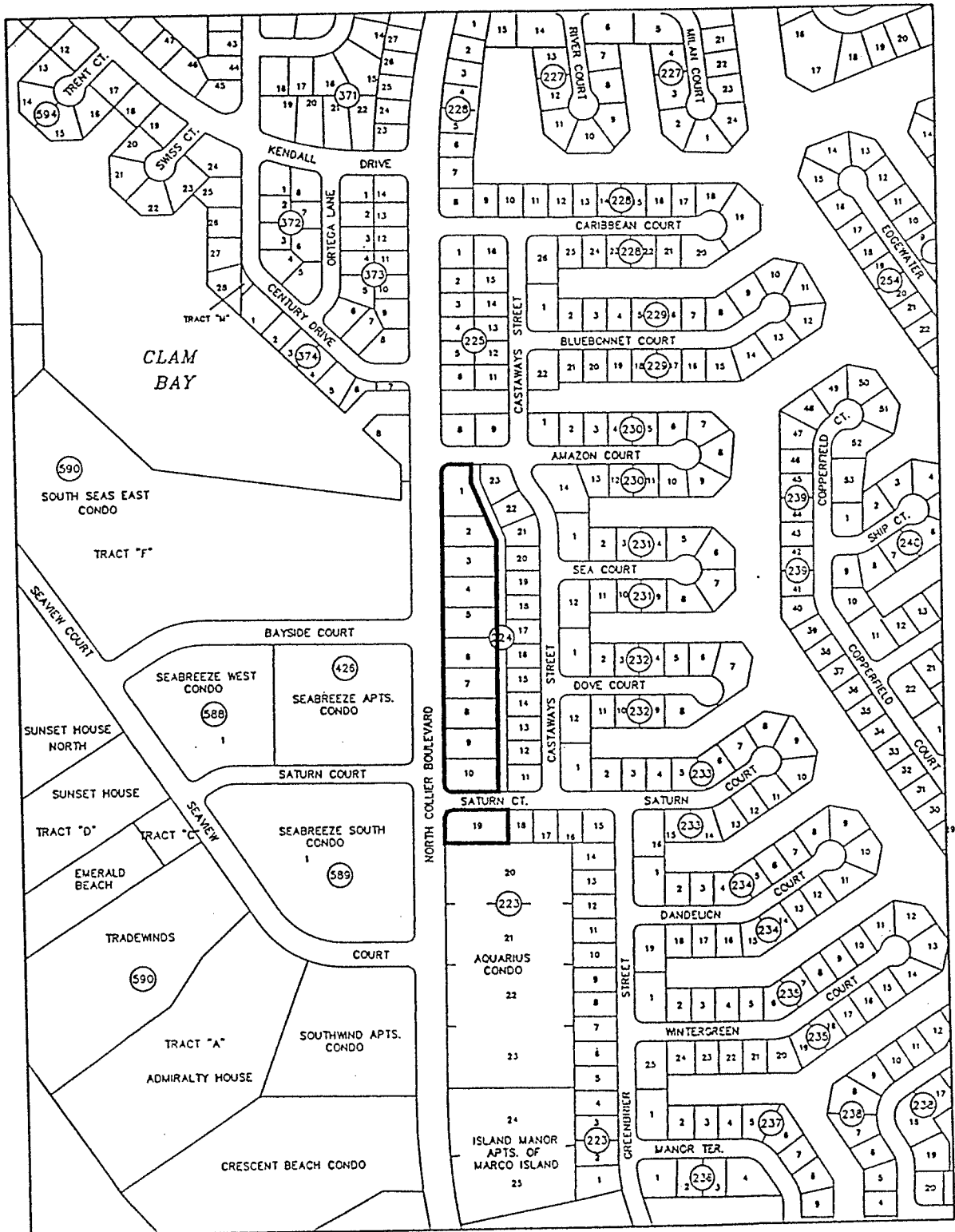
OVERLAY DISTRICT ONE (Mediterranean, Polynesian and Bermuda Island style)



