



DOS

				-				
--	--	--	--	---	--	--	--	--

# APPLICATION FOR DEVELOPMENT ORDER BONITA SPRINGS

## EXHIBIT V-G COMMERCIAL BUILDING DESIGN APPLICATION

City of Bonita Springs  
Community Development  
9220 Bonita Beach Road  
Bonita Springs, FL34135  
(239) 444-6150

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Project Name: \_\_\_\_\_

STRAP Number(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

Email: \_\_\_\_\_

### PART I GENERAL INFORMATION

A. Check One:

- \_\_\_\_\_ New Building
- \_\_\_\_\_ Facade Renovation >50% of Wall Area
- \_\_\_\_\_ Redevelopment >50% of Assessed Value

B. Has the Applicant/Architect attended a pre-application meeting with a City of Bonita Springs designated design reviewer who will offer advice and recommendations concerning the applications of the various standards for each specific development?  NO  YES

If the answer is NO, a pre-application meeting must be arranged with a City-designated design reviewer before submitting the application for the Development Order. Three (3) copies of Exhibit V-G, Commercial Building Design Application Form (including all appropriate Supplements) and three (3) copies of the architectural elevations and related drawings (signed and sealed by a licensed architect, registered in the State of Florida) must be submitted to the office of the Community Development Director. A meeting will be arranged with the City's design reviewer not less than ten (10) days after receipt of properly submitted and completed application documents and architectural design drawings.

If the answer is **YES**, please attach a copy of the Pre-Application Design Review Meeting Transmittal Letter prepared by the City designated design reviewer and notes indicating whether recommendations

have been incorporated into the design. (Label as Exhibit V-G-I-B)

- C. Architectural elevations, signed and sealed by a licensed Architect, registered in the State of Florida, who is directly responsible for the production of those drawings and designs, must be submitted to demonstrate compliance with the Building design Standards. (7 sets of these drawings collated into the drawing submittal package [see Application for Development Order, PART IX, Required Submittal Documents]).

- D. Among the recurring details that are present in the architecture of the City of Bonita Springs are elements of Mediterranean design employing sloped barrel tile roofs, arcades and stucco; Old Florida design with wide verandas, metal roofs and lap siding; Modern international; and various traditional historic references to Colonial, Bermuda and Island forms. Please indicate the architectural design style proposed for this project.

Mediterranean    Old    Modern    Other \_\_\_\_\_

- E. If a new building, or building addition, or renovation meeting threshold standards is proposed, please check the type of building and use the Building Design Application Forms appropriate to that building type:

**NOTE:** It is recommended that the Application be started with the appropriate SUPPLEMENT APPLICATION FORM which is specific to the building type and then complete the GENERAL BUILDING DESIGN APPLICATION FORM and the SUPPLEMENT APPLICATION FORM NINE, SITE DESIGN APPLICATION FORM FOR COMMERCIAL PROJECTS.

**Self Storage Facilities:** Use SUPPLEMENT APPLICATION FORM ONE and GENERAL BUILDING DESIGN APPLICATION FORM

**Mercantile/Commercial Buildings:** Use SUPPLEMENT APPLICATION FORM TWO and GENERAL BUILDING DESIGN APPLICATION FORM

**Automobile Service Stations:** Use SUPPLEMENT APPLICATION FORM THREE and GENERAL BUILDING DESIGN APPLICATION FORM

**Hotel/Motel Buildings:** Use SUPPLEMENT APPLICATION FORM FOUR and GENERAL BUILDING DESIGN APPLICATION FORM

**Warehousing/Distribution Buildings:** Use SUPPLEMENT APPLICATION FORM FIVE and GENERAL BUILDING DESIGN APPLICATION FORM

**Industrial/Factory Buildings:** Use SUPPLEMENT APPLICATION FORM SIX and GENERAL BUILDING DESIGN APPLICATION FORM

**Parking Structures:** Use SUPPLEMENT APPLICATION FORM SEVEN and GENERAL BUILDING DESIGN APPLICATION FORM

**Outside Play Structures:** Use SUPPLEMENT APPLICATION FORM EIGHT and GENERAL BUILDING DESIGN APPLICATION FORM

**All Other Building, as Required:** Use GENERAL BUILDING DESIGN APPLICATION FORM

- F. All Development Order Applications required to comply with the Design Standards and Guidelines for Commercial Buildings ( see BSLDR Section 3-601) must complete SUPPLEMENT APPLICATION FORM NINE, SITE DESIGN APPLICATION FORM FOR COMMERCIAL PROJECTS.

- G. If a new building, or building addition is proposed, please indicate the area of the building footprint.

\_\_\_\_\_ Square Feet.

**EXPLANATIONS FOR EXHIBIT V-G  
PART I**

*I.A. Applicability of Design Standards and Guidelines for Commercial Buildings and Developments. Zoning Districts.* Provisions of these standards and guidelines are applicable in the following zoning districts, as provided for below. Single-family districts are expressly excluded from the scope of this section:

- Commercial zoning districts.
- Non-residential Planned Development districts, and non-residential components of any Planned Development district.
- Business park districts.
- Multi-family districts, excluding duplexes and other two-family units.
- Industrial districts, when the site is located on an arterial or collector road, as described by the Transportation Element of the City of Bonita Springs Comprehensive Plan. **[BSLDR Sec. 3-601.A.]**

*Future Land Use Categories.* Provisions of these standards and guidelines are applicable to non-residential or multi-family buildings, and projects in any zoning district, when located within the Commercial or Multi-Family Future Land Use categories as indicated on the Future Land Use Map of the City of Bonita Springs Comprehensive Plan, and when the site is located on an arterial or collector road, as described by the Transportation Element of the City of Bonita Springs Comprehensive Plan. **[BSLDR Sec. 3-601.B.]**

*New buildings and projects.* All new buildings and projects shall comply with the provisions of these standards and guidelines . **[BSLDR Sec. 3-601.C.]**

*Rebuilding or major structural repairs.* All additions and renovations of a building or site shall comply with these standards and guidelines to the extent outlined as follows:

In the case of building facade renovation where such addition, renovation, or redevelopment exceeds fifty percent (50%) of the wall area of the existing facade, the entire facade shall be made to comply with these standards. For the purpose of assessed value, the value of land is excluded from calculations.

In the case of an addition or renovation to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds fifty percent (50%) of the assessed value of the existing structure(s) or twenty-five percent (25%) of the square footage of the existing structures, the existing building(s) and the site improvements shall be brought into conformity. For purpose of assessed value, the value of land is excluded from the calculations.

The term renovation shall not be applied to maintenance repairs to an existing building. **[BSLDR Sec. 3-601.C.]**

*1.B. Architectural Review Requirements.* Applicants meeting the threshold requirements of this Article will be required to attend a pre-application meeting with a City designated design reviewer who will offer advice and recommendations concerning the applications of the various standards of this Article for each specific development. Except for any requirements that are mandated in Sections 3-600 -610, the design reviewer will provide non-mandatory advice and recommendations in order to provide a comprehensive guide for building design and site development within the City of Bonita Springs. **[BSLDR Sec. 3-601.E.3.]**

*1.C. Required Plans.* Compliance with the standards set forth in this Article shall be demonstrated by submittal of architectural elevations and a site development plan, or site improvement plan, in accordance with BSLDR Section 3-154. **[BSLDR Sec. 3-601.E.1.]**

*1.D. Architectural Elements.* The purpose of these standards is to supplement existing development criteria in order to compliment, enhance and enrich the urban fabric of the City of Bonita Springs with a harmonious variety of architecture. The development of a positive, progressive and attractive community image and sense of place is vital to the economic health and vitality of the City of Bonita Springs.

