



# Beach Property Owners Design Manual

North Beach & Seagate and Ocean Neighborhoods  
Delray Beach, FL

Revision: 2019



**NEIGHBORHOOD CHARACTER OVERVIEW + REGULATION & INCENTIVES + DESIGN GUIDELINES**

## ◆ ACKNOWLEDGEMENTS (2005 Manual)

---

Urban Design Studio would like to thank the many people who were instrumental in the preparation and development of the Beach Property Owners Design Manual.

### **CITY OFFICIALS**

Mayor Jeff Perlman  
Vice-Mayor Alberta Perry McCarthy  
Deputy Vice-Mayor Jon Levinson  
Commissioner Patricia Archer  
Commissioner Bob Costin

Susan Ruby, City Attorney

Paul Dorling, Planning and Zoning Director  
Jeffrey Costello, Assistant Planning and Zoning Director

Diane Colonna, CRA Executive Director  
Thuy Shutt, CRA Urban Designer

### **BEACH PROPERTY OWNERS DESIGN GUIDELINES TASK FORCE**

Franklin Boyar  
Daniel Burns  
Christina Cleveland  
Bernie Dahlem  
Gary Eliopoulos  
Rita Ellis  
John Fazio  
Kathy Fazio  
Cary Glickstein  
Jan Hansen  
Linda Lake  
Chris Miller  
Wendy Overton  
Carolyn Patton  
Terry Pfeil  
Robert Sparvero  
Patricia Westall  
Gil Whittenberg  
Stacey Winnick  
Jim Zengage

### **BEACH PROPERTY OWNERS ASSOCIATION, INC.**

Robert Sparvero, President  
Bernie Dahlem, Vice President  
Cary Glickstein, Vice President  
Dorothy Brockmiller, Secretary  
Pat Duane, Treasurer  
Lucy Carney, Trustee  
Rita Ellis, Trustee  
Susan Hurlburt, Trustee  
Mary Renaud, Trustee  
Robert Victorin, Trustee  
Stacey Winick, Trustee



## ◆ ACKNOWLEDGEMENTS (2019 update)

---

Alexis Knight Architects would like to thank everyone involved in the update to the Beach Property Owners Design Manual.

### **CITY OFFICIALS**

Mayor Shelly Petrolia  
Vice-Mayor Adam Frankel  
Deputy Vice-Mayor Shirley Johnson  
Commissioner William “Bill” Bathhurst  
Commissioner Ryan Boylston

Planning and Zoning Division Staff

### **BEACH PROPERTY OWNERS ASSOCIATION, INC.**

#### **BPOA OFFICERS**

Bob Victorin, President  
Bob Currie, Vice-President  
Scott POrten, Vice-President  
Jack Harris, Secretary  
George Mancini, Treasurer

#### **TRUSTEES**

Anne Bright  
Rita Ellis  
Andy Katz  
Tom Laudini  
Susan Lebrun  
Fran Maricola  
Bill Petry  
Patsy Westall

**Alexis Knight Architects, Inc.**  
Steven W. Knight, Principal in Charge  
100 NE 6th Street, Suite 102  
Boynton Beach, FL 33435  
561 374 9242  
[sknight@akarchitectsinc.com](mailto:sknight@akarchitectsinc.com)

## ◆ TABLE OF CONTENTS

---

### INTRODUCTION

#### Introduction

A. Need For The Manual .....	i
B. How To Use The Manual .....	i
C. Study Area .....	ii
D. Overlay Districts .....	iii
E. Exemptions .....	vi

### SECTION I - DISTRICT REGULATIONS & INCENTIVES

Regulations & Incentives .....	I-1
A. First Floor Height Limits .....	I-2
B. Lot Definition and Coverage .....	1-3
Lot Definition and Coverage (Cont.).....	1-4
C. Incentive (Increased Lot Coverage) .....	I-5
D. Side Setback Comparisons.....	I-6
Side Setback Comparisons (Cont.).....	I-7
E. Side Setbacks for Structures with Rear Garages .....	I-8
F. Incentive (Rear Detached Garages) .....	I-9
G. Rear Setbacks .....	I-9
H. Additions and Renovations .....	I-10
I. Special Exceptions for Additions and Renovations .....	I-11
J. Landscape Guide .....	I-12 – I-16

### SECTION II - DESIGN GUIDELINES

Design Guidelines .....	II-1 & II-2
A. Architectural Categories .....	II-3 & II-3
B. Building Form .....	II-5 & II-6
C. Roofs .....	II-7
D. Windows .....	II-8
E. Shutters .....	II-9
F. Entrances .....	II-10
G. Exterior Materials .....	II-10 & II-11
H. Garages and Accessory Buildings .....	II-12 & II-13

## ◆ TABLE OF CONTENTS

---

### SECTION II - DESIGN GUIDELINES [continued]

I. Color.....	II-14
J. Additions and Renovations .....	II-15
K. General Landscape Standards .....	II-16
L. Outdoor Lighting .....	II-17
M. Sea Turtle Nesting Lighting Recommendations .....	II-18

### APPENDIX A: NEIGHBORHOOD CHARACTER OVERVIEW

Architecture .....	A-1 & A -2
A. Minimal Traditional “Cottage” .....	A-3 & A-4
B. Wood Frame Traditional .....	A-5 & A-6
C. Anglo-Caribbean/Key West .....	A-7 & A-8
D. Monterey .....	A-9 & A10
E. Mediterranean Influence .....	A-11 & A-12
F. Florida Bermuda .....	A-13 & A-14
G. Split Level .....	A-15
H. Ranch .....	A-16 7 A-17
I. Florida Bungalow .....	A-18 & A-19
J. International.....	A-20
K. Modern.....	A-21
Landscaping .....	A-22 – A-28
A. Streetscapes .....	A-29
B. Front Yard Treatments .....	A-30
C. Side Yard Treatments .....	A-31
D. Rear Yard Treatments .....	A-32
Conclusion .....	A-33

### APPENDIX B: APPLICATION AND REVIEW PROCESS

### APPENDIX C: BEACH PROPERTY OWNERS APPLICATION CHECKLIST

## INTRODUCTION

### A. THE NEED FOR THIS MANUAL

This Design Manual is intended to serve as a guide for preserving and perpetuating the unique residential character of the North Beach and Seagate Neighborhoods. It addresses various topics regarding the development of compatible single family homes (new or additions) in the two neighborhoods. These modifications address many of the suggestions offered since the inception of the original manual.

The updated 2019 Manual is designed to meet the current needs of a variety of users: property owners, architects, building contractors, and landscape contractors, as well as city officials and staff, and the general public. No portion of this manual shall be interrupted to conflict with, or cause any design to be contrary to the City of Delray Beach Land Development Code.

As originally intended, the Design Manual is to be utilized in conjunction with the City of Delray Beach Land Development Regulations and the Comprehensive Plan. Together these documents provide a framework which can foster creative design approaches and solutions.

The information and photographs contained within this Design Manual respond to the opportunities for enhancing and preserving the visual environment of the neighborhoods. The Regulations and Design Guidelines in this Manual are, by specific intent, illustrative rather than prescriptive. They do not dissect every architectural influence, nor do they attempt to prescribe specific, detailed ways to handle every type of alteration to existing structures. They do, however, provide a methodology and common framework for reviewing submissions and attaching conditions, if any, to project approvals.

### B. HOW TO USE THIS MANUAL

This Design Manual is organized into 4 sections:

1. **Introduction (Study Area and Overlay Districts)**
2. **Section I Regulations & Incentives (Custom Regulations in addition to current codes)**
3. **Section II Design Guidelines (Preferred, Discouraged, Prohibited elements)**
4. **Appendices (Neighborhood Character Overview, Application and Review Process)**

The user is encouraged to read the Manual in its entirety. This manual is intended to accompany the City's Land Development Regulations. See Appendix "B" for a detailed description of the Application and Review Process. See Appendix "C" for the Beach Property Owners Application Checklist. Refer to "E" of the Introduction for exemptions.

## C. NEIGHBORHOODS

The initial study and ultimately the development of this Design Manual were prompted by resident concerns about the adverse effect development trends could have on the character of their Neighborhoods. These trends include demolition of existing dwellings, and the construction of newer homes or additions to existing homes that are much larger than, and inconsistent with, the existing Neighborhood Character.

Two residential neighborhoods within the Beach Property Area were selected based on their location, lot sizes, property values, neighborhood character and perhaps most importantly, their current state of development. Both areas, the North Beach Neighborhood and the Seagate Neighborhood are beginning to experience the pressure of market trends in development.

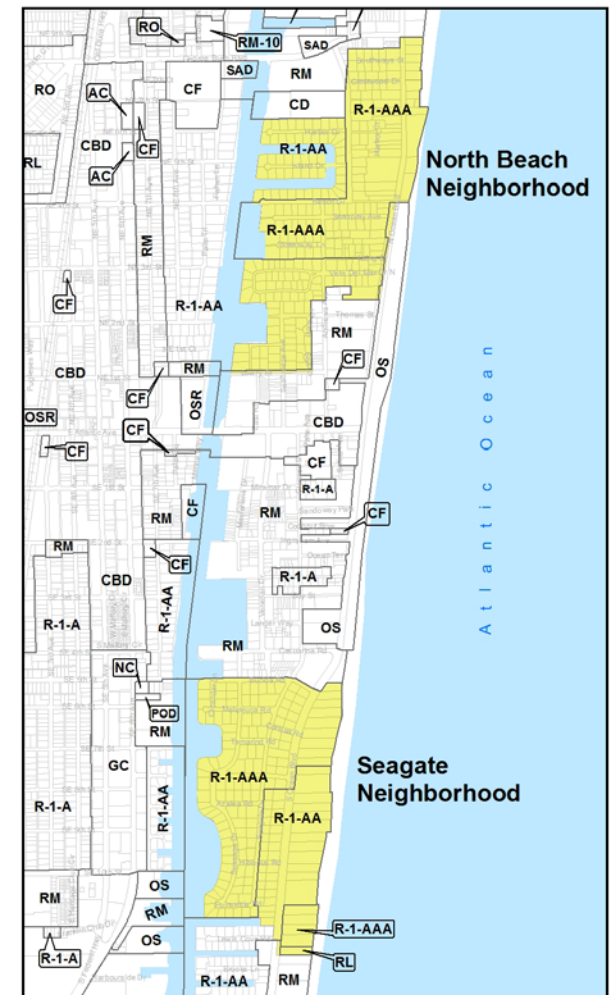
The North Beach Neighborhood has approximately 274 lots ranging from a few lots under 10,000sf to a few lots over 60,000sf. Located just south of George Bush Boulevard and North of Atlantic Avenue, most of the area runs from the Atlantic Ocean clear through to the Intracoastal Waterway. The Seagate Neighborhood has approximately 164 lots ranging from 10,000sf to over 80,000sf. Located midway between Atlantic Avenue and Linton Boulevard, the majority of the area also runs from the Atlantic Ocean to the Intracoastal Waterway.

The highlighted areas on this page denote both Neighborhoods. Even though the study area is small, District Neighborhood Characteristics exist that collectively create a memorable ambiance.

Some of the areas have distinct differences, while others exhibit subtle differences. Districting will ensure that the quality and character of the Neighborhoods is preserved while at the same time giving attention to specific areas. Furthermore, districting will enhance the application of standards on a more specific level, allowing more creativity while still maintaining the overall integrity of the Neighborhood. Finally, districting will reduce the need for variances.

Based on District Neighborhood Characteristics between oceanfront lots and lots west of Ocean Boulevard, two Overlay Districts have been established.

## BEACH PROPERTY OWNERS NEIGHBORHOODS





## E. EXEMPTIONS

Although an applicant is not required to submit an application using the Beach Property Owners Design Manual under the following conditions, it is highly recommended that any modifications to existing structures follow the provided information to help ensure a preferred neighborhood vision.

### EXEMPTIONS INCLUDE:

- Any structure not in the North Beach or Seagate Neighborhoods
- Any structure built or approved prior to the adoption of the Design Manual
- Any building permits (with completed plans) submitted prior to the adoption (including updates) of the Design Manual
- Any existing structure requiring exterior improvements such as repainting, siding, replacement of roof materials, etc.
- Any existing structure damaged or demolished by a natural disaster or act of God will be permitted to rebuild as it existed prior to event
- Any renovations or additions that represent 50% or less of the square footage of the existing structure
- Any structure which is located within a historic district or individually designated; these structures shall comply with Section 4.5.1 of the Land Development Regulations.

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

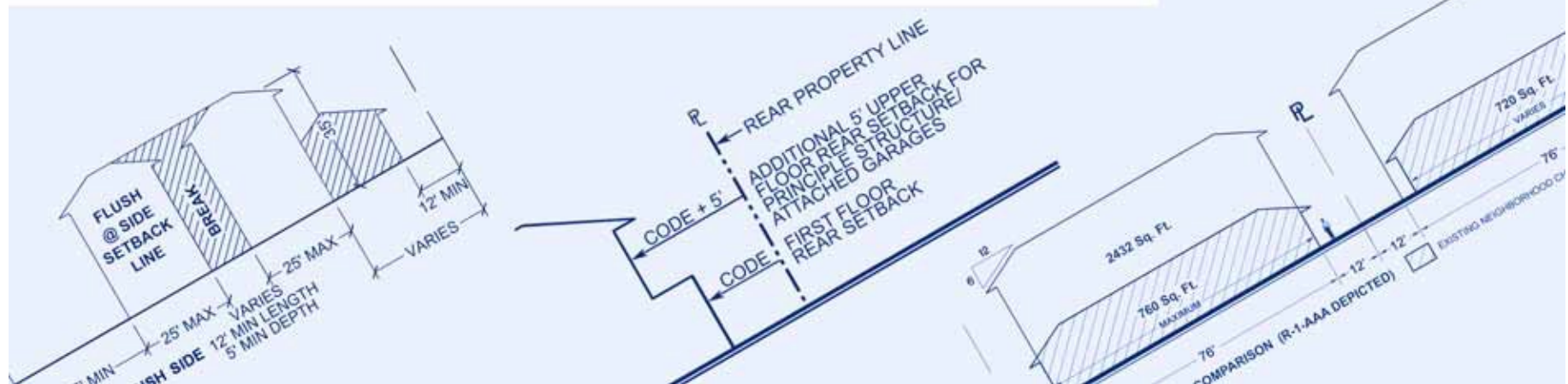
### REGULATIONS & INCENTIVES

The Regulations and Incentives of this Design Manual are intended to supplement the Delray Beach Land Development Regulations through the creation of Overlay Districts as described in the Introduction.

Citywide regulations do not provide adequate controls to address the “mansionization” issues facing the Beach properties. Without some direction other than the envelope established by setbacks and height, new developments could easily become over three times the size of the biggest houses under construction now. That reality does not even take into account teardowns that combine two or more lots together to construct one even larger structure.

The regulations that are in this Design Manual are straightforward and offer a common sense approach to address Mass (Volume), Bulk (Shape), and Scale of future construction and renovations in the Neighborhoods. The Introduction of lot coverage and upper-story setbacks offer sound regulations but keep flexibility and creativity paramount. The regulations are structured so that transitions will be provided for multi-story structures by moving upper stories away from the property lines and requiring additional landscaping in key locations. Incentives are offered for multi-story structures that incorporate additional setbacks and/or have garages located in the rear of the property.

The regulations set forth in this section are mandatory for homes in the North Beach and Seagate Neighborhoods. Non-compliance with Section I will require a variance as outlined in the City of Delray Beach Land Development Regulations (LD Section 2.4.7(A). An appeal of any of the design guidelines in Section II will require a waiver or consideration pursuant to LDR Section 2.4.7(B).



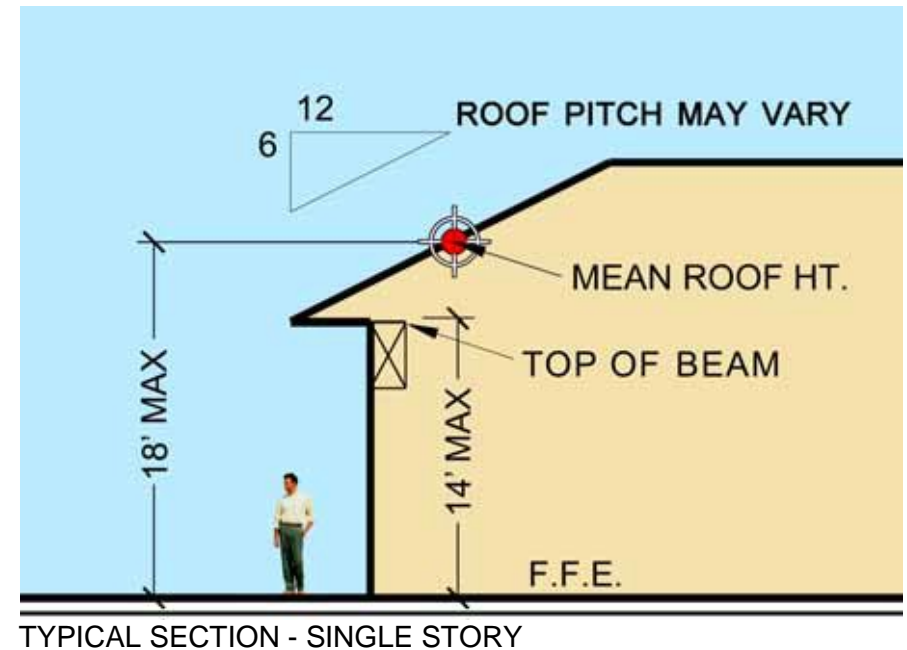
## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### A. FIRST FLOOR HEIGHT LIMITS

#### (NORTH BEACH/ SEAGATE DISTRICT & OCEAN DISTRICTS)

For determining lot coverage or incentives, single-story structures or first floor limits shall be established by:

- height from finished floor elevation to top of beam (tie or bond) shall not exceed 14'-0"
- mean Roof Height shall not exceed 18'-0" (the **Mean Roof Height** (h) is defined as the average of the **roof eave height** and the **height** to the highest point on the **roof** surface)
- any portion exceeding these dimensions shall be considered a multi-story structure



## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### B. LOT DEFINITION AND COVERAGE

- The lot size and configuration will be determined by the information included in the legal survey as provided by the applicant. The survey shall include all meets and bounds and shall include a legal description of the property. A copy of the survey shall be included as part of the application package
- The lot size shall be tabulated through the use of the overall lot dimensions and shall include “dry” surface only.
- Any lot surfaces covered by natural water bodies or features shall be excluded.
- The Lot Front, or Front Yard shall be determined by the lot orientation and the yard which faces the street.
- The Lot Front, or Front Yard for corner lots shall be determined by the side of the lot which has the least street right of way. The lot definition used by this manual shall not be contrary to the Delray Beach Land Development Regulation’s definition of the same.

