

WESTERN THEME
DEVELOPMENT MANUAL

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DAVIE, FLORIDA

WESTERN THEME OVERLAY ZONING
DISTRICT DEVELOPMENT MANUAL

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WESTERN THEME OVERLAY ZONING DISTRICT

Created.

There is hereby created the Western Theme Overlay Zoning District, which shall be an "overlay district" whose regulations shall supplement, and be cumulative to, the development standards of any zoning area situated within this district.

Purpose.

It is the purpose of this District to promote a unique Western theme and urban development regulations for downtown Davie. A western theme has long characterized the Town from its early beginnings as an agriculture and cattle raising community to its presence in horse and equestrian activities that have become a part of daily living for a great many residents of the Town of Davie today. This unique image, setting downtown Davie apart from the surrounding suburban development pattern, is deemed to be in the public interest, enhancing the Town's identity, quality of life, and economy.

The District calls for a mixture of land uses which are necessary to insure a vital neighborhood. Streets are to be developed as significant public spaces. Davie Road is to be transformed into a real Main Street. The new development should be implemented incrementally, respecting the existing lot lines, encouraging diversity and pacing development to the market.

Boundaries.

The Western Theme Overlay Zoning District shall be composed of an area including all that portion of land lying within the area described in the Davie Land Development Code, Article XIII, Section 12.

Affected uses.

Commercial, business, office and mixed use construction in this area shall be required to maintain a western theme character to the exterior of all structures, signage, site lighting, fencing, and other site improvements.

Western Theme Overlay Zoning District Development Manual.

The Western Theme Overlay Zoning District Development Manual, as may be amended, shall serve as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of commercial, business, office and mixed use buildings. In addition, regarding the placement of buildings, the district permits property owners an option which is further detailed in this Division. It shall also serve to define development regulations which shall govern within the district. The users of this Manual are advised that the development regulations which are not superseded by reference in this district shall still apply. Therefore users are directed to review the regulations of the Davie Land Development Code to obtain complete knowledge of any further regulations applying within this zoning district. For specific regulations relating to general zoning district standards the reader is directed to the following Sections of the Davie Land Development Code:

Permitted Uses - Article III- Section 12-32
Performance Standards & Capacity Analysis-Article IV
General Regulations- Article III-Section 12-33
Bulk & Use Standards-Article V
Detailed Use Regulations-Article III-Section 12-34
Detailed Parking & Signage Requirements- Articles VII, VIII
Nonconforming Use & Structures-Article III-Section 12-36
Development Review Procedures-Articles X, XII

PRINCIPLES FOR THE WESTERN THEME OVERLAY ZONING DISTRICT

DOWNTOWN DAVIE SHOULD HAVE:

- ...a hierarchy of human-scaled streets, blocks, lots, and public squares as the basic vocabulary.
- ...streets well framed on their sides by buildings, forming public spaces for both pedestrians and cars.
- ...a fine-grain mix of uses, vertically and horizontally, with everyday needs within 5-10 minutes walk.
 - ...incrementally-built buildings of durable, reusable form, with wide architectural variety.
 - ...a mix of incomes and ages, via variation in building types and sizes to own and rent.
 - ...recognizable public plazas or squares and a distinct center.
 - ...landscape used as a space-definer in public spaces, and for shading, and air quality.
 - ...perceivable neighborhoods, under the governance of the people who live there.

DOWNTOWN DAVIE SHOULD NOT HAVE:

- ...huge, continuous parking lots (in a real town center, the parking is still easily handled).
- ...isolated buildings in seas of asphalt (in a real town center, each new building is part of the whole).
- ...megabuildings which are not reusable, are built all at once, are homogenous, with a single function.
 - ...separation of uses, with long distances between basic activities.
- ...giant apartment buildings which generate social problems by warehousing people of one income or age.
 - ...landscaping as disguise for eyesores that should be avoided anyway, or for decoration only.
 - ...oversize service areas facing neighbors (a real town center has alleys and small docks).

INTENT OF THE MANUAL

The guidelines contained herein are intended to promote a unique downtown area for Davie. Conformance with the guidelines and development regulations for each of the various elements, as determined by Staff review should facilitate development approval. The Site Plan Committee and Town Council will review all site plans and designs within the Western Theme Overlay Zoning District including plans which contain elements which are not expressly recommended in the manual, and may recommend approval based on their consistency with the intent of the manual.

The Western Theme Overlay Zoning District Development Manual's intent is to provide guidelines to evoke a contemporary Western image in downtown Davie drawing on the rich heritage of the western United States and local pioneer settlers. This unique image, setting downtown Davie apart from the surrounding suburban development pattern, is deemed to be in the public interest, enhancing the Town's identity, quality of life and economy.

DEFINITION OF WESTERN THEME DESIGN

- * Western Theme architecture and signage may be designed by following the guidelines provided in this manual.
- * The architecture is representative of buildings constructed in the western United States in the late 1800's and also the compatible Florida vernacular structures of the early pioneers.
- * It is not the intent of the guidelines to recreate buildings with historic accuracy, but to create an overall architectural consistency representative of Davie's unique character.

