Loxahatchee Groves

Rural Vista Committee

Guidelines for Loxahatchee Groves' Non-Residential Projects

Loxahatchee Groves Landowners Association

RURAL VISTA COMMITTEE

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Table of Contents

Page	Heading	
3	Rural Vista Vision	
4	Mission Scope Development & Design Standards	
4-7	Projects with Rural Character	
8	Exteriors	
9-10	Roofs & Roofing Material	
11	Windows	
12	Porches & Entryways	
13	Screening Mechanical & Waste Property	
14	Signs	
15	Lighting	
16-17	Parking	
18	Non-vehicular Pathways & Pedestrian Amenities	
19-20	Landscaping	
20	Setbacks	
21	Unacceptables	
22	Appendix A	Building Style
23	Appendix B	Color Chart
24	Appendix C	Roof Designs
25	Appendix D	Vegetation
26	Appendix E	Acceptable Businesses
27-31	Appendix F	Definitions
32	Appendix G	Materials

Rural Vista

Loxahatchee Groves.

This community has endured for nearly a century. Protecting the lifestyle in areas designated rural residential encompasses protecting watersheds and water supplies; wilderness and scenic areas; conservation areas and wildlife. Our rural/residential neighborhood accepts a variety of activities and land-uses that require non-urban locations. Non-residential projects should share our definition and keep development in line with neighborhood goals.

The following is a list of ideas, ideals and descriptions that define the rural nature of Loxahatchee Groves.

UNIQUE IDENTITY:

A live and let live attitude pertains to the way we treat our neighbors as well as the native tree canopy and eco-system. Our one/two lane dirt roads help preserve the agricultural/residential identity.

UNITY:

We all moved here for the same reason - ITS RURAL ! Loxahatchee Groves provides a transition of land uses from eastern urban sprawl and congestion, to western agricultural and conservation areas.

SECURITY & PRIVACY:

Loxahatchee Groves' population density of one family unit per 5 or 10 aces results in fewer cars and less traffic. Our one/two lane dirt roads discourage non-resident visitors. Our community is a refuge from the hectic urban east. We have the only Nudist Camp, Sun Sport, in the county.

INDEPENDENT:

Loxahatchee Groves does not provide traditional city government. Fewer services, i.e sewer & water, keep taxes down.

HISTORY:

Loxahatchee is Seminole and means "Turtle Creek". Settled by pioneers in 1917, our rural/ country lifestyle has endured.

VARIETY:

The variety of activities that diversify our community include: equestrian; farming; animal husbandry; gardening; fishing; bird watching; nature trails; small home-based businesses; aviaries; and arts & crafts studios.

VISION

The essential foundation of beauty in Loxahatchee Groves is harmony with nature and the preservation of the native tree canopy. It is the intent of this committee to achieve a pleasant and unified character in our (non-residential) development. Non-residential enterprises in Loxahatchee Groves must meet the standards set by the residents and serve the needs of the neighborhood.

MISSION

Maintaining rural character, balance of land use and lifestyle are some of the goals of the Loxahatchee Groves Landowners Association (L. G. L. A.). In order to help preserve and define our rural character, the L.G.L.A. established the Rural Vista Committee. If development occurs, the residents of Loxahatchee Groves would like to see well-planned, thoughtful design concepts that will maintain our rural nature.

SCOPE

All proposed non-residential development within Loxahatchee Groves will be evaluated for compatibility and consistency with rural character as defined herein. The Rural Vista Committee determines if the intentions of the developer are actually achieved in the proposed project. The developer's deed to the land upon which the project will be constructed shall be restricted soley to building the project which has been approved by the Rural Vista Committee.

DEVELOPMENT AND DESIGN STANDARDS:

It is our desire that non-residential projects serve the needs of the immediate neighborhood. Developments of regional impact (D. R. I.'s) such as warehouse distribution centers, truck stops, amusement parks, department stores, etc. are not acceptable in Loxahatchee Groves. We wish to promote a lifestyle which reflects rural character. All projects shall have a simular architectural treatment on all sides. Planning projects around the existing tree canopy will preserve the natural beauty of this eco-system. Building designs should be residential in scale and reflect rural character, such as, Colonial, Victorian, Farmhouse, Rustic and Bungalow (see Appendix A). Pedestrian amenities such as walkways, porches, benches and boardwalk's are desirable features in any proposed project. These amenities will provide a common thread that will define Loxahatchee Groves' southern boundary.

Projects with Rural Character

Projects with Rural Character

Projects with Rural Character

Projects with Rural Character

Exteriors

DESIGN DETAILS & BUILDING MATERIALS:

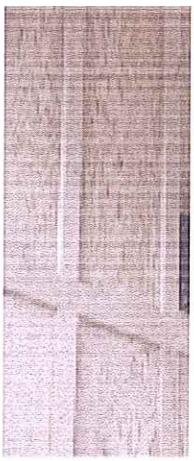
Acceptable materials include finished wood (painted or stained) or materials which have a wood appearance such as, cement based fiberglass wood textured products (Hardiplank ®); brick or brick veneer; and wood textured metal siding. Other approved materials are stone and tinted textured concrete masonry (Cemplank ®). All wood exposed to the weather shall be of high quality and properly finished to prevent rotting. Sliding pattern may be rough or smooth horizontal planks, 6 in. Lap siding, shingles or vertical board and batten. Trim shall be 4" or 6" at the corners, windows and doors. Large walls or walls of 2 story height shall have breaks (i.e. canopy, molding, overhang, balcony, banding or projections) approximate 10 feet above grade. Non-residential projects must be built to human and residential scale.

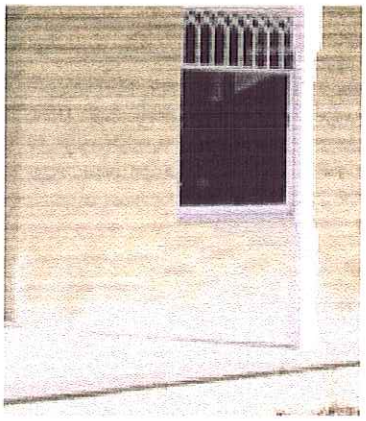
HUMAN SCALE is a structure's proportions that relates directly to its use by a person, i.e. door size, etc.

RESIDENTIAL SCALE is the use of materials, proportions and massing of a structure that is used in traditional housing.

The following photographs are examples of design details that the Rural Vista Committee endorses. Use of these in non-residential developements in Loxahatchee Groves is encouraged.

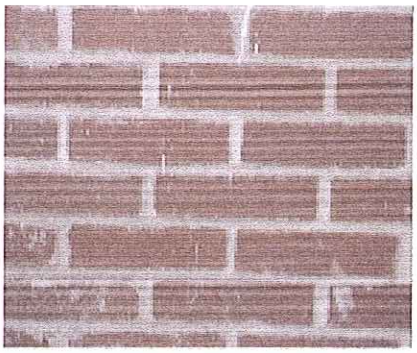
Wood textured concrete siding, *Hardiplank*®, is being used extensively in commercial developements. It comes in a variety of configurations.



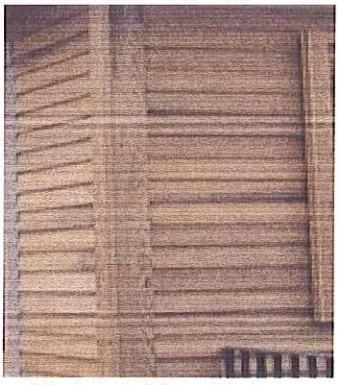


If concrete block is the choice for the exterior finish, use pre-formed textured block, NO-STUCCO.