TOWN CENTER MIXED USE DISTRICT —————
ELKCAM CIRCLE ZONING OVERLAY - - - - -

Illustration

OVERLAY DISTRICT TWO - a.
(Mediterranean and Bermuda Island style)

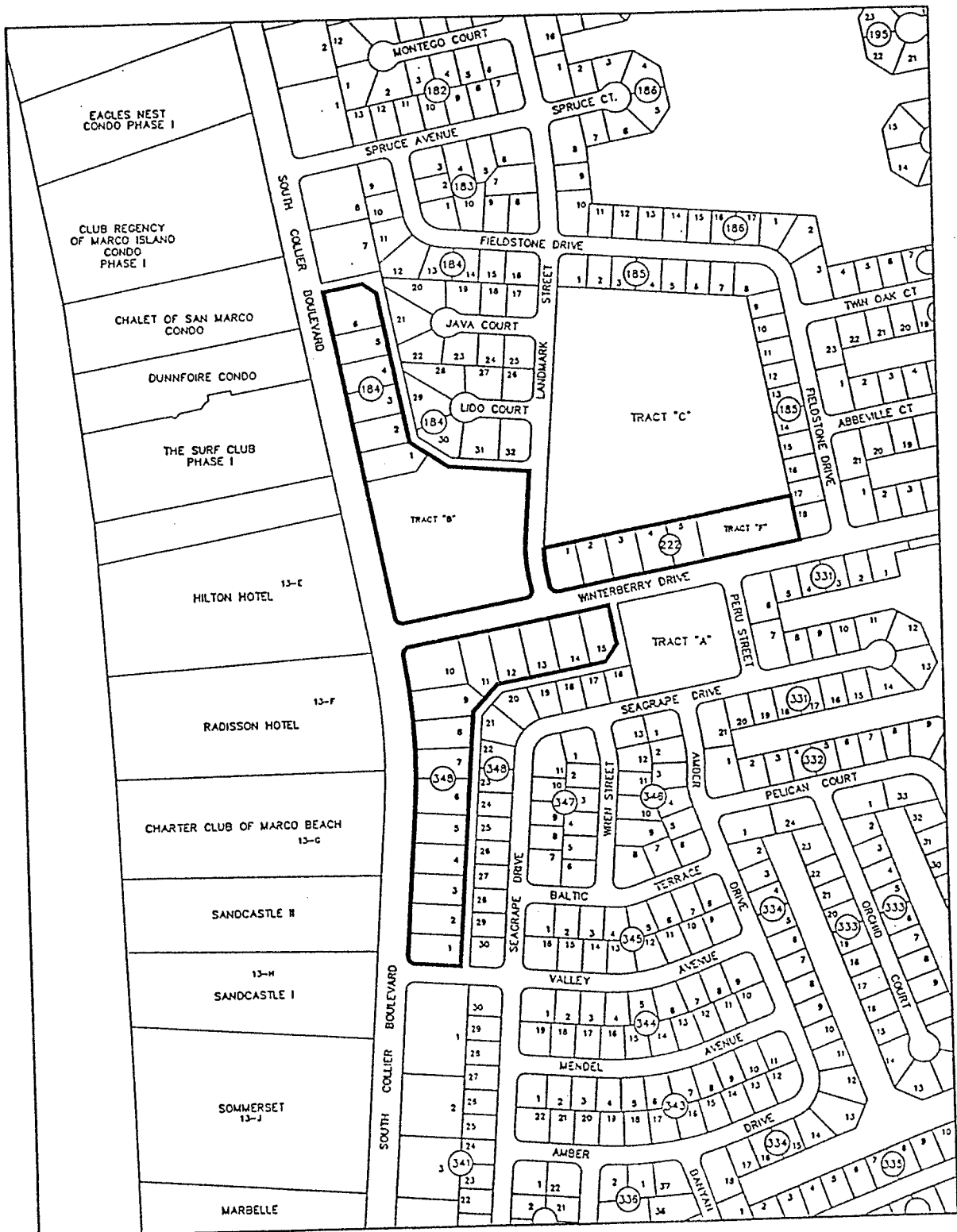


COLLIER BOULEVARD PEDESTRAIN TOURIST SUBDISTRICT (NORTH SECTION)

Illustration

8.2.a.