DIVISION 1:

WESTERN THEME DEVELOPMENT STANDARDS

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WESTERN THEME DEVELOPMENT MANUAL

REVIEW PROCEDURE & PERMITS

Review Procedure.

A. All exterior renovation to and new construction of commercial, office and mixed use development permit applications, exclusive of interior renovations and standard and necessary maintenance to a building or site not visually affecting the public sight line of the project, shall be subject to the requirements of Article XII, Division 3, Site Plan Requirements and Procedures of the Land Development Code, and shall have a Western Theme.

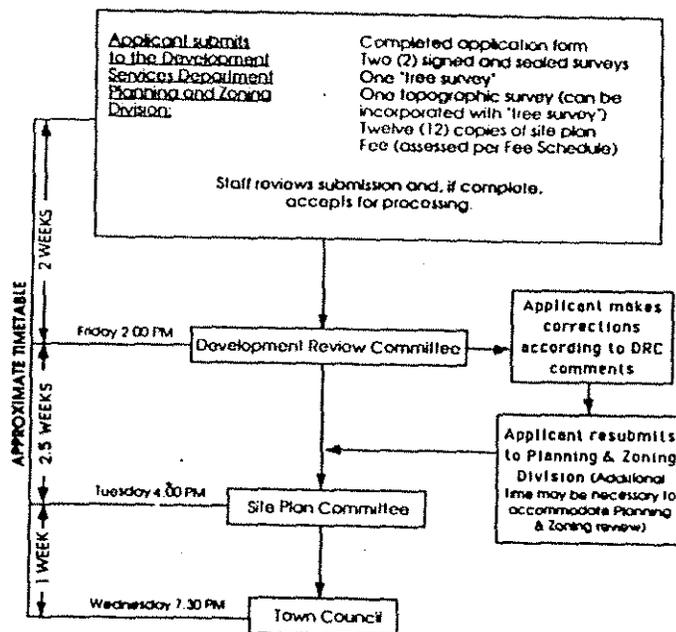
B. All exterior building facades, signage, fence and exterior lighting shall receive recommendation of plans by the Site Plan Committee with appeal of adverse decisions to be decided by the Town Council.

Applications for permits.

Prior to the submission for an application for plat or site plan review, a pre-application conference with a town planner is encouraged. Any application for a permit for development within the bounds of this district made subsequent to the date of enactment of the ordinance from which this manual was derived, shall comply with the district regulations contained within this Article. The requirements of this section of Article shall apply to, but not be limited in, their application to new construction, additions, alterations and redevelopment of existing structures. This section shall, however, not be construed to require any application for a development permit when such application is not otherwise required by the Code.

In addition to the requirements of Article XII, Division 3, Site Plan Requirements and Procedures of these regulations, the applicant shall submit the following with the Site Plan Application for work in the Western Theme Overlay Zoning District:

1. Samples of proposed exterior building materials.
2. Detail drawings and general specifications for all exterior doors and windows.
3. Catalog cuts and general specifications for all exterior lighting, drain gutters and metallic building detailing.



SETBACKS, USES & HEIGHTS/ COMMERCIAL ZONES

Setbacks in commercial zones.

To provide for continuity of building facades and the pedestrian environment of downtown, the first floor of buildings are recommended to be located either ten feet or fifteen feet from the front right of way line. Development is permitted to follow the underlying zoning district. The total front area is required to contain a porched area. The deeper setback will afford opportunities to have ample outdoor seating areas for restaurant type uses. Both setback areas will allow for shaded walkways. The second and above floors are recommended to be developed at ten feet from the property line. This will enhance the continuity of building facades. Upper floor balconies are also encouraged. This building facade line should only be broken by driveways and walkways to the parking in the rear. Existing buildings to be expanded and new buildings are encouraged to follow these development regulations.

A. Setbacks are hereby established for the Western Theme Overlay Zoning District.

1. Front setback line: ten (10) feet. In order to provide a linear uniformity of buildings within this district, the recommended building walls for structures should be exactly ten (10) feet from the front property line and fifteen (15) feet for buildings with first floor outdoor seating areas. The recommended front setback for upper floors is exactly ten (10) feet. Applicants following these recommended standards may take advantage of several incentive bonuses identified within this district.

2. Side setback: Zero (0) feet. There shall be no minimum building separation, except where abutting a lot zoned, occupied or land use plan designated solely residential, in which case it shall be ten (10) feet.

3. Rear setback: Zero (0) feet, except where abutting a lot zoned, occupied or land use plan designated solely residential, in which case it shall be 10 feet.

4. Street-side setback: 0 feet.

B. Permitted uses in front, street-side and rear setbacks:

1. Required covered boardwalks and pedestrian plazas.

2. Permitted driveways and sidewalks may cross the setback area.

3. Landscaping.

4. Lighting.

5. Bike racks.

6. Pedestrian furniture, potted plants, planter boxes and restaurant seating that does not obstruct pedestrian movement.

7. Ground signs are subject to a 5 foot minimum setback from all property lines.

8. Hitching posts, bike racks and equestrian facilities.

9. Required parking.

C. Commercial, business, office or mixed use building constructed within fifteen feet of the front property line in the Western Theme Overlay Zoning District shall have a covered boardwalk at least the length of the frontage of the structure along the major street side. The covered boardwalk shall be the distance between the front building wall and the front property line. Buildings with greater setback distances are required to also provide a covered boardwalk with a minimum width of six (6) feet on the front of the building. Corner parcels are encouraged to also provide a covered boardwalk with a minimum width of six (6) feet on the side of the building.