Among the recurring details that are present in the architecture of the City of Bonita Springs are elements of Mediterranean design employing sloped barrel tile roofs, arcades and stucco; Old Florida design with wide verandas, metal roofs and lap siding; Modern international; and various traditional historic references to Colonial,

Bermuda and Island forms. While architectural embellishments are not discouraged, emphasis on scale, massing, form-function relationships, and relationship of the building or buildings to the site and surrounding context is strongly encouraged. Recognition of the environment and climate present in the City of Bonita Springs must be evident in the architecture. Gratuitous decoration applied to the building is strongly discouraged.

These standards and guidelines are intended to result in a form-based code for building design and site development consistent with the goals, policies and objectives of the City of Bonita Springs Comprehensive Plan and the purpose and intent of the City of Bonita Springs Land Development Regulations. **[BSLDR Sec. 3-600.]**

*1.E. Intent-General.* The purpose of this Section of the Code is to provide guidelines to promote visually pleasing and environmentally friendly development consistent with sound principles of urban design in the City of Bonita Springs, in a manner that safeguards the health, safety and welfare of the City's citizens and visitors. **[BSLDR Sec. 3-606.A.]**

*Standardized prototype buildings.* The provisions of BSLDR Section 3-607 apply only to the building types listed herein. Building types not listed in this Section shall be subject to the general requirements set forth in BSLDR Section 3-606. Building design shall contribute to the uniqueness of a project area and the Bonita Springs community, with predominant materials, design features, color range and spatial relationships tailored specifically to the site and its context. A standardized prototype design shall be modified, if necessary, to meet the provisions of this Code. **[BSLDR Sec. 3-607.A.]**

*1.F. Site Design Standards.* Compliance with the standards set forth in BSLDR Section 3-608 shall be demonstrated by submittal of architectural drawings and a site development plan in accordance with BSLDR Section 3-601.E., *Required Site Development or Improvement Plan.* **[BSLDR Sec. 3-601.E.1.]**

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

<b>COMPLIES WITH STANDARDS</b>				
<b>ITEM #</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]</b>
1				<i>Large Buildings, 40,000 SF or more in floor area.</i> All areas of a building that can be accommodated within a space with a ceiling height of 16 feet or less shall be designed and built within a single story envelope or a multiple of envelopes. These building envelopes shall have a maximum eave height of 16 feet and shall be expressed as single story elements in the architectural form of the building along the building edge or edges that front the public right-of-way. [Sec. 3-606.A.2]
2				<i>Primary Façade Standards-Building Entrance.</i> Buildings located along a public or private street or pedestrian right-of-way shall be designed with an entrance to the building or an entry courtyard facing or abutting the street or pedestrian right-of-way. [Sec. 3-606.C.1.]
3				<i>Primary Façade Standards-Design Features.</i> The design of the primary facades shall include, at a minimum, <u>two (2) of the following design features</u> (please indicate not more than one (1) feature utilized in the design from Item 3.a {alternatives}, and/or one (1) feature from Item 3.b, and/or one (1) feature from Item 3.c) [Sec 3-606.C.2.] NOTE: A primary facade is one that is in public view and faces or abuts a public or private street, entry courtyard or right-of-way. A maximum of two facades will be considered primary facades, when more than two facades of a building have frontage. In the case of buildings located on out-parcels, the two exterior facades with the most right-of-way exposure will adhere, to the extent possible, to the requirements with respect to architectural design treatments for primary facades.
3.a.i				Glazing covering at a minimum thirty percent (30%) of the primary facade area, consisting of window and glazed door openings, [Sec. 3-606.C.2.a.(i)] or
3.a.ii				....In the alternative, up to 30% of the required glazing area may be covered with a trellis in lieu of glazing [Sec. 3-606.C.2.a.(ii)]
3.b				Projected, or recessed covered public entry providing a minimum horizontal dimension of eight (8) feet, and a minimum area of one hundred (100) square feet. [Sec. 3-606.C.2.b.]
3.c				Covered walkway, or arcade (excluding canvas type). The structure shall be permanent, and its design shall relate to the principal structure. The minimum width shall be eight (8) feet, with a total length measuring sixty percent (60%) of the length of the associated facade. [Sec. 3-606.C.2.c.]
4				<i>Facade/wall height transition-Applicability.</i> Buildings that are more than the height of any existing adjacent buildings shall provide transitional massing elements to transition between the existing land uses of lower height, and the proposed development. [Sec 606.D.2.]
4.a				<i>Facade/wall height transition-Design Standards.</i> Transitional massing elements can be not more than one hundred percent (100%) taller than the average height of the adjacent building, but no more than thirty (30) feet, and no less than ten (10) feet above the existing grade [3-606.D.3.a.] and;
4.b				....No less than sixty percent (60%) of the length of the facade, which is in part or whole within the one hundred fifty (150) feet of an existing building, shall incorporate any combination of the following transitional massing elements: i. wall plane changes, ii. roofs, iii. canopies, iv. colonnades, v. balconies, vi. other similar architectural features. [3-606.D.3.b.]
5				<i>Variation in massing.</i> A single, large, dominant building mass shall be avoided. Changes in mass shall be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts or parapets create insubstantial appearance and are discouraged. All facades, excluding courtyard area, shall be designed to employ the following design treatments. [Sec. 3-606.E.] (Items 5.a.i - Item 5.a.v and Items 5.b.i & Item 5.b.ii apply based upon the building area)

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	

5.a.i				<i>Projections and recesses.</i> For <u>building footprints larger than 40,000 square feet</u> , a maximum length, or uninterrupted curve of any facade, at any point, shall be 150 linear feet. Projections and recesses shall have a minimum depth of 12 feet. [Sec. 3-606.E.1.a]
5.a.ii				<i>Projections and recesses.</i> For <u>building footprints between 20,000 and 39,999 square feet</u> , a maximum length, or uninterrupted curve of any facade, at any point, shall be 125 linear feet. Projections and recesses shall have a minimum depth of 8 feet. [Sec. 3-606.E.1.b]
5.a.iii				<i>Projections and recesses.</i> For <u>building footprints between 10,000 and 19,999 square feet</u> , a maximum length, or uninterrupted curve of any facade, at any point, shall be 100 linear feet. Projections and recesses shall have a minimum depth of 6 feet. [Sec. 3-606.E.1.c]
5.a.iv				<i>Projections and recesses.</i> For <u>building footprints between 5,000 and 9,999 square feet</u> , a maximum length, or uninterrupted curve of any facade, at any point, shall be 65 linear feet. Projections and recesses shall have a minimum depth of 4 feet. [Sec. 3-606.E.1.d]
5.a.v				<i>Projections and recesses.</i> For <u>building footprints less than 5,000 square feet</u> , a maximum length, or uninterrupted curve of any facade, at any point, shall be 50 linear feet. Projections and recesses shall have a minimum depth of 3 feet, and a minimum total width of twenty percent (20%) of the facade length. [Sec. 3-606.E.1.e]
5.b.i				<i>Wall plane changes.</i> For <u>buildings 5,000 square feet in gross building area and larger</u> , any facade with horizontal length exceeding 50 linear feet shall incorporate wall plane projections or recesses having a depth of at least 3 feet, with a single wall plane limited to no more than sixty percent (60%) of each affected facade. [Sec. 3-606.E.2.a]
5.b.ii				<i>Wall plane changes.</i> If a building has a projection or recesses of 40 feet or more, each is considered a separate facade, and shall meet the requirements for wall plane changes. [Sec. 3-606.E.2.b]
6				<i>Project standards-Building design treatments-Primary Facades.</i> Each primary facade of a building shall have <u>at least two (2)</u> of the following building design treatments. [Sec. 3-606.F] (Please indicate those treatments utilized in the design from Item 6.a - Item 6.q)
6.a				Canopies, porticos, or porte-cocheres, integrated with the building's massing and style, [Sec. 3-606 F.1.a] or
6.b				Overhangs, minimum of three (3) feet, [Sec. 3-606 F.1.b] or
6.c				Colonnades or arcades, a minimum of eight (8) feet clear in width, [Sec. 3-606 F.1.c] or
6.d				Sculptured artwork, [Sec. 3-606 F.1.d] or
6.e				Cornice minimum two (2) feet high with twelve (12) inch projection,[Sec. 3-606 F.1.e] or
6.f				Peaked or curved roof forms, [Sec. 3-606 F.1.f] or
6.g				Arches with a minimum twelve (12) inch recess depth, [Sec. 3-606 F.1.g] or
6.h				Display windows, [Sec. 3-606 F.1.h] or
6.i				Ornamental or structural architectural details, other than cornices, which are integrated into the building structure and overall design, [Sec. 3-606 F.1.i] or
6.j				Clock or bell tower, or other such roof treatment (i.e. dormers, belvederes, and cupolas), [Sec. 3-606 F.1.j] or
6.k				Projected and covered entry, with a minimum dimension of eight (8) feet and a