	EXISTING CODE	OVERLAY DISTRICTS			
		OCEAN		NORTH BEACH/SEAGATE	
		SINGLE-STORY	MULTI-STORY	SINGLE-STORY	MULTI-STORY
MAXIMUM LOT COVERAGE (BLDG FOOT PRINT)	-NA-	40%	40%	40%	30% STANDARD 35% INCENTIVE
EXISTING STRUCTURE INCENTIVE	-NA-	45%	40%	45%	40%
MINIMUM OPEN SPACE	25%	35%	35%	35%	45%

**LOT COVERAGE:** The area or “footprint” under roof that the principal structure and any accessory structures occupy on the ground plane within the building envelope. Usually expressed as a percentage, lot coverage can be determined by:

$$\frac{\text{building footprint (Sq. Ft. under Roof)}}{\text{lot size (Sq. Ft.)}} = \text{lot coverage \%}$$

#### SINGLE STORY



TYPICAL 100'x150' LOT

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

---

**EXISTING STRUCTURE INCENTIVES:** To discourage teardowns of existing structures that exhibit a preferred architectural style, the following incentives are provided:

- Existing single story structures with a preferred architectural style may increase lot coverage up to 45% provided it remains a single story.
- Existing multi-story structures with a preferred architectural style may increase lot coverage up to 40% provided the upper floors do not exceed 50% of the allocated lot coverage.

**OPEN SPACE:** All areas of natural plant communities or areas replanted with vegetation after construction, such as: revegetated natural areas; tree, shrub, hedge or ground cover planting areas; and lawns. Water bodies cannot be used to calculate open space areas.

**INCENTIVES:** See the incentive descriptions on the following page to increase lot coverage from 30% to 35% in the North Beach/Seagate Districts.

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

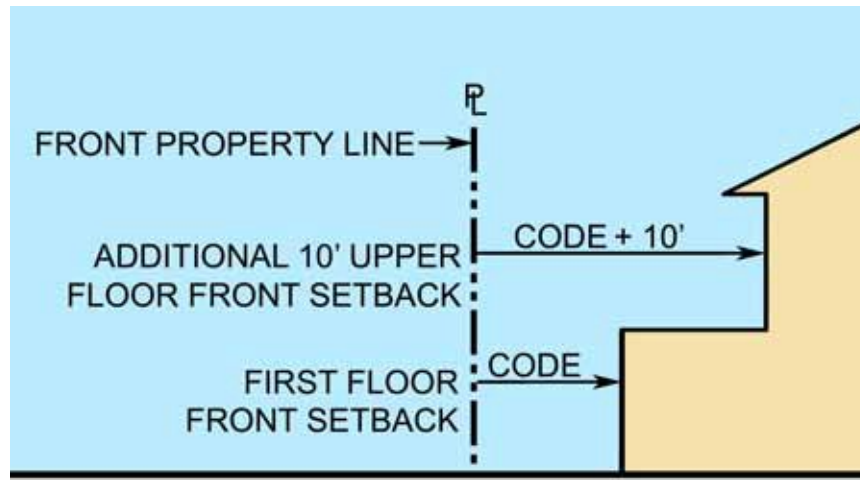
### C. INCENTIVE (INCREASED LOT COVERAGE) (NORTH BEACH / SEAGATE DISTRICT ONLY)

As an incentive to promote additional front transitions for multi-story structures, lot coverage can be expanded from 30% to 35%, provided the following criteria are met or exceeded.

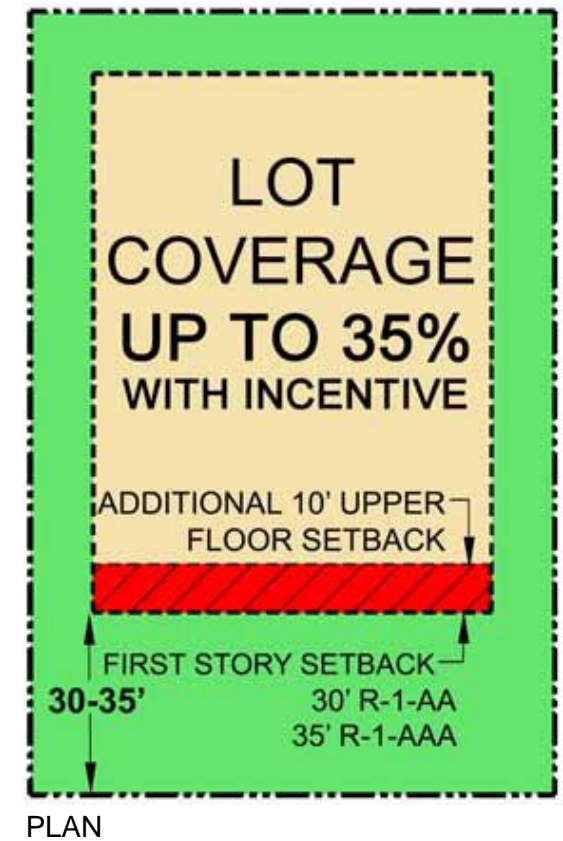
#### ADDITIONAL FRONT SETBACK FOR UPPER FLOORS

An additional 10 feet setback from the required front setback line shall be applied to all portions of a structure that exceed 1 story (see first floor height limits).

- R-1-AA Zoning: 30' front setback + 10' additional = 40' front setback for any multi-story portion of a structure
- R-1-AAA Zoning: 35' front setback + 10' additional = 45' front setback for any multi-story portion of a structure
- Incentive Program may not be used if any discouraged elements exceed the Design Guideline threshold or prohibited elements are present



SECTION: FRONT SETBACK



## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### D. ADDITIONAL SIDE SETBACKS FOR UPPER FLOORS & SIDE SETBACK COMPARISONS (FRONTVIEW)

#### (NORTH BEACH / SEAGATE DISTRICT AND OCEAN DISTRICT)

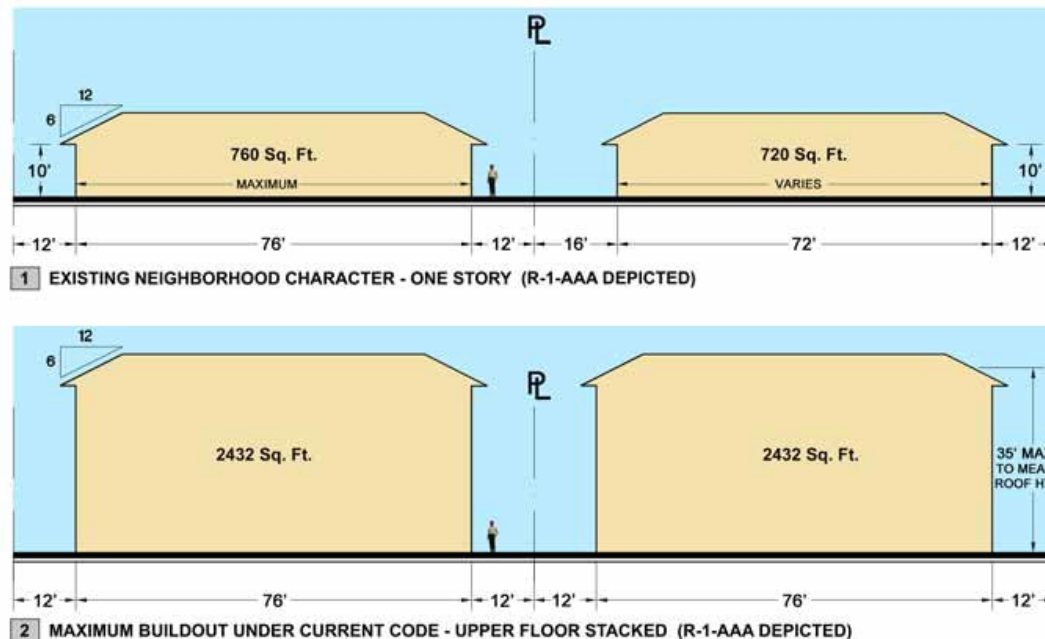
The City of Delray Beach has a uniform side setback of 10 feet for R-1-AA and 12 feet for R-1-AAA zoning districts. While two-story houses are becoming the market trend, the history of houses in the North Beach/Seagate District has been typically one-story.

To respect the neighborhood scale and space between buildings, buildings with two or more levels are required to provide an additional 5' of side setback on all portions of the structure that exceed 1 story. **Levels may be defined and include lower or split floor level which occurs below the ground floor level.**

The increased upper floor setback will help transition larger two-story homes with abutting homes at the side property lines.

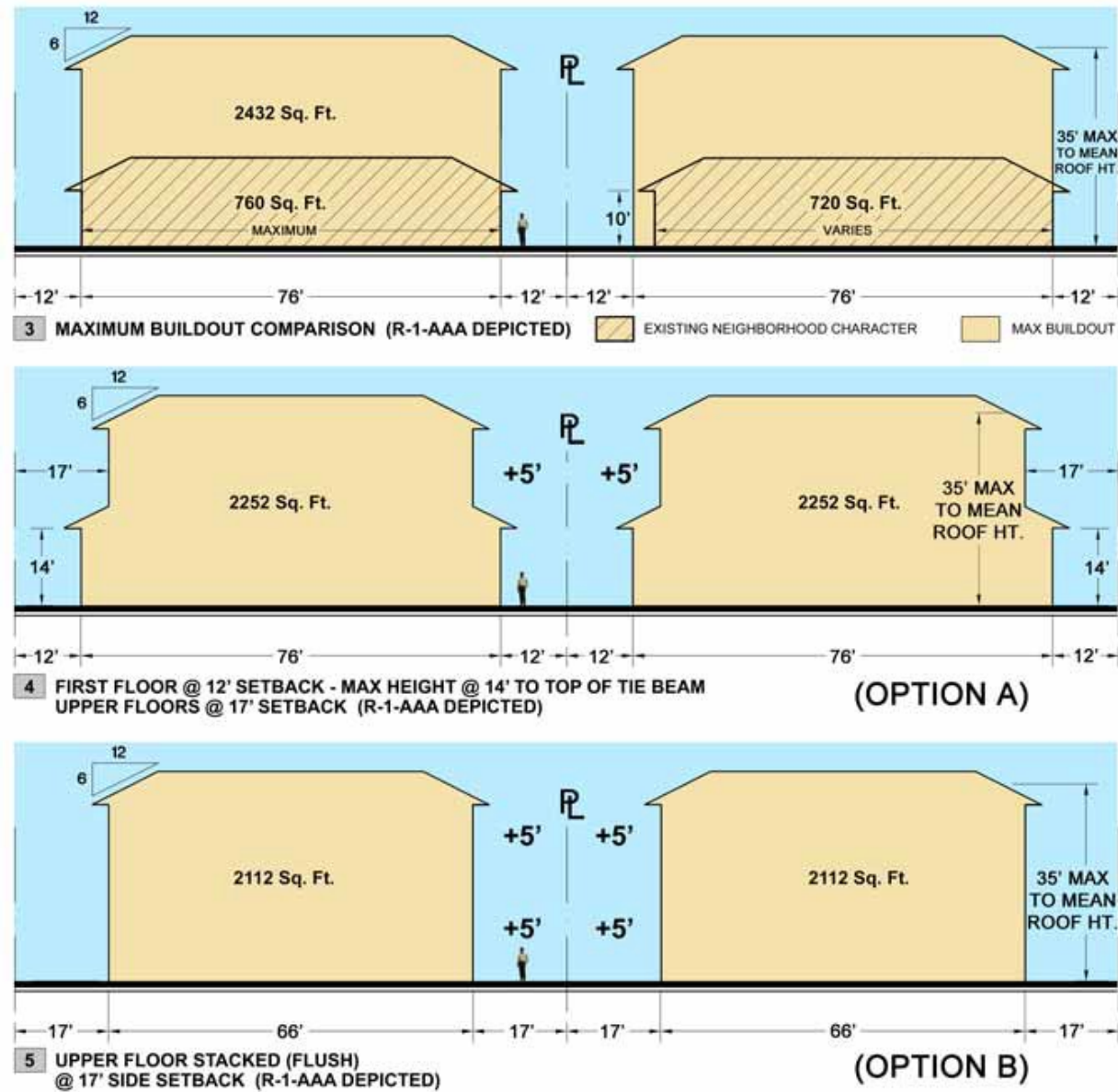
Using a setback versus a stepback regulation allows flexibility of architectural styles. Some styles benefit from having a stacked elevation, while others benefit from a flush side elevation. If a flush elevation is appropriate, the entire building must be positioned to provide the additional 5' of setback on each side interior side property line. The increased distance provides more space between buildings and reduces the looming effect multiple story buildings can have on single story structures. See Options A, B, and C on the following pages.

Corner lots are not required to provide an increased upper level setback on the street side due to the required extended corner setback.



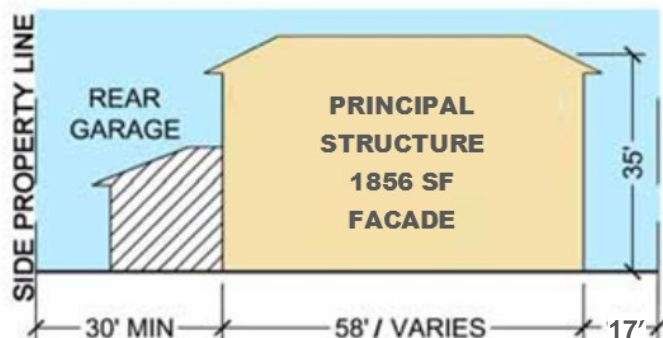
## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### SIDE SETBACK COMPARISONS (FRONT VIEW)



## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### E. SIDE SETBACKS FOR STRUCTURES WITH ATTACHED AND DETACHED REAR GARAGES (OPTION C)



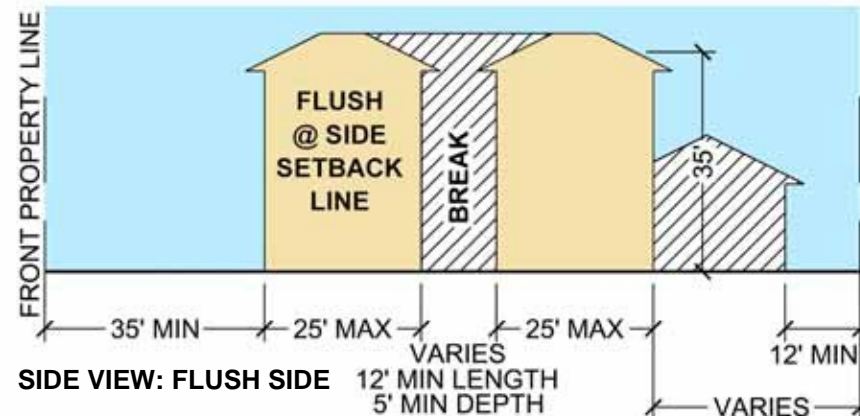
#### FRONT: VIEW

Side setbacks in Option "C" allow for rear **attached** or **detached** garages. The following conditions apply:

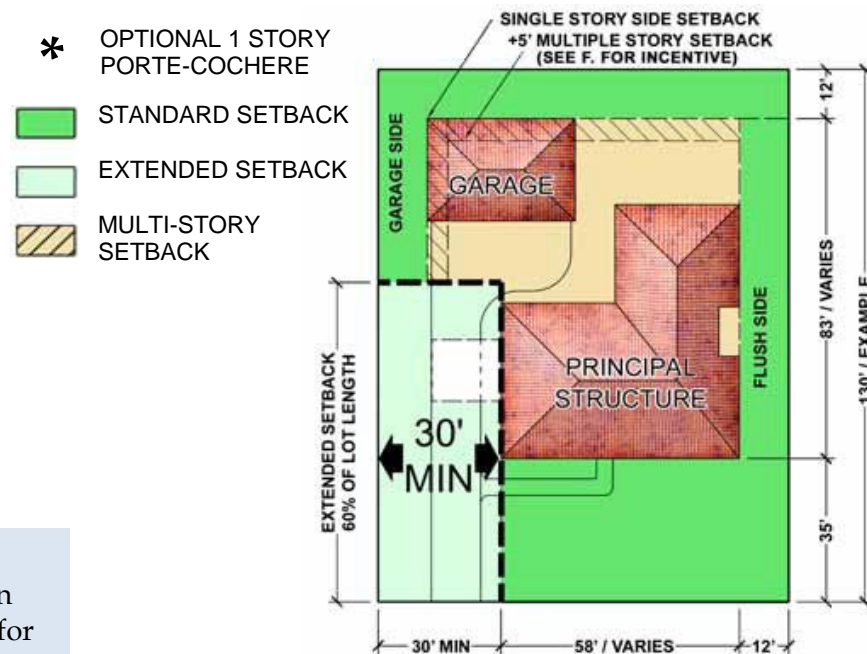
- 1) Flush Side: multi-story portions shall not to exceed 25' in length without a break at least 12' long and 5' deep minimum. This requirement may be increased further or relaxed, based on the design and configuration of the home. The designer may offer other design features, such as additional landscaping, to soften the impact of proposed larger flush side facades and elevations.
- 2) Garage Side: Extended side setback required of 30' min. side setback for front 60% of lot length. [See Diagram at right]
- 3) Lot Coverage: Principal building and garage square feet shall not exceed the appropriate lot coverage.
- 4) Extended Setback: A one story, open porte-cochere is allowed in the extended setback\*.
- 5) Front Garages. No front garages.



