



King Street Design Standards for Entry Corridors

Approved August 26, 2019



King Street with Cordova Hotel,
St. Augustine, Fla.





City of St. Augustine Commissioners

Mayor Tracy Upchurch

Vice Mayor Leanna Freeman

Commissioner Roxanne Horvath

Commissioner Nancy Sikes-Kline

Commissioner John Valdes

City of St. Augustine Planning & Building Department

David Birchim, AICP

Director

Amy McClure Skinner, AICP

Project Manager + Deputy Director

Jenny Wolfe

Historic Preservation Officer

Prepared by Marquis Latimer + Halback, Inc.

Approved August 26, 2019

Reformatted November 25, 2020





CONTENTS

Section 1. PURPOSE & INTENT	12
1.1 Historic Background	12
1.2 Neighborhood Context.....	12
1.3 Two Districts: West and East.....	13
1.4 Building Design	14
1.5 Extents of King Street Entry Corridor Sites.....	14
Section 2. WHEN THE KING STREET ENTRY CORRIDOR DESIGN STANDARDS APPLY.....	19
Section 3. KING STREET DESIGN STANDARD APPLICATION REVIEW PROCESS.....	23
3.1 Application Process	24
3.2 Plan Review	24
3.3 Corridor Review Committee.....	24
3.3.1 Activities Requiring Review.....	24
3.3.2 Review Criteria.....	25
3.4 Effort of Approval	25
3.5 Appeals	25
3.6 Submittal Requirements.....	26
3.7 Modification of Standards.....	28
3.7.1 Application	28
3.7.2 Administrative Modifications	28
3.7.3 CRC Modifications.....	28
3.7.4 Prohibited Modifications	28
3.7.5 Review Criteria.....	29
3.7.6 Additional Requirements.....	29



Section 4. SITE & BUILDING DESIGN.....	31
4.1 Building Placement.....	32
4.2 Building Frontage	34
4.3 Building Height	35
4.4 Architecture.....	36
4.4.1 New Construction	37
4.4.2 Renovations and Additions	38
4.4.3 Building Color (East King Only)	39
4.4.4 Building Materials	39
4.4.5 Fenestration and Glazing	40
4.4.6 Awning and Canopies.....	40
4.4.7 Building Entrances	41
4.4.8 Building Roof.....	42
4.4.9 Parking Structure Design	42
4.5 Site Access and Parking	43
4.5.1 Pedestrian Access and Circulation.....	43
4.5.2 Vehicular Access	43
4.5.3 Parking Placement	44
4.5.4 Existing Non-Conforming Parking Facilities	44
4.5.5 Bicycle Parking	45
4.6 Site and Building Lighting	46
4.6.1 Architectural Lighting.....	46
4.6.2 Site + Parking Lighting.....	46
4.7 Stormwater Facilities.....	47



City of St. Augustine
King Street Design Standards

Section 5. LANDSCAPE & SCREENING.....	49
5.1 Landscape Introduction.....	50
5.1.1 Plant Materials.....	50
5.1.2 Protection of Existing Landscape	50
5.2 Landscape Requirements	50
5.2.1 Introduction	50
5.3 Front Yard Landscape	51
5.3.1 Landscape Buffer Yard Special Conditions.....	51
5.3.2 Landscape Buffer Yard Classification	51
5.3.3 Percentage of Landscape	51
5.4 Side Yard Landscape.....	52
5.4.1 Landscape Buffer Yard Classification	52
5.4.2 Percentage of Landscape	52
5.5 Rear Landscape and Alleyway Buffer Yard	53
5.5.1 Landscape Buffer Yard Classification	53
5.5.2 Percentage of Landscape	53
5.6 Vehicular Use Areas.....	54
5.7 Fences and Walls.....	55
5.7.1 Fences	53
5.7.2 Street Walls.....	53
5.8 Mechanical Equipment.....	56
5.9 Solid Waste Disposal Facilities	57
5.10 Visibility Triangle	58



Section 6. SIGNS	61
6.1 Number and Types of Signs Allowed	62
6.2 Building Sign Size	62
6.3 Sign Illumination	63
6.4 Building Signs	64
6.5 Free Standing Signs	65
Section 7. DEFINITIONS	67
Appendix A: Architecture	74
Appendix B: Landscape Plant List	88
Appendix C: Building Color	92



TABLE OF FIGURES

Figure 1. Scenes from King Street	12
Figure 2. Scenes from King Street	13
Figure 3. Extents of King Street Design Standards	17
Figure 4. Review Flow Chart	24
Figure 5. Expanded Front Yard Setback for Courtyard	32
Figure 6. Building Additions	32
Figure 7. Measuring Building Frontage	33
Figure 8. Building Heights	33
Figure 9. Building and Street Alignment	34
Figure 10. Building Massing Example	36
Figure 11. Façade Elements	36
Figure 12. Examples of Color Highlighting Architectural Features	37
Figure 13. Calculating Glazing	38
Figure 14. Commercial Typology—Examples of Fenestration	39
Figure 15. Bulkheads	40
Figure 16. Example of Awning	40
Figure 17. Example of Canopies	40
Figure 18. Awning Placement	41
Figure 19. Pedestrian Transition	41
Figure 20. Examples of Mansard Roofs	42
Figure 21. Parking Structure with Linear Building	42
Figure 22. Parking Location and Access	44
Figure 23. Examples of Existing Non-Conforming Parking Facilities	44
Figure 24. Full Cut-Off Lighting	46
Figure 24b. Lighting Height	46
Figure 25. Examples of Stormwater Facility Design	47
Figure 26. Landscape Percentage	52



Figure 27. Examples of Planters.....	52
Figure 28. Side Yard Percentage	53
Figure 29. Examples of Street Walls	54
Figure 30. Street Walls and Landscaping.....	55
Figure 31. Equipment Screening.....	56
Figure 32. Visibility Triangle	58
Figure 33. Permitted Sign Illumination	62
Figure 34. Prohibited Sign Illumination.....	63
Figure 35. Canopy Signs	64
Figure 36. Awning Signs	64
Figure 37. Examples of Pedestrian Pole Signs.....	65



Dear Gre
his give you some idea how the
handsome houses look in St. Augu
10

KING ST., LOOKING EAST, ST. AUGUSTINE, FL.



Section 1

PURPOSE & INTENT

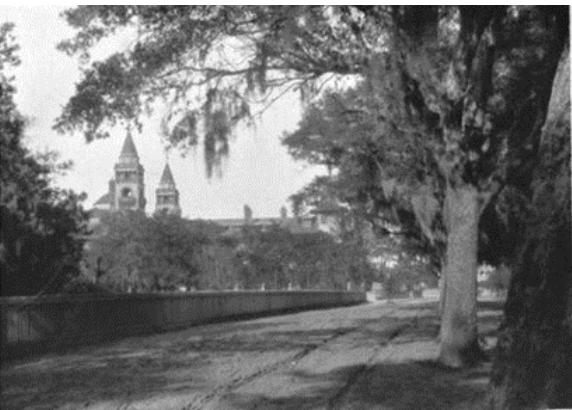


Figure 1. Scenes from King Street

SECTION 1. PURPOSE & INTENT

The purpose of the standards contained in this document is to:

- a. *Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine.*
- b. *To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.*
- c. *To provide standards and criteria by which proposed development in the area will be reviewed.*

1.1 Historic Background

The King Street Entry Corridor stretches from the western terminus of the City (marked by the Florida East Coast (F.E.C.) Railroad crossing) and ends at Granada Street, west of City Hall. The corridor was developed, in part, due to the construction of two F.E.C railway depots, located near the San Sebastian River. The West Augustine neighborhood was also the home to the Florida Normal and Industrial Memorial College, the precursor to Florida Memorial University, a historic black college whose students participated in numerous sit-ins and demonstrations throughout the Civil Rights Movement in St. Augustine.

The mission of the Design Standards is to honor the history of the area and its connections to Downtown St. Augustine as well as to provide and plan for the future evolution of King Street.

1.2 Neighborhood Context

King Street bisects numerous neighborhoods and residential areas. The western portion of the corridor, West King, also serves as a local commercial hub serving the neighborhoods surrounding it (Ravenswood to the north, and the Pellicer area to the south). The eastern portions of the corridor located near the St. Augustine historic district, serve as a commercial corridor and the home of numerous attractions.



1.3 Two Districts: West and East

Two major districts within the corridor have emerged, loosely delineated by the intersection of King Street with Ponce de Leon Boulevard (US-1). **See map in Section 1 for these districts.**

West King (F.E.C. Railroad Crossing to U.S. Route 1)

The West King area is a unique neighborhood from East King, marking the entrance to “New Augustine”, as the area was once called, or “West Augustine,” as many now refer to the area. Architecture includes traditional commercial structures, many of which engage with the street front, along with residential typologies further west. This portion of the corridor also includes the entrance into the Ravenswood neighborhood.

East King (U.S. Route 1 to Granada Street)

East King showcases numerous views towards the San Sebastian River and is defined by its context and relationship with the Flagler Model Land neighborhoods and development. A range of institutional and traditional commercial styles are intermixed with residential typologies. This area also presents many of the more exotic architectural stylings along the corridor. Given that the terminus of this district transitions into the historic core of downtown St. Augustine, additional care should be shown in this area relating to its historic context.



Figure 2. Scenes from King Street



1.4 Building Design

The King Street corridor contains a diversity of architectural styles and building typologies. Most buildings currently feature styles such as Frame and Masonry Vernacular, but there are also a few Mid-Century Modern, Bungalow and Spanish influenced styles.

The typology along the corridor also varies. There are single family homes still used for that purpose, and there are also single-family homes that have been converted to non-residential use. Some residential buildings have been enlarged and modified to the point that the residential appearance is not evident from the street. Although there are some traditional commercial buildings in the eastern portion of the district, the western portion of the district contains a more consistent pattern of traditional commercial storefronts. These buildings are situated very close to the street and have some parking in the rear. The commercial establishments east of the San Sebastian River have adopted a suburban character, with deeper setbacks and parking in the front, adjacent to the street.

The standards contained in this document are intended to protect the diverse architectural character of the area and guide new development and redevelopment toward the creation of a pedestrian-scaled environment, with uses easily accessible by foot and by car. The safety of pedestrians along this stretch is particularly important considering the amount of traffic that circulates along the eastern segment of the district.

Note, although Spanish Colonial architectural styles may NOT be replicated, there are NO specific requirements regulated within this document. For additional information see the segment on *Architecture* within Section 4: SITE & BUILDING DESIGN.

City of St. Augustine
King Street Design Standards



The standards contained herein do not address the public right-of-way, but engagement with the pedestrian sidewalks is a critical element that is addressed.