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

<b>COMPLIES WITH STANDARDS</b>				
<b>ITEM #</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]</b>
				minimum area of one hundred (100) square feet, [Sec. 3-606 F.1.k] or
6.l				Emphasized building base, a minimum of three (3) feet high, with a minimum projection from the wall of two (2) inches, [Sec. 3-606 F.1.l] or
6.m				Additional roof articulation above the minimum standards, [Sec. 3-606 F.1.m] or
6.n				Curved walls, [Sec. 3-606 F.1.n] or
6.o				Columns, [Sec. 3-606 F.1.o] or
6.p				Pilasters, [Sec. 3-606 F.1.p] or
6.q				Metal or tile roof material. [Sec. 3-606 F.1.q]
7				<i>Project standards-Site design elements.</i> All projects shall have a minimum of two (2) of the following: [Sec. 3-606.F.2] (please indicate the site design elements utilized from Item 7.a - Item 7.d)
7.a				Decorative landscape planters or planting areas, a minimum of five (5) feet wide, and areas for shaded seating consisting of a minimum of one hundred (100) square feet, [Sec. 3-606.F.2.a] or
7.b				Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of sixty percent (60%) of walkway area, [Sec. 3-606.F.2.b] or
7.c				Water elements, a minimum of one hundred (100) square feet in area, [Sec. 3-606.F.2.c] or
7.d				Two accent or specimen trees, above the minimum landscape code requirements, along the front façade with a minimum height of eighteen (18) feet at planting. [Sec. 3-606.F.2.d]
8				<i>Window standards.</i> Windows shall not be false or applied. Spandrel panels in curtain wall assembly are allowed, but may not be included in the minimum glazing required for primary facade. [Sec. 3-606.G.]
9				<i>Overhead doors-Required screening.</i> Overhead doors shall not be located on the primary facades, unless sufficient screening is proposed. If an overhead door is required in a primary facade, a screening wall, with a minimum height of ninety percent (90%) of the overhead door height, or a landscape buffer achieving seventy-five percent (75%) opacity within one year, shall be provided. The placement and length of these screening devices shall block the view of the overhead doors from the street. [Sec. 3-606.H.1.]
10				<i>Overhead doors facing one another.</i> Overhead doors facing one another may be treated as interior space, provided that the buildings meet all other requirements of this Article, and the distance between the doors facing one another is no more than fifty (50) feet. [Sec. 3-606.H.2.]
11				<i>Awning standards.</i> These standards apply to those awnings associated with and attached to a building or structure. [Sec. 3-606.I.] (Item 11.a, Item 11.b, and item 11.c apply to awnings)
11.a				<i>Mansard awnings.</i> Those awnings that span ninety percent (90%), or more, of a façade length and those which do not provide a connection between facades, shall adhere to all roof standards of Section 3-606(L) Roof treatments. [Sec. 3-606.I.1.]
11.b				<i>All other awnings.</i> These are awnings that constitute less than ninety percent (90%) of a façade length, and those that do not provide a connection between facades, shall adhere to the following standards: a. the location of awnings shall relate to the window and door openings; and b. backlighting on awnings is prohibited. [Sec. 3-606.I.2.]
11.c				<i>Automobiles sales parking lot awnings.</i> Shade awnings may be erected in automobile sales parking lots subject to the following requirements and standards: a. no shade

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				awning structure shall be constructed within seventy-five (75) feet of any public or private street; b. no single shade awning structure may exceed an area sufficient to provide cover for more than twenty (20) automobiles; c. the minimum separation between shade awning structures shall be one hundred (100) feet; and d. multi-colored shade awnings are prohibited and the use of black or gray, florescent, primary and/or secondary colors is prohibited, earth tone colors are encouraged. [Sec. 3-606.I.3.]
12				<i>Design Details-Blank wall areas.</i> The design elements shall be an integral part of the building's design and shall be integrated into the overall architectural style. These elements shall not consist solely of applied graphics or paint. Blank, opaque wall areas shall not exceed ten (10) feet in vertical direction or twenty (20) feet in the horizontal direction of any primary façade. For facades connected to a primary facade, this shall apply to a minimum of thirty-three percent (33%) of the attached facades measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six (6) feet or less. The depth of the relief and reveal work must be a minimum of 2 inches. [Sec. 3-606.J.]
13				<i>Out-parcels and Freestanding Buildings within Unified Plan of Development.</i> It is necessary to provide unified architectural design and site planning for all on-site structures within these types of developments, and to provide for safe and convenient vehicular and pedestrian access and movement within this site. [Sec. 3-606.K.]
14				<i>Roof Treatments-Roof edge and parapet treatment.</i> Roofs, other than mansard roofs, with the slope ratio of 3:12 or higher, are exempt from the requirements for vertical change for the facades, which are not longer than one hundred ninety-nine (199) feet. One roof edge, or parapet line change shall be provided for every two hundred (200) linear feet of the facade length. [Sec. 3-606.L.1.a.]
15				<i>Roof Treatments-Design standards-Parapets-Rooftop Equipment.</i> When parapets are used to conceal rooftop equipment and flat roofs: i. the height of the parapet(s) shall be sufficient to conceal such roof equipment from the ground-level public view; ii. the use of parapets cannot constitute a roof change for purposes of these standards; and iii. no more than four (4) vertical feet of parapet area may be used to calculate total permissible sign area. [Sec. 3-606.L.2.a.]
16				<i>Roof Treatments-Design standards-Continuity of Parapets.</i> When a flat roof is screened with a parapet wall or mansard roof at any façade, the parapet or mansard roof treatment shall be extended along the remaining facades. [Sec. 3-606.L.2.b.]
17				<i>Prohibited roof types and materials- certain asphalt shingles.</i> Asphalt shingles except laminated, 320-pound, 30-year architectural grade asphalt shingles or better are prohibited. [Sec. 3-606.L.3.a.]
18				<i>Prohibited roof types and materials-Mansard roof.</i> Mansard roof and canopies are prohibited, unless they meet the following standards: i. minimum vertical height clearance of eight (8) feet is required for buildings larger than 20,000 square feet; ii. minimum vertical height clearance of six (6) feet is required for buildings of up to 20,000 square feet of gross floor area; and iii. the roof angle shall not be less than 25 degrees, and not greater than 70 degrees. [Sec. 3-606.L.3.b.]
19				<i>Prohibited roof types and materials-Awnings/Mansard-Canopy.</i> Awnings used as a mansard or canopy roofs are prohibited. [Sec. 3-606.L.3.c.]
20				<i>Entryways/customer entrance treatments-General.</i> Entryway design elements are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project. [Sec.