Stone



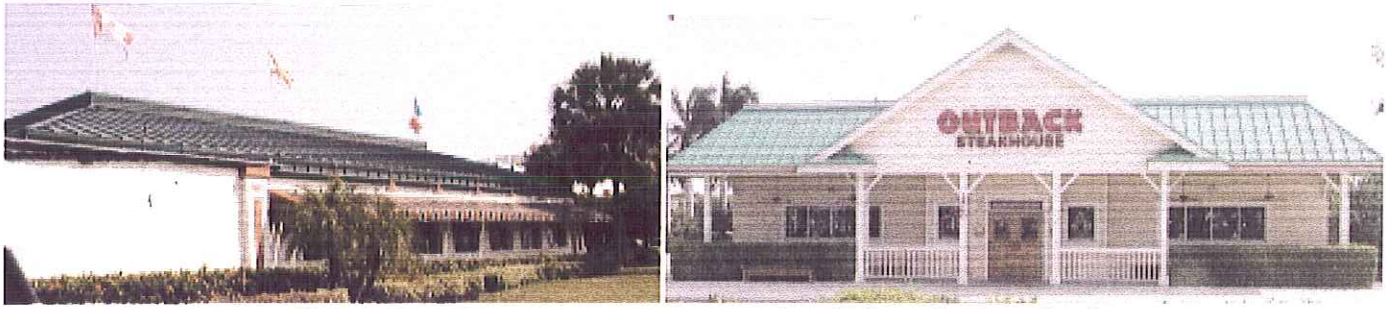
Brick



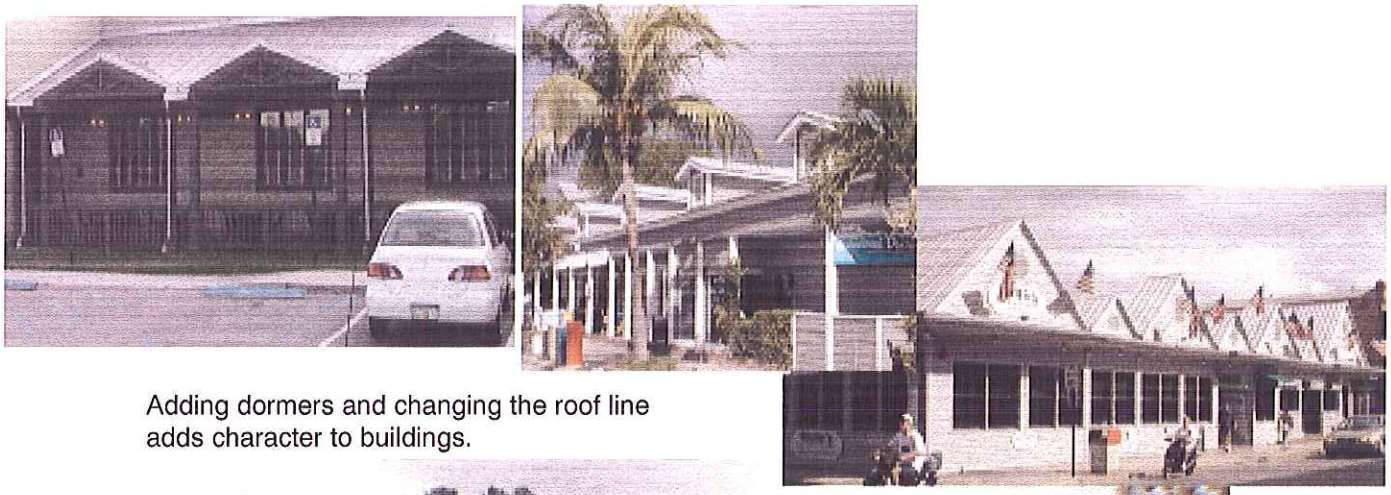
Horizontal Lap Cedar

Roofs & Roofing Materials

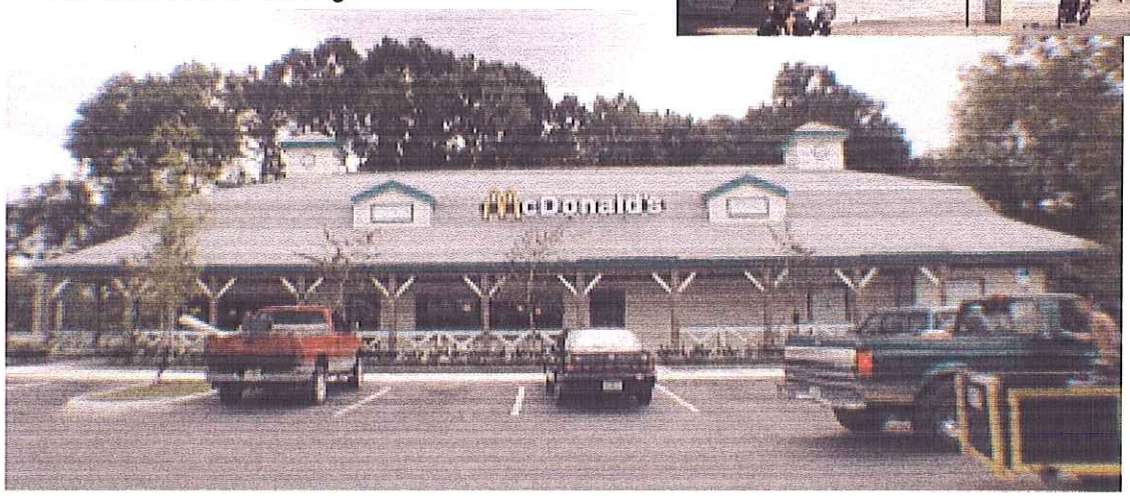
All structures shall have either a hip, gambrel, mansard, a.k.a. hip on deck roof, (See Appendix C). Dormers and Cupolas are encouraged. When designing small, multiuser projects, distinguishing one business from the next can be accomplished with breaks in the roof design. Roof proportion and pitch shall be relative to Residential Scale. Hip on Deck roofs must be a minimum height of 3 feet to a maximum of 8 feet. The pitch of the Hip on Deck roof may vary between 30° to 60°. Roof mounted equipment must be hidden from view. The roof must work as a parapet to screen mechanicals. Acceptable roofing materials include: metal shingle; standing seam sheet metal; corrugated sheet metal; 5-V crimp metal and copper. Metal roofs may be unpainted or painted (a color approved by the Rural Vista Committee - see Appendix B: Color Chart). Box-shaped exposed flat roofs, concrete, flat clay and barrel tile roofs are not permitted.



The roofs on these structures are examples of Hip on Deck roof styles.

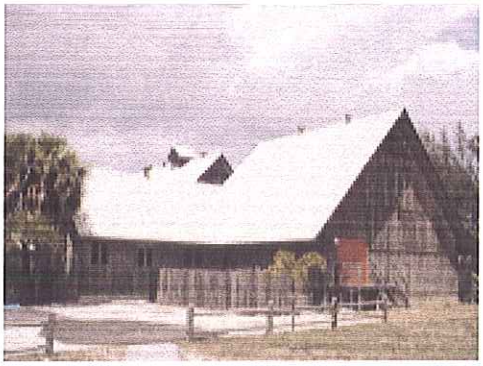


Adding dormers and changing the roof line adds character to buildings.

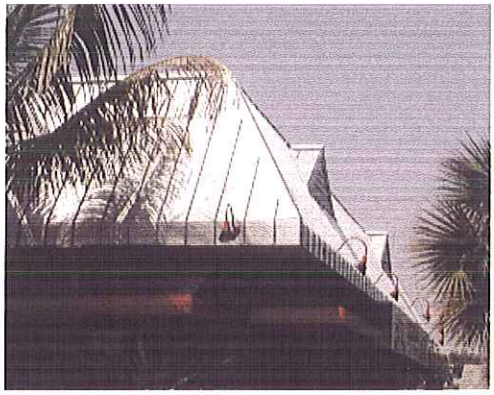


Combination Gambrel & Mansard with Cupolas & Dormers

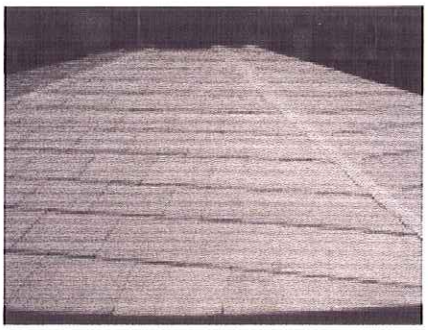
Roofs & Roofing Materials



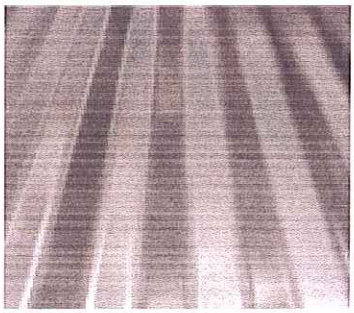
Breaking up the roof-line adds to the charm of these buildings.