1.5 EXTENTS OF KING STREET ENTRY CORRIDOR SITES

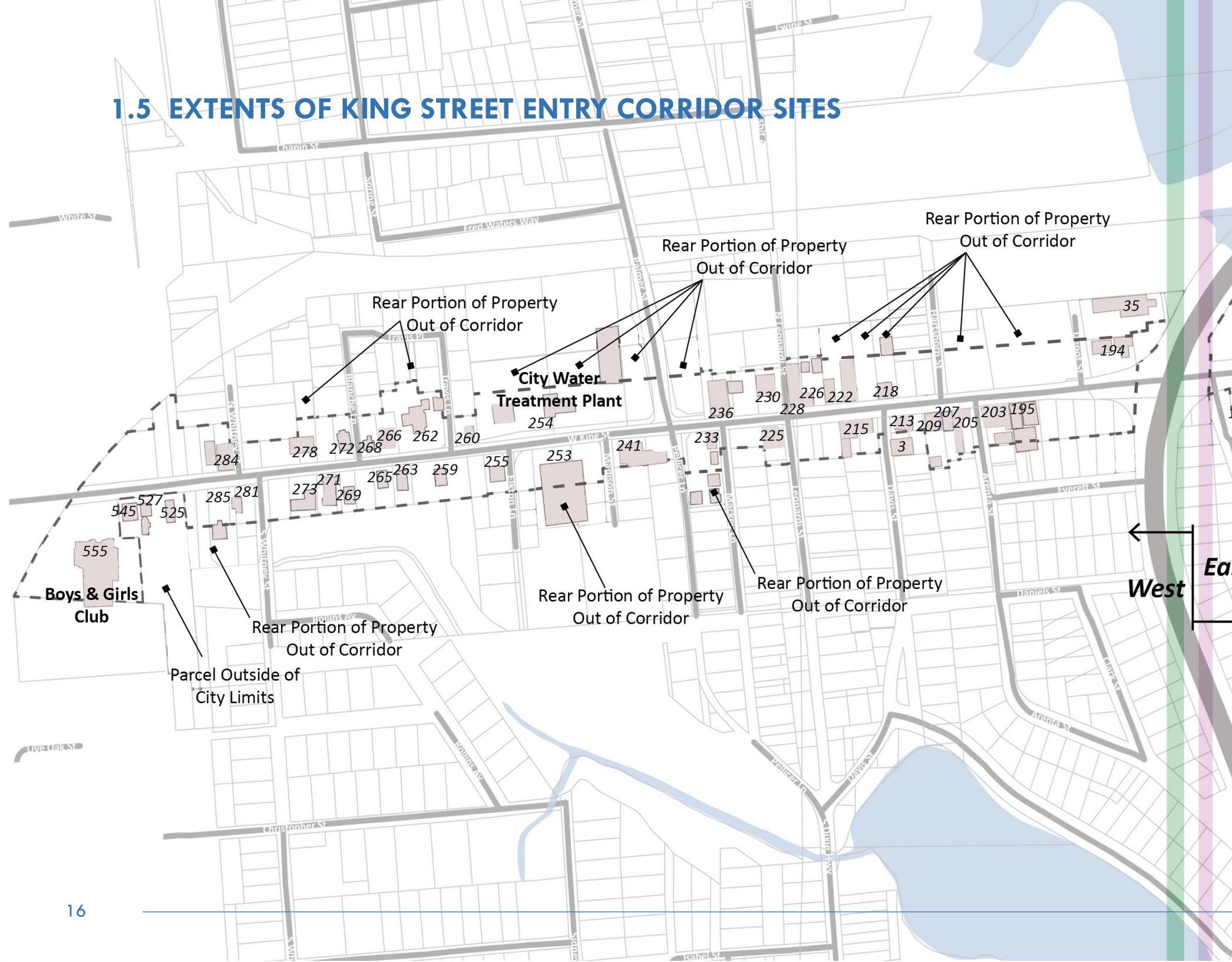
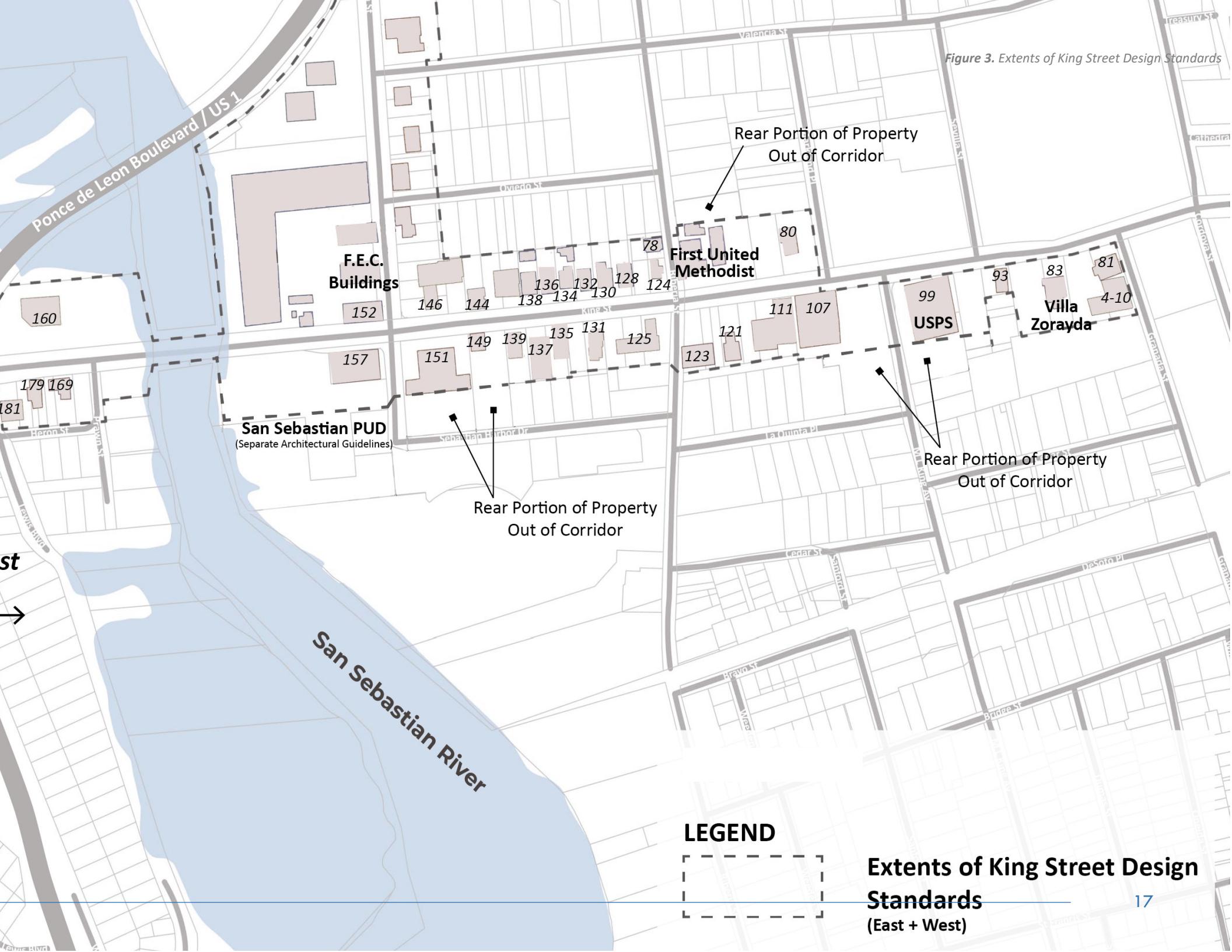


Figure 3. Extents of King Street Design Standards



LEGEND

Extents of King Street Design Standards

(East + West)





Section 2

WHEN THE STANDARDS APPLY

TM



SECTION 2. WHEN THE KING STREET ENTRY CORRIDOR DESIGN STANDARDS APPLY

The King Street Design Standards shall **apply to new development and redevelopment** on sites abutting King Street between the Florida East Coast Railway crossing and Granada Street, including Malaga Street (see Section 1.5). The following subsections specify the level of compliance required based on the development activity proposed.

The standards are in addition to the requirements of the City's comprehensive plan, zoning, and land development regulations found in the City's code of ordinances. When there is a conflict the Standards will apply when legally applicable. **These standards apply to parcels fronting the King Street and Malaga Street corridor.** Some parcels are quite deep and/or extend beyond adjacent sites; when noted on Section 1.5, only the first 150' measured from the front property line is regulated by these standards. **The public right of way (ROW) is not included in these standards.**

The standards herein are based on the *existing conditions* of the public right-of-way on the date of adoption. In the event that the public right-of-way changes, standards shall still be applicable unless technically infeasible, as presented by the Applicant and determined by the CRC. **While specific building massing and position on the site may shift due to these standards, the general building mass allowed is per the City's comprehensive plan, land development code, and ordinances.** The intention of this document and all regulations set forth herein is for no net loss of buildable square footage on any site along the King Street Entry Corridor.

More specifically, these standards apply in the following conditions:

1. **New Construction.** All new development along the King Street corridor, including new buildings or structures on vacant or already developed sites, shall comply with all the regulations contained in this document.
2. **Substantial Expansion or Redevelopment of Existing Buildings.**
 - a. **Full compliance.** An entire development shall be brought into *full* compliance with this section if the redevelopment constitutes a substantial improvement as required by city code.
 - b. **Exceptions.** The following shall be the only exceptions to full code compliance for substantial expansion or redevelopment:
 - i. **Building setback.** Existing buildings will not be required to be moved or expanded to meet the setback requirements. However, building additions shall meet the required setback. All *new* buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable. *Note:* For Legal Non-conforming Uses: A building which has been damaged may be repaired or reconstructed and used as before the time of damage, provided that such repair or reconstruction is substantially completed within twelve (12) months of the date of such damage (see Sec. 28-118).



- ii. **Building frontage.** Existing buildings shall not be required to meet the minimum building frontage requirement. However, new buildings and additions shall be required to comply with the frontage requirements **as per Section 4**.
- iii. **Driveways and Parking.** See *Section 4.5.4* for allowed exceptions to existing driveways and parking facilities.
- c. **Other LDC Provisions.** Compliance with parking, landscaping, screening and all other regulations stated in the city's land development regulations and not addressed in this document shall be addressed as required by the City's land development regulations.

3. **Non-Substantial Additions or Redevelopment of Existing Buildings:** For proposed building additions or redevelopment not meeting the criteria of Subsection 2.A, above, only the new additions or exterior building modifications shall comply with the regulations contained in this document. The remainder of the building and the site shall not be required to meet the standards.

4. **Cumulative Improvements:** Site and building improvements not subject to the building code (design/aesthetic improvements) that exceed 50% of the building value over a five year period will be deemed a substantial improvement for the purposes of the Design Standards and subject to review for compliance.

5. **Change in Use.** Changes in use (to any other permitted use in the zoning district) without any physical improvements to the site are not subject to the King Street Design Standards.

6. **Non-Conforming Uses:** Any changes to non-conforming uses, including signage, shall be conducted per the requirements of the City's land development regulations (Chapter 28, Division 4, Nonconforming Lots, Uses and Structures).

7. **Ancillary / Accessory Uses and Structures:** Accessory uses and structures, included but not limited to parking on adjacent or nearby sites, shall be subject to the King Street Design Standards.

8. **Interior Changes:** Interior changes shall not be subject to the requirements of this document.

9. **Corporate Architecture:** All national and international corporate commercial buildings shall abide by the King Street Design Standards, as applicable by law. See *Section 3.7.2*.

10. If a provision of these Standards is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of these Standards.

Note that Planned Unit Development zoning on parcels within the corridor may require adherence, variation from, or full exclusion from these standards. Refer to individual PUD documents for details.



King Street and Plaza, St. Augustine, Fla.



Section 3

APPLICATION REVIEW PROCESS



SECTION 3. KING STREET DESIGN STANDARD APPLICATION REVIEW PROCESS

The zoning and building codes regulate land uses, construction and signs. Developers must obtain a permit from the planning and building department prior to commencing work or installing signs. Projects involving land disturbance may require investigation by the city archaeologist prior to work.

3.1 Application Process

Application forms and instructions may be obtained on the City's website. Applications must be signed by the property owner OR design professional. An application fee is required. Supporting documentation, such as plans, elevations, sketches, photographs, samples of materials and specifications shall be submitted with the application.

3.2 Plan Review

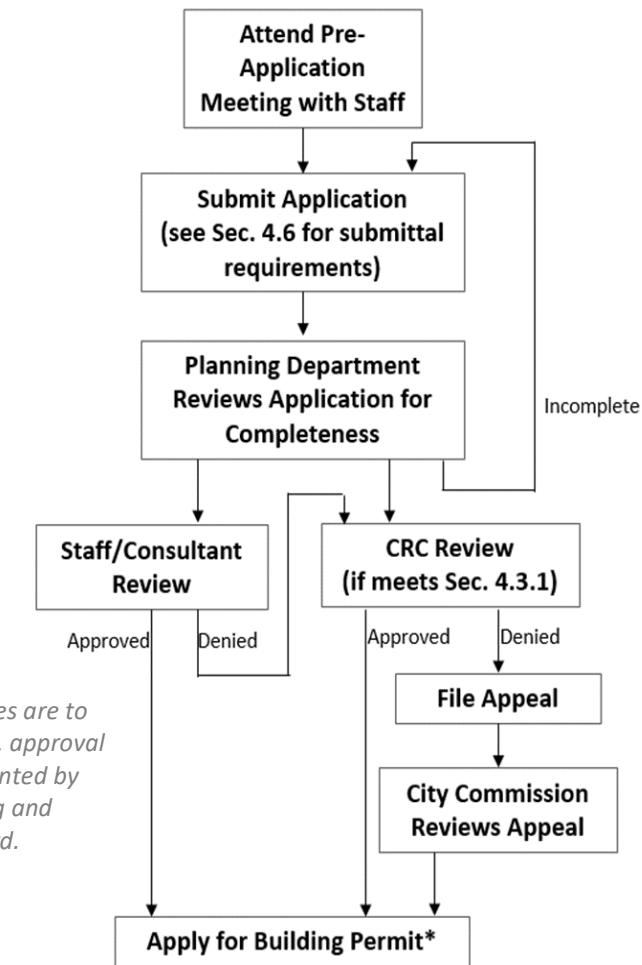
The Planning and Building Director or designee shall be responsible for reviewing development plans to determine compliance with the Anastasia Boulevard Design Standards.

3.3 Corridor Review Committee

3.3.1 Activities Requiring Review

Any of the following items are a triggering event and requires further review by the CRC.

- a. Modification of standards between 10 and 30% of a dimensional requirement of this document and non-dimensional modifications (color, landscape, etc.). Changes over 30% cannot be approved by the CRC, but may be processed through the variance process (Sec. 28-29).



* Not including other reviews such as zoning exception or variance.