D. Residential use of property within the Western Theme Overlay Zoning District shall be encouraged. Residential uses shall be permitted pursuant to the Town of Davie Comprehensive Plan's appropriate land use category.

E. Mixed use development is referenced in this Manual as a combination of retail, office and residential uses.

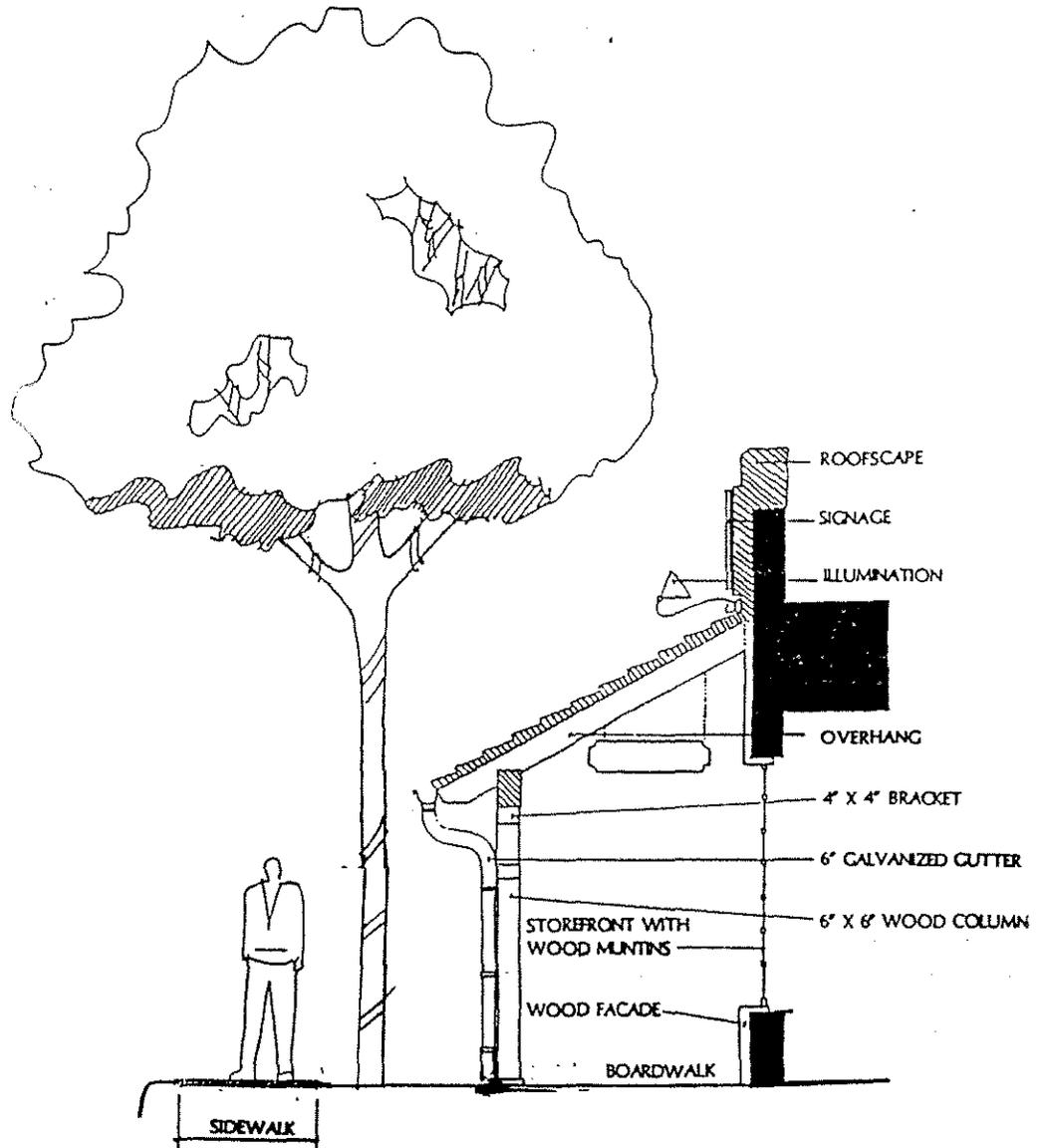
F. Lodging uses (i.e. motel and bed & breakfast) are uses to be permitted and encouraged in this District.

G. Maximum Building Heights: Not to exceed three stories or thirty-six feet, whichever is lessor. With Town Council approval, the maximum height of buildings shall be up to four stories or forty-eight feet, whichever is lessor.

Buildings are encouraged to be constructed to the maximum height and should reserve retail uses to the bottom floor.

Outbuildings up to two stories are permitted on each developable property. The outbuilding must be located on the rear property line and the second floor of the outbuilding must contain residential uses. The maximum commercial and residential use for each outbuilding can not exceed 500 sq. ft. each. Accessory structures are not to exceed the height of the principal structure.