Hip on Deck

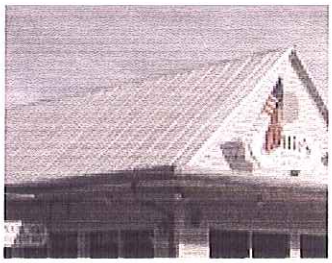


Metal Shingle

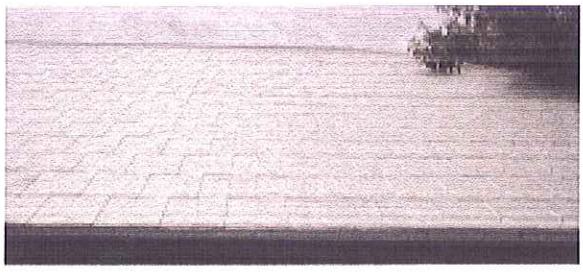


Corrugated

Copper Shingle

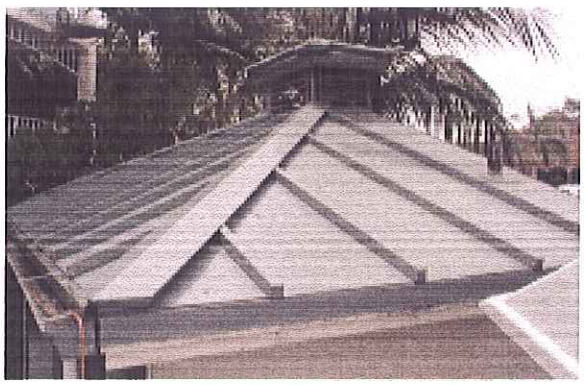


5V Crimp



Metal Shingle

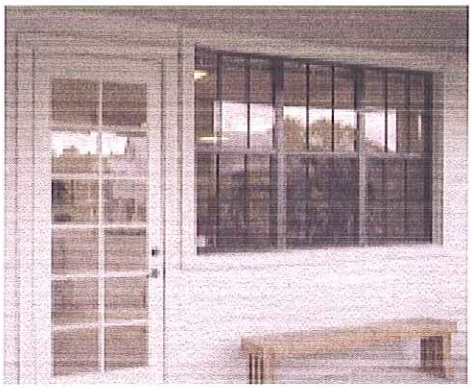
Standing Seam Sheet Metal

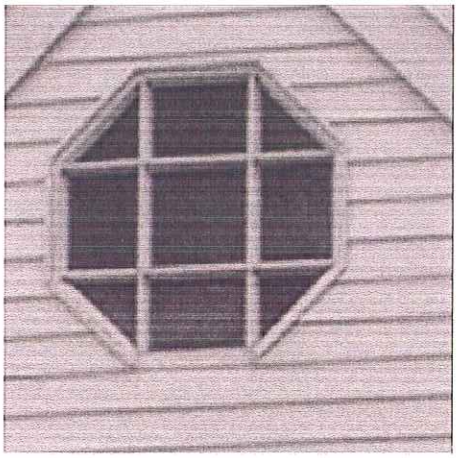


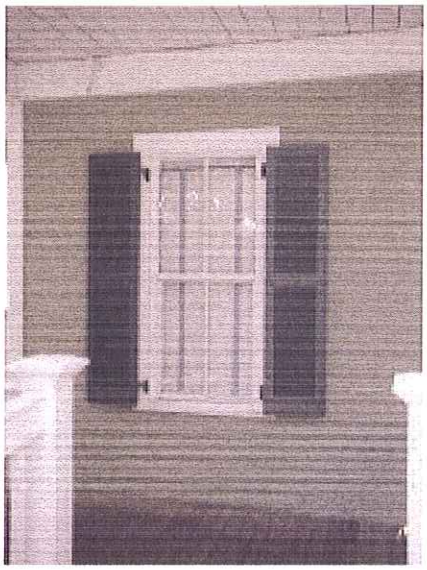
Standing Seam Sheet Metal

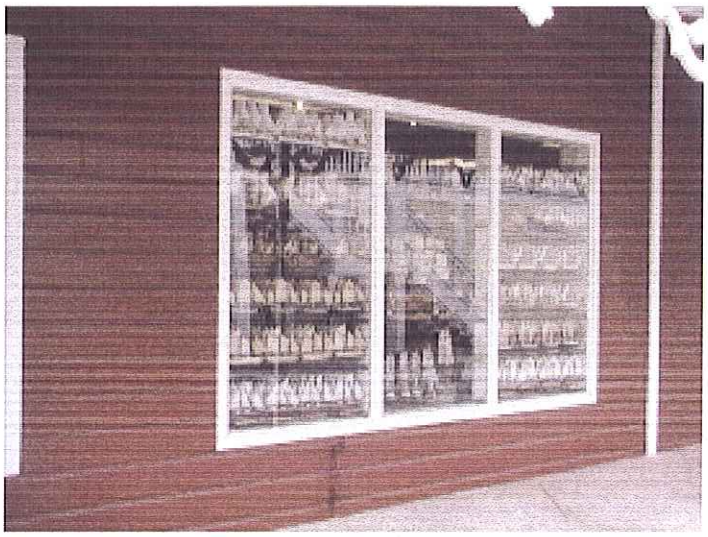
Windows

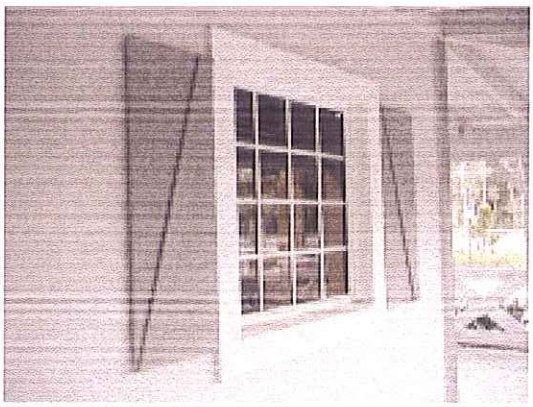
Windows shall be complex and give a sense of occupancy. Bay windows, moldings, pilasters, vents and decorative shutters may be incorporated where appropriate to add architectural character. Muntins on windows add to rural character. Rectangular windows shall have proportion of no less than 1:1.5 ratio, width to height. Horizontal strips of windows (a.k.a. ribbon windows) are not allowed. To discourage a ribbon window appearance, a minimum of six inches between windows with 4" or 6" trim is requried. The maximum window size allowable is 24 square feet. Reflective window coatings or film is prohibited. Security bars on windows may be deployed after business hours .





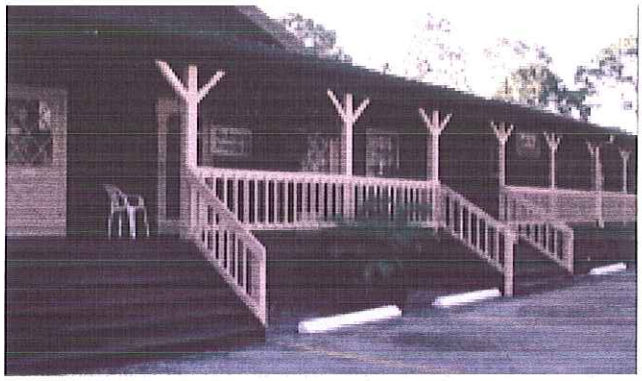






Porches & Entryways

Entryways should be well defined with porches and railings. Porches must be a minimum of 8 ft. deep and of at least 150 square feet. Wooden railings with wood or wood textured, stone or brick colums provide continuity between projects and promote rural character. Porches with railings emphasize a building's entryway, inviting customers to come in. Porches also serve as a welcome refuge from sun and rain.

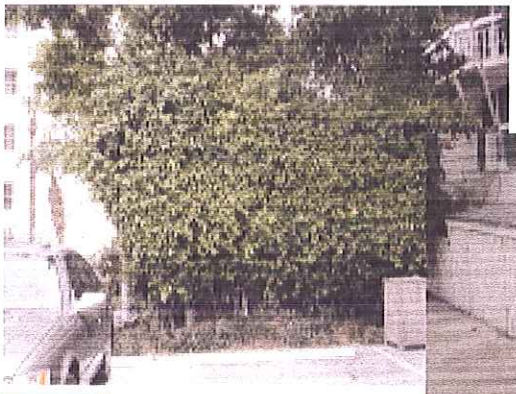


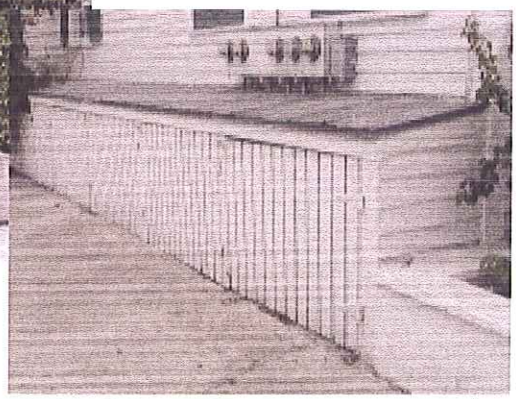
Screening

SCREENING means the total (100%) masking out or concealing of any objectionable area. To achieve this, project developers can use fences with vegetation, planted mounds of earth or vegetation alone. The appearance achieved must be complementary to the whole. Concrete walls are prohibited due to their imposing, unfriendly nature.

MECHANICAL & WASTE SCREENING:

Screening shall be employed to mask objectionable areas from public view whether freestanding or mounted on roofs or walls, outside equipment of unaesthetic character and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or neighborhood . Screening of air conditioning units and other mechanical equipment shall be accomplished in a manner that does not interfere with proper operation and/or maintenance of such equipment. Screening from view shall be on all sides and exceed the vertical height of the object by at least 6 inches. Equipment needing screening includes, but is not limited to: Storage areas, garbage or rubbish collection sites, dumpsters, air conditioning compressors, pool pumps, sprinkler pumps, electrical transformers, satellite dishes, antennas, compressors, generators, tanks, etc. Waste disposal areas shall not be located within 50 ft of any residential property.





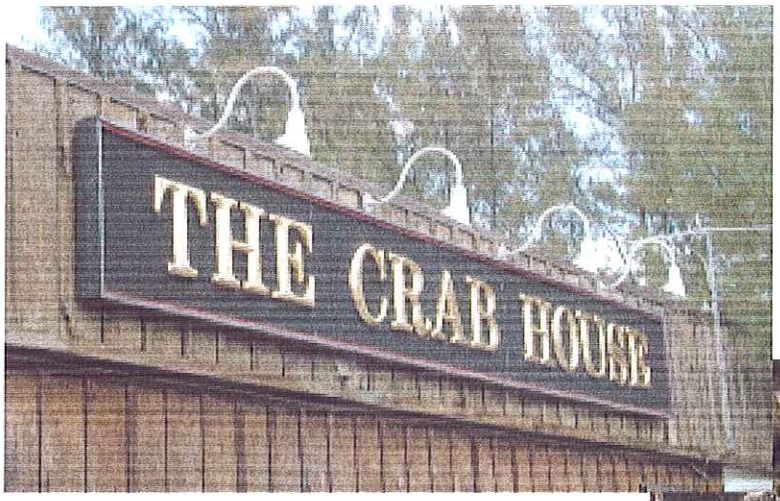
Dumpster Shed

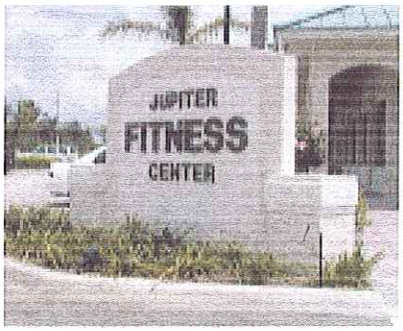
PROPERTY SCREENS:

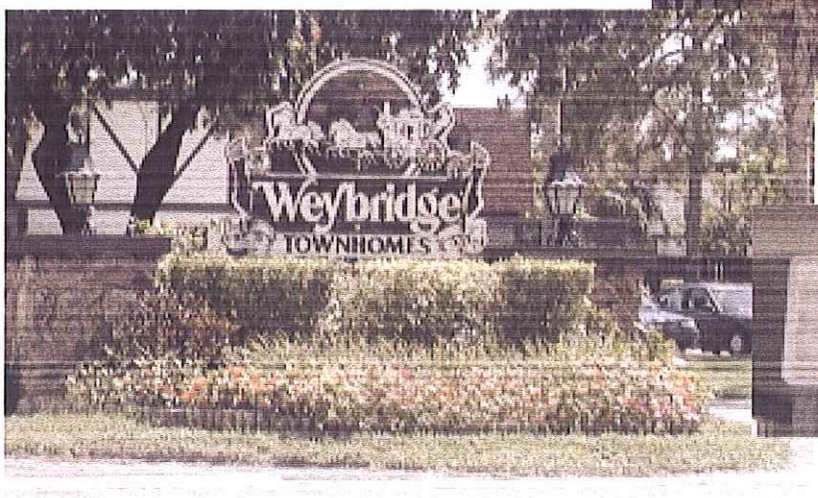
Buffering the rear of the project from the neighborhood can be accomplished with natural vegetation, berms and fences (no walls). Visual barriers between projects would interrupt the continuity of the landscape and are unacceptable.