Figure 4. Review Flow Chart



- b. Limits of Construction that exceed one third (1/3) acre in size;
- c. Limits of Construction that exceed 2,500 square feet in gross floor area;
- d. New construction that includes structured parking;
- e. Use of neon or color lighting (non-white lighting, outside of 2700K-3000K range, requires review);
- f. Colors not pre-approved; *(applies to East-King only)*
- g. Appeals of Planning and Building Department of administrative official.

3.3.2 Review Criteria.

The CRC shall use the following criteria (in addition to the standards contained herein) when reviewing an application:

- a. The proposed project meets the intent of the King Street Design Standards as defined in Section 1;
- b. Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.
- c. Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

3.4 Effect of Approval

If the application is approved by the planning and building department staff (or designated entity), the applicant may proceed to apply for a building permit. If the proposed use requires a zoning exception or variance, the applicant shall submit to the Planning and Zoning Board. One courtesy concept review may be submitted for review prior to application submittal but final approval is only granted with approval of an application and issuance of a building permit.

3.5 Appeals

Staff determinations may be appealed to the CRC. CRC determinations may be appealed to the City Commission.

Applicant appeals must be filed by an aggrieved person within 30 days of the action being appealed whether it is an administrative decisions or CRC decision. Appeal should state item number, address, action and justification for reversal or modification. Note: the appellant must have legal standing.



3.6 Submittal Requirements.

See Application Checklist in Appendix.

For signage and painting, submittals shall be provided by a professional and/or the property or business owner.

For building modifications requiring building permits, all plans shall be prepared by appropriate registered professionals including but not limited to; architects, landscape architects and engineers.

Plans submitted must be neat, legible, drawn to scale and dimensioned. Failure to submit complete plans will result in the plans being returned as incomplete. An electronic submission is required. The plans shall contain documentation for the scope of work and may contain the following:

All Submittals shall include:

- A list of any requested modifications of standards.
- A clear and detailed description of all proposed construction.
- Photographs of the existing structure (pre-construction) and all adjacent structures.

Basic Submittals (submit items from “All Submittals” and applicable items from below):

A *Basic Submittal* is required for *landscape, signage, and exterior modifications not deemed Substantial Improvements (see definition of Substantial Improvements below)*.

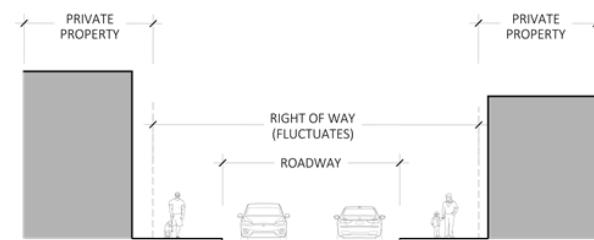
- Paint colors and locations (including paint chips or samples).
- Light fixtures and photometric plan for site lighting over 8' in mounting height
- Fences and Street walls (height, materials and colors)
- *Separate application form for a signage– only or landscape-only submittal may be found on the City’s website.*

Advanced Submittals (submit items from “All Submittals”, applicable items from “Basic Submittals,” and applicable items from below:

An Advanced Submittal is required for *Substantial Improvements* meaning site and building improvements not subject to the building code (design/aesthetic improvements) that exceed 50% of the building value over a five year period OR for *New Construction*.



- A complete site plan of the property to be developed, showing the location of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, landscaping areas (both perimeter and interior), the location of all trees three (3) inches or larger dbh, by species and dbh (both to be removed and to be retained), dumpsters, exterior mechanical equipment, storm drainage retention areas, etc. (scale preferred: 1 inch = 20 feet).
- Landscape planting plan at a minimum scale of 1 inch=20 feet including hardscape, plant materials, sizes and location.
- Elevations of all proposed construction (scale preferred: 1/8 inches = 1 foot).
- Wall sections (scale preferred: 3/4 inches = 1 foot).
- Northerly and easterly sections through the site focusing on the proposed building(s), existing building(s), and sidewalks. All abutting roadways should be shown. Preferred scale: 1/8 inches = 1 foot.
- Images presenting the structure's mass and form in relation to its surrounding structures must be included for all new construction. A minimum of two drawings, must include parcel surroundings plus cross street adjacencies. (Tools such as SketchUp, which is free and readily available, is recommended). Any documents needing to be *signed & sealed* shall be produced by a licensed professional.
- Details indicating the following (scale preferred: 1-1/2 inches = 1 foot) windows, shutters and shutter hardware
- Exterior surfaces, materials and textures
- Chimneys
- Exterior porches, landings, stairs, ramps, railings and banisters
- Walks and drive surface materials
- Patios and decks
- Other miscellaneous ornamentation (for Corridor Representative Example)
- Renderings, optional (mandatory for new construction)
- Advanced submittals shall be submitted electronically on 24"x36" (or 22"x34") sheets



Example of section through the site



3.7 Modification of Standards

Due to the individual unique characteristics or circumstances of any given development along King Street, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

3.7.1 Application.

All requests for modifications shall be noted on the site plan. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan.

3.7.2 Administrative Modifications.

The Planning and Building Department Director or designee shall have the authority to grant limited modifications, as set forth below, where it is determined that the proposed development meets the intent of the zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to ten (10) percent of the dimensional requirements established in this document. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, must clearly identify in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.

3.7.3 CRC Modifications.

The CRC shall review the following modification of standards:

- a. Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- b. Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff, and
- c. Modifications to the non-dimensional requirements contained in this document.

3.7.4 Prohibited Modifications.

No modification shall be granted under this section for the following:

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.



3.7.5 Review Criteria.

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on site conditions.

3.7.6 Additional Requirements.

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- d. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per *subsections 3.7.2 and 3.7.3*, above.



King Street and Plaza,
St. Augustine, Fla.



Section 4

SITE & BUILDING DESIGN

TM



SECTION 4. SITE & BUILDING DESIGN

The rhythm and pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The location of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional. This public realm shall also be determined by the location of the property along the corridor (and its surroundings) and meeting the following site and building design standards.

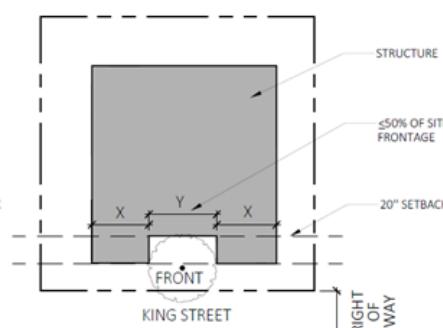
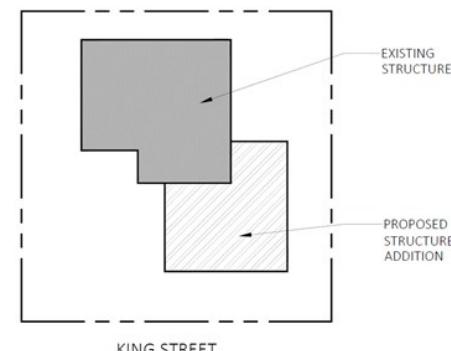
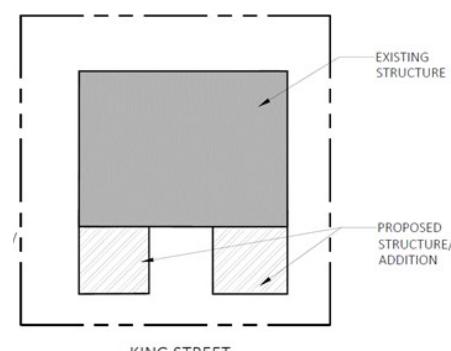


Figure 5. Expanded Front Yard Setback for Courtyard



KING STREET



KING STREET
Examples of building additions bringing the building closer to the street.

Figure 6. Building Additions

4.1 Building Placement

The setback standards prescribed in this section are intended to create a pedestrian-friendly public realm with buildings located close to the street (at varying degrees). The public realm typically includes all the elements within the right-of-way (sidewalks, travel lanes, on-street parking, landscape strips), but it also includes activities that occur within the front yard setbacks, which in a commercial area are considered to be the transition area between the public and the private spaces and needs to be inviting for the commercial corridor to be successful. That transitional zone in the public realm may also include expanded sidewalks, outdoor cafés, bicycle parking, art/sculptures, and outdoor retail spaces, among others. To encourage the creation of a successful public realm, the following building placement standards shall be met. All *new* buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

Table 1. Building Setbacks (NOTE: Setbacks are measured to the building overhangs/eaves)

City of St. Augustine Entry Corridor Setbacks

	Front Yard	Upper Floor Setback	Side Yard Street Side Yard	Interior Side Yard	Rear Yard Setback	Setback adjacent to Single Family Zoning
King West	PER ZONING min, 15' max	Not applicable.	0' min			PER ZONING 15' min
	PER ZONING min, 15' max	15' min OVER 25'	0' min			PER ZONING 15' min

Only "a" and "b" are counted toward the minimum building frontage requirement. The other two frontages don't count as they are located behind the maximum front yard setback. The example at left shows approximately 70% frontage within the maximum setback zone.



1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See *Section 5.10*.
2. New developments adjacent to a development already using a 0-foot side yard setback shall provide a side yard setback of 0 feet.
3. Parking and drop off in the front yard shall be limited. See *Section 4.5* for more information.
4. The maximum front yard setback may be expanded up to 20 feet for a maximum of 50% of the building frontage (as *defined in 4.2*) for use as a courtyard, landscape, or other non-parking purposes. At least one shade tree, no smaller than 4" in caliper and 15' in height, must be planted within this space. (see *Figure 5*).
5. The maximum front and street side building setbacks (if side street setbacks exist) shall only apply to the portion of the building meeting the building frontage requirement (see *Figure 7*). This provision will allow for L-shape buildings or step back setbacks, where a portion of the building is recessed more than what the setback allows.
6. The front and side setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping (see *Section 5*).
7. Balconies, bay windows, awnings, canopies, eaves and roof overhangs used in conjunction with a commercial structure may encroach into the setback zones, but not into the public right-of-way.
8. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single-family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in *Section 5* of this document.
9. Primary building facades facing a right-of-way shall be built parallel to the property line along that street (see *Figure 9*).
10. Existing buildings on a site subject to redevelopment will not be required to meet the setback standards listed above. However, if technically feasible and not detrimental to the architecture of the existing building, any additions to the building shall serve to bring the building closer into compliance (see *Figure 6*).

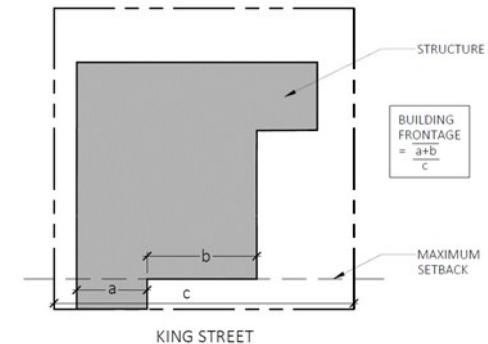
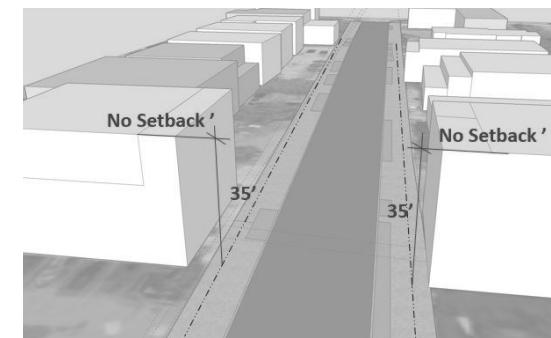
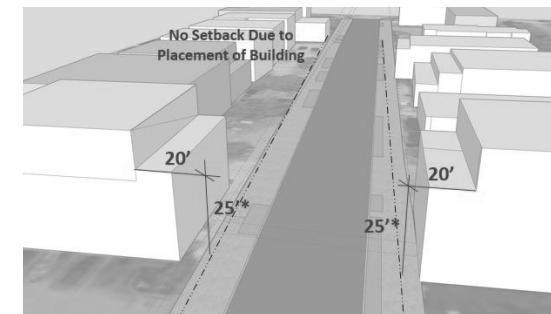


Figure 7. Measuring Building Frontage



Scenario A: 15' Max Front Setback
NO UPPER SETBACK NEEDED



Scenario B: Less Than 15' Front Setback
UPPER SETBACK NEEDED – 25' HEIGHT

Figure 8: Building Heights



4.2 Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along King Street and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage (see *Figure 7*).

1. The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).
2. Sites with frontages on multiple streets shall be required to meet the minimum primary frontage along King Street (see *Figure 9*).
3. The canopy width of a *Significant Tree* along the site frontage may be counted towards the building frontage requirement as “building frontage” if tree canopy is not significantly altered.