CONCEPTUAL STOREFRONT SECTION



PARKING & TRAFFIC CIRCULATION

Parking.

Regulations are hereby established for all areas within the Western Theme Overlay Zoning District which shall supplement, and be cumulative to, the parking regulations of the Town of Davie Zoning Code. Parking requirements for uses not described herein shall be in accordance with applicable district regulations.

A. The minimum size of a parking stall space shall be as follows:

1. Standard space: Nine (9) feet by eighteen (18) feet. Spaces may be 9 feet by 16 feet with a 2 foot overhang over curb or parking pad, however, such overhang space may not be counted towards open space requirements.
2. Parallel space: Nine (9) feet by twenty-three (23) feet.
3. Handicapped space: Twelve (12) feet by eighteen (18) feet with a five (5) foot access way, except where two (2) handicapped spaces abut each other, they may jointly use the paved access way.
4. Compact parking spaces shall not be permitted.

B. Within the Western Theme District, parallel parking along minimum fifty (50) foot street right-of-ways shall be permitted in the commercial zones along the following streets east of Davie Road:

1. SW 38th Court
2. SW 39th Court
3. SW 41st Street
4. SW 41st Place
5. SW 41st Court
6. SW 42nd Street
7. SW 43rd Street
8. SW 61st Avenue
9. SW 62nd Avenue
10. SW 63rd Avenue

In addition, on street parking is encouraged as new streets and service areas are developed in the District.

C. Within the Western Theme District, parallel parking along minimum fifty (50) foot street rights-of-way shall be permitted in the commercial zones along the following streets west of Davie Road: 1. SW 41st Street 2. SW 42nd Street. On street parking will be encouraged as new streets and service areas are developed in the District. Corner lots are not recommended for use as parking lots.

D. Parallel parking requirements in right-of-way. 1. Parallel parking within the right-of-way as permitted within the Western Theme District shall be so constructed as to provide the required sidewalk along the right-of-way which shall be curbed six (6) inches at the edge of the proposed parking space. 2. The pavement of the parallel parking space shall not obstruct or impede drainage patterns nor permit ponding or flooding. 3. There shall be provided a sidewalk of five (5) foot width at the edge of right-of-way extending into the right-of-way the required distance. 4. The sidewalk shall be curbed with a six (6) inch curb the length of the property along the street on the street side.

E. Ingress/ Egress lanes may be reduced to 10 feet each within this District. This standard is not applicable for drive lanes with adjacent parking stalls.

F. Required parking. 1. All retail uses shall provide one space for every 250 square feet of gross floor area with the exception of restaurants. 2. Restaurants (drive-in, take out, fast food) shall provide one (1) space for each fifty (50) square feet of gross floor area and shall be exclusive of required drainage and/or septic tank and septic drainage areas. 3. Restaurants, bars and lounges shall provide one (1) space for each fifty (50) square feet of customer service area. 4. All office uses shall provide one space for every 300 square feet of gross floor area. 5. Residential uses shall provide two (2) spaces for each unit, except for accessory residential units which need only provide one (1) space per unit. 6. Day care centers shall provide one space for every 300 square feet of gross floor area. 7. Cross access and parking agreements will be required where appropriate to facilitate smooth traffic movement from one property to another. 8. A maximum of 40% of required parking can be provided off site where cross-access and parking agreements are executed or public parking is available and the applicant has demonstrated to the Planning & Zoning Division staff the adequacy of available permitted parking within a 900 foot radius of the site, except that all required handicapped parking facilities shall be located on site. On street parking immediately adjacent to a property can be counted towards the required parking requirements. For other uses refer to the off-street parking requirements of Article VII- Section 208. All parking areas shall be designed to provide for access to adjoining (or future adjoining) lots. The applicant shall be responsible for securing a cross access at agreement from adjacent property owners. This cross access requirement may be waived by the Town Council when evidenced that the cross access is not practical or when all means of acquiring such cross access agreements with adjacent property owners has been exhausted.

G. Off site parking incentive bonus. In order to promote buildings being placed closer to the street and creating public spaces, buildings which follow the recommended front setbacks of exactly 10 and 15 feet as defined in this overlay district shall be afforded this incentive bonus. The bonus allows such properties to have a maximum of 60% of required parking to be provided off site where cross-access and parking agreements are executed or public parking is available and the applicant has demonstrated to the Planning & Zoning Division staff the adequacy of available permitted parking within a 900 foot radius of the site, except that all required handicapped parking facilities shall be located on site.

H. Shared Parking incentive bonus. In order to promote buildings being placed closer to the street and creating public spaces, buildings which follow the recommended front setbacks of 10 and 15 feet as defined in this overlay district shall be afforded this incentive bonus.