Vertical articulations such as a "break" or "job" in a façade can provide a visual relief, a place for additional landscaping, and a way to maintain human scale



SIDE VIEW: FLUSH SIDE 12' MIN LENGTH 5' MIN DEPTH



## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

---

### E. INCENTIVE (REAR DETACHED GARAGES) (NORTH BEACH/ SEAGATE DISTRICT ONLY)

Detached garages may have one upper story portion along the rear setback line provided it does not exceed 14'-0" in height. Any upper story portion of a garage that exceeds 14'-0" from the garage floor level and is positioned along the rear setback line must have the additional 5' upper floor rear setback.

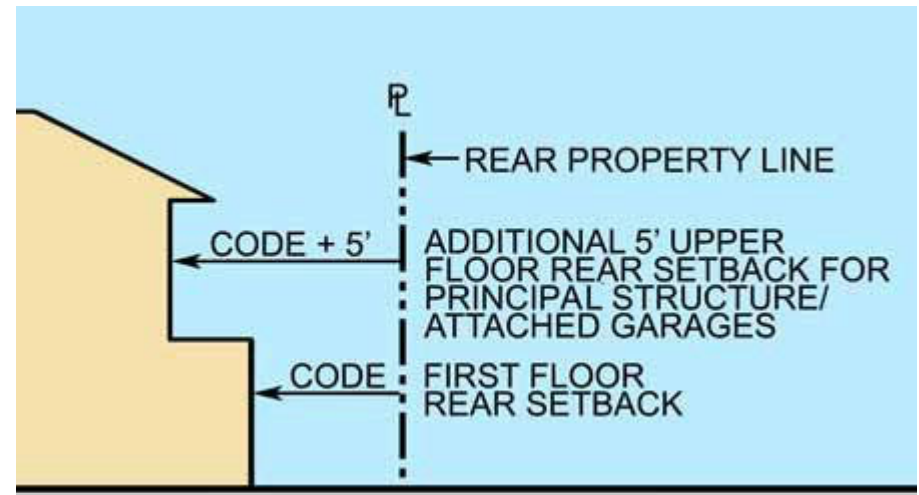
### F. REAR SETBACK (NORTH BEACH/ SEAGATE DISTRICT ONLY)

The City of Delray Beach has a uniform rear setback of 10' for R-1-AA and 12' for R-1-AAA zoning districts. While two-story houses may be becoming the market trend, the history of houses in the North Beach/Seagate District has been typically one-story.

To respect the neighborhood scale and address rear lot building configurations, an **increased upper floor rear setback of 5 feet on each side** is required. If more than two stories are proposed, only the uppermost story shall be setback the additional 5 feet.

Stories may be defined and include lower or split level which a floor or story below the ground floor level.

The increased upper floor setback will help transition proposed larger multi-story homes with abutting homes at the rear property line. To help promote rear detached garages, an incentive is available. (see F. above)



SECTION: REAR SETBACK

## G. ADDITIONS AND RENOVATIONS

Additions and renovations should be designed to match the design of the remainder of the existing structure so that when finished, the addition or rehabilitated portion appears to be an “original” part of the structure. Wherever possible, existing “discouraged” or “prohibited” design elements should be removed or replaced and “preferred” elements incorporated. Very large additions or significant renovations will be treated as completely new structures. See the Introduction, Section “E” for exemptions.

### REQUIRED

- For existing homes having one of the styles of architecture described in the Architectural Categories and the Neighborhood Character Supplement, the design of the addition or rehabilitated portion shall conform with the overall intent and character found in those articles for the particular Architectural Style, unless the style of the entire structure is to be changed.
- The design of the addition or renovation shall match the design of the rest of the existing structure as closely as possible, unless the overall design of the entire structure is to be changed.
- The design of the addition shall represent a logical extension of the existing structure in terms of location, form, mass, design and use of design elements.
- The design of the rehabilitated portion shall not create a significant inconsistency of design between the rehabilitated structure and other structures on the property that are not to be renovated or improved.

- **Additions and/or renovations which exceed 50% but less than 75% of the square footage of the existing structure shall be considered to be a “major renovation” and will require the following:**

- a statement of intent of selected Architectural Style
- landscape plans (including “existing” and “proposed”)
- compliance with all applicable sections of the City of Delray Beach Land Development Regulations
- consistency with the Regulations and Design Guidelines set forth in the Overlay District it resides in and the Neighborhood Character Supplement

The addition or rehabilitation exceeding 75% of the existing square footage shall be considered “new” structures and shall be subject to and comply with all applicable sections of the City of Delray Beach Land Development Regulations, and Regulations and Design Guidelines set forth in the Overlay District it resides in and the Neighborhood Character Supplement.

Special exceptions may be granted for additions and renovations up to 75% of the square footage of the existing structure that incorporates “discouraged” and “prohibited” design elements that are an integral part of the existing structure. See Special Exceptions for Additions and Renovations for details.

## H. SPECIAL EXCEPTIONS FOR ADDITIONS AND RENOVATIONS

Designs for additions and renovations **may incorporate prohibited design elements if they are an integral part of the existing structure and represent under 75%** of the square footage of the existing structure subject to the following:

### PERMITTED SPECIAL EXCEPTIONS

**To retain any "discouraged" or "prohibited" elements, it must be demonstrated that any design element listed as such is an integral part of an existing structure.** Integral items shall include, but not be limited to: architectural style, building form, roof material, windows and doors; but shall not include cosmetic elements such as paint colors and finishes.

### SPECIFIC STANDARDS FOR REVIEW

- The "discouraged" or "prohibited" design element shall be an integral part of the design or structure of the existing building that cannot be changed without substantial expense or structural consequence.
- The incorporation of an existing "discouraged" or "prohibited" design element into the design of the addition or rehabilitated portion of the structure shall be minimized to the extent necessary to provide a continuity of design between the rest of the existing structure and the addition or renovation.
- The "discouraged" or "prohibited" design element shall not have a more prominent appearance on the addition or rehabilitated portion of the structure than it has on the rest of the existing structure.

### ADDITIONAL REQUIREMENTS

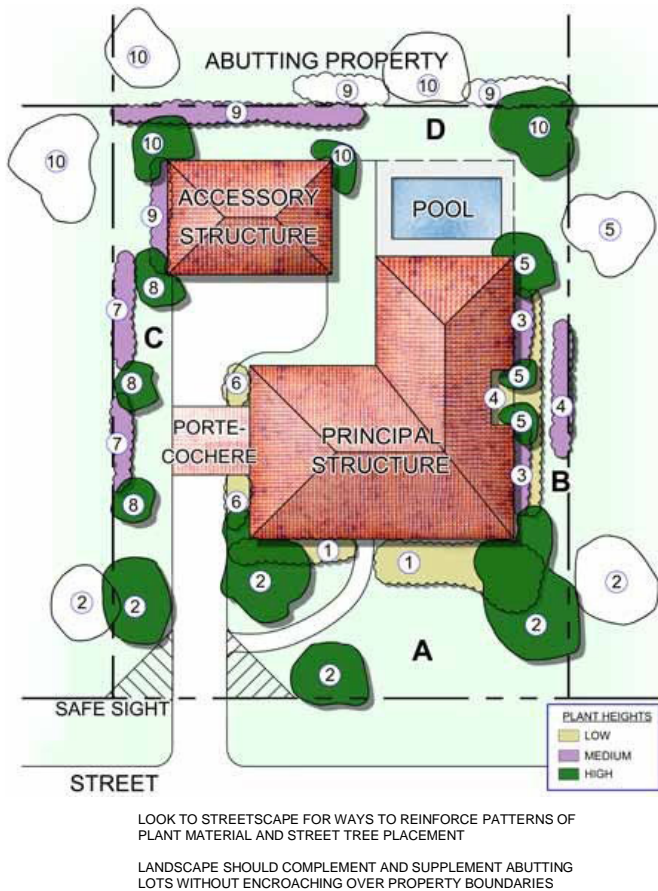
To minimize the impact of any "discouraged" and "prohibited" features, additional Regulations, Guidelines and/or key elements from The Neighborhood Character Supplement may be requested such as:

- additional landscaping as defined on page I-12 and provided to screen the impact of such building and design elements
- additional upper floor building side setbacks to provide transition if the impact is between buildings
- additions to the upper floor building front setbacks if impact effects view from street
- voluntary increases to the required side, rear, or front yard setbacks to provide transition if the impact is between buildings

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### I. LANDSCAPE GUIDE FOR MULTI-STORY STRUCTURES

The following landscape plan example offers suggestions for the height considerations for key plant material intended to reduce the impact of multi-story structures on abutting neighbors and along the streetscapes.



NOTE: The City of Delray Beach Land Development Regulations should be consulted prior to making any landscape improvements; including, but not limited to Section 2.4.6(F) Site Clearing, Section 2.4.6(G) Tree Removal, and Section 4.6.16 Landscape Regulations.

The intent of these landscape guidelines is to foster the selection of a variety of plant material and sizes that will help to soften and create a transition for the taller or unarticulated portions of a structure.

#### A. Front Yard Setback

Front yard setbacks are the easiest locations to impact property value and drive-up appeal. Use of plant materials that are similar to, or compatible with, adjacent lots can also simplify and enhance the overall street scene. Two levels of landscaping need to be addressed:

1. Low to medium foundation planting that helps to anchor the house
2. Upper level planting of large and/or specialty palms and canopy trees

#### B. Side Yard Setback

Side yard landscaping serves to anchor and scale down all multi-story structures. Three levels of landscaping need to be addressed:

1. Foundation planting that helps to anchor the house
2. Mid-level screening shrubs, accent palms and flowering/accent trees (adjacent to the house and/or along property lines in the form of hedges)
3. Upper level planting of accent palms and large palms

#### C. Extended Side Yard Setback

Extended Side yard landscaping serves to anchor and scale down all multi-story structures as well as provide broader planting areas for larger canopy trees. Three levels of landscaping need to be addressed:

1. Foundation Planting that helps to anchor the house and Porte-cochere
2. Mid-level screening of shrubs, accent palms and flowering/accent trees (adjacent to the house, Porte-cochere and/or along property lines in the form of hedges)
3. Upper level planting of large palms, specialty palms, and canopy trees

#### D. Back Yard Setback

Back yard landscaping serves to anchor and scale down all multi-story structures. Two levels of landscaping need to be addressed:

1. Mid-level screening shrubs, accent palms and flowering/accent trees (adjacent to any accessory structure and/or along property lines in the form of hedges to provide privacy)
2. Upper level planting of large palms and canopy trees

## LANDSCAPE FOR MULTI-STORY STRUCTURES - FRONT AND REAR YARD POINT CALCULATIONS

As a supplement to the landscape requirements set forth by the City of Delray Beach, additional **Trees** and **Palms** should be planted in a manner that will reduce the impact of upper story portions of a structure as viewed from the street or rear property line.

Any portion of a **front facade located within 45' of the front or 25' of the rear setback shall be included in the landscape point calculations.**

**Points are determined by:** 
$$\frac{\text{Front or Rear Facade Length} \times \text{Building Height ("Roof Mean Height-average height between ridge and eave")}}{15}$$

Example: 
$$\frac{60' \text{ Front} \times 35' \text{ Height}^*}{15} = \frac{2100}{15} = 140 \text{ Points} \quad \text{AND} \quad \frac{45' \text{ Rear} \times 35' \text{ Height}^*}{15} = \frac{1575}{15} = 105 \text{ Points}$$

See Landscape Point Chart, Plant List, and Landscape Diagram for options and description of plant

types. The following are two examples of options based on 140 points:

Example 1:

(3) 12' Large Palms	90 points
(1) 10' Canopy Trees	35 points
(1) 12' Accent Palms	<u>15 points</u>
	140 points

Example 2:

(2) 12' Specialty Palms	90 points
(1) 19' Canopy Tree	35 points
(3) 8' Flowering Trees	<u>15 points</u>
	140 points

The intent is to choose a **variety of plant material and sizes that will help to soften and create a transition** for the taller or unarticulated portions of a structure. Corners deserve special attention because they offer significant opportunities to scale down a structure.

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

### LANDSCAPE FOR MULTI-STORY STRUCTURES - SIDE YARD POINT CALCULATIONS

As a supplement to the landscape requirements set forth by the City of Delray Beach, additional **Trees** and **Palms** should be planted in a manner that will reduce the impact of upper story portions of a structure and provide a transition to houses on adjacent lots.

Any portion of a **side facade located within 25' of the side setback shall be included in the side yard landscape point calculation.**

Points are determined by:  $\frac{\text{Side Facade Length} \times \text{Height}^*}{10}$

Example:  $\frac{80' \text{ Side} \times 35' \text{ Height}^*}{10} = \frac{2800}{10} = 280 \text{ Points}$

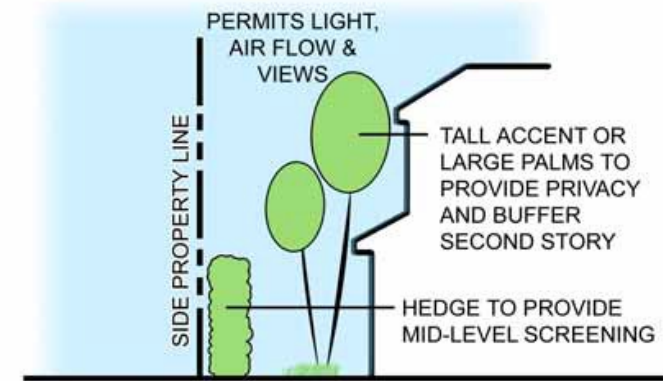
See Landscape Point Chart, Plant List and Landscape Guide Diagram in this section for options.

The following are two examples of options based on 280 points:

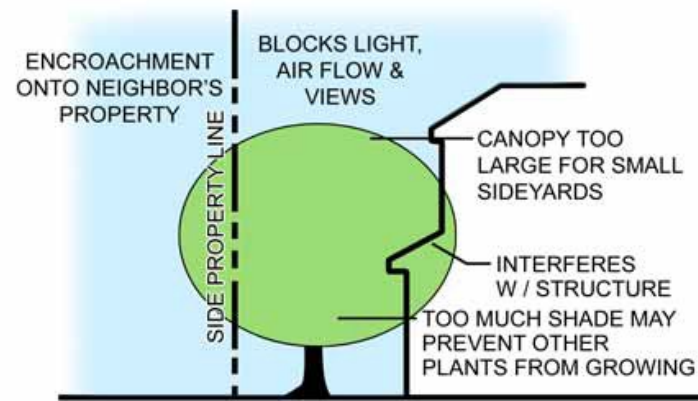
<u>Example 1:</u>	(6) 12' Large Palms	180 points
	(3) 8' Flowering Trees	15 points
	(4) 12' Accent Palms	60 points
	(1) Multi-Trunk Palm	<u>25 points</u>
		280 points

<u>Example 2:</u>	(2) 12' Specialty Palm	90 points
	(5) 8' Accent Palm	80 points
	(3) 12' Flowering Tree	60 points
	(2) Multi-Trunk Palm	<u>50 points</u>
		280 points

The intent is to choose a **variety of plant material and sizes that will help to soften and create a transition** for the taller or unarticulated portions of a structure. Corners deserve special attention because they offer significant opportunities to scale down a structure.



**RECOMMENDED**



**NOT RECOMMENDED**

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

---

### LANDSCAPE POINT CHART

Palms	8' C.T.	12 C.T.
Accent Palms	10 pts.	15 pts.
Multi-Trunk Palms	25 pts.	N/A
Large Palms	15 pts.	30 pts.
Specialty Palms	20 pts.	45 pts.

Trees	8' OA	12-14' OA	15-19' OA	20'+ OA
Flowering/Accent Trees	5 pts.	20 pts.	30 pts.	N/A
Canopy Trees	N/A	25 pts.	35 pts.	45 pts.

The following list provides plant material that is suitable for the Beach Property Neighborhoods. Many are native to Florida and most are drought and/or salt tolerant. The Palms and Trees listed are offered as a guide. Additional plant material can be used to satisfy the Landscape Point Calculations as long as they are appropriate with one of the plant categories and meet the cumulative points required.

### PLANT LIST

#### PALMS

##### ACCENT PALMS

Palms with thin trunks and typically smaller fronds. Head size usually 10' wide or less. Especially good for tight, compact areas. Heights vary but seldom exceed 20'. Usually planted in small groups or rows.

- Thatch Palm\* (Thrinax radiata)
- Spindle Palm (Hyophorbe verschaffeltii)
- Christmas Palm (Veitchia merrillii)
- Buccaneer Palm\* (Pseudophoenix sargentii)
- Alexander Palm (Ptychosperma elegans)

##### MULTI-TRUNK PALMS

Palms with a minimum of 5 thin trunks/canes with staggering heads forming a dense cluster. Ideal for mid-level height plantings to soften corners of 1 story buildings, cover blank wall areas, or stand alone in the landscape.

- Areca Palm (Chrysalidocarpus lutescens)
- Paurotis Palm\* (Acoelorrhaphe wrightii)
- Fishtail Palm (Caryota mitis)

##### LARGE PALMS

Palms with thick trunks and large fronds. Head size typically 10' wide or greater. Excellent for buffering and providing privacy for multi-story portions of a structure. Heights vary but often exceed 20'. Can be planted as a specimen, in groups, or in rows.