OVERLAY DISTRICT TWO - b.
(Mediterranean and Bermuda Island style)

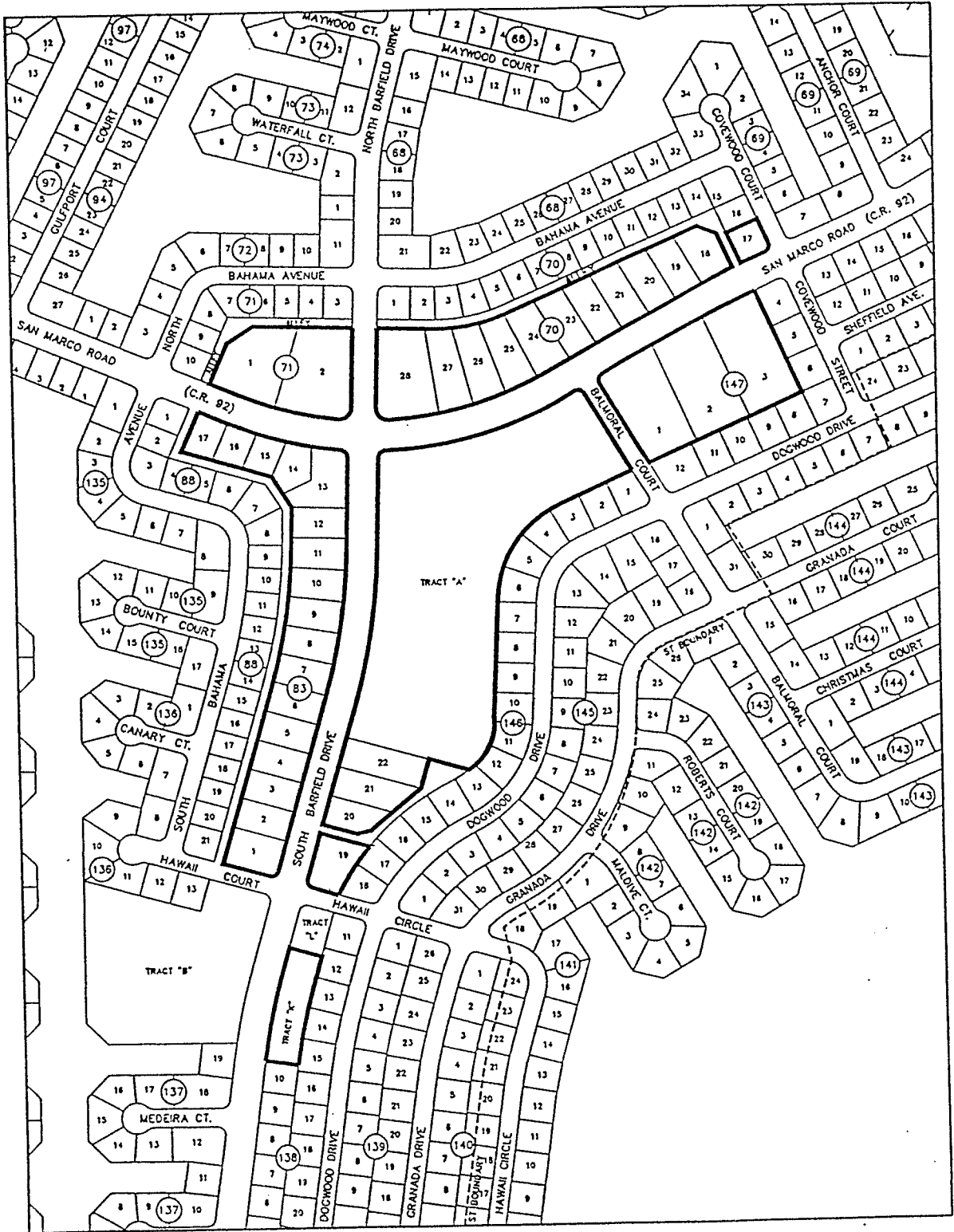


COLLIER BOULEVARD PEDESTRIAN TOURIST SUBDISTRICT (SOUTH SECTION)

Illustration

8.2.b.

OVERLAY DISTRICT TWO - c.
(Mediterranean and Bermuda Island style)