In the case of mixed uses, the total requirement of off-street parking spaces shall be the highest of the requirement of the various uses computed for the following five separate time periods:

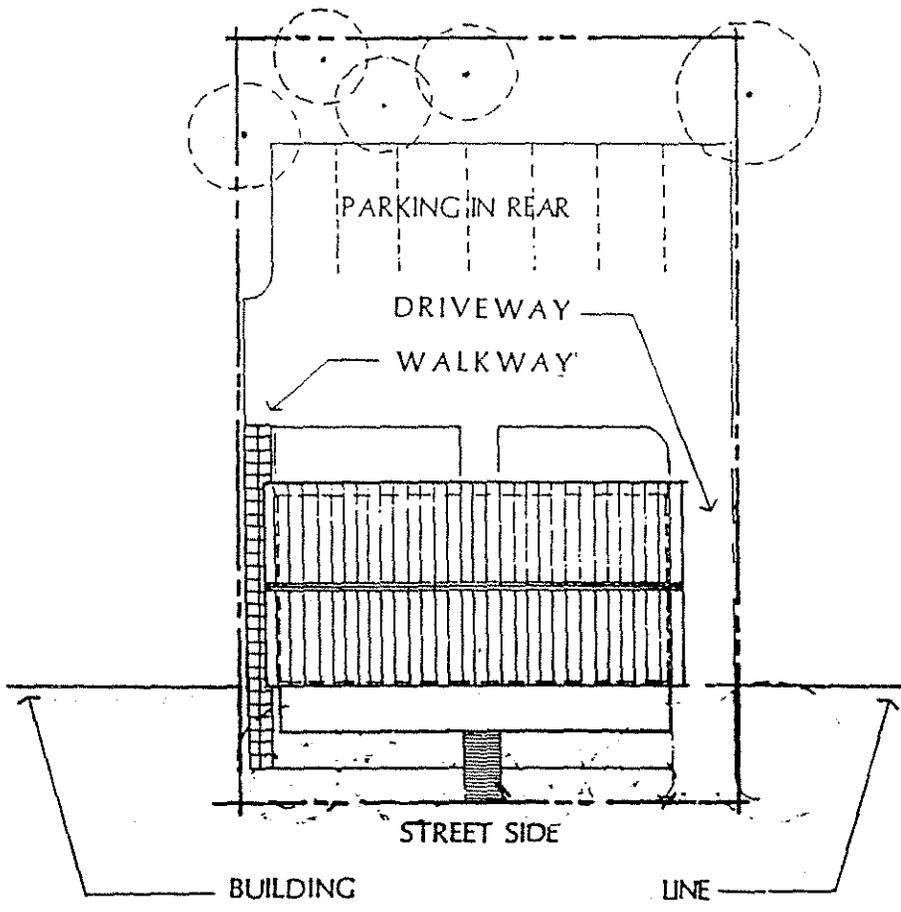
- Weekdays (daytime);
- Weekdays (evening);
- Weekends (daytime);
- Weekends (evening);
- Nighttime.

For purposes of calculating the requirement of the various uses for the five separate time periods, the percent of parking required shall be:

	<u>Weekday</u>		<u>Weekend</u>		<u>Nighttime</u>
	Daytime (6 a.m. - 5 p.m.) <u>(Percent)</u>	Evening (5 p.m. - midnight) <u>(Percent)</u>	Daytime (6 a.m. - 5 p.m.) <u>(Percent)</u>	Evening (5 p.m. - midnight) <u>(Percent)</u>	Midnight (Midnight - 6 a.m.) <u>(Percent)</u>
Office	100	10	10	5	5
Retail	75	75	100	70	5
Lodging Uses	75	100	75	100	75
Restaurant	50	100	100	100	10
Entertainment	40	100	90	100	10
Residential	60	100	100	100	100

Parking spaces to be shared shall not be reserved for individuals or groups.

CONCEPTUAL PARKING SCHEMATIC



I. Development incentive bonus. In order to promote buildings being placed closer to the street and creating public spaces, buildings which follow the recommended front setbacks of 10 and 15 feet as defined in this overlay district shall be afforded this incentive bonus. This bonus eliminates the requirement for a minimum lot size, minimum lot frontage length, minimum lot depth and maximum site coverage.

CHECKLIST

SITE DEVELOPMENT -CHECKLIST	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
•BUILDING ON SETBACK LINE	X		
•BUILDING LOCATED ELSEWHERE ON SITE	X		
•PERMITTED USAGE IN SETBACK	X		
•OTHER USAGE OF SETBACK			X
•PARKING AT REAR OF SITE	X		
•PARKING LOCATED ELSEWHERE ON SITE	X		
•TREE LIST &SPACING	X		
•OTHER TREES & SPACING		X	

DAVIE, FLORIDA

SIGNAGE

Signage.

Regulations are hereby enacted for all areas within the Western Theme Overlay Zoning District which shall supplement, and be cumulative to, the sign regulations of any zoning area situated within this district.

A. Signage in the Western Theme District shall be required to maintain a western theme character and style.

B. A-frame signs, banners, bunting and flags are permitted in the Western Theme District. Such signs and other advertising instruments shall be consistent with the character and style of the Western Theme in design. Such signs shall not require a permit. A-frame signs shall not exceed four feet in height, nor three feet in width. Such signs shall not be located in the public right of way area nor interrupt pedestrian movement. There shall be no more than one A-frame sign per business. A-frames are encouraged which have shapes that reflect the business usage. All non conforming A-frame signs not adhering to these sign dimensions shall be removed by August 31, 1997.