- Cabbage Palm\* (Sabal palmetto)
- Washingtonia Palm (Washingtonia robusta)
- Coconut Palm (Cocos nucifera)
- Queen Palm (Syagrus romanzoffiana)
- Foxtail Palm (Wodeytia bifurcata)

## ♦ SECTION I - DISTRICT REGULATIONS & INCENTIVES

---

### **SPECIALTY PALMS**

Very large palms with thick trunks and extensive fronds. Head size often reaches over 20' wide. Great for bold landscape statements and focals. Heights vary but often exceed 25'. In a residential setting, typically planted alone as a specimen. Formal rows are sometimes planted on larger lots such as Royal Palms along driveways.

- Bizmark Palm (Bismarckia nobilis)
- Date Palms (Phoenix spp.)
- Latan Palm (Latania spp.)
- Florida Royal Palm\* (Roystonea elata)

\* Denotes Native Plant Material

## ◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

---

### PLANT LIST (CONTINUED)

#### TREES

##### FLOWERING/ACCENT TREES

Small, dense foliage or flowering trees with multi or single trunks. Canopy usually 5'–12' wide with a height usually not exceeding 20'. Ideal for mid-level height plantings to soften corners of 1-story buildings, cover blank wall areas, or stand alone in the landscape.

- |                      |  |
|----------------------|--|
| • Crape Myrtle       | ( <i>Lagerstroemia indica</i> , hybrids) |
| • Queen Crape Myrtle | ( <i>Lagerstroemia speciosa</i> )        |
| • Cassia             | ( <i>Senna</i> spp.)                     |
| • Geiger Tree*       | ( <i>Cordia sebestena</i> )              |
| • Bottlebrush        | ( <i>Callistemon</i> spp.)               |
| • Sea Grape*         | ( <i>Coccoloba uvifera</i> )             |
| • Pigeon Plum*       | ( <i>Coccoloba diversifolia</i> )        |
| • Dahoon Holly*      | ( <i>Ilex cassine</i> )                  |
| • Tabebuia           | ( <i>Tabebuia</i> spp.)                  |
| • Satinleaf*         | ( <i>Chrysophyllum oliviforme</i> )      |

##### CANOPY TREES

Large, full foliage trees that provide shade. Canopy and height typically exceed 20' at maturity. Usually broader than tall. Better suited for front, rear, or extended side yards with adequate space. Ideal towards front of house to act as a street tree.

- |                        |  |
|------------------------|--|
| • Live Oak*            | ( <i>Quercus virginiana</i> )          |
| • Mahogany*            | ( <i>Swietenia mahagoni</i> )          |
| • Green Buttonwood*    | ( <i>Conocarpus erectus</i> )          |
| • Silver Buttonwood*   | ( <i>Conocarpus erectus sericeus</i> ) |
| • Gumbo Limbo          | ( <i>Bursera simaruba</i> )            |
| • Pines*               | ( <i>Pinus</i> spp.)                   |
| • Red Maple*           | ( <i>Acer rubrum</i> )                 |
| • Southern Magnolia*   | ( <i>Magnolia grandiflora</i> )        |
| • Brazilian Beautyleaf | ( <i>Calophyllum brasiliense</i> )     |
| • Black Ironwood*      | ( <i>Krugiodendron ferreum</i> )       |



\* Denotes Native Plant Material

## ◆ SECTION II - DESIGN GUIDELINES

### DESIGN GUIDELINES

Design Guidelines can help to address many issues that are difficult to identify and enforce through Land Development Regulations without being too severe or sacrificing design creativity.

The following set of Design Guidelines begin to address and respond to the opportunities for enhancing and **preserving the "preferred" vision for the Beach Property Owners Association Neighborhoods.**

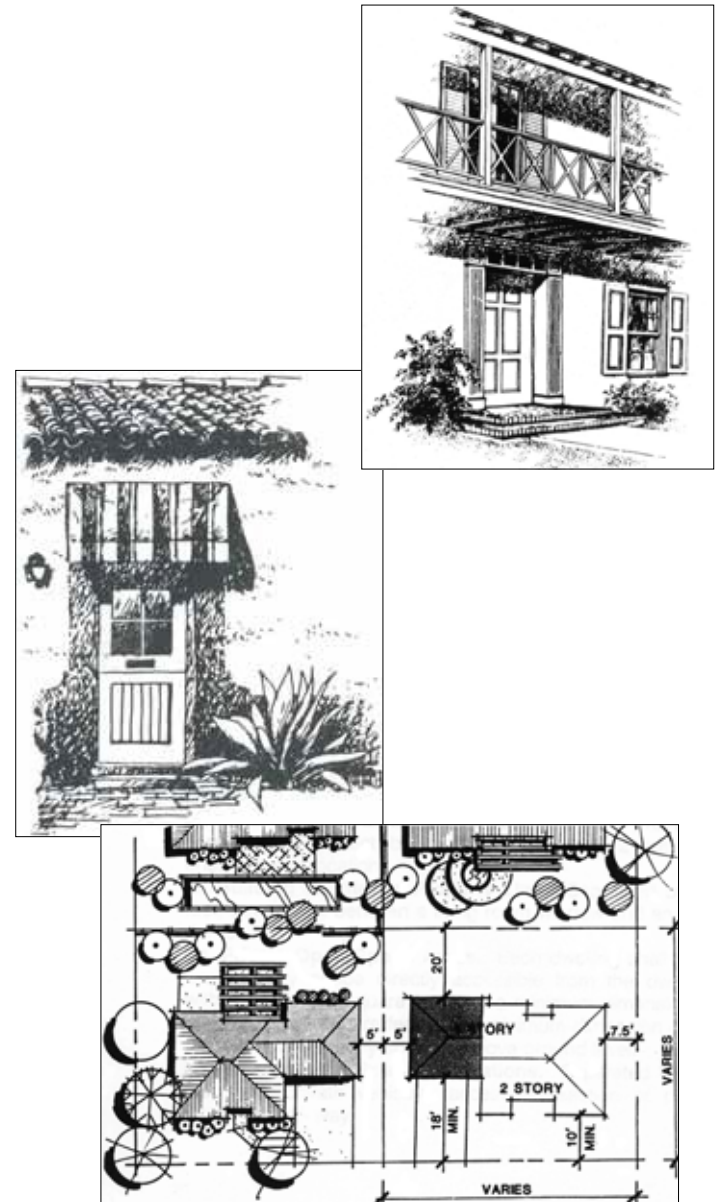
The design standards contained herein are either mandatory or discretionary. **The terms "Required" and "Prohibited" are mandatory. The terms "Preferred" and "Discouraged" are discretionary.** These terms are defined below:

#### REQUIRED

- Required items are design elements that are necessary to maintain the desired character and quality of the Overlay District within which they are located.
- **Compliance is mandatory for project approval.**
- See Section I-Regulations and Incentives for additional requirements.

#### PREFERRED

- Preferred items are design elements that, whenever possible, should be used to maintain the desired character and quality of the Overlay District within which they are located. These items are those typically found in the Neighborhoods and which, in combination with other preferred items, **define the existing and desired character of the Neighborhoods and the Overlay Districts.** Preferred items are thought to comply with the following goals with respect to desired Overlay District character and quality:
  - consistency of neighborhood character
  - consistency of architectural style
  - consistency of building form and mass
  - consistency of materials and colors
- Incorporating preferred items into a design increases the probability of, but does not assure, project approval.



## ◆ SECTION II - DESIGN GUIDELINES

### DISCOURAGED

- Discouraged items are design elements that should not be used to maintain the desired character and quality of the Overlay District within which they are located. These items are **not typically found in the Neighborhoods and detract from the existing and desired character of the Neighborhoods and the Overlay Districts**. Discouraged items are thought to not comply with the following goals with respect to desired Overlay District character and quality:

- consistency of neighborhood character
  - consistency of architectural style
  - consistency of building form and mass
  - consistency of materials and colors
- Incorporating discouraged items into a design decreases the probability of project approval and may result in project denial. For a discouraged item to be approved, applicants must show that the proposed item is consistent with the above goals.
  - Discouraged elements are assigned points based on the respective category. Each category has been assigned a value based on potential impact on the Neighborhoods. Combined total for Discouraged elements shall not exceed the established threshold of 40 points. (see checklist)
  - Any Discouraged elements exceeding the threshold will require the applicant to obtain a waiver as outlined in the City of Delray Beach Land Development Regulations Section 2.4.7(B).

### PROHIBITED

- Prohibited items are design **elements that do not maintain the desired character or quality of the Overlay District** within which they are located and are not permitted under Current Codes, Regulations or Design Guidelines.
- **Use of Prohibited elements** will require a waiver as outlined in the City of Delray Beach Land Development Regulations Section 2.4.7(B).



## ◆ SECTION II - DESIGN GUIDELINES

### A. ARCHITECTURAL CATEGORIES

The North Beach and the Seagate Neighborhoods should maintain an overall character of traditional architectural styles associated with South Florida and the preferred styles currently within the neighborhood.

**Architectural Categories listed under "Preferred" represent desirable styles currently existing in the neighborhoods or like "Bungalow/ Craftsman" would be appropriate.** Similar architectural styles may be included within each category. Refer to Appendix A, Neighborhood Character Overview (NCO) for specific styles. The NCO also provides descriptions and illustrations of key features and details associated with each Architectural Category to provide design direction.

#### PREFERRED

- Anglo-Caribbean/Key West
- Florida-Bermuda
- Florida Bungalow/Craftsman
- Minimal Traditional "Cottage"
- Transitional Modern
- Modern (Tropical and Mid-Century) (2019)
- International (2019)
- Monterey
- Spanish-Mediterranean Influence
- Split Level and Ranch type homes with specific styles



Transitional Modern



Ranch Style



International Style



Minimal Cottage Style



Spanish-Mediterranean Influence



Modern Contemporary Style

## ◆ SECTION II - DESIGN GUIDELINES

---

### DISCOURAGED

- Shingle (Style)
- Art Deco
- Regency/Flat-Roofed
- Modern Colonial

### PROHIBITED

- A-Frame
- Geodesic Dome
- Traditional styles uncharacteristic to South Florida, e.g. English Tudor, Chateausque, etc.

Architectural Categories and/or specific styles not listed above will be reviewed based on relevancy and consistency with Architectural Styles associated with South Florida. In addition, any architectural style that is discouraged or cannot pass the “preferred definition” will be evaluated on an individual basis with regard to the intent of the Regulations, Design Guidelines, the Neighborhood Character Overview, and most importantly, the compatibility with the neighborhood and street it will be constructed on.

In such a case, the reviewing bodies reserve the right to:

- request additional information from applicant
- solicit input from adjacent property owners
- provide some flexibility in Design Guidelines provided neighborhood character is upheld
- request review and recommendations by a professional, independent consultant
- impose additional conditions to ensure neighborhood compatibility such as:
  1. additional landscaping
  2. building size and location adjustments

- \* See Appendix A, Neighborhood Character Overview for additional information.



Regency can take on a commercial office or even a governmental appearance. (Additional Review Required)



If a Regency Style is intended to be built, special consideration should be given to enhance “residential” characteristics and scale. (Additional Review Required)

## ◆ SECTION II - DESIGN GUIDELINES

### B. BUILDING FORM

New structures should relate harmoniously to the form and scale of architecture in the vicinity. **Special attention to side and front transitions should be applied** to multi-story structures abutting one-story homes. In addition to setbacks, stepbacks are designed to reduce the second story mass and shape to better relate to human scale proportions and to create a transition to abutting homes.

#### REQUIRED

- additional side setbacks for multi-story structures (see Section I - Side Setbacks for options)
- lot coverage by district (see Section I - Lot Coverage for options)

#### PREFERRED

- use of side transitions
- use of front transitions
- use of stepbacks (where applicable)
- appropriate balance/proportion (for both symmetric and asymmetric designs)



As houses get bigger and bigger and built from setback to setback, open space between houses disappears. Many neighboring communities have realized this after it is too late.



**No Stepback or Additional Setback for Second Floor**

Two story houses built close to the side property line without any stepbacks can overpower abutting single story residences. Given the same conditions, two- and three-story houses without any stepbacks obscure views, light, and air movement creating a channel.



**Partial Stepback/Additional Setback for Second Floor**

Partial stepbacks begin to reduce the "big box" look while adding interest to the building shape. By stepping back a portion of the side, the remaining two-story "flush" portion to the rear has an increased side setback and is not as overpowering as the first example.



**Combination Stepback/Additional Setback for Second Floor**

Another approach is to create multiple stepbacks that provide both side and front transitions. Many types of second story stepbacks can be applied to create transitions that respect abutting residences and overall neighborhood characteristics.

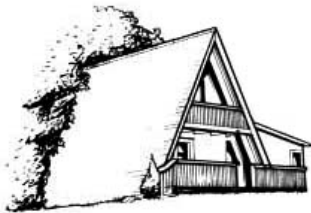
## ◆ SECTION II - DESIGN GUIDELINES

### DISCOURAGED

- angular walls as a dominant or repetitive feature
- complex facade treatment (excessive multi-layer stepbacks)
- more than one dominant turret
- inconsistent arches
- exaggerated or distorted columns not consistent with architectural style

### PROHIBITED

- A-Frame
- Geodesic Dome
- Free Form
- Quonset Hut
- Continuous unarticulated blank/flat wall sections over 16' on front facade (facade must exhibit a significant feature such as a change in material, window, door, building jog of 5' deep x 12' long or greater, or architectural elements such as columns and arches)
- Continuously redundant architectural features that are highly visible and are not consistent with the architectural style of the home.
- Continuous unarticulated blank/flat wall sections over 20' on side facades (facade must exhibit a significant feature such as a window, door, building jog of 5' deep x 12' long or greater, or architectural elements such as columns and arches)
- Oversized, out of scale features not consistent with the architectural style



A-Frame



Geodesic Dome



Quonset Hut



Excessive Roofs



Awkward Transitions

Overly-complex facade treatments often create unintended results such as excessive roofs and awkward transitions between walls and roofs.



Prohibited: Unarticulated blank/flat wall over 16' long on front facade

## ◆ SECTION II - DESIGN GUIDELINES

### C. ROOFS

Roofs are a major visual element and should be carefully considered as to the proportion, texture, color, and compatibility with both the house style and neighboring buildings. Similarities in roof types create a visual continuity in the streetscape and neighborhood. Broad, low roof lines with overhanging eaves provide a reassuring sense of shelter and create shade for underlying windows. This section shall be cross-referenced with the Land Development Regulations (LDR), Section 4.3.4(H)(3)(b)(4) Structures allowed in setbacks. Part (d) stipulates that 36" is the maximum overhang.

Overhangs on certain architectural styles may exceed the 36" overhang to extend up to 96" provided any portion should not encroach upon any building setbacks as defined in the Land Development Regulations (LDR). The use of "Green Roofing" systems is encouraged.

#### PREFERRED

- hip or gable roofs
- flat roofs when consistent with architectural style
- simple roof geometry emphasizing long horizontal lines
- low to medium pitched roofs (8:12 pitch or less)
- roof pitches over porches or ancillary structures (under 45 degrees or 1:1 slope)
- roof overhangs (24" to 36")
- exposed rafter tails
- tile roof material
- metal roof for Anglo-Caribbean/Key West Architectural Categories
- gutters and downspouts designed as a continuous architectural feature
- exposed gutters and downspouts painted to match adjacent roof or wall material, white or copper if appropriate to architectural style
- flashing, vent stacks, and pipes painted to match adjacent building surface

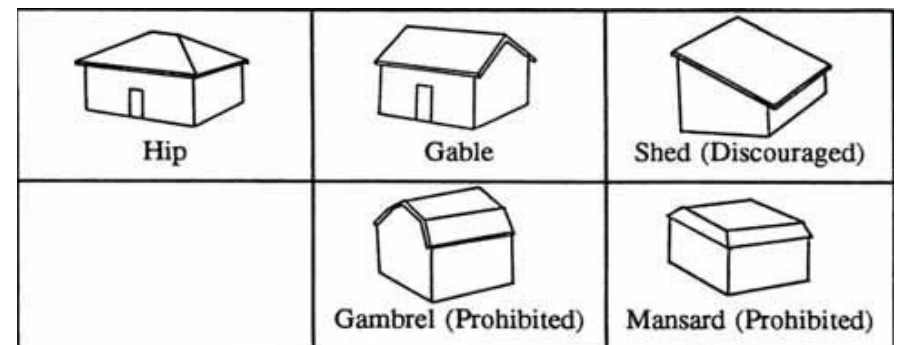
- decorative roof elements such as bell towers, covered chimneys, cupolas, etc. corresponding to Architectural Style
- pressure treated wood shake

#### DISCOURAGED

- steep slopes (over 45 degrees or 1:1 slope)
- shed roofs as principal roof
- very low pitched roofs (less than 4:12 pitch)
- overlay complex roof designs and/or excessive variation in eave lines (heights)

#### PROHIBITED

- Atypical, which are not consistent with the architectural style and as determined inappropriate by the plan reviewer.
- for metal roofs, any colors other than standard colors such as silver-gray, teal, and green
- glazed skylights on the streetside
- solar panels on the streetside
- bright, un-naturalistic looking roof material
- gambrel roofs
- mansard roofs



## ◆ SECTION II - DESIGN GUIDELINES

### D. WINDOWS

Windows not only provide light and ventilation but add to the aesthetics of a building by creating **rhythm, proportion, distinction, and articulation**. Certain styles of windows correspond to specific types of architecture; however, there are some basic principles that should be **applied consistently**. (Glass panels in doors are considered to be windows, unless otherwise noted).

The Architect shall select the appropriate glazing type, consistent with the architectural style and to comply with the requirements of this Design Manual or Ordinance No. 11-14 regarding "Lighting Restrictions Along Beach", and "Sea Turtles".