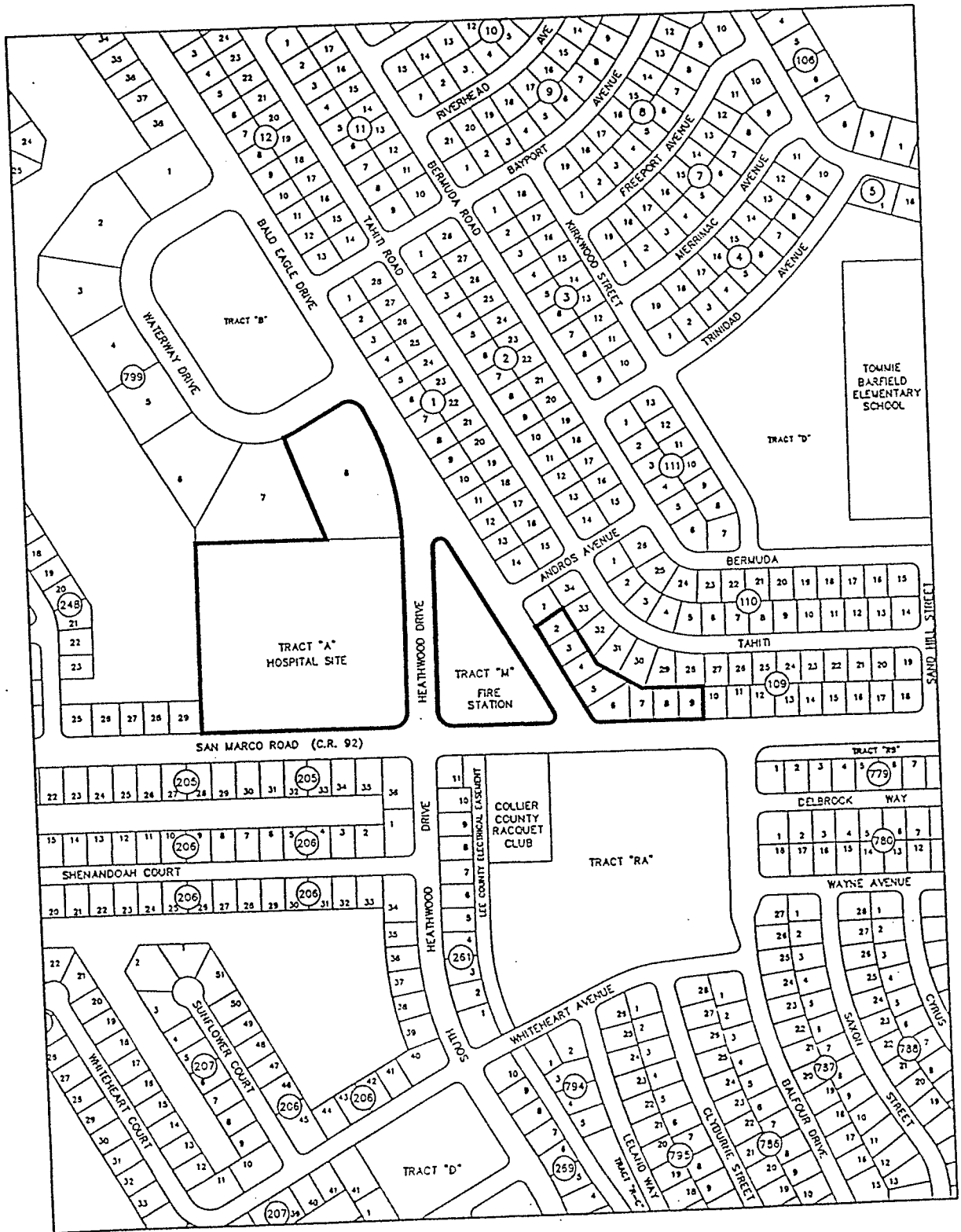


BARFIELD SUBDISTRICT

Illustration

8.2.c.