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				3-606.M.1.]
21				<i>Entryways/customer entrance treatments-Single-tenant buildings and developments.</i> Single-tenant buildings shall have clearly defined, highly visible, customer entrance(s). The customer entrance shall meet the following standards: a. an outdoor patio area shall be provided adjacent to the customer entrance, with a minimum of two hundred (200) square feet in area (the patio area shall incorporate the following: i. Benches or other seating components; ii. decorative landscape planters or wing walls which incorporate landscaped areas; and iii. structural or vegetative shading) and b. the front entry shall be set back from a drive or a parking area by a minimum distance of fifteen (15) feet. [Sec. 3-606.M.2.]
22				<i>Entryways/customer entrance treatments-Multiple-tenant buildings and developments.</i> Multiple-tenant buildings and development shall meet the following standards: a. anchor tenants shall provide clearly defined, highly visible customer entrances; b. shaded outdoor community space shall be provided at a minimum ratio of one percent (1%) of the total gross floor area of all on-site buildings (said community space shall be located off, or adjacent to, the main circulation path of the complex, and shall incorporate benches or other seating components); and c. front entries shall be set back from a drive or a parking area by a minimum of fifteen (15) feet. [Sec. 3-606.M.3.]
23				<i>Materials and colors-General.</i> Exterior building colors and materials contribute significantly to the visual impact of buildings on the community. The colors and materials shall be well designed and integrated into a comprehensive design style for the project. [Sec. 3-606.N.1]
24				<i>Exterior building colors.</i> Earth tones are encouraged to the maximum extent possible. The use of black, florescent, primary and secondary colors is limited to no more than ten percent (10%) of the affected façade, or the roof area. Building trim and accent areas may feature any color. [Sec. 3-606.N.2]
25				<i>Exterior building materials.</i> The following building finish materials are limited to no more than thirty-three percent (33%) of the facade area: a. corrugated, or reflective metal panels, and b. smooth concrete block. [Sec. 3-606.N.3.]
26				<i>Neon Tubing.</i> The use of neon or neon type tubing is not permitted to outline the exterior or the roof of a building. [Sec. 3-606.N. 4.]
27				<i>Architectural Review -Pre-application Meeting.</i> Applicants meeting the threshold requirements of this Article are required to attend a pre-application meeting with a City designated design reviewer who will offer advice and recommendations concerning the applications of the various standards of this Article for each specific development. Except for any requirements that are mandated in BSLDR Sections 3-600 - 610, the design reviewer will provide non-mandatory advice and recommendations in order to provide a comprehensive guide for building design and site development within the City of Bonita Springs. [Sec. 3-601.E.3.] (Please provide a summary of the meeting and list of recommendations which have been incorporated into the design; Label as Exhibit A-1)

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT ONE - ADDITIONAL STANDARDS FOR SELF-STORAGE FACILITIES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
1				<i>Overhead doors.</i> Overhead doors shall not be located on the primary facades. [Sec. 3-607.B.1.]
2				<i>Screen walls.</i> When a wall is proposed to screen the facility, it shall be constructed of material similar to, and complementary to the primary building material and architecture. Long expanse of wall surface shall be broken into sections no longer than fifty (50) feet, and designed to avoid monotony by use of architectural elements such as pilasters. [Sec. 3-607.B.2.]
3				<i>Window Standards.</i> Windows shall not be false or applied. If the window openings are into the storage area, opaque glass shall be used. [Sec. 3-607.B.3.]
4				<i>Single-story self-storage facilities-Building Entrance.</i> Primary façade standards (BSLDR Section 3-606.C shall apply in its entirety except for Section 3-606.C.1., Building entrance. [Sec. 3-607.B.4] (see General Building Design Requirement, Item #2).
5				<i>Single-story self-storage facilities-Design Options.</i> There are three (3) design Options available. [Sec. 3-607.B.4.] Please indicate which Option is incorporated into the design; either Option 1 (see Item # 5.a below) or Option 2 (see Item # 5.b. below) or Option 3 (see Item # 5.c. below).
5.a				<i>Single-story self-storage facilities-Design Option 1.</i> The project design incorporates a screen wall around the perimeter of the self-storage facility. The following standards apply: i. architecturally treated, 8-foot high, screen wall is required to screen the facility, and ii. the roof slope for the buildings is a minimum of 4:12 ratio for double slopes, and 3:12 ratio for single slope, and iii. a landscape buffer, minimum seven (7) feet wide is required on the exterior side of the wall. [Sec. 3-607.B.4.a.]
5.b				<i>Single-story self-storage facilities-Design Option 2.</i> The project does not comply with the standards listed under Option 1 above. Notwithstanding BSLDR Section 3-606.C.2.a and Section 3-606.C.2.c (see General Building Design Requirement Item # 3.a.i, Item # 3.a.ii, & Item # 3.c), the following standards apply: i. primary facades shall include glazing, covering at a minimum twenty percent (20%) of the facade area, and one of the following; ii. a covered public entry with a minimum dimension of eight (8) feet by ten (10) feet, or covered walkway, minimum six (6) feet wide with a total length measuring sixty percent (60%) of the length of the facade. [Sec. 3-607.B.4.b.]
5.c				<i>Single-story self-storage facilities-Design Option 3.</i> The project is subject to all of the provisions of Option 2, above, except that the primary facade shall include planting trellises in lieu of glazing. [Sec. 3-607.B.4.c.]
6				<i>Multi-story self-storage facilities-Building Entrance.</i> Primary façade standards (BSLDR Section 3-606.C) shall apply in its entirety except for Section 3-606.C.1., Building entrance. [Sec. 3-607.B.5.] (see General Building Design Requirement, Item #2).
7				<i>Multi-story self-storage facilities--Design Options.</i> There are three (3) design Options available. [Sec. 3-607.B.5.] Please indicate which Option is incorporated into the design; either Option 1 (see Item # 7.a below) or Option 2 (see Item # 7.b. below) or Option 3 (see Item # 7.c. below).
7.a				<i>Multi-story self-storage facilities--Design Option 1.</i> The project design incorporates a screen wall around the perimeter of the self-storage facility. The following standards

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT ONE - ADDITIONAL STANDARDS FOR SELF-STORAGE FACILITIES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				apply: i. architecturally treated, eight (8) feet high, screen wall is required to screen the ground floor of the facility; ii.a landscape buffer, minimum seven (7) feet wide is required on the exterior side of the wall; iii. primary facades above the ground level
				shall include glazing, covering at a minimum twenty percent (20%) of the façade area; and iv. requirements of BSLDR Section 3-606.J.1, Blank wall area (see General Building Design Requirements, Item # 12) shall apply to all facades; and v. foundation planting areas shall be a minimum of fifteen percent (15%) of the ground level building area. [Sec. 3-607.5.a.]
7.b				<i>Multi-story self-storage facilities--Design Option 2.</i> The project does not comply with the standards listed under Option 1 above. Notwithstanding BSLDR Section 3-606.C.2.a and Section 3-606.C.2.c (see General Building Design Requirement Item # 3.a.i, Item # 3.a.ii, & Item # 3.c), the following standards apply: i. primary facades shall include glazing covering at a minimum twenty percent (20%) of the facade area, and one of the following: (1) A covered public entry with a minimum dimension of eight (8) feet by ten (10) feet, or covered walkway, minimum six (6) feet wide with a total length measuring sixty percent (60%) of the length of the façade.(2) BSLDR Section 3-606.J.1, Blank wall area (see General Building Design Requirements, Item # 12) shall apply to all facades; and ii. foundation planting areas shall be a minimum of fifteen percent (15%) of the ground level building area. [Sec. 3-607.B.5.b.]
7.c				<i>Multi-story self-storage facilities--Design Option 3.</i> The project is subject to all of the provisions of Option 1 or Option 2, above, as appropriate, except that the primary facade shall include planting trellises in lieu of glazing. [Sec. 3-607.B.5.c.]