#### PREFERRED

- reflect architectural style
- when used for a specific architectural style, muntins should divide glass into unified sections of four square feet or less
- window coverage greater than 10% of any elevation
- when used for a specific architectural style, windows and muntin pattern should be taller than wider
- floor to ceiling window where consistent with architectural style
- windows consistent with each other with limited shape changes

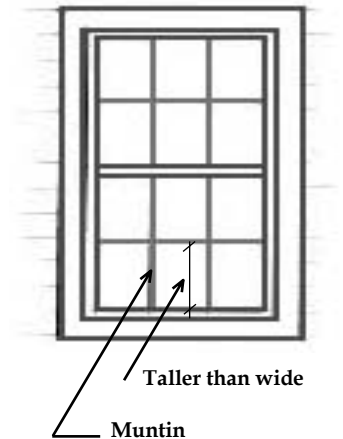
#### DISCOURAGED

- when used for a specific architectural style, change in proportion of muntins on same facade
- when used for a specific architectural style, change in proportion of muntins within the same window
- hex, oval, round, triangular, and/or any specialty shape windows not consistent with architectural style

#### PROHIBITED

- reflective (mirror type) glass on any elevation
- jalousie windows on any elevation
- curtain wall systems
- window coverage less than 10% on any elevation

TYPICAL 6/6 WINDOW



0% Window Coverage (Prohibited)



10% Window Coverage (Preferred)

## ◆ SECTION II - DESIGN GUIDELINES

### E. SHUTTERS

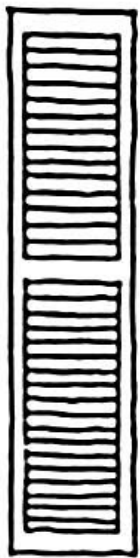
Shutters function as a visual detail that compliments a window and provides scale and proportion to a structure.

#### PREFERRED

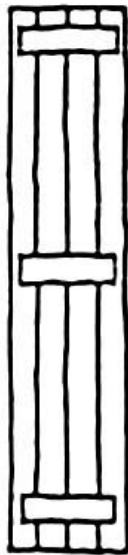
- reflect architectural style
- shutter applications consistent with each other on all facades
- traditional horizontal slat, panel, board & batten type shutters
- Bermuda/Bahama, plantation style shutters

#### DISCOURAGED

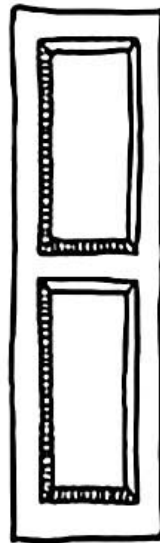
- commercial types
- shutters out of scale with window or other architectural features
- metal or aluminum awnings



Horizontal  
Slats



Board &  
Batten



Panel



Stylistic



Board & Batten Shutters



Horizontal Slat Shutters

## ◆ SECTION II - DESIGN GUIDELINES

---

### F. ENTRANCES

Each architectural style has an ensemble of door types and details that are appropriate. **Shapes and sizes should be considered in relation to the entire facade and architectural style.** Columns, entablature, sidelights, transoms, pediments and capitals add detail and provide a sense of scale.

#### PREFERRED

- corresponding to architectural style
- one-story entry features with human scale proportions consistent with neighborhood character
- sturdy wood, or metal doors (panel, glazed, or combination)

#### DISCOURAGED

- over stated, out of scale, entrance/porte-cochere
- over stated, out of scale 1 ½ story entry features

#### PROHIBITED

- two-story porte-cochere
- two-story entry features out of scale with building and neighborhood character

### G. EXTERIOR MATERIALS

Materials should be selected for suitability to architectural style. All sides of house should relate to each other. **The front should not look substantially different from the other sides.** Using a few materials for a single purpose will establish a simple continuity of design.



One story entry with human scale proportions



Out of scale two story entry

## ◆ SECTION II - DESIGN GUIDELINES

---

### PREFERRED

- materials consistent with architectural style
- stucco (smooth or textured as appropriate to style)
- a limited number of trim and accent materials
- materials used in a consistent manner throughout the building
- where materials change, a change in wall planes or some architectural device to give a sense of transition should occur
- brick (natural clay or painted)
- wood (finished such as clapboard, tongue and groove, board and batten, shiplap)
- pre-manufactured, composite material planking, panels or siding with proper lapping
- wood rafter tails of appropriate size and scale of architecture
- appropriately sized (appearance) support brackets, beams, columns, and/or decorative braces to support any balconies, extended entries, overhangs and/or other projecting architectural features
- custom finished and/or formed concrete
- natural indigenous stone or natural stone

### DISCOURAGED

- vinyl siding
- faux stone siding
- ceramic or porcelain tile materials
- metal louver walls

### PROHIBITED

- metal and aluminum siding
- half elevation treatment without transition/detail element
- architectural textured T1-11 plywood
- unfinished, exposed concrete block, poured concrete or precast concrete walls
- logs, milled or rough
- cedar shakes/shingles



Materials and elements should be appropriate for the architectural style of the house. See Section I, Neighborhood Character Overview for additional information on specific style.

## ◆ SECTION II - DESIGN GUIDELINES

### H. GARAGES AND ACCESSORY BUILDINGS

Garages, storage sheds, decks, and other ancillary structures are elements which should be **coordinated and consistent with the principal building**. Garages, and ancillary structures can have a negative impact on the streetscape and neighbors. Inconsiderately placed or poorly designed structures can visually and functionally negate an otherwise attractive residential area.

#### PREFERRED

- detached garages consistent with the principal building architectural style
- side loaded garages with single doors, stepped if over 2 bays
- front loaded, 2-bay garage with single doors consistent with architectural style
- garages and ancillary structures designed to respect the views from neighboring lots
- garages and ancillary structures integrated with the architectural style of the home
- all garage door treatments to reflect architectural style of the house in a **creative, stylistic manner** that helps to reduce the negative appearance of "too much garage"



Detached Garage (Preferred)



Two Single Bays (Preferred)



Two Single/Stepped Bays (Preferred)



Creative/Stylistic Bay (Preferred)

## ◆ SECTION II - DESIGN GUIDELINES

---

### DISCOURAGED

- 3 front loaded garage bays flush in a row
- 3 or more side loaded garage bays flush in a row
- screened enclosures visible from the street

### PROHIBITED

- 4 or more front loaded garage bays on front elevation
- 4 or more side loaded garage bays flush in a row
- two-story screen enclosures
- metal storage sheds
- temporary carports (including plastic tarps, canvas, awning types not of a permanent nature)
- temporary containment structures (including storage pods, containers for over 30 days)



Stepped Garage Bays (Preferred)



Double Garage Door (often too large)



Three Front Loaded Garage Bays Flush in a Row(Discouraged)

## ◆ SECTION II - DESIGN GUIDELINES

---

### I. COLOR

Many factors affect the application of color. Careful consideration should be exercised when selecting a color based on a color sample or color chip. Considerations include, but are not limited to, size, texture, and fenestration of the surface. Colors usually appear darker and more intense when applied over a large surface.

**While it is not the intention of these Design Guidelines to recommend any specific colors, some applications would be inconsistent with the neighborhoods at large.** The "Prohibited" items are to address "nightmare" situations.

#### PREFERRED

- principal building color representative of architectural style and neighborhood character

#### DISCOURAGED

- more than 4 colors (principal building and trim)
- roof colors and materials uncharacteristic of architectural style

#### PROHIBITED

- principal and accessory buildings painted with fluorescent, metallic paint, black, and other non-traditional bold colors
- trim and accents painted with fluorescent metallic paint, and other non-traditional bold colors



**Color Selection Consistent with Neighborhood Character**



**Color Selection NOT Consistent with Neighborhood Character**

## J. ADDITIONS AND RENOVATIONS

Additions and renovations should be designed to match the design of the remainder of the existing structure so that when finished, the addition or rehabilitated portion appears to be an "original" part of the structure. **Wherever possible, existing "discouraged" or "prohibited" design elements should be removed or replaced and "preferred" elements incorporated.** Very large additions or significant renovations will be treated as completely new structures.

### REQUIRED

- (See Section I-Additions and Renovations for Regulations)

### PREFERRED

- replacement/removal of existing discouraged and prohibited design elements throughout the structure wherever possible
- use of preferred design elements

### DISCOURAGED

- use of discouraged design elements not present on the existing structure

### PROHIBITED

- use of prohibited design elements not present on the existing structure
- use of prohibited design elements present on the existing structure without approval of a Special Exception

### K. GENERAL LANDSCAPE STANDARDS

The Landscape Architectural Standards have been developed to reinforce the overall character and the image of the Neighborhoods.

The North Beach and Seagate Neighborhoods have a diverse selection of plant material and varying compositions. Formal, informal, manicured, and naturalistic planting techniques are throughout the neighborhoods.

Because of this diversity, no particular style or technique is encouraged or discouraged overall. Some underlying regulations and principles do apply including the following:

#### REQUIRED

- adherence to City of Delray Beach Landscape Regulations
- minimum pervious landscaped open space by district (see Section II- Lot Coverage)
- maximum impervious hardscape area by District
- landscape plans to be prepared by a Florida registered Landscape Architect for all new construction, tear-downs, and renovations over 50% of the existing square footage of the existing structure. Both existing and proposed landscape material to be shown on the plans
- landscape points for front, rear, and side yards to be prepared and certified for compliance by a registered Florida Landscape Architect (see Section I for Landscape Point Calculations)
- obtain tree removal permit for trees with 4" or greater caliper as specified in the City of Delray Beach Land Development Regulations, Section 2.4.6(G)

#### PREFERRED

- use of natives
- xeriscaping techniques
- consistency of neighborhood plant material, scale, massing and selection
- consistency of neighborhood maintenance techniques
- protection and enhancement of existing plant material
- controlled and planned use of exotics
- efficient irrigation
- semi-pervious driveway material

#### DISCOURAGED

- large expanses of impervious driveway materials

#### PROHIBITED

- invasive, exotic species:
  - Acacia species
  - Melaleuca
  - Australian Pine
  - Brazilian Pepper
  - Bischofia
  - Schefflera
  - Carrotwood
- removal of any plant material within right-of-way without City approval
- removal of trees and palms (other than invasive exotics) over 4" caliper without City approval of a Tree Removal Permit
- the use of synthetic or artificial plant material
- chainlink fence unless concealed 100% by plant material
- driveway materials using primary or bright, bold colors (red, blue, etc.)

## ◆ SECTION II - DESIGN GUIDELINES

### L. OUTDOOR LIGHTING

Residential lighting serves as an essential function. It assists in crime prevention and safety for both pedestrians and vehicles, and enhances the aesthetic value of properties at night. This visual appeal is accentuated by the proper selection and placement of lights. Misdirected lights can cause a nuisance for abutting properties.

The applicant shall prepare and submit a site lighting plan. This plan shall illustrate the location of all exterior building and site lighting. This plan shall include the specifications for each light fixture and the photometrics as they occur on the site.

All outdoor lighting shall be selected, installed, and maintained in a manner consistent with the intended use and residential character of each neighborhood.

#### PREFERRED

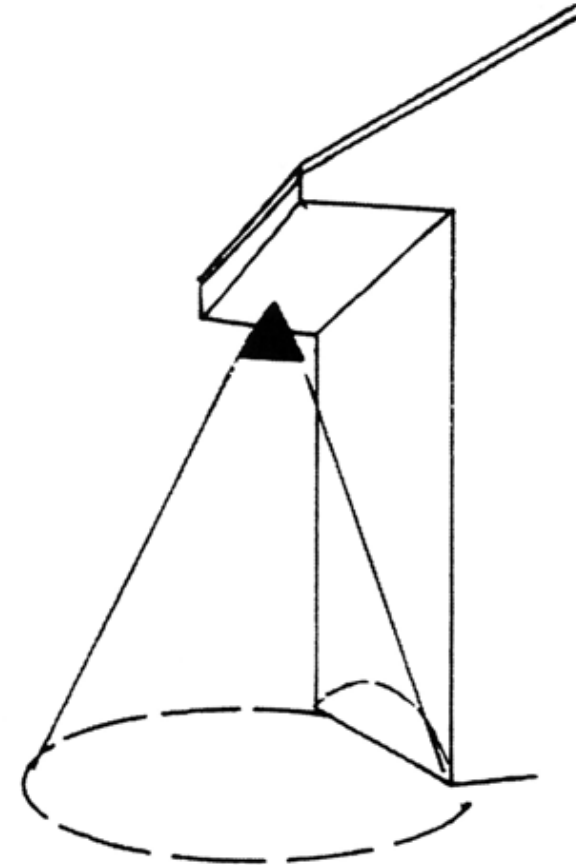
- low voltage lighting
- phosphorous coated luminaries used in fixtures with clear glass (no colored luminaries)
- luminary "shields" or louvers to control and direct illumination
- lens diffuser to reduce brightness and evenly distribute light
- UL rated and waterproof fixtures
- motion sensor detector for security and safety
- photo-eye sensors
- bronze, copper, or fiberglass material for in-ground applications to prevent corrosion
- between 20-50 watts and 580nm wavelength

#### PROHIBITED

- high intensity misdirected spot or flood lights that spill into adjacent lots or waterways
- exposed luminaries without shield or louvers
- ground directed lighting for steps, paths, and docks which exceeds between 20-50 watts and 580nm wavelength

### DOWN LIGHTING WITH MOTION SENSOR

Security and safety lights should be equipped with a



motion sensor to provide illumination when needed and only for a short duration.

## ◆ SECTION II - DESIGN GUIDELINES

---

### M. SEA TURTLE NESTING LIGHTING RECOMMENDATIONS

These methods will help protect endangered sea turtles. Remember, lights that are directly visible from the beach or that directly or indirectly illuminate any portion of the beach are a potential hazard to sea turtles.

#### REQUIRED

- Applicants in properties with frontage on the Atlantic Ocean to submit an approved "Application for A Sea Turtle Lighting Plan Approval" (STPA) from Palm Beach County Department of Environmental Resources Management (DERM). Note: See [www.co.palm-beach.fl.us/erm](http://www.co.palm-beach.fl.us/erm) for more information.
- Compliance with Ordinance No. 11-14

#### PREFERRED

- turn off all non-essential beachfront lighting during the nesting and hatchling season (March 1 - October 31)
- reduce light directly or indirectly illuminating the beach by lowering, shielding, recessing and/or redirecting light sources
- place security lighting on motion-sensitive switches
- apply dark window tinting to windows visible from the beach or draw curtains after dark
- replace existing light fixtures with light that is less detrimental to turtles; shielded low pressure sodium vapor or yellow incandescent "bug lights" have been shown to affect sea turtles less than other types of light
- plant or improve vegetation buffers between the light source and the beach to screen the light from the beach

#### DISCOURAGED

- all outdoor lighting within 750' from mean high waterline to landward that is not controlled by a timer to turn off at 9:00pm until 6:00am during the turtle nesting and hatching season (March 1 to October 31).
- Windows with frontage to the Atlantic Ocean that do not have dark window tinting (windows visible from the beach) or automatic shading devices that draw curtains after dark



### ARCHITECTURE

Change in the form of growth and development is inevitable. House sizes and amenities are becoming larger and larger to meet market demands and increased consumer expectations. A recent nationwide trend has been toward building larger houses. In many cases, these larger new homes are being constructed in new subdivisions where they are surrounded by homes of similar size. In older neighborhoods, however, when existing homes are replaced with new homes that are larger or disproportionate to neighboring homes, resident concerns regarding compatibility become common. **If the overall positive Neighborhood Character is to be preserved where desirable, managed to allow preferred growth, and directed toward a common vision, both new and proposed improvements to architecture must respect and relate to their surroundings.**

The Neighborhood Character Overview provides background information on existing conditions and highlights preferred characteristics through photographic examples.

### EXISTING CONDITIONS

There is no predominant style of architecture throughout The Neighborhoods as the numerous residences create a rich blend of architecture. The Design Manual acknowledges this and was developed with creativity and flexibility in mind. While no specific architectural styles are encouraged, some are inappropriate for the community. Just as one would not build an A-Frame or Geodesic Dome in Delray Beach, certain styles and/or components deserve caution and limitation. Shed and Mansard roofs can take on an un-residential characteristic. Primary, neon, fluorescent, and metallic colors are also not appropriate. Inadequate building separations, boxy structures with no second-story transitions, and out of scale or exaggerated elements all erode the established community character.

**Particular attention should be given to building size, building shape, space between buildings, as well as the relationship to the surrounding context.**

The siting of a house is an important design decision. The site plan developed for each residence should reflect functional needs, but also be sensitive to the site's unique characteristics and architecture of the surrounding community. This includes special attention to the transition and separation between buildings, lot coverage, and setbacks. Adequate distance between buildings to provide light, air movement, and views is essential to the quality of the community and the existing preferred character. Lot coverage, or the footprint of the building, should carefully be considered to allow adequate open space. While minimum building setbacks have been established, they should be respective of the building form, number of stories, proximity to other structures and the established streetscape. Therefore, it is important that the siting and the three-dimensional character of each home be carefully studied and designed to achieve the best possible site utilization, orientation and aesthetic appearance.

### CHARACTER DEFINING ELEMENTS

A variety of architectural styles exist in the Beach Front Neighborhoods. Based on careful examination and input from the BPODM modification task force, selected architectural styles have reconsidered for the purposes of this Design Manual.

Preferred items are design elements that, whenever possible, should be used to maintain the desired character and quality of the community. These items are those typically found in the Beach Front Neighborhoods and which, in combination with other preferred items, define the existing and desired character of the community.

Preferred items are thought to comply with the following goals with respect to desired character and quality:

- consistency of neighborhood character
- consistency of architectural style
- consistency of building form and mass
- consistency of materials and color
- consistency of location and elements

Incorporating preferred items into a design increases the probability of, but does not assure, project approval.

### ARCHITECTURAL CATEGORIES

The following Architectural Categories illustrate architectural styles that currently exist in the study area. The intent is to provide contextual information for someone designing a home in the area to select an appropriate Architectural Style and understand the key components or features associated with that style.

For identification and simplification purposes, specific Architectural Styles with strong similarities were grouped together under a broader, more general Architectural Category.

The examples include both text and photographs to illustrate important architectural components such as Building Form, Roofs, Windows, Entrances, Exterior Material/Elements, and Garages.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### A. MINIMAL TRADITIONAL "COTTAGE"

Similar architectural styles included in this category are:  
Ranch, Wood Frame Traditional.