Signs

Decorative signs with raised lettering and/or with carved images are preferred. Low profile monument type signs are allowed with a maximum size of 50" high by 96" wide. Lighting of the sign will be with shielded direct lighting or "task" lighting, no neon signs. Billboard signs, bifold sandwich boards, posters on stakes and other types of temporary signage must be removed after business hours. The use of high-intensity, metallic, or fluorescent colors is prohibited. Backlit, Plexiglas signs of any type are not allowed. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers. All signs, free standing or attached to building surfaces shall enhance rural design and character.



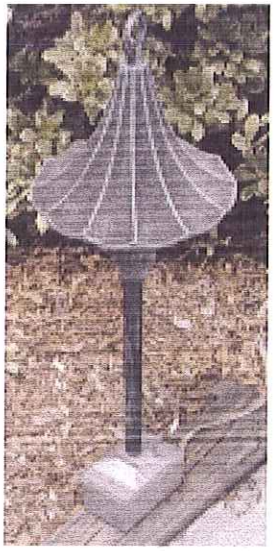




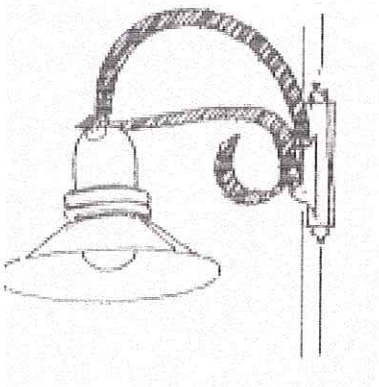
Lighting

Aesthetic exterior lighting may be used to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lights that following the form of the building or part of the building will not be allowed if the overall effect will be garish or detrimental to the environment. Parking lot lighting on polls shall not exceed 20 feet. All exterior lighting must direct downward and be blinded to contain light within the project as much as possible.

Flag Pole Light



Pathway Light



Parking

Parking must be configured to incorporate and preserve the maximum amount of existing native vegetation for shading and screening. Restricting the number of parking spaces and the liberal use of tree wells will aid in tree preservation. Serpentine, angled parking is preferred and can be planned around existing native vegetation. Limited grass parking as well as parking shared between projects will help to maintain our greenspace. Curbs or landscape timbers are required. Landscape brick, paver stone, grass block or stamped concrete, pedestrian walkways, benches, etc., should be incorporated into the design of the project.

The proposed non-residential buildings should comply with the following standards:

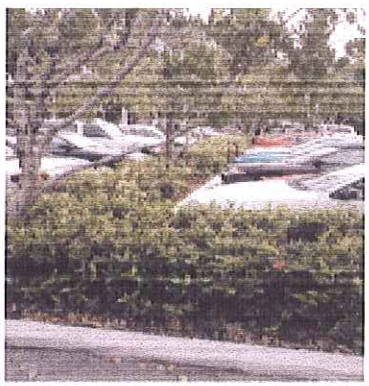
-No more than 2 rows of parking should be provided between the building and the roadway, and all additional parking spaces should be provided to the rear or side of the building;

-Encourage the use of trees and shrubs where applicable;

-To have maximum on-site tree preservation, the number of parking spaces shall be restricted to the minimum allowed for the use. (See pg. 4, **SCOPE**); and

-All parking lots and vehicular use areas shall be screened from all abutting residential properties with a landscaped fence, hedge or other durable vegetative landscape barrier.

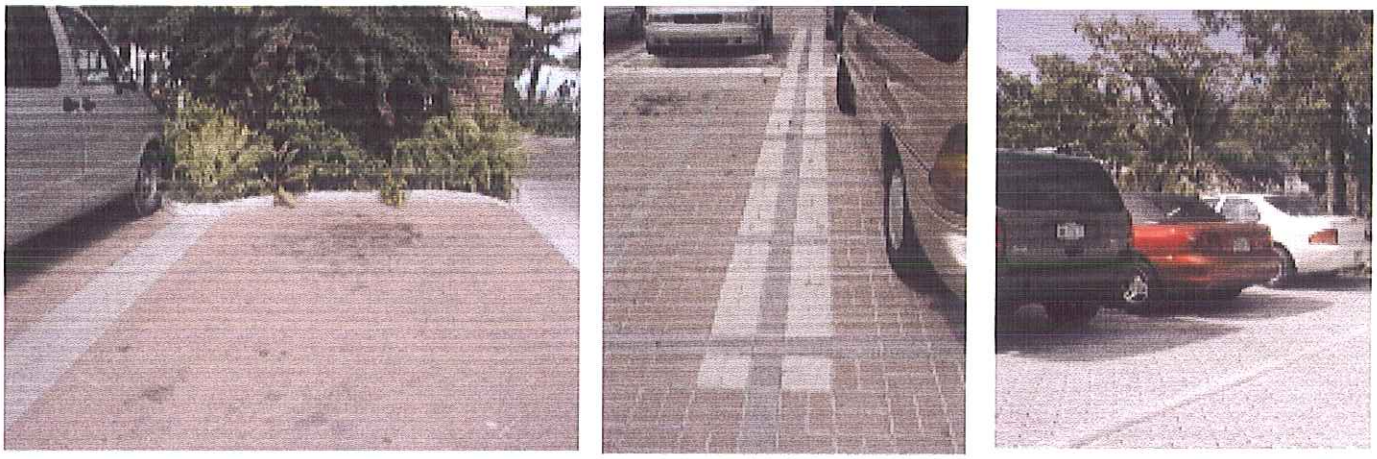
Preserving the native tree canopy and providing places for cars to park is challenging. Although the grade of this parking area is higher than it was originally, thoughtful use of barriers have managed to keep portions of the parking area shaded with native old growth trees.