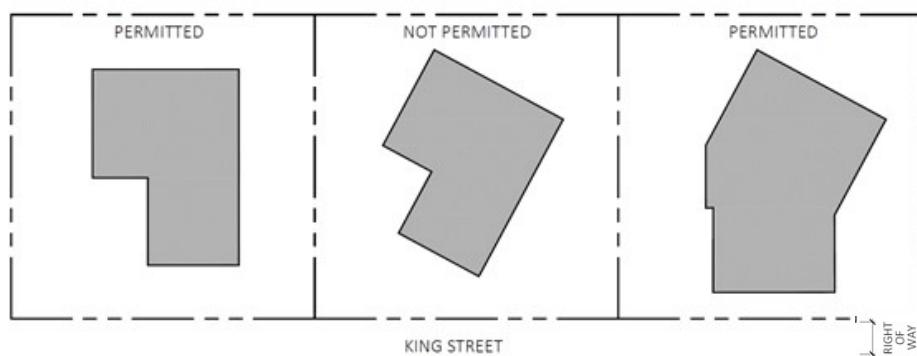


Figure 9. Building and Street Alignment



4.3 Building Height (East King Only)

The maximum building height shall be per zoning.

1. For East King district, (not applicable in West King district): For new buildings and additions to existing buildings, within the **first 15'**, measured from the front property line, the **maximum height shall be 25'** measured from 1' above design flood elevation. Existing building footprint within the 15' zone from the front property line is excluded from the upper setback; however, additions shall be subject to the upper setback. This portion may be utilized for a roof top deck, but any awnings or coverings used on the deck level shall be a minimum of 10' from the front façade. Note that a rooftop deck shall require an 8' minimum solid sound barrier on the rear face to block sound from moving toward adjacent residentially zoned sites.
2. There shall be a **minimum height of thirteen (13) feet for all buildings**. This height will allow the provision of adequate size windows, awnings or canopies, signage and a decorative parapet to hide roof-top mechanical equipment.
3. Increases in maximum building height are allowed for functional appurtenances or appurtenances necessary for the architectural design. Unoccupied accessory towers, spires and cupolas may exceed the maximum height by a maximum of fifteen (15) feet. These features shall be in character with the architecture of the building and not designed solely as sign features for aesthetic value.
4. Commercial buildings shall have an interior first floor vertical clearance of at least twelve (12) feet to allow adequate exterior street level scale and adequate room for overhead retail utilities in ground floor spaces.



City of St. Augustine King Street Design Standards

Projections
& Recesses

Band

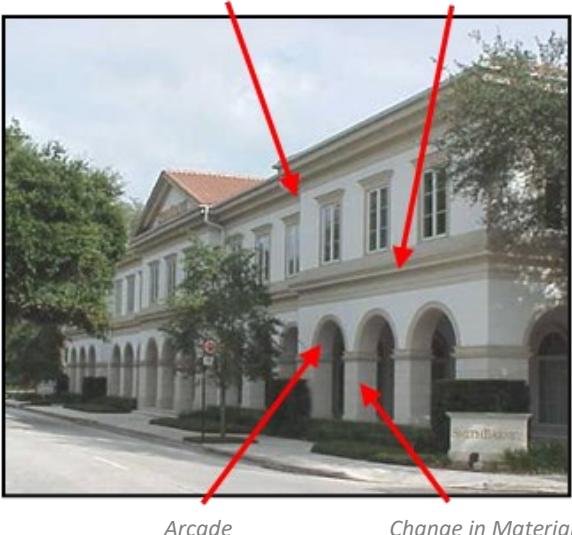


Figure 11: Façade Elements

4.4 Architecture

New construction and renovations shall adopt a **traditional commercial typology** and may adopt an architectural style that reinforces the predominant styles currently found in the district, such as **Frame and Masonry Vernacular**. When applicable, **Residential Typologies may apply to renovations**. Contemporary architectural design, not to be confused with prefabricated/mass produced architecture, will also be permitted, if the design respects the scale and character of the district.

New construction and renovations should focus on the predominant styles currently found in the corridor or on the subject building for redevelopment. Existing Institutional developments shall preserve their current architectural style on any future additions and modifications on the site.

Appendix A lists the elements characteristic of the architecture found in the corridor, which should be preserved or used as inspiration when designing new buildings or renovations.



Figure 10. Building Massing Example



4.4.1 New Construction

The following section contains additional building design standards that are applicable to all development regardless of the architectural style selected.

- a. All structures on a site shall be of the same architectural character.
- b. **Architectural details and materials shall remain consistent** on all elevations but **may be simplified on the interior side and rear facades**.
- c. **Upper floor windows shall have a vertical orientation** and may be single or double hung. Paned windows are encouraged but not required.
- d. **Frosted or patterned glass is not permitted** on windows facing the street. Stained glass is permitted.
- e. **Shutters**, if used, shall be one half the width of the window and shall be (or appear to be) operable.
- f. **Extensive building facades shall be subdivided** to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed fifty (50) feet along a street frontage without providing a substantial volume break such as a recess, or an architecturally prominent public entrance (Figure 10). The recesses and projections shall have a minimum depth of two (2) feet.
- g. Façades shall **not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements** (see *Figure 11*):
 - i. A window or door
 - ii. Awning, canopy or marquee.
 - iii. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
 - iv. Arcade, gallery or stoop.
 - v. Complementary changes in materials or texture.
- h. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.



Allowed – Left: Brick counts as one of the four maximum colors; Window trims and door provide accent colors



Prohibited – Monochromatic schemes are not allowed

Figure 12. Examples of Color Highlighting Architectural Features



City of St. Augustine
King Street Design Standards

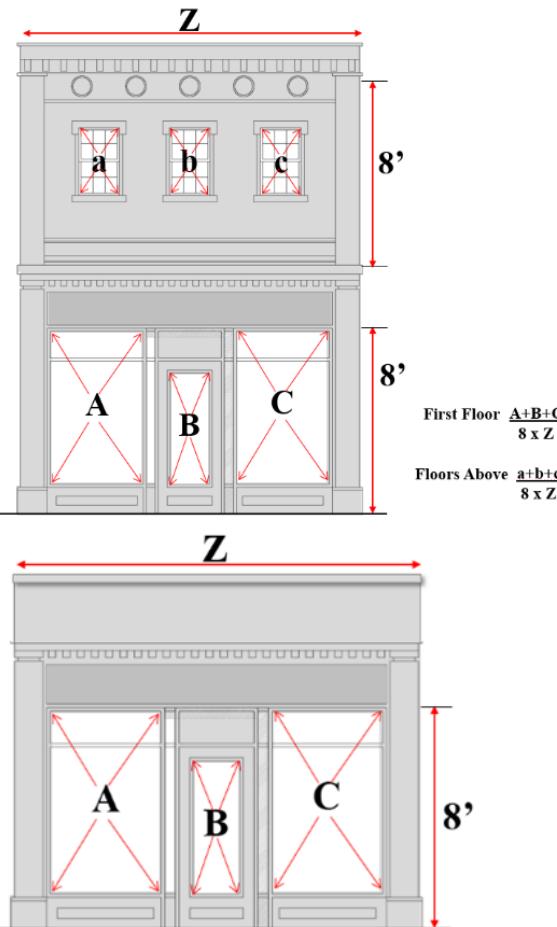


Figure 13. Calculating Glazing

4.4.2 Renovations and Additions

Existing buildings proposed for renovation or expansion (addition) shall meet the following standards:

- a. Buildings that **already feature a particular style or present some of the characteristics of a style are recommended for restoration to preserve such features. Unless otherwise determined by the Corridor Review Committee (CRC)**, redevelopment of existing structures shall maintain the character features of the architecture. Otherwise, they should be redesigned to improve compatibility with the context of King Street.
- b. For renovations/rehabilitations of existing buildings, historic features used for architectural detail shall be preserved, restored, or reconstructed unless technically or economically infeasible and the removal is approved by the CRC. Removal (or partial removal) will only be permissible if deemed necessary by the CRC. For drawings submitted for renovations (with or without CRC review needed), the Applicant shall note the historic and architecturally significant elements on the building elevations submitted, along with a statement noting if the element will be retained, removed, or repurposed.
- c. Primary features such as window shapes and sizes, opening patterns and entry doors, roof shapes and material pattern, siding patterns and finishes, porch and stair elements, foundations, and storefronts may be repaired and altered to the extent that the overall character of these elements is maintained. Note that this expressly **does NOT preclude height increases to the building**.
- d. Additions shall be designed so that there is the **least possible loss or obstruction of character-defining features**. The dominant features and facades of the existing building shall continue to be the prominent visual feature of the streetscape such that the new addition will not block or dwarf the existing building.
- e. **Residential typologies shall preserve the character** of the building. Therefore, they shall follow the guidelines for the residential conversion contained in Appendix A and must meet the following:
 - i The roof and window types and shapes shall be preserved; and
 - ii Additions to the front of the building shall maintain the character of a residential typology.



4.4.3 Building Color (East King Only)

On East King:

- a. A minimum combination of **two (2) colors** shall be required per building: one for the main body, another for the trim, doors, or other architectural features. **Natural materials** such as brick, aluminum, stone, and hardwoods **count towards the minimum of two colors**. See Appendix C for color palette. A **maximum of four (4) colors** are permitted including the use of natural materials.
- b. **Bands of color** around the building are not allowed, unless they are consistent with the pre-approved colors and **highlight an architectural feature**.
- c. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, **must clearly identify** in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.
- d. If an applicant wishes to use a non-pre-approved building color, the applicant **may submit** the color(s) for review and approval by the CRC. If noted as such, **approved colors shall apply to all future projects** and shall amend the approved colors noted in Appendix C.
- e. Building elevations (secondary/interior side façades) shall have the same color and materials as the façade facing the street.

4.4.4 Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix A). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.



Allowed – Meet the glazing rules (30% minimum first floor; 20% minimum second floor)

Figure 14. Commercial Typology - Examples of Fenestration



Figure 15. Bulkheads



Figure 16. Example of Awning



Figure 17. Example of Canopies

4.4.5 Fenestration and Glazing

Fenestration is the arrangement of windows and doors on a façade while glazing is the proportion of glass to the solid surface of a façade. Fenestration shall be calculated as the total area of glass (windows and glass doors), or openings in the case of open porches, divided by the façade area measured from design flood elevation to eight (8) feet above ground in the case of the first story, and from the floor of the upper story to eight (8) feet above that line for upper stories (see Figure 13). If the façade includes several planes, they all count toward the calculation if the façade planes are within the required building setback.

- a. The percent of fenestration shall be 30% minimum and 65% maximum of the ground floor facade facing the street. The percent of fenestration on upper floors facing the street shall be 20% minimum and 40% maximum. Renovations will not be required to meet this standard; however, additions are subject to meeting the percentages.
- b. The size and orientation of windows shall reflect the architectural style of the building (see Appendix A).
- c. Glass shall be clear float (thin, smooth, clear glass surface), gray light, or solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor (see *Figure 15*). Existing garage and bay doors reused as windows are exempt from meeting this requirement. Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.



4.4.6 Awnings and Canopies

- a. Awnings or canopies (see *Figures 16, 17 & 18*), if installed, shall be placed between the first and second stories to provide protection from the weather and to delineate the transition between ground and upper floors.
- b. Awnings and canopies shall not obscure prominent architectural features, such as cornice lines, parapets, decorative window trim, etc. Stretched awnings on curved aluminum frames are not allowed.
- c. Awnings shall be placed in a way to **accentuate the architectural features** of the building. Therefore, awnings shall not be installed to extend over multiple windows and doors. Figure 18 shows two examples, one where the awning was placed entirely across the façade (prohibited), while the other example shows the awnings used to accentuate the windows (allowed).

4.4.7 Building Entrances

- a. **The main entrance of all buildings shall be oriented toward the King Street corridor.** The design of the façade shall reinforce the presence of the main entrance. In order to better address multi-modal mobility needs, on lots with a possible secondary entrance, the applicant will design the secondary entrance in the context of serving the multi-modal community, including, but not limited to, scaling the secondary entrance to pedestrian needs, providing unimpeded pedestrian pathways or sidewalks through the site, connecting pathways or sidewalks to adjacent parcels or other pedestrian features on public or private land, providing for bicycle racks, etc.
- b. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. To emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
- c. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
- d. **Pedestrian connections** from the public sidewalk and parking areas to the building entrance **shall be provided**. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback (see Figure 19).



Prohibited (across several windows)



Allowed (individual awnings for each window)

Figure 18. Awning Placement



Figure 19. Pedestrian Transition



City of St. Augustine King Street Design Standards



Figure 20. Examples of Mansard Roofs

4.4.8 Building Roof

- a. Buildings with **flat roofs shall have a cornice treatment or a parapet**. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. **Mansard roofs shall be prohibited** (see *Figure 20*).