C. Directional entrance and exit signs are not to exceed twelve (12) inches by thirty-six (36) inches per face and may not contain any text, logo, picture or other advertising besides the words *entrance* or *exit*.

D. Roof signs are prohibited.

E. Bus bench signs are prohibited.

F. Boardwalk signs in the Western Theme District shall be so constructed and installed as to ensure that a seven (7) foot clearance is maintained along the boardwalk over which it is to be installed. The length of the sign shall not exceed sixty-five (65) percent of the width of the boardwalk, and shall be mounted under the canopy of the boardwalk perpendicular to the face of the building.

H. For buildings which are placed within fifteen feet of the front setback line, and which may visually hinder the signage of an adjacent building, such property owners shall allow the adjacent property owners whose buildings are set back further to place a sign not to exceed twelve inches by thirty six inches on the side of the former building to allow better street visibility.

I. Wall murals are to be encouraged in this district to promote the western theme and art in public places. The Site Plan Committee shall review and approve all wall murals. Murals are not to be commercialized.

G. Ground signs are subject to a five-foot minimum setback from all property lines.

LANDSCAPING

Intent

The intent is to encourage continuous attractive pedestrian and vehicular corridors in the Western Theme Special Zoning District. Applicants should choose the trees they wish to plant from the approved list provided in this manual. It is a good idea to choose smaller trees for use directly in front of the buildings. Larger trees should be used adjacent to open spaces. The remaining planting area should be planted with a ground cover which is low in maintenance and low in water consumption.

Landscaping.

Regulations are hereby established for all areas situated within the Western Theme District which shall supersede the landscaping regulations.

A. Applications for site plan review pursuant to the terms of this Article shall be accompanied by landscape plans indicating landscaping required by the terms of this manual. The plans required hereunder shall be prepared by a person certified in landscaping design pursuant to F.S. Chapter 481.

B. Landscape material shall be in accordance with the Western Theme Landscape Plant List contained in this document.

C. The minimum requirements of this Section shall be as follows:

1. Property Perimeter Buffers. (a) A minimum ten (10) foot wide perimeter buffer shall be required where the property of a commercial use is adjacent to a lot occupied, zoned, or land use designated residential. (b) Required Plantings - Within Required Perimeter Buffers -one (1) 3 inch minimum caliper street tree, 12 foot minimum height at time of planting, every 30 linear feet on center of property frontage. -A minimum of 2 trees shall be planted for each lot within the perimeter buffer. Two (2) foot high shrubs shall be planted sufficient to form a continuous screen at time of planting.
2. Street Buffers. (a) A four (4) feet wide minimum landscape strip along all unbuilt areas is required behind the outer edge of sidewalk along all streets in the District. Combinations of shrubs, hedges, flowers and ground cover are also encouraged. The species selected for the plantings shall be from the Western Theme Development Manual.
(b) Where pavement is not provided to the limits of a right-of-way adjacent to a site, there shall be provided a sodded area to the edge of pavement of the roadway.
(c) Required Plantings - Within Required Street Buffer -one (1) 3 inch minimum caliper street tree, 12 foot minimum height at time of planting, every 30 linear feet of unbuilt property frontage.
3. Vehicular Use Area. (a) There shall be a minimum four (4) foot wide landscaped strip surrounding all vehicular use areas which shall form a separation between said areas and any building or property line. Said landscaped strip may consist of ground cover or sod in combination with trees, shrubs, hedges and flowers planted in a manner so as not to

obstruct the line of sight from an intersection access way and a public right-of-way. (b) A landscaped island shall be required for every ten (10) parking spaces provided. In no instance shall a row of more than 10 parking spaces be permitted without provision of a landscaped island to divide any continuation of such a row of parking. Said island shall have a minimum five (5) foot wide landscaped area. (c) Required Plantings - one (1) street tree for each landscaped island shall be provided. For each thirty (30) linear feet of such screening or fractional part thereof one (1) three (3) inch caliper canopy tree, twelve (12) foot minimum height at time of planting, shall be provided between the vehicular use area and abutting property. (d) All landscaped areas adjacent to vehicular use areas shall be protected with a 6" extruded curb. Wheel stops may be substituted for curbing only along the front of parking stalls. (e) Where a parking stall is adjacent to an access way there shall be a terminal landscaped island separating the parking space from the intersection. The island shall have a five (5) foot minimum width landscaped area and shall be encompassed with a six (6) inch concrete access way.

D. Trees. The trees shall be of a species recommended in the Western Theme Development Manual. Other trees may be approved by the Town Council.

E. Ground cover. Ground cover which is utilized within the Western Theme District shall consist of live plant material which shall be planted to achieve a full cover appearance within six (6) months from the date of planting. The ground cover shall be mulched and maintained to keep it free of debris, weeds or dead plants. Dead plants occurring within an area of ground cover shall be replaced immediately to prevent aesthetically unattractive areas from developing. Gravel, colored rock, bark, and similar materials are not acceptable as ground cover for the purpose of this section. Ground covers shall be of a species recommended in the Western Theme Development Manual.