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT TWO - ADDITIONAL STANDARDS FOR MERCANTILE/COMMERCIAL FACILITIES**

				<b>COMPLIES WITH STANDARDS</b>		
<b>ITEM #</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]</b>		
1				<p><i>Mercantile/Commercial-Windows and entrances. When more than two establishments with separate exterior customer entrances are located within the principal building, the following standards shall be met: a. the first floor of the primary facades shall utilize transparent windows for no less than thirty percent (30%) of the horizontal length of the building façade (the bottoms of such windows shall be no more than (3) feet above the walkway grade, and the tops of such windows shall not be less than eight (8) feet above the walkway grade); and b. primary building entrances shall be clearly defined and connected with a sheltering element such as a roof canopy, or arcade, in order to provide shelter from the summer sun and rain. [Sec 3-607.C.]</i></p>		

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT THREE - ADDITIONAL STANDARDS FOR AUTOMOBILE SERVICE STATION FACILITIES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
1				<i>Automobile service stations-General.</i> This Section shall apply to all new service stations and/or adjoining fuel pumps, food marts, fast food restaurants and other related commercial establishments. Additions, repairs, or renovations in excess of \$10,000 for any work done on all above ground structures and fixtures are subject to these standards. It shall further apply to all work in excess of \$100,000 on below ground equipment and infrastructure. These figures represent the measured amounts for any twelve month period. [Sec. 3-607.D.1.a.]
2				<i>Automobile service stations-Architectural Appearance.</i> All structures on the site shall create a unified architectural appearance. [3-607.D.2.a.]
3				<i>Automobile service stations-Roofs.</i> Service station roofs shall be designed according to one of the following two (2) Options. [Sec. 3-607.D.2.b.] Please indicate which Option is incorporated into the design; either Option 1 (see Item # 3.a below) or Option 2 (see Item # 3.b. below).
3.a				<i>Automobile service stations-Roofs-Option 1.</i> Service station roofs shall be pitched with generous overhangs and the roofing shall be composed of noncombustible materials such as shingle, clay tile, cement tile or metal. [Sec. 3-607.D.2.b.i.]
3.b				<i>Automobile service stations-Roofs-Option 2.</i> Where a service station is an out-parcel or under unified control with a larger development, the roof may be designed to be compatible with the host building or related development. See BSLDR Section 3-606.K., Out-parcels and Freestanding Buildings within Unified Plan of Development (see General Building Design Requirement, Item # 13)) [Sec. 3-607.D.2.b.ii]
4				<i>Automobile service stations-Roof &amp; Exterior Wall Surfaces.</i> Roof and exterior wall surfaces, with the exception of glass areas, shall be non-reflective. Any glass coating shall not reflect outward. The use of flat steel or metal panels for the exterior walls shall not be permitted. [Sec. 3-607.D.2.c. & d.]
5				<i>Automobile service stations-Exterior walls-coordination of finishes.</i> The rear and sides of buildings shall be finished with material that in texture and color resembles the front of the building. [Sec. 3-607.D.2.e.]
6				<i>Automobile service stations-Glass windows &amp; doors.</i> Glass windows and doors must make up thirty-five (35%) percent of the primary elevation and fifteen (15%) percent of the secondary elevation. This calculation is excluding area designated as service bays. [Sec. 3-607.D.2.f.]
7				<i>Automobile service stations-Colors.</i> The color of all buildings shall be natural blending with a maximum of three (3) colors exclusive of roof. The use of "earth tone" or light pastel colors is encouraged. Semi-transparent stains are recommended for application on natural wood finishes. [Sec. 3-607.D.2.g.]
8				<i>Automobile service stations-Canopy Standards.</i> The canopy shall be restricted to a clearance of fourteen (14) feet in height and shall be consistent with primary building design. The canopy columns shall be architecturally finished to match the building. [Sec. 3-607.D.2.h.]
9				<i>Automobile service stations-Perimeter walls.</i> Perimeter walls, if utilized, shall be architecturally compatible with the principal structure. [Sec. 3-607.D.2.i]
10				<i>Automobile service stations-Service Bay Door Location.</i> Service bay doors shall not face onto the primary street frontage but shall be located at the side or rear building elevation. [Sec. 3-607.D.2.j.]
11				<i>Automobile service stations-Landscaping-General.</i> The service station landscaping must comply with BSLDR Section 3-416, Landscape Standards, as well as the additional items specified below. [Sec 3-607.D.3.]

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT THREE - ADDITIONAL STANDARDS FOR AUTOMOBILE SERVICE STATION FACILITIES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	

Exhibit V-G, Supplement Three - Page 1 of 2

12				<i>Automobile service stations-Landscaping-Compatibility.</i> The landscaping must be compatible with existing landscaping in the surrounding community. [Sec 3-607.D.3.a.]
13				<i>Automobile service stations-Landscaping-Street tree requirements.</i> Street tree requirements shall be altered to require palm clusters at the ends of landscape buffer parallel to the service pump canopy. The palm clusters shall consist of three (3) palms a minimum height of thirteen (13) feet. [Sec. 3-607.D.3.b.]
14				<i>Automobile service stations-Landscaping-Planters &amp; Window Boxes.</i> The use of planters and window boxes shall be incorporated into the overall landscape design of the building and the site. [Sec.3-607.D.3.c.]
15				<i>Automobile service stations-Landscaping-Hedges.</i> Where hedges are utilized, a tiered effect is required.[Sec. 3-607.D.3.d.]
16				<i>Automobile service stations-Landscaping curbs.</i> Landscape areas shall be surrounded with a six (6) inch raised concrete curb. Grade within areas to be landscaped shall be raised to curb height. [Sec. 3-607.D.3.e.]

Exhibit V-G, Supplement Three - Page 2 of 2

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT FOUR - ADDITIONAL STANDARDS FOR HOTEL/MOTEL FACILITIES**

				<b>COMPLIES WITH STANDARDS</b>	
<b>ITEM #</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]</b>	
1				<i>Hotel/motel-Design Features-Primary façade standards.</i> BSLDR Section 3-606.C.2., Primary facade standards – Design features (see General Building Design Requirement, Item #3), is amended as follows: the design of the primary facades shall include windows and other glazed openings covering at a minimum twenty percent (20%) of the primary facade area, and one of the following design features. [Sec.3-607.E.2.] Please indicate which Design Feature is incorporated into the design; either Feature 1 (see Item # 1.a below) or Feature 2 (see Item # 1.b. below).	
1.a				<i>Hotel/motel-Design Features-Primary façade standards-Design Feature 1.</i> Projected, or recessed, covered public entry providing a minimum horizontal dimension of eight (8) feet, and a minimum area of one hundred (100) square feet. [Sec.3-607.E.2.a.i]	
1.b				<i>Hotel/motel-Design Features-Primary façade standards-Design Feature 2.</i> Covered walkway, or arcade (excluding canvas type) construction with columns at least twelve (12) inches wide, that is attached to the building, or located no more than twelve (12) feet from the building. The structure shall be permanent and its design shall relate to the principal structure. The minimum width shall be eight (8) feet, with a total length measuring sixty percent (60%) of the length of the associated facade. [Sec. 3-607.E.2.a.ii]	
2				<i>Hotel/motel-Design Features-Primary façade standards.</i> BSLDR Section 3-606.C.2., Primary facade standards – Design features (see General Building Design Requirement, Item #3), is amended as follows: for buildings located two hundred (200) feet or more from the street right-of-way, the projected or recessed entry, and covered walkway or arcade, required by the BSLDR Section 3-606.C.2.b. & c. (see General Building Design Requirement, Item #3.b. & Item #3.c.) can be located on any façade. [Sec. 3-607.E.2.b.]	

