

DRAFT SUBMITTED TO SUBCOMMITTEE
EXHIBIT A
ARTICLE 5.C. – DESIGN STANDARDS
SUMMARY OF AMENDMENTS
(Updated 11/04/14)

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2 **Part 1. ULDC Art. 2.A.1.G.3, Plan Requirements (page 15 - 16 of 87), is hereby amended as**
3 **follows:**
4

Reason for amendments: [Zoning] On May 22, 2014, the Zoning Commission (ZC) requested the Board of County Commissioners (BCC) permission to amend Article 5.C, Design Guidelines of the Unified Land Development Code (ULDC). The proposed amendment will require the submittal of architectural elevations for those applications that are subject to the approval by the ZC or a recommendation by the ZC to the BCC. The intent of the proposed amendment is to ensure quality and consistency of architecture that address compatibility issues. The issue was discussed by the Land Development Regulation Advisory Board (LDRAB) Architectural Subcommittee on September 10, 2014, which recommended requesting architectural elevations to use approval applications subject to public hearings.

1. Delete standards that require architectural elevations to be part of the Final Regulating Plan as they are typically provided as separate set of plans consistent with the requirements of the Technical Manual.
2. Clarify that architectural plans, where applicable, are also within the other types of plans required as part of any development order application. Specific standard related to when elevations are required to be submitted and the application requirements are indicated in Article 5.C.

5 **CHAPTER A GENERAL**

6 **Section 1 Applicability**

7 **G. Application Procedures**

8 **3. Plan Requirements**

9 **g. Regulating Plans**

10 **2) Final Regulating Plan (FRP) for Public Hearing Approval or Administrative**
11 **Approval**

12 c) In addition to the requirements indicated in Art. 2.A.1.G.3.g.1, Preliminary
13 Regulating Plan (PRP) for Public Hearing Approval, the following items shall be
14 shown on the FRP, as applicable: **[Ord. 2009-040]**

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16 ~~(6) Elevations, if submitted pursuant to Art. 5.C, Design Standards; [Ord. 2009-~~
17 ~~040]~~

18

19 **h. Other Types of Plans**

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21 **3) Architectural Plans**

22 Architectural plans shall be consistent with Art. 5.C, Design Standards.

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25 **Part 2. ULDC Art. 2.D.1.G, Modification to Prior Development Orders (page 39 - 40 of 87), is**
26 **hereby amended as follows:**
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Reason for amendments: [Zoning] Partially relocate standard in Art. 5.C.1, Architectural Guidelines to Art. 2.D.1.G, Modifications to BCC/ZC Approvals that specifies amendments to architectural elevations are permitted through DRO process. It also clarifies that amendments to architectural elevations not consistent with the architectural style of the Board approved elevations or inconsistent with Art. 5.C, should not be considered by the DRO and shall be presented again for approval to the BCC or ZC.

28 **CHAPTER D ADMINISTRATIVE PROCESS**

29 **Section 1 Development Review Officer (DRO)**

30 **G. Modifications to Prior Development Orders**

31 **1. Modifications to BCC/ZC Approvals**

32 The DRO shall have the authority to approve modifications to a Development Order approved
33 by the BCC or ZC. An application for an amendment shall be submitted in accordance with
34 Article 2.A.1, Applicability, and reviewed in accordance with the standards in Article 2.D.1.C,
35 Review Procedures. Applications must be submitted on deadlines established on the Zoning
36 Calendar. The authority of the DRO to modify a BCC or ZC approved plan shall be limited to
37 the following: **[Ord. 2008-003] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-001]**

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39 e. An overall increase of not more than ten percent of the height of any structure;

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p. *Amendments to approved architectural elevations consistent with the Review Process Methods Type 1 and Type 2 pursuant to Article 5.C may be approved by the DRO provided the amendments do not reduce compatibility with the surrounding properties; comply with the architectural style of the approved elevations, and conditions of approval; and, are subject to the standards in Article 5.C, Design Standards. [Ord. 2009-040] [Partially relocated from Art. 5.C.1.E.4, Administrative Amendments by DRO]*

Reason for amendments: [Zoning]	
1.	Relocate standard for modifications to architectural elevations from Agency Review to Zoning Review since the review of elevations is only handled by the Zoning Division as the only agency involved.
2.	Delete part of the provision that limits Zoning Review amendments to a reduction in building size provided there are no changes to the elevations. Any reduction in building size requires a modification to the previously approved elevations.
3.	Establish the architectural elevation elements that are subject to Zoning Review and clarify that amended elevations shall be within the requirements of Art. 5.C, Design Standards.