Popular from 1935 to about 1950, the Minimal Traditional style is a scaled down version of the larger traditional eclectic forms that were in vogue before the Great Depression. Usually small one story houses and often called cottages, this style was reflective of a seasonal second home built by local sources constructed of a variety of materials; wood, brick, stone or a mixture of cladding materials. Roof pitches are low, and eaves and rakes are low rather than overhanging. Often there is a front facing gable and a prominent chimney.

#### BUILDING FORM

- Typically one-story
- Simple main structure with balanced facade ①
- One or more proportionate subordinate wings are common ②
- Styles tend to be more formal/symmetrical in design

#### ROOFS

- Simple, single and unbroken roof ridges
- Low roof gable roof with minimal overhang, sometimes hip ③
- Most often asbestos-like, asphalt or wood shingles, sometimes white cement tiles in South Florida ④
- Exposed rafter tails common

#### WINDOWS

- Double-hung and casement windows, 6/6 common ⑤
- Decorative board-and-batten or horizontal slat shutters ⑥
- Bay or bow windows ⑦

#### ENTRANCES

- Entries simple and uncovered ⑧
- Simple sidelights were common ⑨



NOTE: PHOTOS AND CORRESPONDING NUMBERS CONTINUE ON NEXT PAGE

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### EXTERIOR MATERIALS/ELEMENTS

- Clapboard siding
- Masonry chimneys, often very prominent and covered ⑩

### GARAGES/ACCESSORY BUILDINGS

- Attached or in rear accessory structures with similar architectural detailing, typically 1 bay



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### B. WOOD FRAME TRADITIONAL

Similar architectural styles included in this category are: Classical/Greek, Colonial Revival, Georgian and Federal.

Inspired by both New England and the South's fascination with the Classical, Colonial, Georgian and Federal styles that were derived from classical European architecture, these homes reflect our colonial heritage with tropical adaptations. Wood frame, block and brick versions can be seen locally. Often complimented by gable-end brick chimneys, copper flashing, leaders and gutters, these houses feature double hung windows (6/6) and more formal lower level rooms with higher ceilings sometimes featuring taller windows (9/9). These houses are straightforward, simple and symmetrical masses with traditional use of porches and pedimented entries.

#### BUILDING FORM

- One and two stories
- Identifiable main structure
- One or more proportionate subordinate wings are common
- Styles tend to be more formal/symmetrical in design
- Second story balconies can run the length of the main structure to create a covered front porch ①

#### ROOFS

- Simple, unbroken roof ridges on the main structure with gables at subordinate wings and entry portals ②
- Low roof pitches
- Open gable and hip roofs ③
- Most often asbestos-like, asphalt or wood shingles

#### WINDOWS

- Dormer windows in the attic space are not common as in New England, but some examples exist ④
- Double-hung windows, 6/6 most common on both levels but lower formal rooms may have taller ceiling heights and in turn, taller windows (6/9 or 9/9) ⑤
- Functional shutters, typically covered slate ⑥



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### ENTRANCES

- Entries simple and uncovered to formal pediment with side lights, fanlights (7)
- Entries located in line with windows above (7)
- Main entry location varies based on side and central hall plans

### EXTERIOR MATERIALS/ELEMENTS

- Clapboard siding (8-10 to the weather) (8)
- Brick or stucco chimneys

### GARAGES/ACCESSORY BUILDINGS

- Attached or in rear accessory structures with similar architectural detailing



NOTE: PHOTOS AND CORRESPONDING NUMBERS REFERENCED ON PREVIOUS PAGE

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### C. ANGLO-CARIBBEAN/KEYWEST

Similar architectural styles included in this category are: Caribbean, Anglo-Caribbean, Bahamian, Cape Cod.

Influenced by the Bahamas and the Caribbean between 1825 and 1890, this style was also influenced by the shipping industry. These initially simple “cottages” reflected the laid-back spirit of local craftsmen. Recent adaptations include some Victorian elements and detailing.

#### BUILDING FORM

- 1 and 2 stories
- A simple main mass as well as additive forms ①
- Play of Caribbean elements and more recently, inclusion of Victorian elements with a nautical twist
- Strong vertical and horizontal lines
- Second story balconies provide shade for lower stories and porches ③
- Segmental arches often present on or above windows, doors, garage doors and colonnades

#### ROOFS

- Standing seam metal roof can be shallow or steep with broken roof pitches (Hip and Gable combinations) ④
- Often forward facing gables at entry elements ⑤
- Minimal overhang except at front and rear porches
- Painted rafter trails or outriggers are common along eave line ⑥
- Decorative weather vanes, cupolas, and spires
- Rectangular chimney with decorative banding, sometimes clap board to match building material
- Gables common on smaller hip roofs



NOTE: PHOTOS AND CORRESPONDING NUMBERS CONTINUE ON NEXT PAGE

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### WINDOWS

- Lots of vertical window elements with plantation shutters or lower slate shutters ⑨
- Steeply pitched dormer windows ⑩
- Decorative rounded and square clerestory windows reflect a nautical theme

### ENTRANCES

- Often recessed under steeper front facing gable
- Simple, human scale single or double doors often with side lights and/or transoms ⑫

### EXTERIOR MATERIALS/ELEMENTS

- Often two materials: stucco for the lower level and clapboard or board-and-batten for the upper story
- Decorative wood and iron motifs found in cross bracing, banisters/balustrades, shutter latches

### GARAGES/ACCESSORY BUILDINGS

- Attached or in rear accessory structures with similar architectural detailing ⑬



NOTE: PHOTOS AND CORRESPONDING NUMBERS REFERENCED ON PREVIOUS PAGE



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### D. MONTEREY

Similar architectural styles included in this category are: Ranch, Split-Level, and Spanish Colonial.

Originating in Monterey, California in 1827, this style initially combined Spanish Colonial elements of thick adobe walls coupled with wood elements of New England character such as simple hip and gable roofs, second story verandas and double porches. This style became most popular in the 1930's with heavier adobe styling giving way to brick and wood.

#### BUILDING FORM

- Typically two stories
- Ranch-like in character
- Main structure with simple unbroken gables and additive subordinate wings
- Cantilevered second story balcony often extends the length of the main structure and overhangs the lower level, sheltering the front door ①

#### ROOFS

- Low pitched gable roofs, occasionally hipped ②
- Asphalt and wood shingles or tile roofs

#### WINDOWS

- Numerous windows to capture light and views and typically with shutters
- Paired windows with false shutters are common
- Full length windows and French doors on upper balcony are common ③
- Casement and double hung windows



NOTE: PHOTOS AND CORRESPONDING NUMBERS CONTINUE ON NEXT PAGE



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### ENTRANCES

- Most often located center of the facade

### EXTERIOR MATERIALS/ELEMENTS

- Lower levels are often composed of brick or clapboard with clapboard or board-and-batten on upper levels ④
- Brick or smooth stucco finish chimneys
- Decorative metal or wood balcony/balustrade accents were common ⑤

### GARAGES/ACCESSORY BUILDINGS

- Additive subordinate wings often to the side or the rear of the residence ⑥



NOTE: PHOTOS AND CORRESPONDING NUMBERS REFERENCED ON PREVIOUS PAGE



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### E. SPANISH-MEDITERRANEAN INFLUENCE

Similar architectural styles included in this category are: Spanish Eclectic, Spanish Colonial, Mediterranean, Mediterranean Revival, Mission, Mission Deco, Italianate.

Mediterranean influence is a broad term used to characterize a wide range of architectural styles and features. Based on the European appreciation of the indoor/outdoor compatibility with nature and the elements, these homes have deeply recessed and shaded verandas and loggias and may focus inward to central plazas and gardens.

#### BUILDING FORM

- 1 and 2 stories
- Simple, strong rectilinear main portion with additive subordinate wings that often enclose interior courtyards with fountains and gardens ①
- More solid wall than glass
- Formal and symmetrical to asymmetrical and additive
- Deep, thick walls that help to accentuate shadows at doors, windows and entries
- Arched openings at windows, garages and entry colonnades, often framed by simple stucco moldings ②
- Enhanced chimney and entry elements ③
- Functional upper story balconies can create lower level colonnades, porches, verandas and loggia



Current trends favor a 2 story rectilinear main portion with additive subordinate one story wings.



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### ROOFS

- Low roof pitches, 6:12 slope
- Pitched, shed and gable with hip roofs most common
- Red barrel tile roofs common
- Short and simple overhangs ④
- Exposed rafter tails with larger overhangs or molded cornices with shallow tile roof overhangs ⑤

### WINDOWS

- Arched top windows ⑥
- Smaller fixed ornamental roundels and squares used for clerestory light
- Casement and sash windows
- Shutters common

### ENTRANCES

- Prominent, deeper set, shaded entries framed by column and moldings ⑦

### EXTERIOR MATERIALS/ELEMENTS

- Decorative use of attached and freestanding columns
- Decorative use of tile, raised and inset plaster moldings
- Decorative use of wrought iron and wood railings ⑧
- Smooth and troweled stucco finishes
- Wood, carved stone and concrete accents ⑨

### GARAGES/ACCESSORY BUILDINGS

- This style works well with accessory structures that integrate with walls, the garden and pool areas to create a unified estate “compound”
- Common to see accessory garages below an upper level apartment or studio



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### F. FLORIDA BERMUDA

Similar architectural styles included in this category are: Anglo Caribbean, Bermudan, Georgian, Resort Revival, Island Regency, British Colonial and West Indies.

Florida Bermuda is a general category comprising Bermuda, British Colonial and Georgian characteristics. These homes were straightforward rectilinear and U-shaped designs covered with white cement tile roofs. The British/Georgian influence fostered more formal symmetrical designs that included greater attention to detail than the simpler Key West style.

#### BUILDING FORM

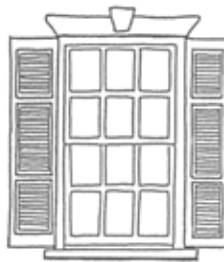
- 1 and 2 stories
- Often formal, symmetrical designs of simple forms such as rectangular, "U" shape and "L" shape layouts ①
- Restrained use of architectural ornamentation
- Smaller second stories preferred
- Balconies encouraged

#### ROOFS

- Simple hip or pyramidal roof forms emphasizing long horizontal lines ②
- White cement tile roofs ③
- Exposed rafter tails ④
- Roof overhangs 2'-3'

#### WINDOWS

- Rectangular multi-paned windows and shutters ⑤
- Keystone over lintel common
- Pronounced sill and/or lintel



Pronounced sill, lintel, keystone detail (preferred)



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

## ENTRANCES

- Generally prominent, human scale, formal and deep shaded entries ⑥
- Transom lights, side lights or contrasting shutters are common
- Simple pediments (more common on 2 story houses)
- Doors typically multi-paneled and/or with lights (window)

## EXTERIOR MATERIALS/ELEMENTS

- Smooth stucco finishes
- Column height 4-5 times column width
- Decorative capped chimneys ⑦
- Decorative quoins and keystones
- Decorative cupolas and weather vanes ⑧

## GARAGES/ACCESSORY BUILDINGS

- Typically located to one side under the main roof if single story or extended wing if multi-story. Side loaded configurations are also common.
- Garage commonly divided into single bays versus double bays.



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### G. SPLIT LEVEL

Elements of Ranch and Monterey are often the basis of this style.

The Split Level style house developed as a multi-story modification of the then dominant Ranch style. It was popularized during the 1950s and continued its popularity until about 1975. Like the Ranch, the Split Level can be built of a variety of materials. The predominant feature of the style is a two story block that is intercepted at mid-height by a one story wing, thus creating three interior levels. Roofs are usually gabled, but some examples are found with hip roofs. Also, like the Ranch, stylistic design details can be added to reference other forms.

### BUILDING FORM

- Typically 1 and ½ stories to create three distinct living zones ①
- Sometimes split level due to topographic influences
- Strong horizontal lines

### ROOFS

- Low pitch hip and gable roofs with wide overhangs ②
- Wood, white cement or asphalt shingle

### WINDOWS

- Horizontally oriented window treatments with decorative, nonfunctional shutters, often without any shutters ③
- Larger window panes

### EXTERIOR MATERIALS/ELEMENTS

- Stucco, clapboard and board-and-batten

### GARAGES/ACCESSORY BUILDINGS

- Typically located at the lower “noisy” level of the three levels within the main mass of the residence ④



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### H. RANCH

Similar architectural styles included in this category are: Spanish Eclectic, Bermudan, and British Colonial.

The modern Ranch style house developed in California during the 1930s and gained popularity during the 1940s. By the 1950s and 1960s it was the most popular style of domestic architecture in the United States. Longer and more horizontal in feel than the Minimal Traditional style, examples were built in a variety of materials. Roofs were usually low pitched with a wide overhang and can be either hipped or gable. Because the Ranch style was popular throughout the development of suburbia, a garage is often a prominent feature. Sometimes specific traditional details are added to a basic Ranch plan to give reference to other styles. In Florida, Spanish Eclectic and British Colonial or Bermuda examples abound.

#### BUILDING FORM

- Typically 1 story
- Generally, simple and longer, “rambling” plans with long horizontal unbroken roof ridges ①

#### ROOFS

- Low pitch hip and gable roofs with wide overhangs ②
- Wood, white cement or asphalt shingles
- Gables sometimes over wings or garages ③

#### WINDOWS

- Divided window treatments with decorative, non-functional shutters, often without any shutters ④



NOTE: PHOTOS AND CORRESPONDING NUMBERS CONTINUE ON NEXT PAGE

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

---

### ENTRANCES

- Location of the entry varies considerably and located under the main roof form ⑤
- Low key, human scale

### EXTERIOR MATERIALS/ELEMENTS

- Stucco, clapboard and board-and-batten

### GARAGES/ACCESSORY BUILDINGS

- Initially tied to the era of the automobile, garages are prominent and typically within the main roof ridge ⑥



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### I. FLORIDA BUNGALOW

Similar architectural styles included in this category are: Craftsman, Bungalow.

The Craftsman style, often called Bungalow style, originated in California in 1890 and persisted in beach communities throughout the US. Well known examples of larger Bungalow styles were designed by Green and Green. The rustic and cross-ventilated Florida Bungalow Craftsman style was derived from and built with local resources. Most were one- and two-story structures with front and L-shaped porches and extensive trellises and pergolas over the porches. Deep roof overhangs and exposed rafter tails were common features, as were ventilated raised foundations. The styles' popularity continued through catalogue sales up to the 1920s.

#### BUILDING FORM

- 1 and 2 stories
- Generally, more compact, squat structures with lower floor exterior walls battened at the base ①

#### ROOFS

- Sometimes steeper pyramidal roof forms as well as low pitch hip and gable roofs with wide overhangs ②
- Shed roofs over porches ③
- Wood and asphalt shingles
- Exposed rafter tails

#### WINDOWS

- Double hung, casement and sash windows ④
- Plain window surrounds with board-and-batten shutters
- Sometimes large, fixed window panes



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

---

### ENTRANCES

- Location of the entry varies considerably
- Often located on the porch under a long, deep, shed roof or open gable

### EXTERIOR MATERIALS/ELEMENTS

- Stucco, horizontal weather boards, wood shingles and board-and-batten shutters
- Random stone foundations are sometimes found

### GARAGES/ACCESSORY BUILDINGS

- Garages are prominent and often secondary structures located behind the residence and echo the style of the main house (5)



## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### J. INTERNATIONAL

Similar architectural styles included in this category are: Art Deco, Modern, and Minimalist.

The post-World War I focus on machine, science and technology influenced aviation, automobiles and also architecture. A blending of the fine and industrial arts encouraged architects to push the limits of new materials like concrete, glass block, stainless steel and plastics. The use of these new rigid and curving materials generated strong vertical, horizontal and geo- metric designs. Minimalist form and massing were the focus, not classical details.

#### BUILDING FORM

- 2-3 stories
- Bold geometric, cylindrical and curvilinear forms with large blank and windowless sections ①
- Use and combination of new industrial materials
- Strong vertical and horizontal facade banding ②
- Cantilevered sections

#### ROOFS

- Often flat and multiple roof levels ③
- Creative use of metal forms for accent features

#### WINDOWS

- The percentage of glass to solid varies widely. Facades may exhibit very low window coverage (5-10%) while other facades may have over 50% window coverage
- Floor to ceiling windows common
- Operable windows to large fixed panes set flush with the outer wall with no ornamental framing
- Glass block is common as a structural window/wall treatment ④
- Corner, nautical portholes and octagonal windows are also common

#### ENTRANCES

- Entry locations as varied as the materials allowed and often deliberately obscured
- Sometimes sheltered with cantilevered industrial solutions

#### EXTERIOR MATERIALS/ELEMENTS

- Use of varied and industrial materials in creative solutions including glass block, terrazzo and glass tile
- Smooth surfaces with subdued colors ⑤
- Use of materials and patterns over details
- Use of extruded metal frames

#### GARAGES/ACCESSORY BUILDINGS

- Not a separate structure, but incorporated into the overall mass of the residence



## K. MODERN - CONTEMPORARY

Modern design was born in response to the overly ornate, cluttered and fancy architecture of the late 19<sup>th</sup> century.

Modernist architects may choose to create homes that showed a distinct lack of ornament and flair, in contrast to what was seen in the popular home designs of the time. They designed homes that featured a strong horizontal composition with large open floor plans, intentional asymmetry, and large expanses of glass windows or glass walls.

The focus here was to create a simplified home with an emphasis on function – removing unnecessary details and frills.

The early 20<sup>th</sup> century was quickly turning into a technology-driven, mass-market industrialist society. So many of the homes they designed at the time were built not only to acknowledge the changing times but also to give homeowners a chance to feel more connected with nature.

As a result, many of these homes were designed to blur the boundaries between the indoors and outdoors. They used the surrounding area to enhance the features of the home, using the lines of the roof or cantilevers to continue the lines of the landscape around the home.