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT FIVE - ADDITIONAL STANDARDS FOR WAREHOUSING/DISTRIBUTION FACILITIES**

				<b>COMPLIES WITH STANDARDS</b>	
<b>ITEM #</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]</b>	
1				<i>Warehousing/distribution-Primary Facade Standards-Design Features.</i> The requirements of BSLDR Section 3-606.C.2., Primary facade standards – Design features (see General Building Design Requirement, Item #3) are replaced with the following standards. Facades fronting on arterial or collector streets, shall have two or more of the following design features: . [Sec.3-607.F.2.] Please indicate, at a minimum, two (2) Design Features which are incorporated into the design; Feature 1 (see Item # 1.a below), and/or Feature 2 (see Item # 1.b. below), and/or Feature 3 (see Item # 1.c. below), and/or Feature 4 (see Item # 1.d. below), and/or Feature 5 (see Item # 1.e. below).	
1.a				<i>Warehousing/distribution-Primary Facade Standards-Design Feature 1.</i> Windows at a	

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT FIVE - ADDITIONAL STANDARDS FOR WAREHOUSING/DISTRIBUTION FACILITIES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				minimum of ten percent (10%) of the façade area. [Sec.3-607.F.2.a.]
1.b				<i>Warehousing/distribution-Primary Facade Standards-Design Feature 2.</i> Projected or recessed covered public entry providing a minimum of eight (8) feet by eight (8) feet cover. [Sec.3-607.F.2.b.]
1.c				<i>Warehousing/distribution-Primary Facade Standards-Design Feature 3.</i> Foundation planting consisting of trees and shrubs. The total length of the planting area shall be a minimum of twenty-five percent (25%) of the façade length, and shall be distributed along the façade to reduce the blank wall area. The width of the planting area shall be a minimum of ten (10) feet. The plant materials shall be as required by BSLDR Section 3-416, Landscaping Standards. [Sec.3-607.F.2.c.]
1.d				<i>Warehousing/distribution-Primary Facade Standards-Design Feature 4.</i> Masonry or tilt-up construction. [Sec.3-607.F.2.d.]
1.e				<i>Warehousing/distribution-Primary Facade Standards-Design Feature 5.</i> Building height of forty (40) feet or less, and the building street setback of two hundred (200) feet or more. [Sec.3-607.F.2.h.]
2				<i>Warehousing/distribution-Variation in Massing.</i> The requirements of BSLDR Section 3-606.E., Variation in massing (see General Building Design Requirement Item #5 {&5.a}),, shall apply only to the primary facades, and to facades facing residential districts. [Sec. 3-607.F.3.]
3				<i>Warehousing/distribution-Building design treatments.</i> The requirements of BSLDR Section 3-606.F.1., Building design treatments (see General Building Design Requirement Item # 6), are modified as follows: a. primary facades shall include at a minimum two (2) of the seventeen (17) building design treatments listed under this BSLDR Section 3-606.F.1. (see General Building Design Requirement Item # 6.a - Item # 6.q),, or when the building is located two hundred (200) feet, or more, from the arterial, or collector street right-of-way, the BSLDR Section 3-606.F.1. Building design treatments do not apply. [Sec. 3-607.F.4.]
4				<i>Warehousing/distribution-Site design elements.</i> The requirements of BSLDR Section 3-606.F.2., Site design elements (see General Building Design Requirement Item # 7), are modified to require, at a minimum, one (1) of the four (4) listed site design elements (see General Building Design Requirement Item # 7.a - Item 7.d). [Sec. 3-607.F.5.]
5				<i>Warehousing/distribution-Detail features.</i> The requirements of BSLDR Section 3-606.J., Detail features (see General Building Design Requirement Item #12), are replaced with the following standards: Blank, opaque wall areas shall not exceed fifteen (15) feet in vertical direction or fifty (50) feet in horizontal direction of any primary facade, and any facade facing a residential district. For facades connected to a primary façade, this shall apply to a minimum of twenty-five percent (25%) of the attached façade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern, and spaced at intervals of ten (10) feet or less. Relief and reveal work depth must be a minimum of two (2) inches. [Sec. 3-607.F.6.]
6				<i>Warehousing/distribution-Roof treatments.</i> The requirements of Section 3-606(L) Roof treatments (see General Building Design Requirement, Item # 16, Item #17, Item #18, & Item #19), are replaced with the following standards: a. if parapets are used, the end of the parapet must wrap corners for a minimum distance of twenty-five percent (25%) of the length of the façade, measured from the corner; b. the facades facing arterial or collector road, and facades facing residential districts shall have

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT FIVE - ADDITIONAL STANDARDS FOR WAREHOUSING/DISTRIBUTION FACILITIES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				variations from the dominant roof condition (the roof edge, and parapets shall have a minimum of one (1) vertical change for every one hundred fifty (150) lineal feet of the façade length and the vertical change shall be a minimum of ten percent (10%) of the building height, but not less than three (3) feet; and c. all rooftop-mounted equipment including air conditioning units, vents, etc., shall be shielded from view in elevation with parapets, louver screens, or similar equipment screens. [Sec.3-607.F.7.]
7				<i>Warehousing/distribution-Materials and Colors.</i> The requirements of BSLDR Section 3-606.N., Materials and colors, are applicable, with exception of BSLDR Section 3-606.N.3., Exterior building materials (see General Building Design Requirement Item # 25), which is replaced with the following standards: a. Primary facades. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of thirty-three percent (33%) of the facade area; and b. Facades attached to a primary façade. The use or ribbed, corrugated, and reflective metal panels is limited to no more than thirty-three percent (33%) of the wall area for the twenty-five percent (25%) of the overall wall length of the facades attached to a primary facade, measured from the corners. [Sec. 3-607.F.8.]
8				<i>Warehousing/distribution-Special Height Requirements.</i> All buildings over thirty (30) feet in height, measured from the first finished floor to the roof eave, that are located within three hundred (300) feet from the arterial or collector street right-of-way, shall comply with the following additional requirements: Requirements of BSLDR Section 3-606.E., Variation in Massing (see General Building Design Requirement Item # 25), and BSLDR Section 3-606.J., Detail features (see General Building Design Requirement Item # 5), are applicable to <u>all</u> building facades. [Sec. 3-607.F.9.]

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT SIX - ADDITIONAL STANDARDS FOR INDUSTRIAL/FACTORY BUILDINGS**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
1				<i>Industrial/factory buildings-Primary Facade Standards.</i> The requirements of Section 3-606(C) Primary facade standards (see General Building Design Requirement Item # 25), are replaced with the following standards. Facades fronting on arterial or collector streets, shall have <u>two (2), or more,</u> of the following design features. [Sec. 3-607.G.1.a.] (Please indicate one (1) feature utilized in the design from Item 1.a , and/or one (1) feature from Item 1.b, and/or one (1) feature from Item 1.c, and/or one

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT SIX - ADDITIONAL STANDARDS FOR INDUSTRIAL/FACORY BUILDINGS**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				(1) feature from Item 1.d, and/or one (1) feature from Item 1.e).
1.a				Windows at a minimum of twenty-five percent (25%) of the façade area. [Sec. 3-607.G.1.a.i]
1.b				Projected or recessed covered public entry providing a minimum of eight (8) feet by eight (8) feet cover, a vertical height clearance of eight (8) feet and a minimum of fifteen percent (15%) of the wall area devoted to windows. [Sec. 3-607.G.1.a.ii.]
1.c				Foundation planting consisting of trees and shrubs. The total length of the planting area shall be a minimum of thirty-three percent (33%) of the facade length, and shall be distributed along the façade to reduce the blank wall area. The width of the planting area shall be a minimum of ten (10) feet. The plant material shall be as required by BSLDR Section 3-416, Landscaping Standards. [Sec. 3-607.G.1.a.iii.]
1.d				Masonry or concrete construction, and fifteen percent (15%) of the wall area allocated to windows. [Sec. 3-607.G.1.a.iv.]
1.e				Building height of forty (40) feet or less, with a building street setback of two hundred (200) feet or more. [Sec. 3-607.G.1.a.v.]
2				<i>Industrial/factory buildings-Variation in Massing.</i> The requirements of BSLDR Section 3-606.E., Variation in massing (see General Building Design Requirement Item #5 {&5.a}),, shall apply only to the primary facades, and to facades facing residential districts. [Sec. 3-607.G1.b.]
3				<i>Industrial/factory buildings-Project standards-Building design treatments.</i> The requirements of BSLDR Section 3-606.F.1., Building design treatments (see General Building Design Requirement Item # 6), are modified as follows: a. primary facades shall include at a minimum two (2) of the seventeen (17) building design treatments listed under this BSLDR Section 3-606.F.1. [Sec.3-607.G.1.c.i.] (see General Building Design Requirement Item # 6.a - Item # 6.q)
4				<i>Industrial/factory buildings-Project standards-Site design elements.</i> The requirements of BSLDR Section 3-606.F.2., Site design elements (see General Building Design Requirement Item # 7), are modified to require, at a minimum, one (1) of the four (4) listed site design elements. [Sec. 3-607.G.1.c.ii.] (see General Building Design Requirement Item # 7.a - Item 7.d).
5				<i>Industrial/factory buildings-Detail features.</i> The requirements of BSLDR Section 3-606.J., Detail features (see General Building Design Requirement Item #12), are replaced with the following standards: Blank, opaque wall areas shall not exceed fifteen (15) feet in vertical direction or fifty (50) feet in horizontal direction of any primary facade, and any facade facing a residential district. For facades connected to a primary façade, this shall apply to a minimum of twenty-five percent (25%) of the attached façade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern, and spaced at intervals of ten (10) feet or less. Relief and reveal work depth must be a minimum of two (2) inches. [Sec. 3-607.G.2.]
6				<i>Industrial/factory buildings-Roof treatments.</i> The requirements of Section 3-606(L) Roof treatments (see General Building Design Requirement, Item # 16, Item #17, Item #18, & Item #19), are replaced with the following standards: a. if parapets are used, the end of the parapet must wrap corners for a minimum distance of twenty-five percent (25%) of the length of the façade, measured from the corner; b. the facades facing arterial or collector road, and facades facing residential districts shall have variations from the dominant roof condition (the roof edge, and parapets shall have a minimum of one (1) vertical change for every one hundred fifty (150) lineal feet of the