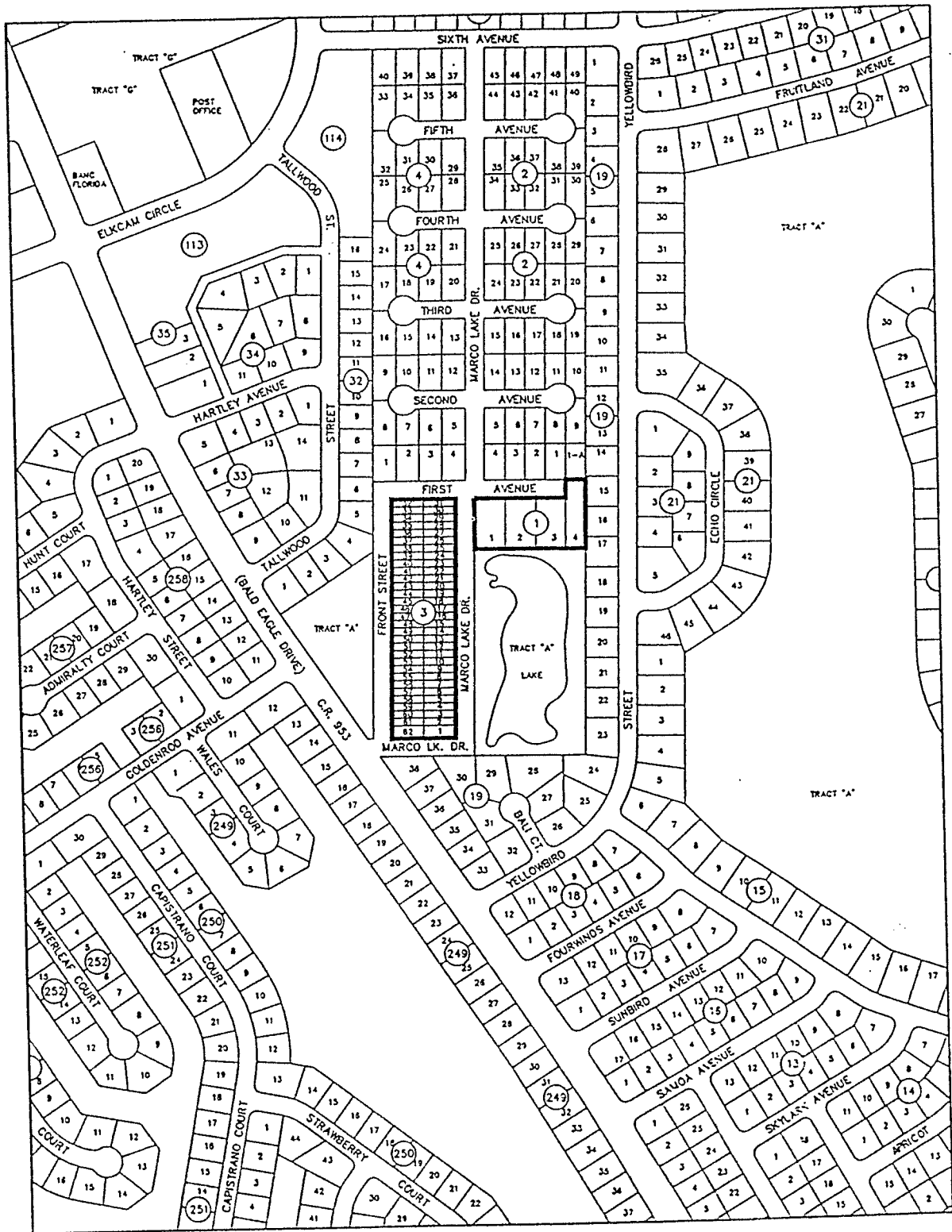
OVERLAY DISTRICT TWO - d.
(Mediterranean and Bermuda Island style)