4.4.9 Parking Structure Design

- a. **Stand-alone parking garages, where allowed by the zoning district, shall require approval by the CRC.**
- b. Parking structures accessory to a principal use are required to be **placed behind a liner building** that houses active uses (e.g. commercial, office, residential). The liner building, which may be attached or detached from the parking structure, may be one story but shall extend for a minimum of seventy-five (75) percent of the length of the parking structure, and shall have a minimum depth of thirty (30) feet (see *Figure 21*).
- c. Any portion of the parking structure that is not concealed behind a building shall be



Figure 21. Parking Structure with Liner Building



screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited.

- d. The portion of the parking garage not concealed behind the liner building shall provide a landscaping strip along the façade. The landscaping strip shall have a minimum depth of 5 feet.
- e. The **exterior facades** of the parking garage shall be designed to **achieve architectural unity** with the principal structure.
- f. Parking structures shall meet setback, height, façade articulation, fenestration and glazing standards contained in this section. See *section 4.4.5* for details on fenestration and glazing.
- g. Ventilation openings shall resemble typical fenestration found within a particular area.

4.5 Site Access and Parking

4.5.1 Pedestrian Access and Circulation

Pedestrian walkways, ramps or steps (or a combination of these) shall link the public sidewalk to the front door entry.

4.5.2 Vehicular Access

The intent of the Standards is to **improve pedestrian connectivity by reducing vehicular connections** to a maximum of one (1) per site direct to King Street (or, when applicable, Malaga Street) and two (2) total per site.

Site modifications shall adhere to the following:

- a. Number of driveway connections:
 - i. Each site may have a **total of two (2) driveway connections**, with a maximum of one (1) from King Street (or, when applicable, Malaga Street). Only if required by the Fire Marshal for safety, additional driveway(s) may be permissible.
 - ii. Sites with **existing connections to King Street (Malaga Street)** may keep a **maximum of one (1) connection**, which may be shifted along the street frontage, as long as engineering and site distance requirements are adhered to.
 - iii. Multiple existing connections from King Street (Malaga Street) shall be **reduced to one (1) per site**.
 - iv. **No new or additional connections** to King Street (Malaga Street) shall be allowed unless direct access from a secondary street is not available.



City of St. Augustine King Street Design Standards

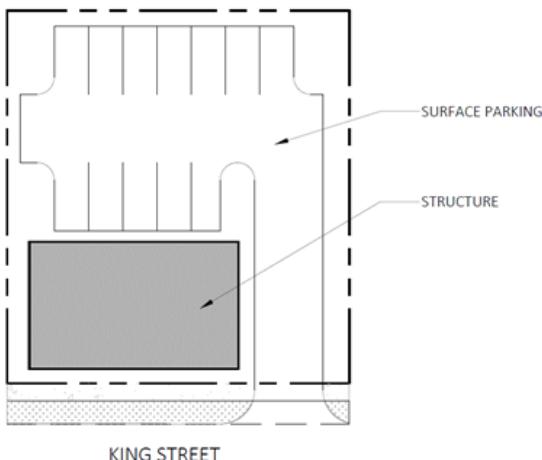


Figure 22. Parking Location and Access



Figure 23: Examples of Existing Non-Conforming
Parking Facilities

- b. Driveway design standards
 - i. **A one way ingress and one way egress shall equal one driveway.**
 - ii. One-way drives shall not exceed 13 feet in width.
 - iii. Two-way driveways shall not exceed 24 feet in width.
 - iv. Turning radii of driveways along King Street shall be determined by the applicable authority in the right of way.
 - v. Turning radii of driveways along all other streets shall not exceed 20 feet.

4.5.3 Parking Placement

Surface parking lots shall be located **behind the building** (see Figure 22). However, the following parking placement alternatives are also allowed:

- a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building. This is allowed only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility.
- b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.

4.5.4 Existing Non-Conforming Parking Facilities

There are several sites in the district with parking spaces that do not meet current code standards in terms of access, location, or size.

- a. **Parking in Front of the Building.** In conjunction with the redevelopment of a site, parking facilities that are already located in front of a building that is not being moved or demolished (see Figure 23) may remain.
- b. **Parking Spaces Accessed from Street.** In conjunction with the redevelopment of a site,



existing parking spaces that are accessed directly from the street (as opposed to a parking lane) may remain as long as there is no option to provide the minimum parking requirements elsewhere on the site.

- c. Non-Conforming Curb Cuts and Driveways. Will only be required to meet the standards of this section if there is substantial redevelopment on the site.

4.5.5 Bicycle Parking

In conjunction with new construction and substantial redevelopment (as defined in Section 3), the applicant may provide bicycle parking facilities on the site at a suggested minimum rate of one bike rack space per 20 required vehicle spaces. The rack may be placed within the street setback area, but not within the public right-of-way, and it shall count towards the required front or side yard buffer (2' of width per bicycle space, not to exceed 6') or as an offset to required trees at a rate of one tree per three spaces (not to exceed two (2) trees).

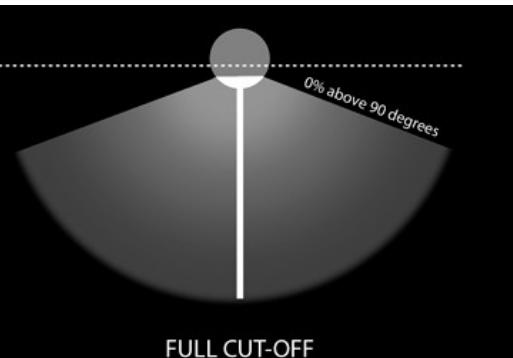


Figure 24. Full Cut-Off Lighting



Figure 24b. Lighting Height

4.6 Site and Building Lighting

Acceptable lighting on the site may include lights on the exterior of a building, up or down lighting shining on buildings or trees, and parking lot pole lighting. Only product information sheets shall be required for submittal.

4.6.1 Architectural Lighting

- a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.
- b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.
- c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.
- d. **Color and/or neon** may be used as architectural lighting to accentuate building frame, profiles or details, with **Corridor Review Committee approval**.

4.6.2 Site + Parking Lighting

- a. For basic site lighting applications (such as parking lot, pathway, and area lighting), **full cut-off lighting** fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) **Source of illumination shall not be visible from a residential district.**
- b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
- c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).
- d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.



4.7 Stormwater Facilities

Traditional stormwater retention facilities (such as ponds), where required, **shall not be located within the front setback**. Stormwater is recommended to be incorporated into the overall design of the project as amenities (The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities). Minimum criteria are below.

Projects shall include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- **Rain water harvesting (rain barrels, underground cisterns, and similar)**
- **Bio-swales**
- **Rain gardens**
- **Green roof** (layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof)
- **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). To be used for 10% minimum non-vehicular and vehicular parking for credit.



Figure 25. Examples of Stormwater Facility Design

Sources: *The Urban Report*; Green and Sustainable Services, LLC.





Section 5

LANDSCAPE & SCREENING



SECTION 5. LANDSCAPE & SCREENING

5.1 Landscape Introduction

This section contains the detailed landscaping standards for properties along King Street. The quality, installation, mitigation, and maintenance requirements of the City Code shall apply (see Section 25-53 of the Code).

5.1.1 Plant Materials

In general, site landscaping shall consist of **native** or **naturalized plants** that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

5.1.2 Protection of Existing Landscape

Effort shall be made to minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources. Construction plans shall **indicate areas of protection** and shall have **applicable notes regarding minimal disturbance of landscape elements to be preserved**.

Along the corridor, existing oaks in good health shall be protected when possible. **Oaks over 12" dbh** to be removed shall have **an additional 25% deficit applied to current tree mitigation calculations**.

- Note: A *Protected Tree* along the site frontage can be included in the building frontage calculation.

5.2 Landscape Requirements

5.2.1 Introduction

The commercial structures along the corridor are characterized by limited landscape in the front yard. Landscape is often in raised planters and narrow strips when provided. The following landscape regulations follow the existing zoning landscape requirements for CM-2, CL-2, and CL-1.



5.3 Front Yard Landscape

5.3.1 Landscape Buffer Yard Special Conditions

For commercial properties, up to 50% of required landscape may be shifted to adjacent side yard, *except for additional required buffers.

5.3.2 Landscape Buffer Yard Classification

CM-2 zoned front yards, fronting King Street, shall have a buffer yard as follows:

Trees	Shrubs
5 trees per 100' of frontage	25 shrubs per 100' of frontage

CL-2 zoned front yards, fronting King Street, shall have a buffer yard as follows:

Trees	Shrubs
4 trees per 100' of frontage	20 shrubs per 100' of frontage

CL-1 zoned front yards, fronting King Street, shall have a buffer yard as follows:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

5.3.3 Percentage of Landscape

A minimum of 25% of the buffer yard length, not including drives, mechanical equipment, etc., shall be landscape. Raised planters are encouraged and shall count toward the buffer yard length; however, movable (potted) plants do not count toward a landscape buffer yard.

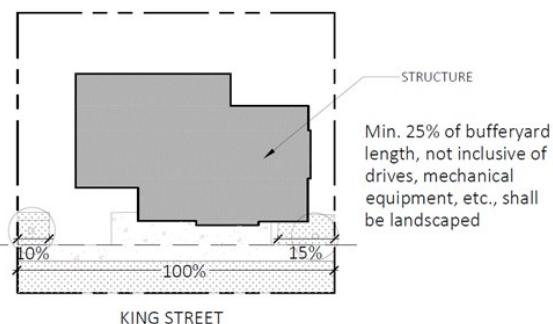


Figure 26. Landscape Percentage

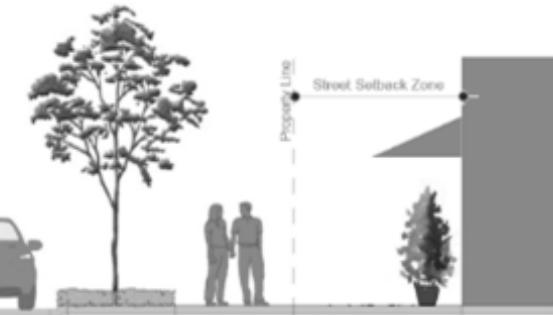


Figure 27. Examples of Planters

5.4 Side Yard Landscape

5.4.1 Landscape Buffer Yard Classification

- a. **Screening buffers shall not be required between adjacent non-residential uses along King Street.** This shall apply to all properties.
- b. When side yard setback is adjacent to a residential use:
 - i) Side yards (no matter the zoning classification) shall have a buffer yard as follows:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

- ii) When side yard setback is adjacent to a roadway: the side yard shall have a buffer yard as follows:

Trees	Shrubs
4 trees per 100' of frontage	20 shrubs per 100' of frontage

- iii) Up to 50% of required landscape may be shifted to a front, rear, or other side yard buffer.
- c. Screening buffers shall not be required between adjacent non-residential use along King Street. This condition applies for shared rear-parking uses.

5.4.2 Percentage of Landscape

A minimum of 70% of the buffer yard length, not including drives, mechanical equipment, etc., shall be landscaped.



5.5 Rear Landscape and Alleyway Buffer Yard

5.5.1 Landscape Buffer Yard Classification

a. Rear yard shall have buffer yard classification as follows:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

- i. When the rear yard setback is adjacent to a residential use: in addition to the 15 foot setback required in Section 6 and the landscaping required in Section 6, a 6-foot minimum (8-foot maximum) finished masonry wall (stucco, decorative segmental wall, brick) shall be constructed within the rear buffer yard of the site. The adjacent residential property owners may request directly from the applicant a wooden fence or landscape-only buffer and such agreement shall be filed with the building permit application with a notarized letter(s).
- ii. If the site use changes, the adjacent residents shall be contacted by the property owner to inquire if a wall is desired by the residents (if a wall was not already constructed).
- b. When any setback is adjacent to an alleyway with commercial zoning on both sides shall have buffer yard classification as follows:

Trees	Shrubs
3 trees per 100' of frontage	6 shrubs per 100' of frontage

5.5.2 Percentage of Landscape

A minimum of 70% of the buffer yard length, not including drives, mechanical equipment, etc., shall be landscape.

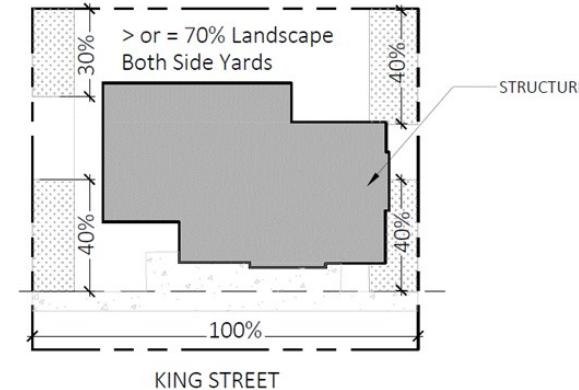


Figure 28. Side Yard Percentage



Figure 29. Examples of Street Walls

5.6 Vehicular Use Areas

Vehicular use areas (VUAs) shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.

1. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
2. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.
3. The VUA perimeter landscape (shrub planting material) shall provide screening of vehicles, particularly on the rear and side yards. Reference **Appendix C** for hedge material recommended for parking screening.



5.7 Fences and Walls

While fences are typically used to achieve privacy on a site, street walls are used to continue the building frontage along a street, to screen vehicular areas such as parking lots, and to frame public zones such as courtyards and outdoor dining areas. Street walls and fences shall meet the following standards:

5.7.1 Fences

- a. Along the front property line and front setback, gates, railings, and fencing materials shall be painted wood, powder-coated aluminum, or wrought iron. Note that these elements are likely attached to the required site wall, as defined in section 5.7.2.
- b. Chain link, wire, and PVC fencing shall be prohibited in the front setback but may be used along side or rear areas.

5.7.2 Street Walls

- a. In the **absence of a building façade along any part of the King Street site frontage line**, a **street wall shall be built** in line with (co-planar with) the façade. Breaks are permitted in the street wall to provide vehicular and pedestrian access to the site, for plazas and gathering spaces, and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
- b. **Street walls are the only types of fences/walls allowed facing streets** (see Figure 30). Privacy fences and walls are not allowed between adjacent uses along King Street.
- c. Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- d. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5 foot maximum, as measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development. However, the portion of the wall above 3 feet shall be no more than 50% solid.
- e. Street walls shall be constructed of brick or masonry. Fencing, as per 5.7.1, may be included.
- f. The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- g. When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- h. A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

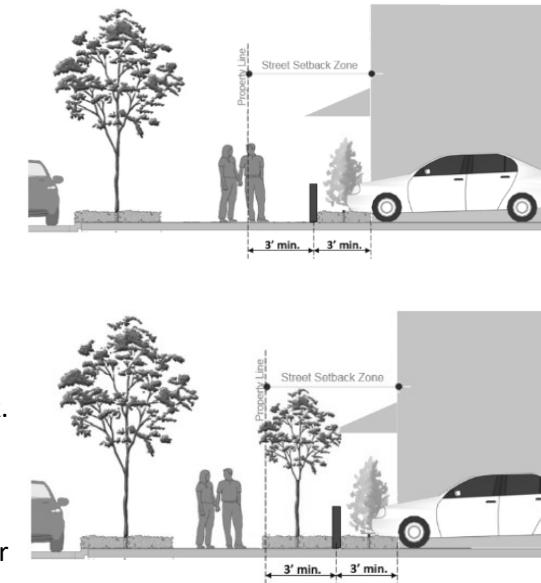


Figure 30. Street Walls and Landscaping

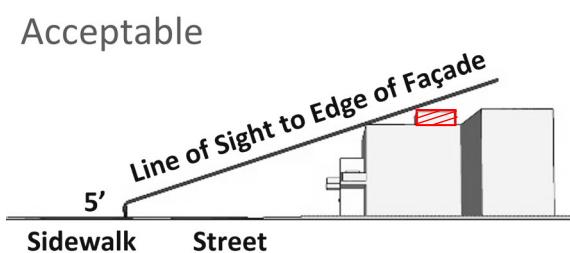
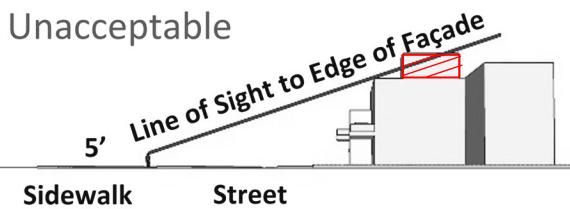


Figure 31. Equipment Screening

Screening rooftop equipment measured from furthest edge of right of way

Top: Unacceptable,

Bottom: Acceptable.

5.8 Mechanical Equipment

For the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building; vehicular/parking equipment (except for gate arms, if applicable); and any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. **Mechanical equipment** shall be located so that noise and visual impacts upon abutting residential property are minimized.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.
2. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 4.7) subject to the screening requirements stated below.
3. **Screening** (by wall, solid fence or vegetative matter) that **exceeds the height of the equipment** shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
4. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 31. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.



5.9 Solid Waste Disposal Facilities

1. Solid waste disposal facilities, solid waste, recycling, yard trash containers, and grease containers must be located to the side or rear of the building and shall be concealed from view from all sides by a wall or fence of up to 7 feet in height. The enclosure shall be made of wood, masonry or vinyl and shall be fitted with an opaque sliding or hinged door and working latch. Gates shall be able to be secured in the open position. No chain link fence is allowed for solid waste enclosures.
2. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.
3. Enclosure shall adhere to City Solid Waste requirements.
 - a. Width of 10-12 feet minimum.
 - b. Depth of 10-12 feet minimum.
 - c. Height of 7 feet minimum.
 - d. Overhead clearance over and in front of dumpster shall be clear of obstructions 20' in height.
 - e. Bumper posts: two (2) steel, 4" diameter set in concrete. Placement 12" from back wall of enclosure.



5.10 Visibility Triangle

All landscaping within the triangular areas described below shall provide unobstructed cross visibility at a level between three (3) and eight (8) feet above the ground. Trees having limbs and foliage extending into this cross visibility area shall be allowed, provided that they are so located so as not to create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas are:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway, i.e. driveway, and the public right-of-way pavement line with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the other sides.
2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular areas being measured thirty (30) feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two (2) lines.



Figure 32. Visibility Triangle



PAGE INTENTIONALLY LEFT BLANK



PONCE de LEON WEEK--SCENE FROM 1907 CELEBRATION

Spanish Infantry marching in parade on King Street

TO BE REPEATED APRIL 1, 2, 3, 1908



Section 6

SIGNS



SECTION 6 SIGNS

The Corridor regulates sign types, attachment points on buildings, and illumination as noted below in Section 6. Existing signs not meeting the requirements of this section are subject to the non-conforming provisions of the Code of Ordinances (see Section 3-23(k)).

6.1 Number and Types of Signs Allowed

1. The number of business identification signs attached to the building per business frontage on a public street shall be per City code.
2. The types of signs allowed are as follows (see Section 7, Definitions):

Building Signs

- Wall Sign
- Canopy Sign
- Awning Sign
- Projecting Sign
- Hanging Sign
- Window Sign
- Freestanding (**only for residential conversions**)

2. The use of portable signs, streamers and pennants shall follow sign code.
3. Blinking lights, bulbs facing the road, and electronic message signs are not permitted.

6.2 Building Sign Size

The total area of all building signs may be distributed among the various building signs allowed. The maximum size of any **individual** building sign shall be per City code.

Figure 33. Permitted Sign Illumination





6.3 Sign Illumination

1. Interior-illuminated cabinet or channel letter signs are not allowed. Signs may only be illuminated from an exterior light fixture or backlit to accentuate opaque raised lettering or images.
2. There shall be no illuminated signs facing a single family residential use.



Figure 34. Prohibited Sign Illumination



Figure 35. Canopy Signs



Figure 36. Awning Signs

6.4 Building Signs

1. Wall signs shall be either a panel or individual letters applied to the wall, shall not project from the wall by more than 12 inches, shall not extend above the top of the wall where it is located, and in the case of two story buildings, it shall be placed between the first and second floor windows. Signs painted directly onto the façade are not allowed.
2. Projecting signs may be read horizontally or vertically, may extend into the building setback zone, but not over the public right-of-way. They shall have a clearance of 8 feet from the ground and shall not exceed the height of the building wall where installed.
3. Canopy signs may be applied to the face of the canopy and shall not exceed 50 percent of the width of the canopy. They can be placed fully or partially above or below the edge of the canopy, provided the sign consists of individual letters (as opposed to a panel). Canopy signs are also allowed to hang from the bottom of the canopy facing the street. An 8-foot clearance shall be provided.
4. Awning signs shall not cover more than 30% of the vertical face (or near vertical part) of the awning.
5. Window signs (silk screen, vinyl letters, gold leaf, hand painted or neon) shall not occupy more than 25% of the glass window or door, and may be allowed for first and second story businesses.
6. Hanging signs shall not count toward the maximum sign area allowed, provided it is placed under the awning or canopy, perpendicular to the building, and near the front door of the business. Such signs shall have an 8 foot minimum vertical clearance as measured from grade to the bottom of the sign, and a maximum height of 2 feet. While hanging signs do not count towards the maximum sign area, they do count toward the maximum allowed signs per business.
7. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts.
8. Signs using neon lighting shall only be permissible within the West King district, and **requires approval by the Corridor Review Committee**. Neon shall be prohibited within the remainder of the corridor.



6.5 Free Standing Signs

The need for freestanding signs is based on the placement of the building away from the street. When buildings cannot be seen by passing motorists, they need a larger sign by the street to indicate the location of the business. As future traditional commercial development in the King Street corridor is expected to bring the buildings closer to the street, it will not be necessary to utilize freestanding signs to locate the businesses. The building itself, and the signs on the building, will be visible to the passing motorists.

The existing residential conversion structures, on the other hand, contain buildings at a certain distance from the street. As an incentive for preserving this form of development, freestanding pedestrian pole signs will be allowed provided they meet the following standards:

1. The sign shall not exceed a height of fifteen (15) feet measured from the adjacent sidewalk and shall provide a clearance of 8 feet from the ground if it overhangs a pedestrian or vehicular circulation area.
2. Pedestrian pole signs may be supported by one or two poles, or may be suspended from the structure as shown in Figure 38. The supporting poles may not exceed a width of 6 inches (each).
3. The sign shall not be placed within 5 feet from any portion of the building.
4. The sign may be placed up to the front property line but **shall not extend over the public sidewalk** (far right below).

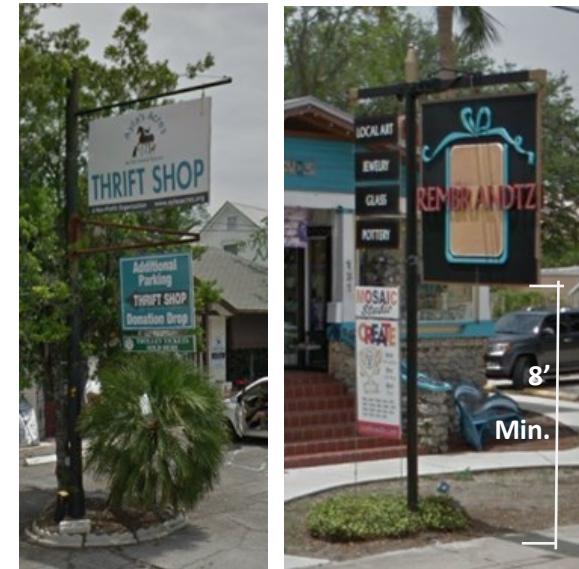


Figure 37. Examples of Pedestrian Pole Signs

(Note that all new signs shall not extend over the public sidewalk)





Section 7

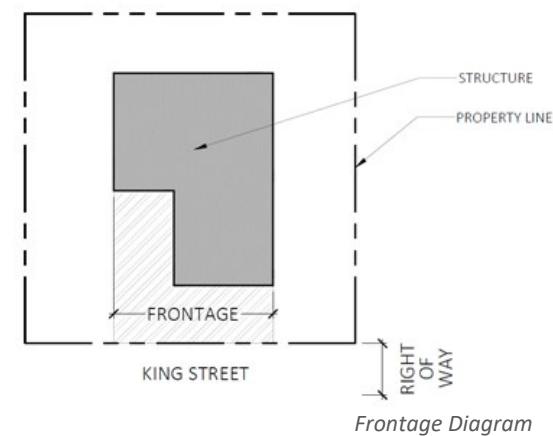
DEFINITIONS



Awning



Canopy



SECTION 7. DEFINITIONS

Accessory: a supplementary material object or feature that enhances the main focus

Adjacent: next to or adjoining something else.

Ancillary: a subsidiary area that supplements and is integral to the functions of the primary area, but is in no way the foremost purpose of the building

Appurtenances: spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances required to be placed above the roof level

Arcade: series of arches supported by a colonnade of vertical supports, such as columns or piers

Awning: a rectangular or curved shelter extending from a building and supported entirely from the exterior wall of a building and composed of non-rigid materials except for supporting framework.

Canopy: a structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground.

Corridor Review Committee: development review board as designated by the City Commission

Design Flood Elevation (DFE): The elevation of the highest flood (generally the Base Flood Elevation including freeboard) that a retrofitting method is designed to protect against.

Development Site: a parcel or lot of land that has been designated and initiated work for any development projects

Dimensional Requirement: the code guidelines for numerical measurement conditions for which development has to abide by, such as setbacks, structure widths & heights, lot coverage area, etc.