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT SIX - ADDITIONAL STANDARDS FOR INDUSTRIAL/FACTORY BUILDINGS**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				<p>façade length and the vertical change shall be a minimum of ten percent (10%) of the building height, but not less than three (3) feet; and c. all rooftop-mounted equipment including air conditioning units, vents, etc., shall be shielded from view in elevation with parapets, louver screens, or similar equipment screens. [Sec.3-607.G.3.]</p>
7				<p><i>Industrial/factory buildings-Materials and Colors.</i> The requirements of BSLDR Section 3-606.N., Materials and colors, are applicable, with exception of BSLDR Section 3-606.N.3., Exterior building materials (see General Building Design Requirement Item # 25), which is replaced with the following standards: a. Primary facades. The use of ribbed, corrugated, and reflective metal panels is limited to a maximum of thirty-three percent (33%) of the facade area; and b. Facades attached to a primary façade. The use or ribbed, corrugated, and reflective metal panels is limited to no more than thirty-three percent (33%) of the wall area for the twenty-five percent (25%) of the overall wall length of the facades attached to a primary facade, measured from the corners. [Sec. 3-607.G.4.]</p>
8				<p><i>Industrial/factory buildings-Special Height Requirements.</i> All buildings over thirty (30) feet in height, measured from the first finished floor to the roof eave, that are located within three hundred (300) feet from the arterial or collector street right-of-way, shall comply with the following additional requirements: Requirements of BSLDR Section 3-606.E., Variation in Massing (see General Building Design Requirement Item # 25), and BSLDR Section 3-606.J., Detail features (see General Building Design Requirement Item # 5), are applicable to <u>all</u> building facades. [Sec. 3-607.G.5.]</p>

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT SEVEN - ADDITIONAL STANDARDS FOR PARKING STRUCTURES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
1				<i>Parking structures-Primary Facade Standards.</i> The requirements of Section 3-606(C) Primary facade standards (see General Building Design Requirement Item # 25), are replaced with the following standards: A minimum of sixty percent (60%) ground floor area of any primary facade of a parking structure or covered parking facility shall incorporate at least two (2) of the following design features. [Sec. 3-607.H.1.a.] (Please indicate one (1) feature utilized in the design from Item 1.a , and/or one (1) feature from Item 1.b, and/or one (1) feature from Item 1.c, and/or one (1) feature from Item 1.d, and/or one (1) feature from Item 1.e).
1.a				Transparent windows, with clear or lightly tinted glass, where pedestrian oriented businesses are located along the façade of the parking structure. [Sec. 3-607.H.1.a.i]
1.b				Display windows. [Sec. 3-607.H.1.a.ii.]
1.c				Decorative grill work or similar detailing which provides texture and screens the parking structure openings. [Sec. 3-607.H.1.a.iii.]
1.d				Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features. [Sec. 3-607.H.1.a.iv.]
1.e				Vertical trellis, or plant material screening the openings. [Sec. 3-607.H.1.a.v.]
2				<i>Parking structures-Special height requirements.</i> All facades of any parking structure above the second floor are considered primary facades, and must comply with all standards for primary facades of a parking structure. [Sec. 3-607.H.2.]
3				<i>Parking structures-Building foundation planting.</i> The perimeter of a parking structure at grade shall meet the building foundation planting requirements of BSLDR Section 3-416.B., Landscape Standards-Building perimeter plantings. [Sec. 3-607.H.3.]
4				<i>Parking structures-Massing standards.</i> The requirements of BSLDR Section 3-606.E., Variation in massing (see General Building Design Requirement Item #5 {&5.a}), apply except that if a ramp incline is visible on a façade of the garage structure, then the maximum horizontal distance for the facade plane variation is the length of the incline, if greater than the distance required by BSLDR Section 3-606.E., Variation in massing. [Sec. 3-607.H.4.]
5				<i>Parking structures-Detail features.</i> The facade area within forty-two (42) inches above each floor/deck shall not be open more than fifty percent (50%), except at openings for vehicle or pedestrian access.[Sec. 3-607.H.5.]

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT EIGHT - ADDITIONAL STANDARDS FOR OUTSIDE PLAY STRUCTURES**

ITEM #	COMPLIES WITH STANDARDS			GENERAL BUILDING DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
1				<i>Outside play structures-Maximum coverage.</i> Outside play structures shall not cover more than fifty (50) percent of the façade area. [Sec. 3-607.1.1.]
2				<i>Outside play structures-Location.</i> No portion of any play structure, located between the front building line and any adjacent right-of-way, shall exceed a height of twelve (12) feet as measured from existing ground elevation. In all other cases, no portion of any play structure shall exceed a maximum height of sixteen (16) feet as measured from existing ground elevation. [Sec. 3-607.1.2.]