### BUILDING FORM

- Implementation of mass and void
- Hard crisp lines
- Strong vertical and horizontal facade banding ①
- Cantilevered sections ②

### ROOFS

- Often flat and multiple roof levels ③
- The use of parapet walls

### WINDOWS

- The percentage of glass to solid varies widely. Facades may exhibit very low window coverage (5-10%) while other facades may have over 50% window coverage
- Floor to ceiling windows common ④
- Corner glass features



### ENTRANCES

- Multi-level entrances with large areas of glass
- Sometimes sheltered with cantilevered industrial solutions

### EXTERIOR MATERIALS/ELEMENTS

- Use of varied and industrial materials in creative solutions including large areas of glass, exposed concrete and smooth stucco finishes.
- Smooth surfaces with subdued colors ⑤
- Use of materials and patterns over details
- Use of extruded metal frames

### GARAGES/ACCESSORY BUILDINGS

- Not a separate structure, but incorporated into the overall mass of the residence

## LANDSCAPE

Landscaping of single family residential lots requires review and approval by the City. This section of the Neighborhood Character Overview addresses design considerations and issues to be considered when landscaping your **front, rear and side yards**. All three landscape zones combine to support or hinder the transition of your lot with adjacent lots and streetscape. Landscaping in the rear of the lot can be overlooked and is as important as the front yard when it abuts the Intra-Coastal Waterway and access channels and is viewed by opposing lots, roadways and open spaces.

Existing conditions have been documented and presented for review. Additionally, criteria for character defining elements have been established to assist the homeowner in **achieving a landscape design that is consistent with the preferred Neighborhood Character**. Finally, examples of existing landscapes and landscape elements from The Neighborhoods are provided to illustrate key issues and preferred characteristics.

## EXISTING CONDITIONS

While there are no prescribed streetscape treatments, **the creativity of each individual landscaped lot collectively creates a strong sense of place and establishes the overall essence of the Neighborhood**. A rich assortment of formal, informal, exotic, native, manicured and a naturalistic design are patterned throughout the various streets. **Unifying treatments to elements such as hedges, walls, fences and gates, combined with the selection of appropriate plant material create compatibility in the landscape throughout the area.**

**Lot location and size, distance between roadway and residence as well as views toward the ocean or the Intra-Coastal Waterway have had a direct impact on the landscape character of each of the Neighborhoods.** Most Ocean District lots support larger homes with enhanced landscape and hardscape elements. A larger landscape zone



Larger Ocean District lots provide greater distances between the road and the residence. Gated entries, walled perimeters and enhanced landscapes are common.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

---

between these houses is common and both supports and anticipates the use of larger landscape materials while also maintaining open space and providing privacy. On smaller North Beach and Seagate lots with tighter distances between houses, landscape designs and plant selection must be in balance with the needs for access, air flow and sunlight.



North Beach and Seagate Neighborhoods typically have smaller setbacks and provide privacy with hedges and/or low walls and gates.



Landscape features in the North Beach and Seagate Neighborhoods correspond in scale and proportion with their lot and house sizes.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### DESIGN CONSIDERATIONS

In addition to the site specific design, some larger factors should be considered before you begin:

- What are the visual characteristics of your neighborhood?
- Are there prevailing landscape styles?
- What is the relation of the street to your house?
- Are many fences, walls, and gates used on your street? What kind?
- Formal or informal? One of the first decisions to make.

Different architectural styles are generally associated with either a "formal" or "informal" landscape design theme.

**1. Formal:** A **formal landscape design** emphasizes a uniform balance of landscape features with an almost mirror-like symmetry and highly manicured plant material. Trees and shrubs may be trimmed into stylized forms, thus altering their natural shapes. Trees and shrub groupings are typically balanced and often arranged in rows or lines with equal spacing between them. Quantities are typically even in number to emphasize symmetry, repetition and alignment. Specimens are usually matched in size and shape. Groundcover, vines and flowers are well defined or even configured in the form of patterns and shapes. Formal landscapes tend to be highly manicured with well defined edge treatments.



Walls, gates, manicured hedges and trees provide interest, a degree of formality and highly defined edges.



Formal landscapes are balanced, often arranged in rows or lines with equal spacing between both natural and built elements.

**2 Informal:** An **informal landscape design** emphasizes asymmetrical designs, preferring arrangements that appear more natural and free-flowing. Tree and shrub groupings are typically random and often intertwined. Quantities are usually odd in number, especially 3's, 5's and 7's. Spacing and height between plant material is often staggered to create interest and movement. Groundcover, vines and flowers are typically in groups and massings that can be viewed as a whole. Layered plant material is encouraged. Informal landscapes tend to be free-flowing with less defined edge treatments.



Natural, asymmetrical and free flowing tree, shrub and ground cover groupings are typical of informal landscapes.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### BASIC LANDSCAPING PRINCIPLES

Whatever landscape style you choose, formal or informal, observing four basic landscape principles will insure that your yard has a positive influence on your street and contributes to the high standards set forth in your Neighborhood.

**1. Unity:** A unified landscape is seen as one piece, rather than disjointed groupings and scatterings of features. No one element stands out; instead, all the parts; plants, gradients and structures work together harmoniously. Strong, observable lines and the repetition of geometric shapes contributes significantly to the unity of the landscape. Simplicity by using just a few harmonious colors and a limited number of plant varieties helps the human eye perceive and understand spaces.

**2. Balance:** To balance a landscape is to use mass, color or form to create equal visual weight on either side of the center of interest. In a formal landscape, balance may mean simply creating one side as a mirror image of the other. In informal styles, balance is just as important, but more subtle: a large tree to the left of an entryway can be balanced by a grouping of smaller trees on the right. Likewise, you can balance a concentration of color in multiple small flower beds on one side of a patio with a much larger accent of a flowering tree with a more diffuse mass of color on the other side.



Balance is achieved through utilizing landscape elements of equal proportion on either side of a point of interest.



In a unified landscape, no one element stands out. All the various components meld together in a harmonious fashion.



Utilize mass, color and form to create visual weight or balance. This can be achieved in both symmetrical and asymmetrical design.

**3 Proportion:** In a well-designed landscape, the various structural and plant elements are in scale with one another. Buildings will largely determine proportion in your landscape. Plant material should be sized to correspond with the size, shape, and design elements of your residence and that of adjacent houses. When choosing trees and shrubs, keep their ultimate size and shape in mind. Though a tree when young may suit your yard, it could overwhelm your house as it matures. Likewise, shrubs and vines can grow up to obscure windows and porches when they mature. This situation should be avoided.

**4 Variety:** Break up a monotonous landscape by selecting plants in a variety of shapes, shades and textures or add interest by juxtaposing different materials. Imagine the pleasant surprise afforded by spotting a flowering specimen tree among greenery or a break in a screening hedge that reveals a particularly interesting view. A perfect balance between the principles of unity and variety is difficult to achieve, but well worth the effort.



The selection of plants in a variety of shapes, colors, shades and textures creates a rich variety, as does the juxtaposition of natural and built elements.

### CHARACTER DEFINING ELEMENTS

Various landscape designs and treatments exist in both the North Beach and Seagate Neighborhoods. Based on previous community input, a guided field tour, informal interviews, and numerous site visits for inventory and analysis, Urban Design Studio, along with the Task Force, identified preferred character defining elements.

Preferred items are design elements that, whenever possible, should be used in order to maintain the desired character and quality of the community. These items are those typically found in The Neighborhoods and which, in combination with other preferred items, define the existing and desired character of the Neighborhood. **The overall objective of individual lot landscaping is to enhance the design of each house, to provide transitional elements between neighboring lots, and to contribute positively to the image of the overall Neighborhood.**

For this purpose, landscape treatments will be reviewed to ensure that the designs will:

- reinforce the Neighborhood's identity
- enhance visual quality
- provide buffering and privacy
- provide a pleasant environment for living areas
- provide a pleasant environment for driving, walking, and other activities in the community
- provide a transitioning element between adjacent buildings

The correct selection of plant material:

- beautifies the streetscape and softens buildings
- controls glare
- controls wind and directs breezes
- provides shade
- reduces evapotranspiration rates and humidity
- avoids infringement and "shadow zones" between properties

Preferred items are thought to comply with the aforementioned goals with respect to the preferred character and quality. Incorporating preferred items into a design increases the probability of, but does not assure, project approval.

The following photos offer preferred examples and address streetscapes, formal and informal landscape designs, front-yard features, side-yard treatments, and rear-yard treatments.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### A. STREETSCAPES



Although there is no streetscape program, repetition of landscape treatments on adjacent lots can create distinct patterns that help establish recognizable rhythms.



Mature plantings have a dramatic effect on the relationship between the overall streetscape and front yards.



A variety of interesting and colorful plantings showcase medians and cul-de-sacs throughout the Neighborhoods.



Overhanging canopy trees offer a pleasant driving experience.



Variation in plant material height, size, color and texture within medians helps to break up the expanse of paving, reducing the width of travel lanes, and in turn, travel speeds.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### B. FRONT YARD TREATMENTS



Layered hedges provide unity and variety.



Accent plantings can create unity, balance, and proportion and variety.



While not typical, plant material attached to a structure offers an attractive wall treatment that softens the structure by integrating with landscape.



Curvilinear driveways block sight lines to the residence, adding interest and privacy.



Manicured hedge treatments provide interest, a degree of formality, and highly defined edges.

C. SIDE YARD TREATMENTS



The proper selection and location of landscape material helps to provide a transition and buffer between multi-story and single story structures.



Corner lots often have taller hedges to provide privacy and noise attenuation.



Tall hedges must be continually maintained to allow adequate light, air and views. Hedges shall respect all safe sight lines.



Landscape material should be selected and planted in a manner that will not encroach into adjacent properties or create shade zones.

## ◆ APPENDIX A - NEIGHBORHOOD CHARACTER OVERVIEW

### D. REAR YARD TREATMENTS



Typical rear yards along waterway are low key and currently unencumbered by excessive docks and/or boats. Human scale proportions are evident in windows and doors as well as in architectural detailing.



Built and natural elements are often unified - no one element stands out.



Open rail fences provide security and safety while still allowing views.

kkk

## CONCLUSION

The Neighborhood Character Overview is intended to accompany the Regulations and Design Guidelines. It provides background information as well as pictures where words are not enough. The collection of photographs illustrated in this section only begin to touch on the rich Neighborhood Character that exists. The composition of these elements create a strong, memorable and unique sense of place.

Change is inevitable and should be embraced with enthusiasm and direction. It is not the intent of the Design Manual to try to preserve the existing Neighborhoods exactly as they are today or to prescribe specific architectural styles, details, or landscape designs. It is however, intended to point out preferred character defining elements in The Neighborhoods and to provide guidance to manage growth in a positive direction for the future.

**APPLICATION and REVIEW PROCESS**

- A. Applicant to pick up and complete the “Beach Property Owners Application Checklist” from the City of Delray Beach Development Services Department or see Appendix “C” of the Design Manual.

Copies of the “Beach Property Owners Design Manual” can be viewed or downloaded from *www.mydelraybeach.com*.  
The Design Manual is necessary to complete the application.

Required Information: The following information must be presented in a North Beach/Seagate and Ocean Neighborhood site plan submittal prior to application for a building permit:

- \* Standard application items pursuant to Sections 2.4.3(A), (B), (C), (D) and (G) of the City of Delray Beach Land Development Regulations
- \* Beach Property Owners Application Checklist
- \* 4 complete sets of plans; and
- \* Application fee

Incomplete applications will **NOT** be accepted.

- B. Completed applications will be accepted at the City of Delray Beach Development Services Department and will be evaluated by an independent design review consultant retained by the City of Delray Beach. Regular applications will be reviewed within 15 days of receipt. Applications involving specific requests, such as Architectural Styles outside of the listed categories or unique design elements not addressed in the Design Manual, may take additional time to review.

Completed applications that MEET all the Regulations, Design Guideline Thresholds, and Overall Design Intent for buildings, land- scape and site plan issues as outlined in the Beach Property Owners Design Manual will receive a “Letter of Compliance” allowing the applicant to apply for building permits.

Completed applications that DO NOT MEET all or part of the Regulations, Design Guideline Thresholds, and Overall Design Intent can revise the non-conforming element(s) to meet the requirements and re-submit one time within 30 days of receipt of initial comments without an additional review fee.

If the applicant decides to appeal any Design Guidelines that exceed the threshold set forth in Section II of the Design Manual, the application and recommendations will be forwarded to the Site Plan Review and Appearance Board (SPRAB) for review and determination of compliance and/or waivers, pursuant to Section 2.4.7(B) of the Land Development Regulations.

***B. (Continued)***

If the applicant decides to appeal any “Regulations” set forth in Section I of the Design Manual, a request for a variance must be made according to Section 2.4.7 of the City of Delray Beach Land Development Regulations.

Applicant will receive a written evaluation and/or “Letter of Compliance” sent to the address listed on the application. A copy will be provided to the City of Delray Beach Development Services Department.

- C. Applicant can withdraw the application at any time with written notice to the Planning and Zoning Department. Resubmittal will require submittal of new fees.
- D. Applicant must provide 4 copies to the City of Delray Beach Development Services Department of any changes proposed by the applicant or requested by the City of Delray Beach during the permitting process that affect the project in regards to the Regulations, Design Guidelines and/or the Overall Design Intent as set forth in the Design Manual and/or as conditions of the “Letter of Compliance.” Significant changes may require resubmittal of application and review fees.
- E. Application submittals shall include the following:
  - All drawings shall be to scale. No reductions will be accepted.
  - The applicant shall prepare and submit a site lighting plan. This plan shall illustrate the location of all exterior building and site lighting. This plan shall include the specifications for each light fixture and the photometrics as they occur on the site.
  - The applicant shall prepare and submit lighting fixture manufacturer’s literature for review.
  - The applicant shall prepare and submit window glazing manufacturer’s literature for review.

## Beach Property Owners Application Checklist *(Design Manual Companion)*

**APPLICATION TO BE COMPLETED FOR NEW CONSTRUCTION AND ADDITIONS AND RENOVATIONS GREATER THAN 50% OF THE SQUARE FOOTAGE OF THE EXISTING STRUCTURE ON LOTS IN THE BEACH PROPERTY AREA, SPECIFICALLY THE NORTH BEACH AND SEAGATE NEIGHBORHOODS. (SEE MAP)**

### EXEMPTIONS

Although an applicant is not required to submit an application using the Beach Property Owners Design Manual under the following conditions, it is highly recommended that any modifications to existing structures follow the provided information to help ensure a preferred neighborhood vision.

### EXEMPTIONS INCLUDE:

- Any structure not in the North Beach and Seagate Neighborhoods.
- Any structure built or approved prior to the adoption of the Design Manual.
- Any building permits (with completed plans) submitted prior to the adoption of the Design Manual.
- Any existing structure requiring exterior improvements such as repainting, siding, replacement of roof materials, etc.
- Any existing structure damaged or demolished by a natural disaster or act of God will be permitted to rebuild as it existed prior to event.
- Any renovations or additions that represent 50% or less of the square footage of the existing structure.
- Any structure which is located within a historic district or individually designated; these structures shall comply with Land Development Regulation Section 4.5.1.



## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

This checklist is meant to be used as a step by step process to address all Regulations and Design Guidelines in the Manual.

DO NOT SKIP ANY SECTIONS. PLEASE WRITE IN (Y) or (N) IN ALL BOXES PROVIDED.

- ☐ **N** Please print the letter N inside the checkbox to indicate *No / Not Applicable*.
- ☐ **Y** Please print the letter Y inside the checkbox to indicate *Yes / Item is Applicable*.
- ☐ A completely empty circle denotes you **do not** have features listed and/or it is **non-applicable**.
- ☒ A completely darkened circle denotes you **do** have features listed and/or it **applies to you**.

### OVERLAY DISTRICTS - OVERALL PROJECT

- ☐ North Beach/Seagate District (NBS) **OR** ☐ Ocean District (OC)
- ☐ New Construction
- ☐ Additions & Renovations
- ☐ Over 50% up to 75% square footage of the structure
  - ☐ Over 70% square footage of the structure

### SECTION I - DISTRICT REGULATIONS & INCENTIVES

The regulations set forth in this section are mandatory for homes in the North Beach and Seagate Neighborhoods. Noncompliance will require a variance as outlined in the City of Delray Beach Land Development Regulations Section 2.4.7(A).