Facade: the face of a building, especially the principal front that looks onto a street or open space

Facility: a structure, amenity, or place that houses and supports a specific function

Frontage: the facade of a building, specifically abutting King Street.

Full Cut Off: a lighting fixture from which none of its lamp's intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than ten percent of the lamp's intensity is emitted between eighty (80) degrees and that horizontal plane.



Land Development Regulations: the land development and zoning codes contained in the City of St. Augustine Code of the Ordinances.

Licensed Professional: a person who has been granted legal authority by their governing body to practice within the designated scope of their profession

King Street: including "West King" and "King Street," this is the main vehicular corridor that front setbacks relate to

Malaga Street: as an extension of the Corridor, applicable sites shall reference Standards for King and Malaga interchangeably

Non-dimensional: the code guidelines for non-numerical measurement conditions for which development has to abide by, such as landscape and building color

One-Story: having one floor or level

Parking Structure: a building, generally enclosed, of which the principle function is for vehicular parking

Parapet: a low wall or protective barrier projecting from the edge of a building roof, balcony, terrace, or similar structure

Permanent Accent Lighting: light fixtures such as uplights, downlights, and strip lighting designed to accentuate architectural or landscape features (holiday / Christmas lighting not included)

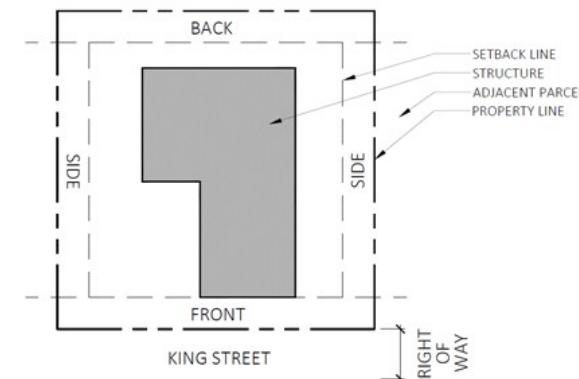
Photometric: a plan showing the simulated lighting coverage of a proposed development, helping designers assess if a plan will be sufficient in lighting a space while not creating a lighting disturbance to the surrounding properties

Porte-Cochere: a covered entrance large enough for vehicles to pass through

Rendering: a graphic (developed by a licensed professional) depicting a proposed structure in an existing context

Redevelopment: construction, policies, or programs with the overall process of improving upon existing sites or structures

Right of Way (R.O.W.): publicly owned lands, typically with roadway, sidewalks, etc., which is often immediately adjacent to a property line.



Setback Diagram



Sign, Awning



Sign, Canopy



City of St. Augustine King Street Design Standards



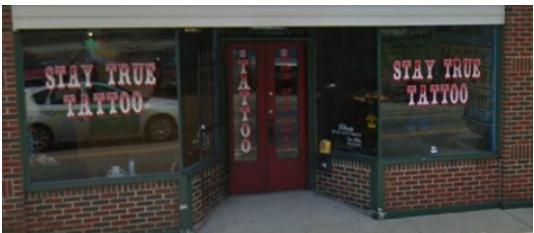
Sign, Hanging



Sign, Projecting



Sign, Wall



Sign, Window

Seasonal or Holiday Lighting: a series of clear, white or colored lights, either bare or shielded within a enclosure.

Setback: means the mean horizontal distance between the front line of the building (excluding steps and unenclosed porches of not more than sixteen (16) square feet) and the front line of the lot.

Sign, Awning: a sign that is painted, silk-screened, stitched on, imprinted on, or otherwise applied directly onto the fabric of the awning.

Sign, Canopy: a sign which is suspended from, attached to, supported from or forms a part of a canopy.

Sign, Freestanding: a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support. This sign type is prohibited on King Street (see Pedestrian Pole Sign for residential typology).

Sign, Hanging: a sign that is placed under a canopy, awning or arcade, perpendicular to the building façade, and not intended to be seen by motorists.

Sign, Pedestrian Pole Sign: a sign supported by one or two poles in the ground fully independent of any building, fence, vehicle, or object, not to exceed the dimensions included in the King Street Design Standards, where applicable.

Sign, Projecting: a sign which is affixed and displayed perpendicular to any building wall or structure with a bracket

Sign, Wall – a sign that is attached flat to a building wall.

Sign, Window – a permanent sign affixed to, or painted on either face of a window or glass door that leads to the exterior of the building. Signs suspended within three (3) feet behind the glass are also deemed window signs.

Substantial Redevelopment: site and building improvements not subject to the building code (design/aesthetic improvements) that exceed 50% of the building value over a five year period will be deemed a substantial improvement for the purposes of the Design Standards and subject to review for compliance.

Two-Story: having two floors or levels

Vehicular Use Area: all paved surfaces connected to or associated with an off-street parking area included but not limited to access driveways, aisles, curbs, islands, ramps, and vehicle parking spaces



PAGE INTENTIONALLY LEFT BLANK



72 KING ST., LOOKING EAST, ST. AUGUSTINE, FL. Dear Gre
his give you some idea how the
hams, those doves, etc. in a



Appendix

ARCHITECTURAL CHARACTERISTICS



APPENDIX B: MASONRY VERNACULAR - RESIDENTIAL BACKGROUND

Masonry Vernacular is the most dominant architectural style in the King Street district. The Masonry Vernacular buildings, like the Frame Vernacular buildings, do not follow a particular style. For residential structures, Frame and Masonry Vernacular are very similar in terms of massing and proportions. The main difference between the two is that the Masonry Vernacular uses masonry material (formed work or brick/block) as the main structural support and may have a stucco façade for the exterior fabric. In the early decades of the century, wood frame houses were sometimes disguised as masonry by applying stucco cladding over the wooden studs. Conversely, some masonry vernacular homes have recently been covered with wood or vinyl siding. The following are the characteristics seen mostly on residential examples of the Masonry Vernacular. While new Masonry Vernacular residential buildings are not expected or encouraged in the area, the following characteristics are provided to aid in the preservation of the existing vernacular homes.

BUILDING PLAN

1. Rectangular or L-shaped.
2. Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear.
3. Normally one-car space only. Very few examples have a double car garage, and in those cases, there are two doors, instead of a double-wide door.

FOUNDATION

1. Brick or concrete footings.

FACADE

1. Vertically oriented.
2. Simple entrance.
3. Three-bay or five-bay pattern.



PORCHES

1. Wide front porches.
2. Full width, wrap around, or fill in between the "L".
3. Commonly elevated 2'-6" to 3'-6" above grade.
4. Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
5. If railings used, they were wooden with 1 ¼ inch square balustrades.

MATERIALS

1. Painted block; sometimes has a rough stucco finish.
2. Brick chimneys sometimes finished with stucco.

ROOF

1. Front, side and cross gable. Sometimes hip roof is used.
2. Main roofs are steeply pitched (8:12 to 12:12).
3. Porch roofs have a low pitch (2:12 to 4:12).
4. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
5. Composition or metal shingles, V-crimp metal roof materials.
6. Brick or stucco chimneys, typically on the gable end walls.
7. Dormers were sometimes used on 1 ½ story homes.

DOORS

1. Transoms, fanlights are common.
2. French doors and simple balconies are used occasionally.
3. Door trim projects out from wall cladding, approximately ¼ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
4. Doors contain recessed wood panels.



City of St. Augustine
King Street Design Standards



WINDOWS

1. Windows are typically single, tall and narrow.
2. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Awning and jalousie/louvered windows used in later construction (mid-century).
3. Transoms, fanlights and attic louvers are common.
4. Second floor windows align with first floor windows.
5. Windows are spaced evenly along all facades.
6. Window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
7. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

COLORS

1. Colors range in the pastel family from light yellow and green to gray and brown.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

FENCES

1. Wooden fences are most common.
2. Picket fences with various level of ornamentation, consistent with the main building.

LOCAL EXAMPLES



MASONRY VERNACULAR - NON-RESIDENTIAL

BACKGROUND

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The **one and two-story commercial masonry vernacular buildings** are encouraged in the King Street district. See style characteristics below. There are two examples of **multi-story masonry vernacular buildings** in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The **auto-oriented masonry vernacular buildings** typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large setback and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

The **institutional masonry vernacular buildings** in the King Street district date from different very periods of time, and do not represent a particular trend. The older examples do project a more monumental presence with their architectural detail and vertical orientation and are oriented to the street.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.



LOCAL EXAMPLES



BUILDING PLAN

1. The building is typically oriented to the street, placed close to the sidewalk;
2. The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
3. Parking is located in the rear of the site or, in some cases, to the side of the building.

FOUNDATION

1. Slab or continuous wall (concrete or masonry units)

FAÇADE/FRONTAGE ELEMENTS

1. The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;
2. Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

COLORS

1. Colors range from pastels to earth colors;
2. Contrasting base and trim colors.

ROOF

1. Flat, hip, or gable pitched roof;
2. Parapets are used to hide the main roof;

DOORS

1. Recessed storefront glass doors are common;
2. Wood or metal door frames.

LOCAL EXAMPLES



WINDOWS

1. Fixed plate glass display windows and doors on the first floor.
2. Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
3. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
4. Windows are spaced evenly along all facades.
5. Upper story window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
6. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.



MATERIALS

1. Exposed brick, painted block; sometimes has a rough stucco finish.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

SIGNS

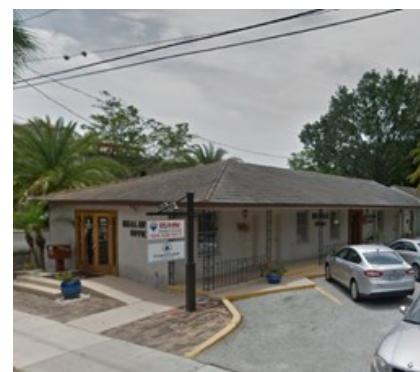
1. Business signs typically include wall or projecting signs complementing the design of the façade;



LOCAL EXAMPLES



City of St. Augustine King Street Design Standards



LOCAL EXAMPLES

City of St. Augustine
King Street Design Standards



LOCAL EXAMPLES



FRAME VERNACULAR

BACKGROUND

Frame Vernacular is one of the most dominant architectural styles in the King Street area. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. Vernacular, while considered a style, does not belong to any particular formal architectural style, rather its design reflects a trend toward simplicity. Some Frame Vernacular buildings have one story, others have two; while some have front gable roofs, others may have side-gable or cross gable roofs. Most Frame Vernacular buildings in the district are residential homes; however, the style is often used on non-residential buildings as well.

BUILDING PLAN

1. Rectangular or L-shaped.
2. Garages and carports are secondary to the main building/façade. They are either recessed from main façade or detached and placed in the rear. Sites that have been converted to commercial or office use have demolished the garage (if one was present in the rear) and replaced it with surface parking.

FOUNDATION

1. Brick, tabby or concrete block piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

FACADES

1. Vertically oriented.
2. Three-bay or five-bay pattern.
3. Simple entrance.

COLORS

1. Colors range in the pastel family from light yellows and grays to light pastel colors.

LOCAL EXAMPLES



PORCHES

1. Wide front porches.
2. Full width, wrap around, or fill in between the "L".
3. Commonly elevated 2'-6" to 3'-6" above grade.
4. Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
5. If railings used, they were wooden with 1 ¼ inch square balustrades.

ROOF

1. Front, side and cross gable.
2. Main roofs are steeply pitched (8:12 to 12:12).
3. Porch roofs have a low pitch (2:12 to 4:12).
4. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
5. Asbestos, composition or metal shingles, V-crimp metal.
6. Brick or stucco chimneys, typically on the gable end walls.
7. Dormers sometimes used on 1 ½ story homes.

DOORS

1. Transoms, fanlights are common.
2. Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim min. 4" wide, and headers (lintel) are normally 6" wide.
3. Doors contain recessed wood panels.

WINDOWS

1. Windows are single, tall and narrow.
2. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Jalousie used in later construction (mid-century).
3. Transoms, fanlights and attic louvers are common.
4. Second floor windows align with first floor windows.
5. Houses built in the early 1900s had wood windows. Aluminum and vinyl windows have been used more recently as replacements.
6. Windows are spaced evenly along all facades.
7. Window trim projects out from wall cladding, approximately ¾ inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
8. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.



MATERIALS

1. Horizontal wood siding; less common are wood shingles and board and batten. Vinyl and fiber cement siding used more recently.

ORNAMENTATION

1. Sparse, limited to ornamental woodwork.

FENCES

1. Wooden fences are most common.
2. Picket fences with various level of ornamentation, consistent with the main building.



MID-CENTURY MODERN BACKGROUND

The Mid-Century style buildings typically have open floor plans with large windows and exposed structural elements. The following are some of the elements characteristic of the mid-century architecture, which may be used as inspiration when designing new buildings:

BUILDING PLAN/FORM

1. Horizontal emphasis.
2. Reflects the influence of the automobile
3. Volumes are relatively small and horizontal/rectangular in form. However, some include **geometrical shapes** that contrast with the simplicity of the building.