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT NINE-SITE DESIGN APPLICATION FORM FOR COMMERCIAL PROJECTS.**

ITEM #	COMPLIES WITH STANDARDS			GENERAL SITE DESIGN DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
1				<i>Pedestrian access standards.</i> Pedestrian walkways shall be provided from the building entry(s) to surrounding streets, external sidewalks, out-parcels and parking areas. Pedestrian walkways may be incorporated within a required landscape perimeter buffer, provided said buffer is consistent with the requirements of BSLDR Section 3-416.B., Minimum landscape buffering and screening.[BSLDR Sec. 3-608.B.2.]
2				<i>Pedestrian Walkways between adjacent projects.</i> Shared pedestrian walkways are encouraged between adjacent projects.[BSLDR Sec. 3-608.B.2.]
3				<i>Pedestrian Walkways-Minimum ratios.</i> Pedestrian walkways shall be provided at a minimum ratio of one for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, or delivery vehicles. [BSLDR Sec. 3-608.B.3.]
4				<i>Pedestrian Walkways-Drive aisles.</i> Drive aisles leading to main entrances shall have, at a minimum, a walkway on one side of the drive isle. [BSLDR Sec. 3-608.B.3.]
5				<i>Pedestrian Walkways-Minimum dimensions.</i> Pedestrian walkways shall be a minimum of five (5) feet wide. [BSLDR Sec. 3-608.B.4.]
6				<i>Pedestrian Walkways-Materials.</i> Pedestrian walkways shall be consistent with the provisions of Section 4.5. of the Americans with Disabilities Act (ADA), Accessibility Guidelines. Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete. [BSLDR Sec. 3-608.B.5.]
7				<i>Pedestrian Walkways-Parking lots/grade.</i> Walkways through parking lots shall be grade separated from the parking lot. [BSLDR Sec. 3-608.B.5.]
8				<i>Building perimeter walk.</i> A minimum 5-foot wide building perimeter walk is requires as specified: a. a continued building perimeter walk, interconnecting all entrances and exits of a building, is required (emergency exits-only are excluded); and b. if parking area is proposed along the building façade within fifteen (15) feet of a building wall, a building perimeter walk must be provided along the full length of the row of parking spaces facing the building. [BSLDR Sec. 3-608.B.6.]
9				<i>Pedestrian crosswalks at building perimeter.</i> Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings. [BSLDR Sec. 3-608.B.7.]
10				<i>Pedestrian Walkways-Shade.</i> Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds fifty (50) linear feet in length at a minimum ratio of one shade canopy tree per every fifty (50) linear feet of walkway. The required shade trees shall be located no more than ten (10) feet from the edge of the sidewalk, taking into consideration the angle of the sun to shade the walkway. [BSLDR Sec. 3-608.B.8.a.]
11				<i>Pedestrian Walkways-Site Amenities.</i> Development plans shall include site amenities that enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include bike racks (as required by BSLDR Section 3-442, Required facilities), drinking fountains, canopies and benches. [BSLDR Sec. 3-608.B.8.b.]
12				<i>Service function areas and facilities-Buffering and screening standards.</i> Service function areas shall be located and screened so that the visual and acoustic impacts of these functions are fully screened from adjacent properties, and public and private streets. Service function areas include, but are not limited to : loading areas and docks, outdoor storage, vehicle storage excluding car display areas, trash collection areas, trash compaction and recycling areas, roof top equipment, utility meters,

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT NINE-SITE DESIGN APPLICATION FORM FOR COMMERCIAL PROJECTS.**

ITEM #	COMPLIES WITH STANDARDS			GENERAL SITE DESIGN DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
				antennas, mechanical and any other outdoor equipment and building services supporting the main use of operation of the property. [BSLDR Sec. 3-608.C.2.]
13				<i>Service function areas and facilities-Screening material and design standards.</i> Screening materials, colors and design shall be consistent with design treatment of the primary facades of the building or project and the landscape plan. [BSLDR Sec. 3-608.C.3.]
14				<i>Service function areas and facilities-Trash enclosures.</i> For the location, size, and design standards for trash enclosures, see Section 3-261 Refuse and Solid Waste Disposal Facilities. [BSLDR Sec. 3-608.C.4.]
15				<i>Service function areas and facilities-Loading areas, and docks.</i> Vehicle loading areas shall be screened from streets and adjacent residential districts. Screening shall consist of wing walls, shrubs, trees, berms, or combination thereof. [BSLDR Sec. 3-608.C.5.]
16				<i>Service function areas and facilities-Conduits, meters and vents.</i> Conduits, meters and vents and other equipment attached to the building or protruding from the roof shall be screened or painted to match surrounding building surfaces. Conduits and meters cannot be located on the primary façade of the building. [BSLDR Sec. 3-608.C.6.]
17				<i>Service function areas and facilities-Rooftop mechanical equipment.</i> All rooftop mechanical equipment protruding from the roof shall be screened from ground-level public view by integrating it into a building and roof design, see Section 3-606(L), Roof Treatments. [BSLDR Sec. 3-608.C.7.]
18				<i>Service function areas and facilities-Outdoor vending machines.</i> Outdoor vending machines shall be located so that they are out of view from adjacent properties and street. [BSLDR Sec. 3-608.C.8.]
19				<i>Drive-through facilities standards-Location standards.</i> Drive-through facilities shall be secondary in emphasis and priority to any other access and circulation functions. Such facilities shall be located at side or rear locations that do not interrupt direct pedestrian access, and avoid potential pedestrian/vehicle conflict. [BSLDR Sec. 3-608.E.1.]
20				<i>Drive-through facilities standards-Walk-up service.</i> Each drive-through facility shall provide a walk-up service option, as well as drive-in. [BSLDR Sec. 3-608.E.1.]
21				<i>Drive-through facilities standards-Buffering.</i> If site constraints limit the location for the drive-through facility to the area between right-of-way and associated building, the vegetation required by a Type "B" landscape buffer (see BSLDR Sec. 3-416.D.4.) shall be installed within the buffer width required for the project and maintained along the entire length of the drive-through lane and adjacent right-of-way. [BSLDR Sec. 3-608.E.1.]
22				<i>Drive-through facilities standards-Structure.</i> In addition to the vegetative buffer referenced above, a permanent, covered, porte-cochere or similar structure, (canvas awning, and canopies are excluded), shall be installed extending the width of the drive-through with the roof covering the service window(s). Such structure shall be an integral part of the design of the building [BSLDR Sec. 3-608.E.1.]
23				<i>Drive-through facilities standards-Required floor area.</i> One drive-through facility is permitted per tenant. The minimum building size is 1,000 square feet of gross floor area. For multi-tenant building, each tenant must have a minimum of 5,000 square feet of gross floor area to qualify them for an additional drive-through facility. [BSLDR Sec. 3-608.E.2.]

**EXHIBIT V - G  
DESIGN STANDARDS APPLICATION FORM  
BONITA SPRINGS**

**SUPPLEMENT NINE-SITE DESIGN APPLICATION FORM FOR COMMERCIAL PROJECTS.**

ITEM #	COMPLIES WITH STANDARDS			GENERAL SITE DESIGN DESIGN REQUIREMENT [BSLDR Section reference]
	YES	NO	N/A	
24				<i>Lighting-Purpose and intent.</i> All building sites and projects, including out-parcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site (see BSLDR Section 3-262, Outdoor Lighting Standards). The lighting
25				<i>Dumpster Enclosures-Applicability.</i> All commercial and multifamily (four units or greater) developments requiring the use of dumpster(s) shall provide an enclosure for the screening of garbage containers (this provision is not applicable to dumpsters for construction debris). In no instance shall garbage containers be visible from a public street, publicly accessible property, residential zoned property or residentially used property. All items contained within the dumpster enclosure must be stored in a dumpster or portable recycling bins. [BSLDR Sec. 3-610.A.]
26				<i>Dumpster Enclosures-Compliance Schedule.</i> All commercial business establishments and multiple family establishments using commercial dumpsters must comply with these requirements according to the following provisions: a. new construction occurring after January 19, 2005 shall comply prior to the issuance of a certificate of completion; and b. building renovation where such addition, renovation, or redevelopment exceeds fifty percent (50%) of the assessed value, or results in a new use, shall comply prior to the issuance of a certificate of compliance. For the purpose of assessed value, the value of land is excluded from calculations. [BSLDR Sec. 3-610.D.]
27				<i>Dumpster Enclosures-Construction.</i> The enclosure must be constructed of masonry units or poured concrete with finish to be compatible with the primary structure. The walls shall be a minimum of six inches thick. Concrete pad must be 3,500 psi strength concrete dimensioned at a minimum of 12' X 12' X 6" deep and must be raised a minimum of two inches from surrounding grade. Bollards – metal filled with concrete (minimum diameter 6") and a minimum clear height of 42" shall be placed on each side and rear of the enclosure. [BSLDR Sec. 3-610.B.]
28				<i>Dumpster Enclosures-Gate Construction.</i> The gate may be made of metal or wood, built in accordance with the building code. The gate, including the frame must be opaque. Gates shall be attached to the walls with a minimum of two hinges. Each gate shall have a wheel at the bottom or other acceptable construction to prevent sagging and shall have drop pins or rods to hold the gate in place in both open and closed positions. The minimum opening must be 12 feet for a single dumpster and an additional 8 feet for every dumpster placed adjacent to the initial one. [BSLDR Sec. 3-610.C.]
29				<i>Dumpster Enclosures-Setbacks.</i> Enclosures for commercial dumpsters must follow the setback requirements for accessory structures in the zoning district in which they are located. [BSLDR Sec. 3-608.E.]