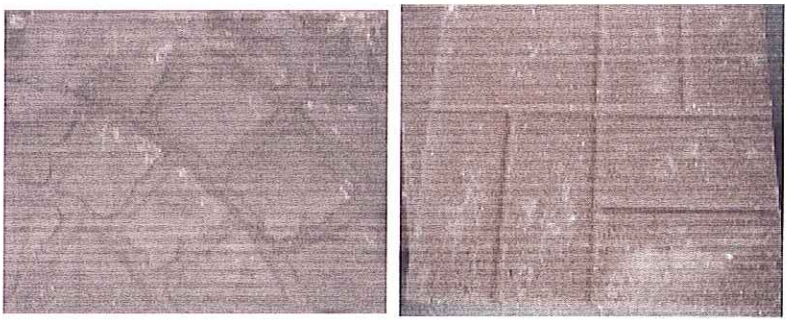
Liberal Use of Shrubbery & Trees

Parking Screens

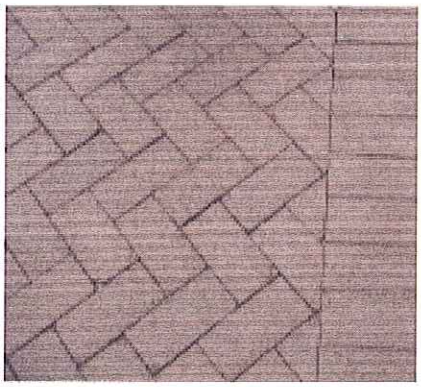
Parking and Pavers



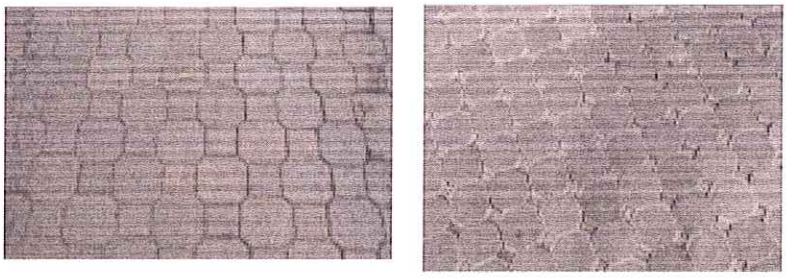
Colored Pavers to Mark Parking Places



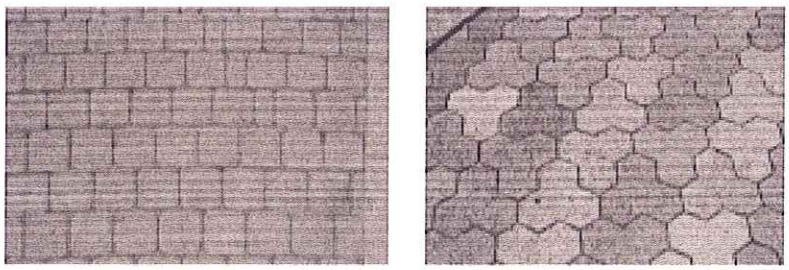
Stamped Contrete

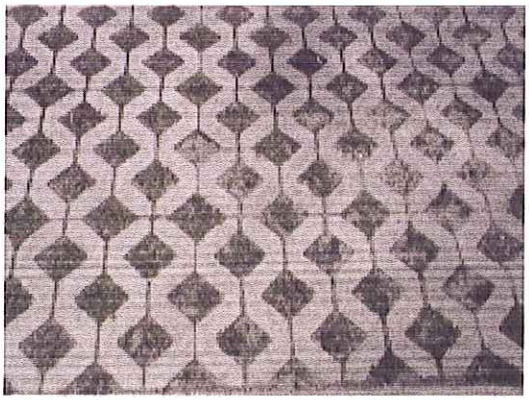


Brick Pavers



Shaped Pattern Pavers



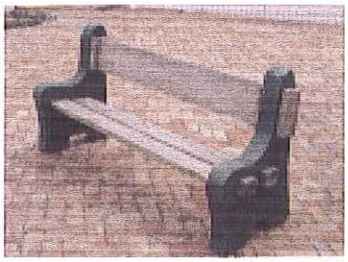


Grass Block

Non-Vehicular Pathways and Pedestrian Amenities

NON-VEHICULAR PATHWAYS:

For reasons of ecology and the preservation of community values, non-residential developers are to provide safe and attractive places for pedestrian, bicycle and equestrian traffic. Landscaped vistas and pedestrian amenities must be incorporated into each project. Roofed and landscaped bus stops, benches, fountains, etc., reflecting rural character shall be integrated into the pedestrian paths to the rear of each project as well as in front along the access road north of Southern Blvd. Oak, Pine and other native canopy trees shall be used in a natural pattern to landscape these paths at 4 trees to every 30 ft. In order to encourage safe non-vehicular travel, a pedestrian activated signal should be installed where warranted. All non-vehicular crossings should be well marked with advance warning signs and painted striping of the road pavement per County specification. Proper signage should be installed to emphasize speed limits and caution for pedestrian, bicycle and equestrian traffic. The pathway should have minimal negative impact in terms of environmental disturbance.

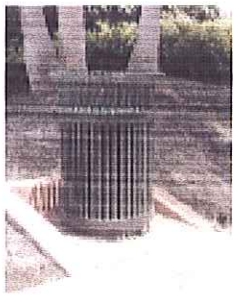


Bike Rack

Bus Stop

Drinking Fountain

Fountain



Tree Box-Bench

Landscaping

Non-residential projects shall incorporate the existing vegetation into their design. Natural looking landscaped berms may be used for buffers where existing trees will not be disturbed. Foundation plants or grade level planters shall be provided along the front and sides of all structures. Trees must be planted in natural groupings, avoiding straight lines. Trees must be: #1 Preserved in place; #2 Relocated on site and #3 Replaced. Palm trees will not substitute for canopy trees since they do not provide the appearance and shade. Native canopy, under story, and groundcover landscape buffers between non-residential projects in Loxahatchee Groves are required and shall have 50 ft at minimum on the sides and 100 ft in the rear. Projects must be 100% opaque screened from residential properties using landscaping, landscaped fences or berms. The finished side of fences must face residential property. Installation of native tree canopy and under story is required where none exists to provide continuity between projects.

Tree Well

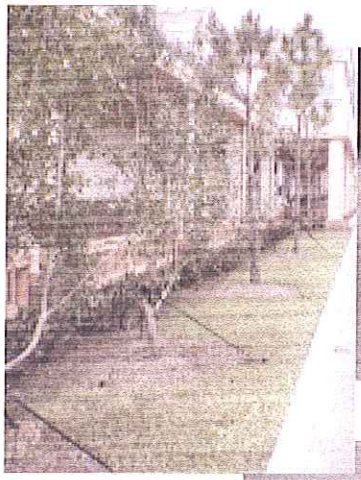
Trees and vegetation are credited with the following attributes: carbon dioxide absorption; oxygen production; dust filtration; wind and noise reduction; soil erosion prevention; beach erosion protection; wildlife habitat; surface drainage improvement; beautification and aesthetic enhancement of improved and vacant lands and the general promotion of the health, safety, welfare and well-being of the community.

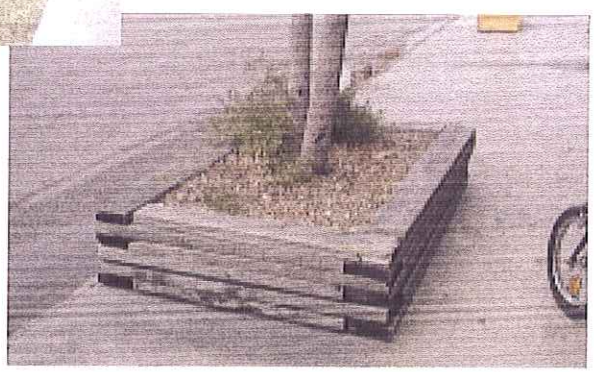
Parking & Property Screens

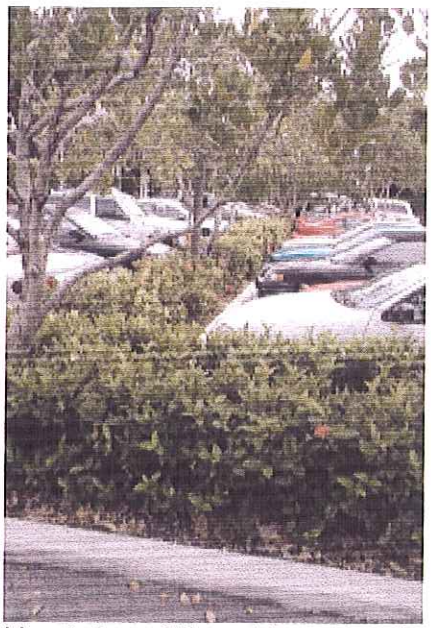
Landscaping & Setbacks

The native trees and undergrowth next to this fast food restaurant have been preserved. (See Appendix D for a listing of plants native to southern Florida.)

The use of landscape timbers forms a rustic barrier between the paved and native growth areas.







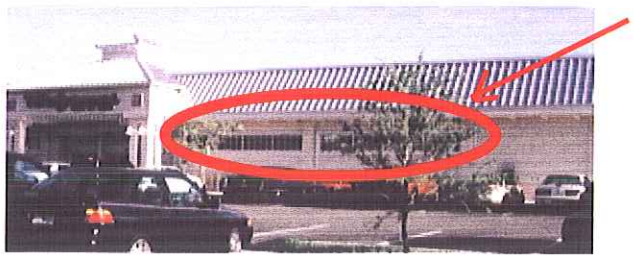
Vegetation within parking areas should not obstruct a driver's vision.

SETBACKS:

To ensure a vibrant pedestrian-oriented business area, the aim is to cluster and front projects closer to Southern Blvd at the access road. The rear of the property will allow for a linked greenway system connecting each project. Conservation of the native tree canopy and understory is our primary concern.

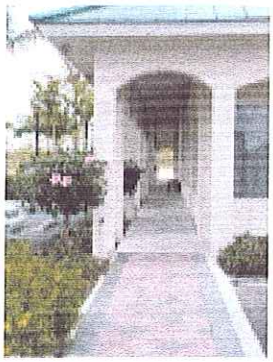
"Unacceptable's"

The following pictures are of design elements that the Rural Vista Committee would not like to see in our community.

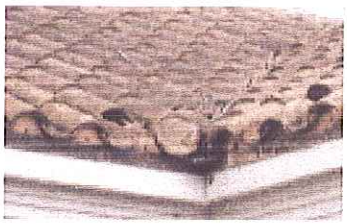


Long, thin windows or "Ribbon Windows"

Towers.



Arches and long colonades

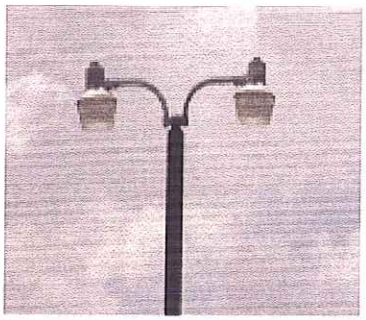


Barrel Tiles

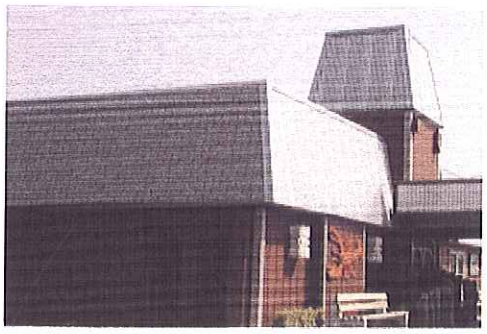
Uninteresting Roof Line
Indivduality of the stores is lost.

Backlit plexiglass signs

Flat Roofs



Unshielded lighting is distrubing to neighboring homes.