2. Expedited Administrative Modifications
b. Agency Review

~~8) Minor modifications to approved architectural elevations provided consistent with previously approved elevations and conditions of approval; and, [Ord. 2014-001] [Partially relocated to Art. 2.D.1.G.2.c.7) Related to Zoning Review]~~

c. Zoning Review

4) Reduction in building size, ~~provided there are no changes to approved architectural elevations;~~ [Ord. 2008-003]

7) *Amendments to approved architectural elevations provided consistent with previously approved elevations, conditions of approval, and standards in Art. 5.C, Design Standards. The amendments shall be limited to the following changes: [Partially relocated from Art. 2.D.1.G.2.b.8) Related to Agency Review]*

- a) *Modifications to roof design features;*
- b) *Exterior building material, texture or finishes of not more than 20 percent per facade to another material of similar or equivalent texture or finish of the approved elevations;*
- c) *Molding or decorative features of a similar or equivalent material consistent with the approved elevations;*
- d) *Building color to one within the same palette of the approved elevations; and,*
- e) *Recesses and projections, blank walls, storefront, fenestration, entries or porches that do not change the character of the building;*

Part 3. ULDC Art. 5.C.1, Architectural Guidelines (page 39 of 100), is hereby amended as follows:

Reason for amendments: [Zoning] Amend to make submittal of architectural elevations mandatory for applications subject to the BCC and ZC as noted in this exhibit reason Part 1.

CHAPTER C DESIGN STANDARDS

Section 1 Architectural Guidelines

E. Review Process

1. Methods

An applicant or PBC may request review for compliance with this Chapter in accordance with any one of the following methods: [Ord. 2005 – 002]

a. Type 1 - Projects Requiring BCC Approval

A request for a determination of compliance with the requirements of this Chapter ~~may~~ **shall** be submitted with the application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the

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- 1 development order. The request for a determination shall be submitted no less than 30
2 days prior to the public hearing. [Ord. 2005-002] [Ord. 2009-040]
3 **b. Type ~~II-2~~ Projects Requiring ZC Approval**
4 A request for a determination of compliance with the requirements of this Chapter ~~may~~
5 ~~shall~~ be submitted with the ZC application. A written determination of compliance with
6 this Chapter shall be made in the staff report containing the recommendation for the
7 development order. The request for a determination shall be submitted no less than 30
8 days prior to the ZC public hearing. [Ord. 2009-040]
9 **c. Type ~~III-3~~ - Projects Requiring DRO or Site Plan Approval**
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11 **d. Type ~~IV 4~~ - Projects Requiring Building Permit Approval**
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Reason for amendments: [Zoning]

1. Provide cross reference to Article 2, Development Review Procedures, particularly to 2.D.1.G, Modifications to Prior Development Order, which is the section that contains specific language related to the DRO and administrative amendments to architectural elevations.
2. Partially relocate standard that allows the DRO to modify approved architectural elevations approved by the BCC or ZC to Article 2.D.1.G.1, Modifications to BCC and ZC Approvals in order to consolidate with similar standards.
3. Delete standard that allows DRO changes of building height up to 25 percent or ten feet through the architectural elevation modifications contained in Art. 5.C.1. This standard is inconsistent with provisions in Article 2.A.2.G.1.i, that allows the DRO to increase the building height no more than ten percent.
4. Delete standard that allows for modification to elevations based on “equal or enhances approved elevations” as that represents subjectivity and is not enforceable. Deletes standard that allows modifications to elevations by the DRO consistent with Art. 5.C. as this reference is not consistent with the new title. The concept is carried over to the Zoning Review amendment in Art. 2.

- 15
16 **4. Administrative Amendments by DRO to Approved Elevations**
17 Amendments to BCC, ZC or DRO approved elevations shall comply with the standards
18 contained in Art. 2.D.1.G, Modifications to Prior Development Orders.
19 ~~Minor amendments to BCC or ZC approved architectural elevations pursuant to Review~~
20 ~~Types I and II may be approved by the Zoning Director provided the changes do not reduce~~
21 ~~compatibility with surrounding properties. Changes shall be limited to the following: [Ord.~~
22 ~~2009-040] [Partially relocated to 2.D.1.G.1.p]~~
23 ~~a. A maximum increase of 25 percent or ten feet in overall building height, from finished~~
24 ~~grade to highest point, whichever is less;~~
25 ~~b. Modifications to the architectural composition which are equal to or enhance the~~
26 ~~approved elevation; and,~~
27 ~~c. Modifications to ensure consistency with this Chapter.~~
28 **F. Application Requirements**
29 The application form and requirements for Architecture Review, including Unique Structure and
30 Green Architecture shall be submitted on forms specified by the PBC official responsible for
31 reviewing the application. All application documents shall be consistent with the Technical
32 Manual. [Ord. 2009-040]
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