#### A. FIRST FLOOR HEIGHT LIMITS (for determining applicable regulations)

- ☐ Single Story Structure
- ☐ Height from finished floor elevation to top of beam (tie or bond) **does not** exceed 14'-0"
  - ☐ Mean Roof Height **does not** exceed 18'-0"

- ☐ Multi-Story Structure
- ☐ Height from finished floor elevation to top of beam (tie or bond) exceeds 14'-0"
  - ☐ Mean Roof Height exceeds 18'-0"
  - ☐ Two (2) stories
  - ☐ Three (3) stories

#### B. LOT COVERAGE

- ☐ Ocean District - Single Story
- ☐ Single story lot coverage is 40% or less
  - ☐ Existing single story incentive of 45% or less
  - ☐ Single story open space is 35% or more
- ☐ Ocean District - Multi-Story
- ☐ Multi-story lot coverage is 40% or less
  - ☐ Multi-story open space is 35% or more
- ☐ North Beach/Seagate District - Single Story
- ☐ Single story lot coverage is 40% or less
  - ☐ Existing single story incentive of 45% or less
  - ☐ Single story open space is 35% or more
- ☐ North Beach/Seagate District - Multi-Story
- ☐ Multi-story lot coverage is 30% or less
  - ☐ Existing multi-story incentive of 40% or less
  - ☐ Multi-story lot coverage incentive to 35%
  - ☐ Multi-story open space is 45% or more

## ♦ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

### C. INCENTIVE (INCREASED LOT COVERAGE)

- ☐ Ocean District (No Incentive Applicable)
- ☐ North Beach/Seagate District
  - ☐ Incentive to 35% lot coverage
  - ☐ No Incentive - Discouraged or prohibited elements present

### D/E. SIDE SETBACK COMPARISONS (FRONT VIEW)

- ☐ Option A - First floor @ side setback - Max. Height @ 14' to top of beam  
Upper Floors @ side setback + 5'
- ☐ Option B - Upper Floors stacked (flush) @ side setback
- ☐ Option C - Rear attached or detached garages

### F. REAR SETBACK

- ☐ Ocean District (Not Applicable)
- ☐ North Beach/Seagate District - Increased upper floor rear setback of five (5) feet

### G. INCENTIVE (REAR DETACHED GARAGES)

- ☐ Ocean District (Not Applicable)
- ☐ North Beach/Seagate District
  - ☐ Upper story portion along rear setback line does not exceed 14'-0" without a 5' upper floor rear setback
  - ☐ Upper story portion exceeds 14' but does not have the additional 5' upper floor rear setback

### H. ADDITIONS AND RENOVATIONS

- ☐ No Additions or Renovations (Not Applicable)
- ☐ Additions or Renovations Requested
  - ☐ New Architectural Style/Building Form
  - ☐ Consistent Architectural Style/Building Form with existing house
  - ☐ Minor Renovation - additions/renovations are under 50%
  - ☐ Major Renovation - additions/renovations are 75% or less
  - ☐ New Structure - additions/renovations exceed 75%

### I. SPECIAL EXCEPTION FOR ADDITIONS AND RENOVATIONS (see Section I - pg. 10)

- ☐ No Special Exceptions Requested (Not Applicable)
- ☐ Special Exceptions Requested - "Discouraged" or "Prohibited" design element is an integral part of the design or structure **and** cannot be changed without substantial expense or structural consequence
  - ☐ Integral item is one of the elements listed below: (**please check all that apply**)
    - ☐ Architectural Style      ☐ Roof Material
    - ☐ Building Form      ☐ Windows and Doors
    - ☐ Other Design Element (**specify on line below**)
  - ☐ "Discouraged" or "Prohibited" design element of the addition or rehabilitation is minimized to the extent necessary to provide a continuity of design
  - ☐ "Discouraged" or "Prohibited" design element **does not** have a more prominent appearance on the addition or rehabilitated portion of the structure
  - ☐ Addition or rehabilitation **does not** incorporate any "Discouraged" or "Prohibited" elements not currently present on the existing structure
  - ☐ Addition or rehabilitation **does not** exceed 75% of the square footage of the existing structure
  - ☐ Adherence to additional regulations, guidelines and/or key elements from The Neighborhood Character Supplement requested

## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

### J. LANDSCAPE

- ☐ Landscape Plans have been certified and sealed by a Florida Registered Landscape Architect to meet all landscape requirements for the City of Delray Beach Land Development Regulations and Section I-J of this Design Manual. Landscape point calculations must be included

#### SECTION II - DESIGN GUIDELINES

Refer to Section II, pages 1-2 for criteria of Required, Preferred, Discouraged, and Prohibited items. Categories of Design Guidelines are evaluated on a point system for "Discouraged" elements. Each category is assigned a value based on potential impact on the Neighborhoods.

High/20 points	Medium/10 points	Low/5 points
----------------	------------------	--------------

Any category exhibiting "Discouraged" elements shall assign allocated points. Total points of all categories combined shall not exceed the established threshold of 40 points. Any Discouraged elements exceeding the threshold will require the applicant to obtain a waiver as outlined in the City of Delray Beach Land Development Regulations Section 2.4.7(B).

### A. ARCHITECTURAL CATEGORIES

- ☐ Preferred
- |  |   |
|--|---|
| <input type="radio"/> Spanish-Mediterranean Influence                        | <input type="radio"/> Florida-Bermuda               |
| <input type="radio"/> Anglo-Caribbean/Key West                               | <input type="radio"/> Minimal Traditional "Cottage" |
| <input type="radio"/> Split Level and Ranch Type Styles                      | <input type="radio"/> Monterey                      |
| <input type="radio"/> Transitional Modern                                    | <input type="radio"/> Florida Bungalow/Craftsman    |
| <input type="radio"/> International (added July 3, 2018)                     | <input type="radio"/> Modern Colonial               |
| <input type="radio"/> Modern (Tropical and Mid-Century) (added July 3, 2018) | <input type="radio"/> Regency/Flat-Roofed           |
- ☐ Discouraged (High/ 20 points)
- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| <input type="radio"/> Shingle (Style) | <input type="radio"/> Geodesic Dome |
| <input type="radio"/> Art Deco        |                                     |
- ☐ Prohibited
- |   |  |
|---|--|
| <input type="radio"/> A-Frame   |  |
| <input type="radio"/> Traditional styles uncharacteristic to South Florida, e.g. English Tudor, Chateausque, etc. |  |
- ☐ Other Architectural Style (Specify on line below)

### B. BUILDING FORM

- ☐ Required
- |  |  |
|--|--|
| <input type="radio"/> One-story home - First floor height limits applied                             |  |
| <input type="radio"/> Multi-story home - Required side setbacks and lot coverage by district applied |  |
- ☐ Preferred
- |   |  |
|---|--|
| <input type="radio"/> Use of side transitions | <input type="radio"/> Use of front transitions       |
| <input type="radio"/> Use of stepbacks        | <input type="radio"/> Appropriate balance/proportion |
- ☐ Discouraged (Medium/ 10 points)
- |  |  |
|--|--|
| <input type="radio"/> Angular walls are dominant/repetitive                                  |  |
| <input type="radio"/> Complex facade treatment (excessive multi-layer stepbacks)             |  |
| <input type="radio"/> More than (1) one dominant turret exists                               |  |
| <input type="radio"/> Inconsistent arches  |  |
| <input type="radio"/> Exaggerated or distorted columns inconsistent with architectural style |  |
- ☐ Prohibited
- |   |                                     |
|---|-------------------------------------|
| <input type="radio"/> A-Frame   | <input type="radio"/> Geodesic Dome |
| <input type="radio"/> Free Form   | <input type="radio"/> Quonset Hut   |
| <input type="radio"/> Continuous unarticulated blank/flat wall sections over 16' long on front facade |                                     |
| <input type="radio"/> Continuous unarticulated blank/flat wall sections over 20' long on side facades |                                     |
| <input type="radio"/> Oversized/out of scale features   |                                     |

### C. ROOFS

- ☐ Preferred
- |   |  |
|---|--|
| <input type="radio"/> Hip or gable roof   | <input type="radio"/> Simple roof geometry with long horizontal lines                                  |
| <input type="radio"/> 8:12 pitch or less  | <input type="radio"/> Roof pitches over porches or ancillary structures (under 45 degree or 1:1 slope) |
| <input type="radio"/> Tile roof material  | <input type="radio"/> Exposed rafter tails   |
| <input type="radio"/> Flat roofs when consistent with architectural style   | <input type="radio"/> Metal roof for Anglo-Caribbean/Key West style                                    |
| <input type="radio"/> Roof overhangs (24" to 36")   |  |
| <input type="radio"/> Gutters and downspouts designed as a continuous architectural feature   |  |
| <input type="radio"/> Exposed gutters and downspouts painted to match adjacent roof or wall material, white or copper if appropriate to architectural style |  |
| <input type="radio"/> Flashing, vent stacks, and pipes painted to match adjacent building surface   |  |
| <input type="radio"/> Decorative roof elements such as bell towers, covered chimneys, cupolas, etc. correspond to Architectural Style                       |  |
| <input type="radio"/> Pressure treated wood shake   |  |

---

## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

---

- ☐ Discouraged (Medium/ 10 points)
- ☐ Steep slopes (over 45 degrees or 1:1 slope)
  - ☐ Shed roof as principal roof
  - ☐ Very low pitched roof (less than 4:12 pitch)
  - ☐ Overly complex roof designs and/or excessive variation in eave lines (heights)
- ☐ Prohibited
- ☐ Atypical, which are not consistent with the architectural style and as determined inappropriate by the plan reviewer
  - ☐ Metal roof in any colors other than standard colors such as silver-gray, teal and green
  - ☐ Glazed skylights on the streetside
  - ☐ Solar panels on the streetside
  - ☐ Bright, un-naturalistic looking roof material
  - ☐ Gambrel roofs
  - ☐ Mansard roofs
- D. WINDOWS**
- ☐ Preferred
- ☐ Reflect architectural style
  - ☐ When used for a specific architectural style, muntins should divide glass into unified sections of four square feet or less
  - ☐ Window coverage greater than 10% of any elevation.
  - ☐ When used for a specific architectural style, windows and muntin patterns should be taller than wider
  - ☐ Windows consistent with each other with limited shape changes
  - ☐ Floor to ceiling window where consistent with architectural style
- ☐ Discouraged (High/ 20 points)
- ☐ When used for a specific architectural style, change in proportion of muntins on same facade
  - ☐ When used for a specific architectural style, change in proportion of muntins within same window
  - ☐ Hex, oval, round, triangular, and/or any specialty shape windows not consistent with architectural style

- ☐ Prohibited
- ☐ Reflective (mirror type) glass on any elevation
  - ☐ Jalousie windows on any elevation
  - ☐ Curtainwall systems
  - ☐ Windows coverage less than 10% of any elevation
- E. SHUTTERS**
- ☐ Preferred
- ☐ Reflect architectural style
  - ☐ Shutter applications consistent with each other on all facades
  - ☐ Traditional horizontal slat, panel, board & batten type shutters
  - ☐ Bermuda/Bahama, plantation style shutters
- ☐ Discouraged (Low/ 5 points)
- ☐ Commercial types
  - ☐ Shutters out of scale with window or other architectural features
  - ☐ Metal or aluminum awnings
- F. ENTRANCES**
- ☐ Preferred
- ☐ Corresponding to architectural style
  - ☐ One-story entry features with human scale proportions consistent with neighborhood character
  - ☐ Sturdy wood, or metal doors (panel, glazed, or combination)
- ☐ Discouraged (High/ 20 points)
- ☐ Over stated, out of scale, entrance/porte-cochere
  - ☐ 1 ½ story entry features
- ☐ Prohibited
- ☐ Two-story porte-cochere
  - ☐ Two-story columns
  - ☐ Two-story entry features out of scale with building and neighborhood character

## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

### G. EXTERIOR MATERIALS

☐ Preferred

- ☐ Materials consistent with architectural style
- ☐ Stucco (smooth or textured as appropriate to style)
- ☐ A limited number of trim and accent materials
- ☐ Materials used in a consistent manner throughout the building
- ☐ Where materials change, a change in wall planes or some architectural device to give a sense of transition should occur
- ☐ Brick (natural clay or painted)
- ☐ Wood (finished such as clapboard, tongue and groove, board and batten, shiplap)
- ☐ Custom finished and/or formed concrete
- ☐ Wood rafter tails of appropriate size and scale of architecture
- ☐ Appropriately sized (appearance) support brackets, beams, columns, and/or decorative braces to support any balconies, extended entries, overhangs and/or other projecting architectural features
- ☐ Pre-manufactured, composite material planking, panels or siding with proper lapping
- ☐ Natural indigenous stone or natural stone

☐ Discouraged (Medium/ 10 points)

- ☐ Vinyl siding
- ☐ Faux stone siding
- ☐ Ceramic or porcelain tile materials
- ☐ Metal louver walls

☐ Prohibited

- ☐ Metal and aluminum siding
- ☐ Half elevation treatment without transition/detail element
- ☐ Texture 1-11 or plywood
- ☐ Unfinished, exposed concrete block, poured concrete or precast concrete walls
- ☐ Logs, milled or rough
- ☐ Cedar shakes/shingles

### H. GARAGES AND ACCESSORY BUILDINGS

☐ Preferred

- ☐ Detached garages consistent with the architectural style as principal building
- ☐ Side loaded garages with single doors, stepped if over 2 bays
- ☐ Front loaded, 2 bay garage with single doors consistent with architectural style
- ☐ Garages and ancillary structures designed to respect the views from neighboring lots
- ☐ Garages and ancillary structures integrated with the architectural style of the home
- ☐ All garage door treatments reflect architectural style of the house

☐ Discouraged (Medium/ 10 points)

- ☐ 3 front loaded garage bays flush in a row
- ☐ 3 or more side loaded garage bays flush in a row
- ☐ Screened enclosures visible from the street

☐ Prohibited

- ☐ 4 or more front loaded garage bays on front elevation
- ☐ 4 or more side loaded garage bays flush in a row
- ☐ Two-story screen enclosures
- ☐ Metal storage sheds
- ☐ Temporary carports (including plastic tarps, canvas, awning types not of a permanent nature)
- ☐ Temporary storage "pods" over 30 days

### I. COLOR

☐ Preferred

- ☐ Principal building color representative of architectural style and neighborhood character

☐ Discouraged (Low/ 5 points)

- ☐ More than 4 colors (principal building and trim)
- ☐ Roof colors and materials uncharacteristic of architectural style

☐ Prohibited

- ☐ Principal and accessory buildings painted with fluorescent, metallic paint, black, and other non-traditional bold colors
- ☐ Trim and accents painted with fluorescent metallic paint, and other non-traditional bold colors

## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

---

### **J. ADDITIONS AND RENOVATIONS**

- ☐ Meets all required items under section I-H
- ☐ Does not meet all required items under section I-H (see Appendix C - Regulations & Incentives)
- ☐ Preferred
  - ☐ Replacement/removal of existing discouraged and prohibited design elements throughout the structure wherever possible
  - ☐ Use of preferred design elements
- ☐ Discouraged (Medium / 10 points)
  - ☐ Use of discouraged design elements not present on the existing structure
- ☐ Prohibited
  - ☐ Use of prohibited design elements not present on the existing structure
  - ☐ Use of prohibited design elements present on the existing structure without approval of a Special Exception

### **K. GENERAL LANDSCAPE STANDARDS**

- ☐ Meets all required items under section I-J
- ☐ Does not meet all required items under section I-J (see Appendix C - Regulations & Incentives)
- ☐ Preferred
  - ☐ Use of natives
  - ☐ Xeriscaping techniques
  - ☐ Consistency of neighborhood plant material, scale, massing and selection
  - ☐ Consistency of neighborhood maintenance techniques
  - ☐ Protection and enhancement of existing plant material
  - ☐ Controlled and planned use of exotics
  - ☐ Efficient irrigation
  - ☐ Semi-pervious driveway material
- ☐ Discouraged (Low/ 5 points)
  - ☐ Large expanses of impervious driveway materials

### ☐ Prohibited

- ☐ Invasive, exotic species: Acacia species, Melaleuca, Australian Pine, Brazilian Pepper
- ☐ Removal of any plant material within right-of-way without City approval
- ☐ Removal of trees and palms (other than invasive exotics) over 4" caliper without City approval of a Land Clearing Plan
- ☐ The use of synthetic or artificial plant material
- ☐ Chainlink fence unless concealed 100% by plant material
- ☐ Driveway materials using primary or bright, bold colors (red, blue, etc.)

### **L. OUTDOOR LIGHTING**

#### ☐ Preferred

- ☐ Low voltage lighting
- ☐ Phosphorous coated luminaries used in fixtures with clear glass
- ☐ Luminary "shields" or louvers to control and direct illumination
- ☐ Lens diffuser to reduce brightness and evenly distribute light
- ☐ UL rated and waterproof fixtures
- ☐ Ground directed lighting for steps, paths, and docks between 20-50 watts
- ☐ Motion sensor detector for security and safety
- ☐ Photo-eye sensors
- ☐ Bronze, copper, or fiberglass material for in-ground applications to prevent corrosion

#### ☐ Prohibited

- ☐ High intensity misdirected spot or flood lights that spill into adjacent lots or waterways
- ☐ Exposed luminaries without shield or louvers
- ☐ Ground directed lighting for steps, paths, and docks which exceeds between 20-50 watts and 580nm wavelength

## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

---

### M. SEA TURTLE NESTING RECOMMENDATIONS

These Methods will help protect endangered sea turtles. Remember, lights that are directly visible from the beach or that directly or indirectly illuminate any portion of the beach are a potential hazard to sea turtles.

☐ Required

- ☐ Applicants in properties with frontage on the Atlantic Ocean to submit an approved "Application for A Sea Turtle Lighting Plan Approval" (STPA) from Palm Beach County Department of Environmental Resources Management (DERM)

☐ Preferred

- ☐ Turn off all non-essential beachfront lighting during the nesting and hatchling season (March 1 - October 31)
- ☐ Reduce light directly or indirectly illuminating the beach by lowering, shielding, recessing and/or redirecting light sources
- ☐ Place security lighting on motion-sensitive switches
- ☐ Apply dark window tinting to windows visible from the beach or draw curtains after dark
- ☐ Replace existing light fixtures with light that is less detrimental to turtles; shielded low pressure sodium vapor or yellow incandescent "bug lights" have been shown to affect sea turtles less than other types of light
- ☐ Plant or improve vegetation buffers between the light source and the beach to screen the light from the beach

☐ Discouraged

- ☐ All outdoor lighting within 750' from mean high waterline to landward that is not controlled by a timer to turn off at 9:00pm until 6:00am during the turtle nesting and hatching season (March 1 to October 31)
- ☐ Windows with frontage to the Atlantic Ocean that do not have dark window tinting (windows visible from the beach) or automatic shading devices that draw curtains after dark

## ◆ APPENDIX C - BEACH PROPERTY OWNERS APPLICATION CHECKLIST

---

APPLICATION SUMMARY

- ☐ Application **does not** contain any "Discouraged" or "Prohibited" elements.
- ☐ Application contains the following **discouraged** elements but is within the acceptable point range.

Total Points: \_\_\_\_\_ List elements and provide justification:

---

---

- ☐ Application contains the following **discouraged** elements **and** exceeds the acceptable point range.

Total Points: \_\_\_\_\_ List elements and provide justification:

---

---

- ☐ Application contains the following **prohibited** elements:

List elements:

---

---