FOUNDATION

1. Slab on grade or elevated grade, or stem wall.

FAÇADE

1. Brick, stone, stucco, and wood;
2. Simple, minimal facade expression.
3. Asymmetrical façades.



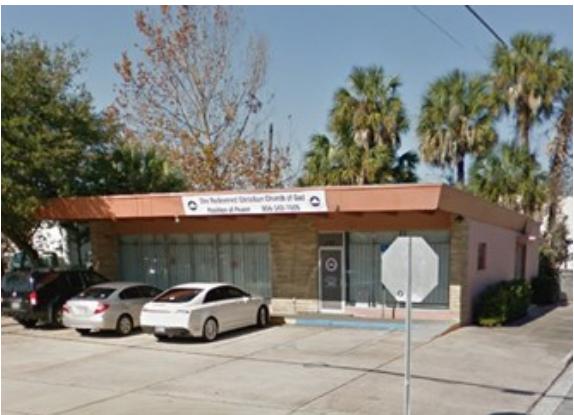
COLORS

1. Bright or subdued colors; typically with darker trim colors or bright metals to offset

FRONTEAGE ELEMENTS

1. Cantilever canopies and awnings;
2. Porte cochères;
3. Covered walkways/breezeways;

LOCAL EXAMPLES



LOCAL EXAMPLES

ROOF

1. Roofs are varied (flat, gable, hip), but with a predominance of flat roofs with small ledge (coping) at roofline.
2. Some buildings have deep overhangs. Other types of roofs in the area include shed roofs and mansard roofs.

DOORS & WINDOWS

1. Fenestration is often irregular and asymmetrical. Some buildings display large plate glass windows;
2. Casement, corner, picture or ribbon windows arranged horizontally;

MATERIALS

1. Expressive building structure (exposed steel frame, architectural block).
2. Smooth, rounded wall surfaces, often stucco;
3. Horizontal grooves or lines in walls (sometimes fluted or pressed metal);
4. Reinforced concrete, steel, glass, storefront.
5. Metal balustrades;
6. Angled supports and railings;

ORNAMENTATION

1. Very little ornamentation;
2. Decorative concrete block screens. The use of stone and wood provides an interesting contrast on the façades.
3. Geometrical shapes and strong angles contrasting with the simple design

SIGNS

1. Integral part of the building architecture.



OTHER STYLES PRESENT



Bungalow



Commercial with Moorish Influence



Spanish Colonial Revival



Mediterranean Revival



Spanish Colonial Influence



Moorish Revival



APPENDIX C: LANDSCAPE PLANTS

Botanical Name	Common Name	Botanical Name	Common Name
Street Trees		Accent Trees and Palms	
<i>Quercus laurifolia</i>	Laurel Oak	<i>Acer rubrum</i>	
<i>Quercus virginiana</i>	Live Oak	<i>Bambusa</i> spp.	Red Maple
<i>Quercus shumardii</i>	Shumard Oak	<i>Butia capitata</i>	Bamboo (clumping)
<i>Platanus occidentalis</i>	Sycamore	<i>Cercis cananadensis</i>	Pindo Palm
<i>Taxodium distichum</i>	Bald Cypress	<i>Ilex cassine</i>	Redbud
<i>Ulmus parrifolia</i>	Drake Elm	<i>Ilex opaca</i>	Dahoon Holly
Street Palms		<i>Ilex vomitoria</i>	American Holly
<i>Phoenix canariensis</i>	Canary Island Date Palm	<i>Juniperus silicicola</i>	Yaupon Holly
<i>Phoenix dactylifera</i>	Date Palm	<i>Juniperus virginiana</i>	Southern Red Cedar
<i>Phoenix sylvestris</i>	Sylvestris Date Palm	<i>Lagerstroemia indica</i>	Eastern Red Cedar
<i>Sabal palmetto</i>	Sabal Palm	<i>Ligustrum</i> spp.	Crape Myrtle
<i>Washingtonia robusta</i>	Washington Palm	<i>Liquidambar styraciflua</i>	Ligustrum
		<i>Livistonia chinensis</i>	Sweetgum
		<i>Magnolia grandiflora</i>	Chinese Fan Palm
		<i>Myrica cerifera</i>	Southern Magnolia
		<i>Phoenix reclinata</i>	Wax Myrtle
		<i>Prunus agustifolia</i>	Senegal Date Palm
		<i>Prunus calleryana</i>	Chickasaw Plum
		<i>Prunus caroliniana</i>	Bradford Pear
		<i>Trachycarpus fortunei</i>	Cherry Laurel
			Windmill Plum



Botanical Name **Common Name**

Hedges*, Shrubs*, Cycads and Palms

(*To be used as a screen for parking lots.)

<i>Abelia grandiflora</i> *	Abelia
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Cassia</i> spp.	Cassia
<i>Cortaderia selloana</i>	Pampas Grass
<i>Crinum</i> spp.	Crinum Lily
<i>Eleagnus pungens</i> *	Silverthorn
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Feijoa sellowiana</i> *	Feijoa
<i>Galphimia glauca</i>	Thryallis
<i>Gardenia jasminoides</i>	Gardenia
<i>Hibiscus</i> spp.	Hibiscus
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex cornuta</i> *	Chinese Holly
<i>Ilex cornuta</i> * "Burfordi"	Burford Holly
<i>Ilex crenata</i>	Japanese Holly
<i>Ilex vomitoria</i> "nana"	Dwarf Yaupon Holly
<i>Illicium anisatum</i> *	Star Anise
<i>Illicium parviflorum</i> *	Yellow Anise
<i>Juniperus chinensis</i> *	Chinese Juniper
<i>Juniperus</i> spp.	Juniper
<i>Lantana camara</i>	Lantana
<i>Ligustrum japonicum</i> *	Japanese Privet
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Nandina domestica</i>	Heavenly Bamboo

Botanical Name **Common Name**

Hedges*, Shrubs*, Cycads and Palms

<i>Nerium oleander</i>	Oleander
<i>Philodenron selloum</i>	Split Leaf Philodendron
<i>Photinia fraseri</i>	Fraser's Photinia
<i>Pittosporum tobira</i> *	Pittosporum
<i>Plumbago auriculata</i>	Plumbago
<i>Podocarpus macrophyllus</i> *	Podocarpus
<i>Pyracantha coccinea</i>	Firethorn Pyracantha
<i>Raphiolepsis indica</i>	Indian Hawthorn
<i>Rhipidophyllum hystrix</i>	Needle Palm
<i>Rhododendron indica</i> *	Indica Azaleas
<i>Rhododendron obtusum</i>	Dwarf Azaleas
<i>Rhododendron kurume</i>	Kurume Azaleas
<i>Serenoa repens</i>	Saw Palmetto
<i>Spartina</i> spp.	Cordgrass
<i>Thuja occidentalis</i>	American Arborvitae
<i>Viburnum odoratissimum</i> *	Sweet Viburnum
<i>Viburnum suspensum</i> *	Sandankwa Viburnum
<i>Viburnum Tinus</i>	Laurustikus Viburnum
<i>Yucca elephantipes</i>	Spineless Yucca
<i>Yucca smalliana</i>	Bear Grass
<i>Zamia floridana</i>	Coontie
<i>Zamina furfuracea</i>	Cardboard Plant



City of St. Augustine
King Street Design Standards

Botanical Name	Common Name	Botanical Name	Common Name
Groundcovers		Groundcovers	
<i>Aspidistra elatior</i>	Cast Iron Plant	<i>Clematis dioscoreifolia</i>	Japanese Clematis
<i>Catharanthus roseus</i>	Periwinkle, Vinca	<i>Clematis virginiana</i>	Sweet Autumn Clematis
<i>Cyrtomium falcatum</i>	Holly Fern	<i>Glesmium sempervirens</i>	Carolina Jasmine
<i>Dieteris iridioides</i>	African Iris	<i>Hedera canariensis</i>	Algerian Ivy
<i>Ficus pumila</i>	Creeping Fig	<i>Hedera helix</i>	English Ivy
<i>Gaillardia pulchella</i>	Gaillardia	<i>Ipomea stolonifera</i>	Beach Morning Glory
<i>Gelsemium sempervirens</i>	Carolina Jessamine	<i>Jasminum multiflorum</i>	Downy Jasmine
<i>Gerbera jamesonii</i>	Gerbera Daisy	<i>Jasminum sambac</i>	Arabian Jasmine
<i>Hedera canariensis</i>	Algerian Ivy	<i>Lonicera japonica "halliana"</i>	Hall's Honeysuckle
<i>Hedera helix</i>	English Ivy	<i>Lonicera sempervirens</i>	Coral Honeysuckle
<i>Hemerocallis spp.</i>	Day Lilly	<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Helianthus debilis</i>	Beach Sunflower	<i>Trachelospermum asiaticum</i>	Confederate Jasmine
<i>Ipomoea stolonifera</i>	Beach Morning Glory	<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Iris virginica</i>	Blue Flag	<i>Wisteria sinensis</i>	Chinese Wisteria
<i>Lantana depressa</i>	Yellow Pineland Lantana	Turfgrass	
<i>Lantana montevidensis</i>	Weeping Lantana	<i>Bahia Grass</i>	
<i>Liriope spp.</i>	Lily Turf	<i>Bermuda Grass</i>	
<i>Lonicera japonica "Halliana"</i>	Hall's Honeysuckle	<i>Centipede Grass</i>	
<i>Nandina domestica "nana"</i>	Dwarf Heavenly	<i>St. Augustine Grass</i>	
<i>Nephrolepis exaltata</i>	Sword or Boston Fern	<i>Zoysia Grass</i>	
<i>Ophiopogon japonicus</i>	Mondo Grass	Plants Not Listed	
<i>Pittosporum tobira "nana"</i>	Dwarf Pittosporum	All native plantings as defined by UF/IFAS or USDA to northeast Florida may be used in addition to this list. All plantings defined as "Florida Friendly" and suited to northeast Florida's climate by UF/IFAS may also be used. Refer to the Florida-Friendly Landscape website for more assistance: http://fyn.ifas.ufl.edu/	
<i>Rudbeckia hirta</i>	Black Eyed Susan		
<i>Trachelospermum asiaticum</i>	Confederate Jasmine		
<i>Trachelospermum jasminoides</i>	Star Jasmine		
<i>Tulbaghia violacea</i>	Society Garlic		
<i>Vinca major</i>	Bigleaf Periwinkle		
<i>Zamia floridana</i>	Coontie		





APPENDIX D: COLORS (EAST KING ONLY)



SW 0036
Buckram Binding
Interior



SW 0035
Indian White
Interior / Exterior



SW 0037
Morris Room Grey
Interior / Exterior



SW 0040
Roycroft Adobe
Interior / Exterior



SW 6316
Rosy Outlook
Interior / Exterior



SW 6771
Bathe Blue
Interior / Exterior



SW 6464
Aloe
Interior / Exterior



SW 6815
Awesome Violet
Interior / Exterior



SW 0041
Dard Hunter Green
Interior / Exterior



SW 0043
Peristyle Brass
Interior / Exterior



SW 0048
Bunglehouse Blue
Interior / Exterior



SW 0074
Radiant Lilac
Interior / Exterior



SW 0025
Rosedust
Interior / Exterior



SW 6035
Gauzy White
Interior / Exterior



SW 7083
Darkroom
Interior / Exterior



SW 0065
Vogue Green
Interior / Exterior



SW 0066
Cascade Green
Interior / Exterior



SW 0067
Belvedere Cream
Interior / Exterior



SW 0068
Copen Blue
Interior / Exterior



SW 6401
Independent Gold
Interior / Exterior



SW 6556
Obi Lilac
Interior / Exterior



SW 0069
Rose Tan
Interior / Exterior



SW 0070
Pink Shadow
Interior / Exterior



SW 0071
Orchid
Interior / Exterior



SW 0072
Deep Maroon
Interior

NOTE: Colors may be increased or decreased in saturation 10% from color sample.



PAGE INTENTIONALLY LEFT BLANK



City of St. Augustine
King Street Design Standards

Approved; August 26, 2019

Reformatted: November 25, 2020

Prepared by



Marquis Latimer + Halback, Inc.

34 Cordova Street, Suite A

St. Augustine, FL 32084

Jeremy Marquis, RLA, ASLA, LEED AP BD+C, Project Manager

jeremy@halback.com



S&ME. Inc.

1615 Edgewater Drive, Suite 200

Orlando, FL 32804

Pat Tyjeski, AICP

ptyjeski@smeinc.com



PAGE INTENTIONALLY LEFT BLANK



TM

*Note that the Entry Corridor logo is a registered trademark of the City of
St. Augustine, registered on December 22, 2020 with the State of Florida*