F. Shrubbery. Shrubbery shall be of a species specified in the shrubbery list of this manual. Other shrubbery may be approved by the Town Council.

G. Irrigation. Underground irrigation shall be provided at 100% coverage for all landscaped areas within the Western Theme District.

H. Plant beds. Plant beds shall be mulched.

1. Installation. 1. All landscaping shall be installed in a sound manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. 2. A qualified representative of the agency charged with the issuance of building permits shall inspect all landscaping and no certificate of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

2. Maintenance. The owner, or his agent, shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and shall be kept free from refuse and debris. Maintenance shall include the replacement of all dead plant material.

3. Plant Material. 1. Plant materials used in conformance with provisions of this chapter shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants. Part 1, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. 2. Trees (except palm trees) shall be of a species having an average mature spread or crown of greater than fifteen (15) feet and having trunk(s) which can be maintained in a clean condition over five (5) feet of clear wood. Trees of species whose roots are known to cause damage to public roadways or other public works shall be planted not closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior container dimensions shall be five (5) feet square and five (5) deep, and for which the construction requirements shall be four-inch thick concrete reinforced with No. 6 road mesh (6 by 6 by 6) or equivalent. 3. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting. 4. Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified. 5. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting. 6. Grass areas shall be planted in accordance with species recommended in the Davie Land Development Code. Grass areas must be sodded, including swale areas.

- L. Existing plant material. Credit for quality trees preserved on a site shall be granted toward meeting the tree requirements of any landscaping provision of this section. Quality shall be judged on the basis of such factors as extraordinary size of tree, vigorous health, large canopy cover, historic value, and age. No credit will be granted for preserved trees which are extremely poor specimens or which are in declining health.
- M. Artificial plant material may not be employed to satisfy the landscaping requirements of the provisions of this article.
- N. Noncompliance. If the landscaping requirements of this chapter have not been met at the time that a certificate of occupancy could be granted and is requested, the owner or his agent must post with the building department a bond of one hundred (100) percent covering the costs of materials, labor, and other costs incidental to the installation of the required landscaping.
- O. Sight Distance. No landscaping or structures adjacent to right-of-ways and points of access shall be so located as to create a traffic hazard by obstructing the line of sight.
- P. Open Space/Pervious Area Bonus Incentive. In order to promote building placement closer to streets to create public spaces, the minimum pervious area for developments in the Western Theme District which follow the front setback recommendation of exactly 10 and 15 feet of this district is fifteen percent (15%). Likewise, such buildings are not required to provide landscaping in front of buildings. However, potted plants which do not obstruct pedestrian movements are encouraged. In addition, for lot widths 50 feet or less, the landscape strip abutting vehicular use areas may be reduced to three (3) feet to take advantage of the fifteen percent (15%) pervious coverage incentive.

OUTDOOR LIGHTING

Outdoor Lighting.

This section shall apply to and establish lighting requirements and standards for the Downtown Davie District, and shall supersede the requirements in Article VIII, Division 2 of the Land Development Code, as follows:

- A. Pole mounted fixtures situated in vehicular use areas shall not exceed a mounting height of fifteen (15) feet and such poles shall be located so as not to be a hazard in the path of travel for pedestrian or vehicular access.
- B. Pole mounted fixtures in pedestrian use areas shall not exceed a mounting height of eight (8) feet and such poles shall be located so as to not be a hazard in the path of travel for pedestrians.
- C. Wall mounted lighting fixtures shall not exceed the height limits set for the pole mounted fixtures in their respective use areas, and shall be provided in a manner which will minimize glare to vehicular traffic.
- D. All outdoor lighting shall provide illumination at ground level not to exceed the range set below:
 - 1. Commercial areas:
 - a. Average illumination: 1.5 foot candles
 - b. Maximum illumination: 5.0 foot candles
 - 2. Residential areas:
 - a. Average illumination: 1.0 foot candles
 - b. Maximum illumination: 2.5 foot candles
- E. All site plans submitted for development review shall include the location, height and type of all lighting fixtures, deflection shields and direction of beam for the specific fixtures intended for use, and a horizontal foot candle map of the proposed lighting plan.
- F. In addition, outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half (1/2) foot candle vertical and one-half (1/2) foot candle horizontal illumination to the adjacent properties or structures.
- G. Outdoor lighting poles and fixtures shall conform in character and style to the Western Theme Development Manual.
- H. Non blinking white lights are permitted on a year round basis within the District in order to promote the architectural details and outlines of western theme buildings.

DIVISION 2:
WESTERN THEME DESIGN STANDARDS

REVIEW & COMPLIANCE

All exterior renovation and new construction of commercial and mixed use buildings, exclusive of interiors and maintenance, are subject to the Western Theme Special Zoning District Development Manual guidelines. Compliance with the design guidelines in this manual is necessary to receive a building permit. Applicants should review all pertinent zoning and building codes. Compliance with the Manual guidelines does not supersede the applicant's responsibility to meet all applicable codes. A preapplication meeting is optional, but is encouraged as a prudent way to initiate the review process. Compliance with all of the guidelines for architectural elements, materials and details should facilitate efficient review and approval. However, it is not the intent of these guidelines to arbitrarily discourage creativity in design and economy in construction and maintenance. Use of design elements and materials which are at variance with these guidelines may be approved by the Town Council upon demonstration that the intent of Western Theme has been met. Renovation work should provide flexibility in the extent of work to comply with the Manual guidelines. The intent of this Manual is not to discourage the rehabilitation of building exteriors which do not presently meet these Manual guidelines, but to promote the guidelines whenever possible to existing structures and all new construction.