Unacceptable Hip on Deck
Too Tall

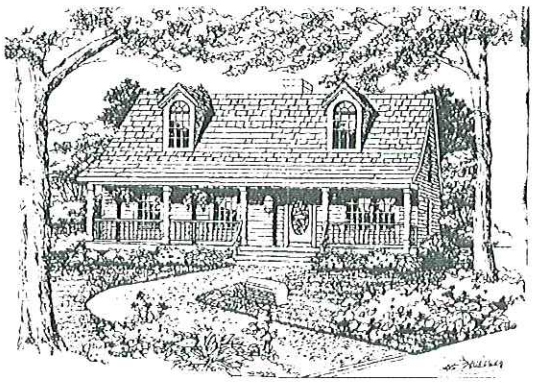
Screening Needed

Too Contemporary

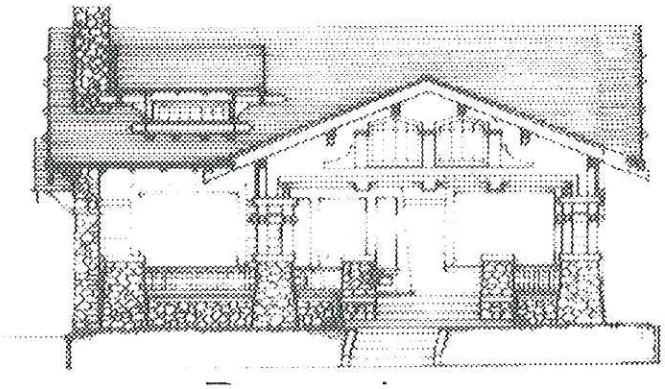
Appendix A

This appendix contains examples of Colonial, Country, Bungalow, Farmhouse, Victorian and Rustic.

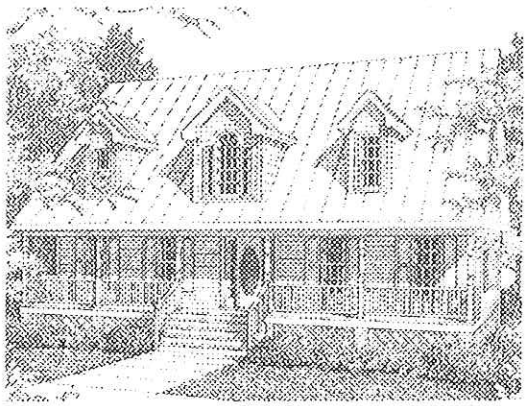
Colonial



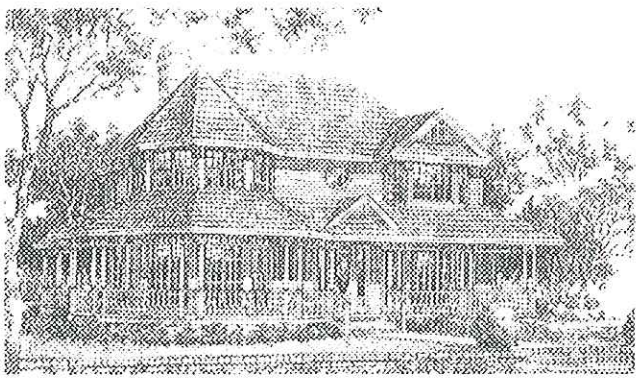
Country



Bungalow



Farmhouse



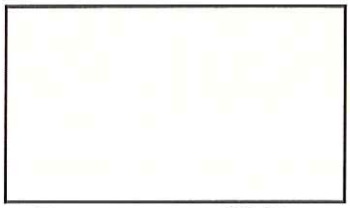
Victorian

Rustic

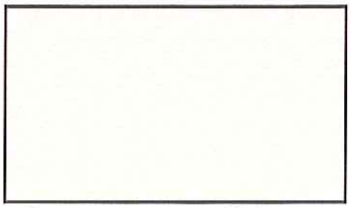
Appendix B

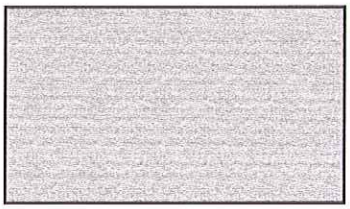
Colors

Pantone 1215 CVP


Pantone 608 CVP

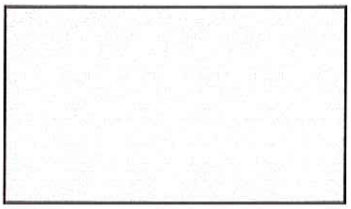
Pantone 600 CVP


Pantone 155 CVP

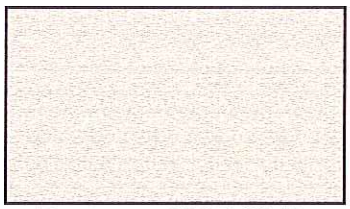

Pnatone Grey 6 CVP

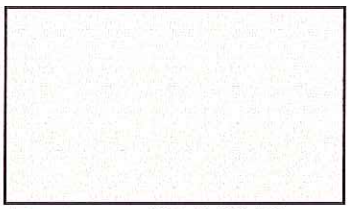
Pantone Grey 4 CVP

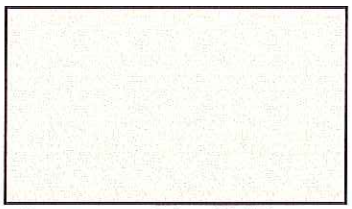
Pantone Gray 1 CVP


Pantone 454 CVP

Pantone 467 CVP


Pantone 4665 CVP


Pantone 4685 CVP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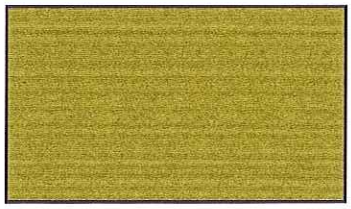
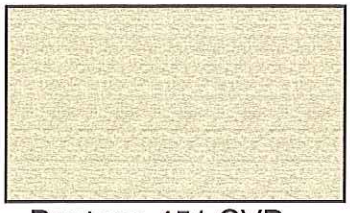
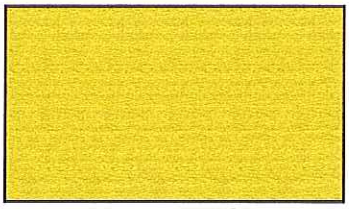
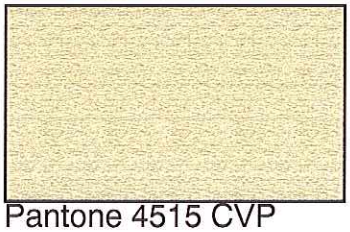
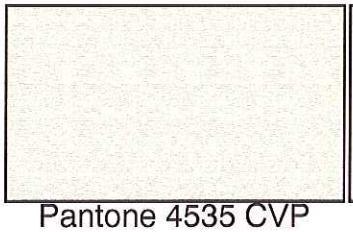

Pantone 105 CVP


Pantone 451 CVP


Pantone 3975 CVP

Pantone 3985 CVP


Pantone 4515 CVP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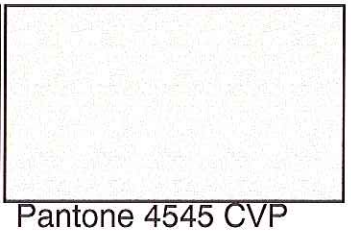
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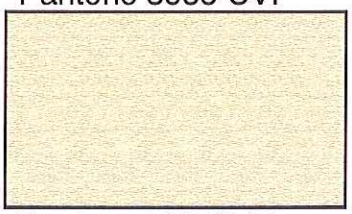
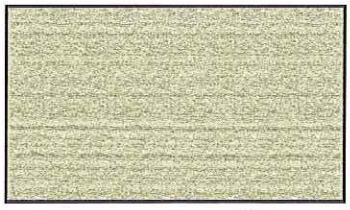

Pantone 728 CVP

Pantone 712 CVP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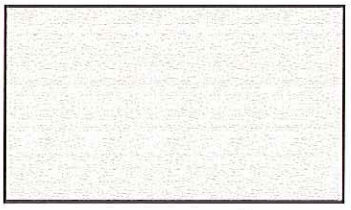
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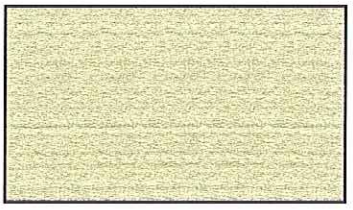
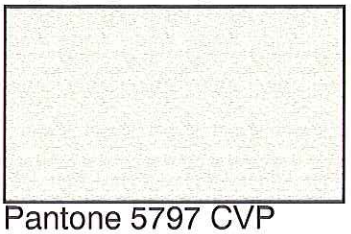
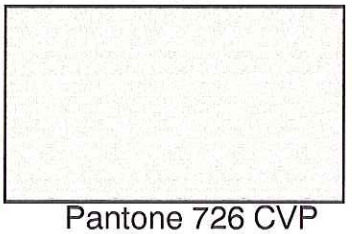

Pantone 5777


Pantone 5797 CVP

Pantone 730 CVP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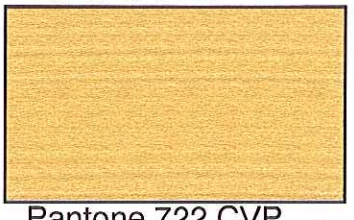
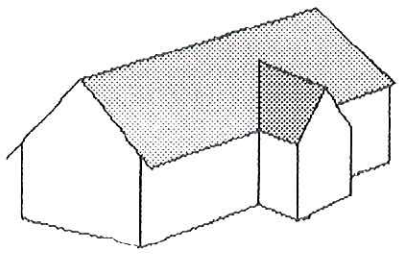

Pantone 722 CVP

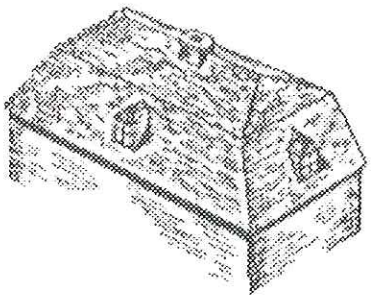
Appendix C

Examples of roof designs: Hip, Gable, Gambrel, Mansard, Hip on Deck.