COMMUNITY CENTER SUBDISTRICT

Illustration
8.2.d.

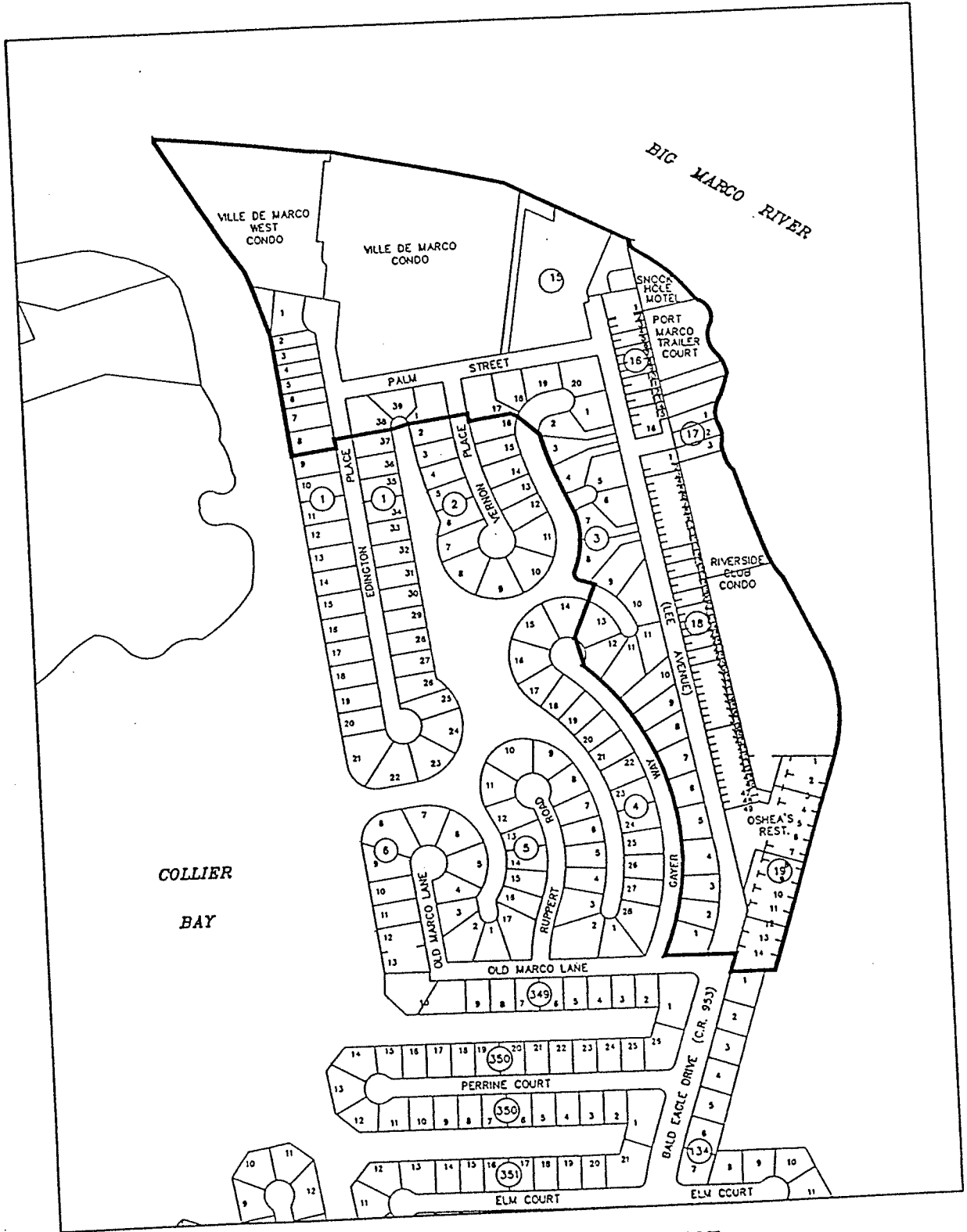
OVERLAY DISTRICT THREE



MARCO LAKE SUBDISTRICT

Illustration

OVERLAY DISTRICT FOUR (Old Florida and Victorian/Key West style)



VILLAGE COMMERCIAL SUBDISTRICT

Illustration

Prototype means any building that has been designed and used more than once without substantial change. Substantial changes shall be defined as exceeding 50% of plan and/or elevations.

Sign band means a continuous horizontal band or area on the facade of a building in which signage shall be located.

Storefront means the wood or metal armature of a window or door system, located within a ground-floor opening in the facade of a building.

Story means a habitable floor level within a building, no more than 14 feet high from floor to ceiling.

Streetscape means the elements that make up the character of a particular street. These include, but not limited to the landscaping, lighting, street furniture, buildings and materials.

Street wall means an opaque wall between 2.5 to 3.5 feet in height aligned with the facade of an adjacent building with the purpose of masking parking from the street. An opaque hedge may be substituted for a street wall, subject to the height requirements.

SECTION TEN: VIOLATIONS

No building permit or certificate of occupancy shall be issued except in compliance with the approved architectural and site design regulations for commercial buildings and projects. Violation of the terms identified in the architectural and site design regulations shall constitute a violation of this Ordinance.