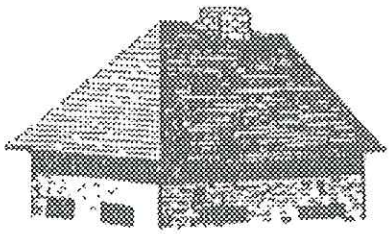
Gambrel



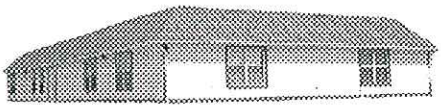
Gable



Mansard



Hip



Hip on Deck

Appendix D

VEGETATION NATIVE TO SOUTH FLORIDA

LARGE TREES
Greater than 30' at maturity.
30' setback from power lines

Common/Botanical Name	Height
Red Maple / Acer rubrum	35' - 50'
Gumbo Limbo / Bursera simaruba	40' - 60'
Pecan / Carya illoinensis	80' - 90'
Hackberry/Sugarberry / Celtis laevigata	60' - 80'
Satinleaf / Chrysophylium oliviforme	30' - 40'
Green Buttonwood / Conocarpus erectus	30' - 50'
Strangler Fig / Ficus aurea	40' - 50'
Shortleaf Fig / Ficus citrifolia	40' - 50'
Loblolly Bay / Gordonia lasianthus	30' - 40'
Blolly / Guapira discolor	35' - 50'
American Holly / Ilex opaca	40' - 50'
Jacaranda / Jacaranda acutifolia	40' - 50'
Black Walnut / Juglans nigra	60' - 70'
Southern Red Cedar / Juniperus silicicola	30' - 40'
Sweet Gum / Liquidambar styraciflua	70' - 80'
Tuliptree/Tulip Polpar / Liriodendron tulipfera	70' - 80'
Wild Tamarind / Lysiloma bahamensis	40' - 50'
Southern Magnolia / Magnolia grandiflora	60' - 80'
Sweetbay Magnolia / Magnolia virginiana	40' - 60'
Mastic Tree / Masticodendron foetisdissimum	45' - 70'
Red Mulberry / Morus rubra	40' - 50'
Black Gum/Tupelo / Nyssa sylvatica	50' - 90'
Redbay / Persea borbonia	50' - 60'
Slash Pine / Pinus elliotii var. "densa"	80' - 90'
North Florida Slash Pine / Pinus elliotii var. elliottii	80' - 90'
Spruce Pine / Pinus glabra	80' - 90'
Longleaf Pine / Pinus palustris	80' - 90'
Loblolly Pine / Pinus taeda	80' - 90'
Jamaican Dogwood / Piscidia piscipula	35' - 50'
Sycamore / Platanus occidentalis	90' - 95'
Cherry Laurel / Prunus caroliniana	30' - 40'
Laurel Oak / Quercus laurifolia	60' - 80'
Shumard Oak / Quercus shumardii	90' - 95'
Live Oak / Quercus virginiana	50' - 60'
Coastal Plain Willow / Salix caroliniana	30' - 40'
Paradise Tree / Simarouba glauca	35' - 50'
West Indian Mahogany / Swietenia mahagoni	35' - 60'
Bald Cypress / Taxodium distichum	40' - 90'
Florida Basswood/FL Linden / Tilia floridiana	30' - 70'
Winged Elm / Ulmus alata	65' - 75'
Florida Elm / Ulmus americana var. floridana	45' - 50'

MEDIUM TREES
20' to 30' in height at maturity
20' setback from powerlines

Common/Botanical Name	Height
Serviceberry/Shadbush / Amelanchier arborea	20' - 30'
Pitch Apple / Clusia rosea	25' - 30'
Hop Hornbeam / Carpinus caroliniana	25' - 30'
Redbud / Cercis canadensis	25' - 30'
White Fringe Tree / Chionanthus virginicus	20' - 25'
Pigeon Plum / Coccoloba diversifolia	25' - 30'
Seagrape / Coccoloba uvifera	20' - 30'
Flowering Dogwood / Cornus florida	25' - 30'
East Palatka Holly / Ilex x attennata	20' - 30'
Dahoon Holly / Ilex cassine	25' - 30'
Yaupon Holly / Ilex vomitoria	25' - 30'
Black Ironwood / Krugiodendron ferreum	20' - 30'
Chickasaw Plum / Prunus angustifolia	20' - 25'
Bluejack Oak / Quercus Incana	20' - 30'
Drake Elm / Ulmus parvifolia 'Drake'	20' - 30'

SMALL TREES
Less than 20' high at maturity
Can be planted adjacent to power lines.

Common/Botanical Name	Height
Sweet Acacia / Acacia farnesiana	10' - 15'
Silver Buttonwood / Conocarpus erectus var. 'sericeus'	15' - 20'
Orange Geiger / Cordia sebestena	15' - 20'
Hawthorn / Crataegus spp.	15' - 20'
Coral Bean / Erythrina spp.	15' - 20'
Stoppers / Eugenia spp.	15' - 20'
Lignum Vitae / Guaiacum sanctum	15' - 20'
Witch Hazel / Hamamelis virginiana	15' - 20'
Flowering Crabapple / Malus spp.	15' - 20'
Wax Myrtle / Myrica cerifera	15' - 20'

LARGE PALMS
Greater than 20' at maturity

Common/Botanical Name	Height	Frond
Paurotis/Everglades Palm / Acoelorrhaphe wrightii	15' - 25'	5'
Royal Palm / Roystonea regia	50' - 70'	15'
Cabbage/Sabal Palm / Sabal Palmetto	45' - 70'	7'

SMALL PALMS
Less than 20' height at maturity

Common/Botanical Name	Height
Silver Palm / Coccothrinax argentata	15' - 20'
Needle Palm / Rhapidophylium hystrix	5' - 10'
Dwarf Palmetto / Sabal Minor	10' - 15'
Saw Palmetto / Serenoa repens	10' - 15'
Thatch Palm / Thrinax spp.	15' - 20'

Appendix E
Acceptable Businesses

Businesses which could be developed on the Southern Blvd corridor which would not require sewer and water.

Retail

convenience store(w/o gas)
restaurants (no fast food)
florist
video rental
gourmet food store
sports equipment
coin shop
gift shop
auto parts
accessories
shoe store
antiques
music store
kitchen appliances
computer sales
clothing store
jewelers
bicycle shop
book store
feed store
hardware store
bait & tackle
office supplies
craft/art supplies

Services

banks
day care center
travel agent
realtor
fitness center
accountant
insurance
financial services
title company
doctor's office
optometrist
chiropractic office
orthopedic clinic
veterinarian
tailor
printer
copy service
shoe repair
photo studio
dance studio
family counselor
lawyer

Other

post office
business office
architect
artist studio
non profit organization
newspaper office
governmental office

Appendix F
Definitions

Access: Means a way to enter or exit a facility or property.
Accessory Building or Structure: A detached subordinate building meeting all property development regulations, the use of which is clearly incidental and related to that of the principal building or use of the land, and which is located on the same lot as that of the principal building or use.
Agriculture: Any lot of land where the principle use consists of the raising of crops, the raising of animals inclusive of apiculture, aquiculture, horses and livestock; the production of animal products such as eggs, honey or dairy products, or the raising of plant material inclusive of a retail or wholesale nursery.
Agricultural Sales & Service: An establishment primarily engaged in the sale or rental of farm tools and small implements, feed and grain, tack, riding attire, animal care products, farm supplies and the like.
Berm: A ledge or shoulder, as along the edge of a paved road.
Buffer, Landscape: See Landscape Buffer.
Buildable Area: The portion of the lot remaining after the setbacks have been provided.
Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.
Building Site: A portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings that are united by a common interest or use and customary accessory buildings and open spaces belonging to the same.
Bungalow: A one story house with a large encircling porch; a house reduced to its simplest form.
Canopy, Tree: The upper portions of trees consisting of limbs, branches, and leave which constitute the upper layer of a forested community.
Code: Code of laws and ordinances of Palm Beach County, Florida, including the Unified Land Development Code (ULDC).
Colonial: A tradition of building in wood that was brought to New England by Puritan Colonists from eastern English colonies. The main features are a steep roofline, decorative overhang, massive central chimney, casement windows, and two story height.
Commercial: made or done primarily for sale or profit.
Community: the people living in the same district, city, etc., under the same laws.
Compatibility: Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.
Conservation: the official care and protection of natural resources, as forests.
County: Palm Beach County, Florida.

Appendix F
Definitions

Density: The ratio of the number of dwelling units per acre of land.
Developer: Any person, including a governmental agency, undertaking any development.
Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of land, or the dividing of land into two or more parcels.
Development of Regional Impact (DRI): A specific type of development as defined in Sec 380.06, Fla Stat.
Dumpster: A refuse container of one (1) cubic yard or larger.
Ecosystem: An assemblage of living organisms (plants, animals, microorganisms, etc.) and non-living components (soil, water, air, etc.) that functions as a dynamic whole through which organized energy flows.
Enhancement: A human activity which increases one or more natural functions of an existing wetland.
Fence: An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.
Freestanding Sign: A detached sign which shall include any sign supported by uprights or braces placed upon or in or supported by the ground and not attached to any building.
Front Facade: The wall of a building parallel with and facing a frontage line.
Glare: A discomforting condition which occurs when the brightness of a light contrasts with a low brightness background and makes it difficult for the human eye to adjust.
Grassed Parking: That portion of a developments required off-street parking requirement that meets the standards of Sec 7.2 (Off street parking regulations)
Greenway: Multipurpose open space corridors of private and public lands, which may be located within a public right of way, and edge area, a landscape buffer, or an easement, and may contain pedestrian paths, bicycle facilities, jogging paths, equestrian paths and fitness trails. Greenways are employed to provide useable open space close to residential areas, and provide alternative access ways connecting a variety of uses, such as residential areas, parks, school, cultural facilities and employment centers. Greenways also provide aquifer recharge, preserve unique features or historic or archaeological sites, and can link to urban areas.
Ground Cover: Plant material, other than turf grass, which normally reaches a maximum height of not more than eighteen (18) inches.
Hedge: An evenly spaced planting of shrubs to form a compact, dense, visually opaque living barrier or screen.
Home Occupation: A business, profession, occupation or trade conducted within a dwelling unit for gain or support by a resident of the dwelling unit pursuant to the limits of this code.
Human Scale: A structures proportion that relates directly to its use by a person.

Appendix F
Definitions

Illuminated Sign: A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.
Include: The use of "include" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
Incompatibility of Land Uses: The undesirable health and safety effects rising from proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including aesthetics, noise, vibration, smoke, hazardous odors, radiations, and other land use and environmental conditions such as the intensity, character, impact or amount of traffic.
Landscape Barrier: A landscape design feature constructed within a landscape buffer that is intended to channel pedestrian movement and impede vehicular access and to provide an abrupt transition between otherwise incompatible uses. A landscape barrier may consist of living plants (such as a hedge), structures (such as a wall or fence), or changes in grade (such as a berm).
Landscape Buffer: A continuous area of land along the perimeter of a lot or parcel in which existing native vegetation, relocated native vegetation, and landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, compatibility and other impacts of one use upon another.
Landscaping: Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) or nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials). Landscaping may include the preservation and incorporation of existing trees, vegetation, or ecosystems into site development.
Landscaping Material: Any of the following or a combination thereof such as, but not limited to: Grass, ground cover, shrubs, vines, hedges, trees or palms; other materials such as rocks, pebbles, sand, but not including paving.
Monument Sign: A freestanding, point of purchase sign, erected on the ground without a visible pole, and placed upon or supported by the ground.
Natural Area: An area identified on an approved site plan containing natural vegetation which will remain undisturbed when the property is fully developed.
Neighborhood: the people living near one another; community.
Non-Residential: A building, structure, or open area which is not used primarily as a private residence or dwelling.
Open Space: Unbuilt land reserved for but not limited to one or more of the following uses: conservation, passive recreation, protection, ornamentation (i.e., scenic corridor), linkage and buffer/development area use and water retention.
Palm: A monocot tree which normally attains an overall height of at least twenty (20) feet.
Park: A tract of land within a municipality or unincorporated area which is (1) kept for ornamental or recreation, and which is open to the public, whether or not the land is publicly owned, or (2) land privately owned which is kept for ornament or recreation purposes and which is limited to surrounding landowners. A playground shall be considered a park.

Appendix F
Definitions

Parking Lot: An off-street, private or public area constructed at grade which is used for temporary parking of automobiles, motorcycles and trucks. Parking lots include access aisles, ramps, maneuvering and all vehicle use areas.
Parking Space: A surfaced or grassed area, enclosed or unenclosed, sufficient in size and approved to store one motor vehicle.
Plastic Sign: Any sign, embellishment or sign area made of flat sheet, corrugated panels, formed or molded plastic on one (1) or more faces.
Porch: An unairconditioned, roofed structure attached to a dwelling unit.
Preserve or Preserve Area: That portion of native vegetation which is required to be set aside from development to be retained in its natural state in perpetuity.
Privacy Fence or Wall: A structural barrier of an opaque quality, constructed such that the privacy of the area to be enclosed is maintained.
Project: a proposal of something to be done; scheme.
Residential Scale: Materials, proportions and massing of structure that is used in traditional housing.
Sandwich Sign: "A" Frame sign; a portable sign which is in the shape of an "A" or some variation thereof that usually has no wheels and no permanent foundation.
Setback: The required minimum horizontal distance between any structure and the related front, side, or rear property lot line or base building line.
Shade Tree: A tree that reaches a minimum height of 15 ft at maturity, provides relief from direct sunlight for at least 6 months each year, and is indicated as a shade tree on the Recommended Tree List.
Shall: Means mandatory.
Shared Parking: The approved use of the same off-street parking spaces for two or more businesses.
Shopping Center: A group of commercial establishments planned, developed, managed and operated as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the unit serves.
Shrub: A self supporting woody perennial plant more than 30 inches in height at maturity, characterized by multiple stems and branches continuous from the base.
Sign, Advertising: A sign representing or directing attention to a business, commodity, service, or entertainment, conducted, sold, or offered.
Storage Area: Any exterior area used for keeping of garbage or trash cans, dumpsters, newspaper containers, oil and bottled gas tanks, swimming pool equipment, air conditions and mechanical appurtenances.
Story, Building: That part of a building between the surface of the floor and the ceiling immediately above. The maximum height shall be 14 ft measured from the finished floor to the finished ceiling. Attics and raised basements shall not be included in calculations of a building story unless they are used for residential or parking purposes.
Temporary Sign: Any sign erected and maintained for a specific length of time.

Appendix F
Definitions

Tree: A woody perennial plant commonly with a single stem and having a minimum diameter at breast height of 3 inches, having more or less a defined crown, that usually grows to at least 13 ft of height at maturity.

Understory: The structural, component of a forest community below the canopy and above the ground layer composed of a complex of woody, fibrous or herbaceous plant species.

Vegetation, Native: A plant species with a geographic distribution indigenous to all or part of the State of Florida. Plant species which have been introduced by man are not native vegetation.

Visual Screen: A physical obstruction used to separate two (2) areas or uses which is at least 75% opaque. Visual screens shall be living plant material, natural or manmade construction material or any combination thereof.

Waste: Discarded material including but not limited to garbage, rubbish, yard trash, litter, non-combustible refuse and industrial wastes.

Watershed: The land area which contributes to the total flow of water entering a receiving stream or water body.

Wetland: Any persistent or intermittent water body or area characterized by the dominance of those submerged or transitional wetland species listed in the Florida Administrative Code, Rule 17-301, or located within or up to 3 miles directly offshore of Palm Beach County. Dominance shall be defined in accordance with Florida Administrative Code Rule 17-301 and shall be determined in the appropriate plant stratum (canopy, subcanopy, or ground cover) as outlined in Florida Administrative Code Rule 17-301.

Wilderness: an uncultivated, uninhabited region; waste; wild.

Appendix G
Materials

EXTERIOR CLADDING:

Stone
Wood textured concrete horizontal lap siding
Wood textured concrete simulated board and batten
Wood horizontal lap siding
- Cedar
- Pine
- PT Pine

Wood Board and Batten
Textured Concrete Block (No Stucco)
Brick

WINDOW AND BUILDING TRIM:

4" or 6" Pine
4" or 6" Cedar
4" or 6" PT Pine

ROOF CLADDING:

5V Crimp Sheet Metal
Corrugated Sheet Metal
Metal Shingle
- Galvanized Steel
- Copper

Standing Seam Sheet Metal

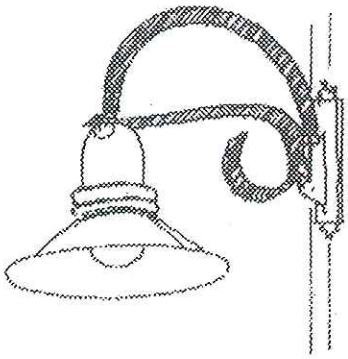
POSTS OR COLUMNS:

4" x 4", 6" x 6", 8" x 8", 10" x 10", 12" x 12"
- PT Pine
- Pine
- Cedar
- Concrete with simulated wood texture.

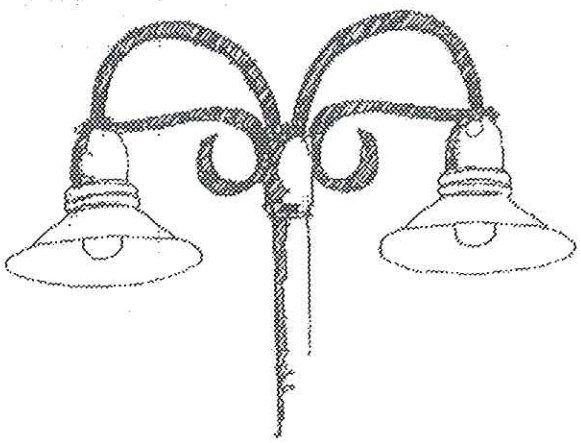
Porch Railings:

- Wooden
- Height of 42"

OUTSIDE LIGHTING:



Street Lighting



Street Lighting
Dual Lamps