SECTION ELEVEN: INCORPORATION, CONFLICT AND SEVERABILITY

- [A] It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Marco Island, Florida, and that the sections of this Ordinance may be renumbered or relettered and that the word "ordinance" may be changed to "section", "article" or other appropriate word.
- [B] All sections or parts of sections of the Code of Laws and Ordinances of Collier County, Florida, all Collier County Ordinances or parts of Ordinances, and all Collier County Resolutions or parts of Resolutions made applicable by the City Charter in conflict herewith are hereby repealed to the extent of such conflict.

[C] If any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid by any court of competent jurisdiction, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

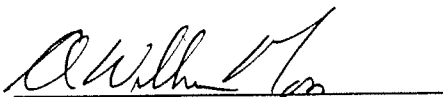
SECTION TWELVE: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption by the Marco Island City Council.

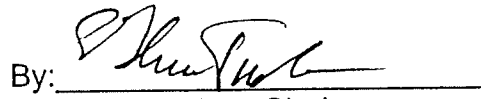
Passed in open and regular session through roll call vote by the City Council of the City of Marco Island, Florida this 22nd day of January, 2002.

Attest:

CITY OF MARCO ISLAND, FLORIDA

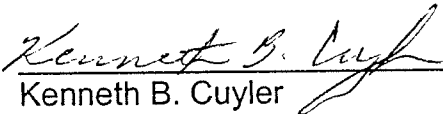


A. William Moss
City Manager/City Clerk



By: E. Glenn Tucker
E. Glenn Tucker, Chairman

Approved as to form and
Legal sufficiency:



Kenneth B. Cuyler
City Attorney