A preliminary review by Town staff of an applicant's design is encouraged as soon as the intent of the proposed development or renovation has been determined. This review will require:

- * Site Plan Sketch.
- * Sketches of the Exterior Elevations.
- * Photographs of the Site Conditions.

This initial review meeting is an opportunity to provide guidance for the preparation of the site plan and building design drawings. Although not required, this meeting may help avoid the time and expense of subsequent design revisions necessary to demonstrate compliance. In the formal review process more detailed information will be required in the form of drawings, material samples, etc. in order to meet the minimum submission requirements consistent with the guidelines herein.

BUILDING DESIGN - GENERAL

As described in preceding sections of this Manual, "Western Theme" is defined to be the architectural treatments characteristic of buildings constructed in the small towns that were built throughout the western United States in the latter half of the 19th century. Compatible with this "style" is the architecture of early South Florida pioneer structures. These buildings can be grouped into two general categories.

The first type are more urban and could be found along the main streets of the typical western towns. Buildings of this type are usually narrow, rectangular one or two story structures with gable roofs. The street facade was embellished with a false front parapet, or a simple shed roof over a boardwalk, or even a second story balcony over a boardwalk. These buildings were typically built in a row along the street to form a continuous facade line. They were also built very close together with breaks in the facade only where necessary to provide access to the back lot.

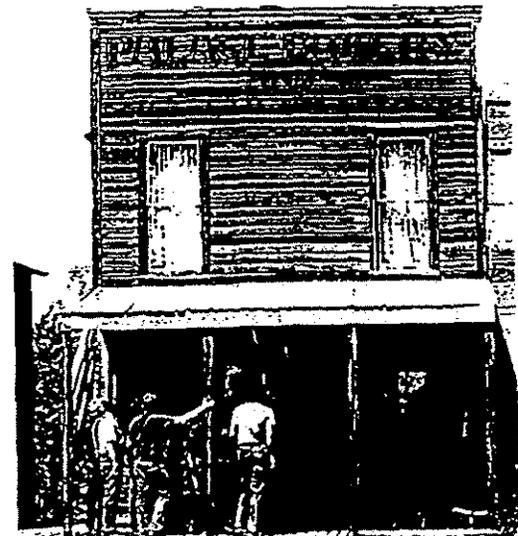
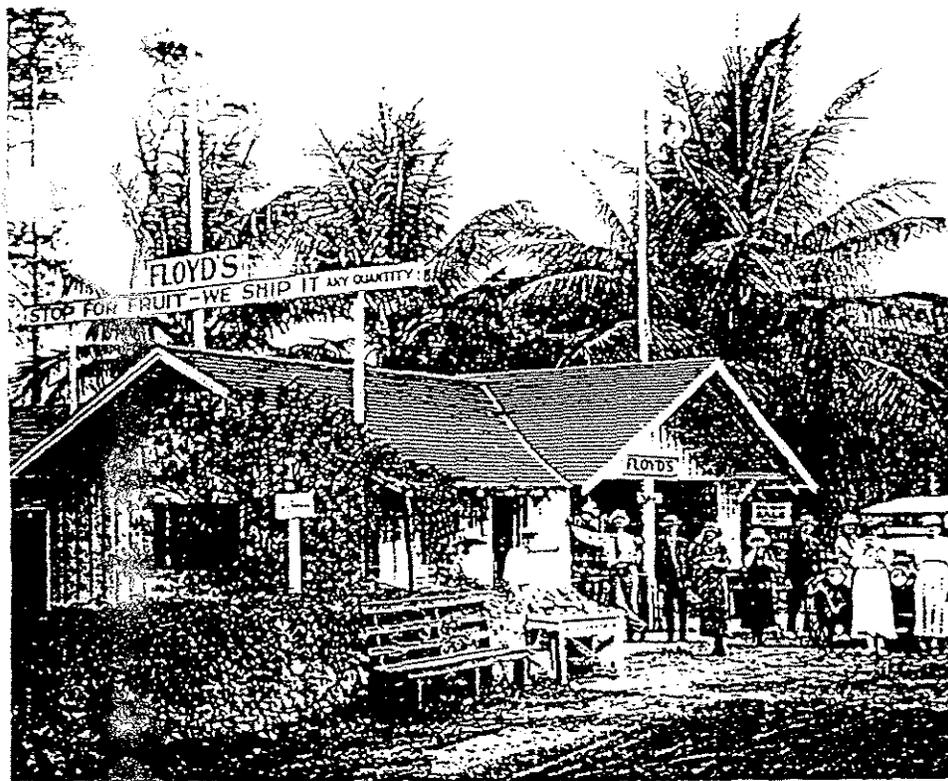
An important characteristic of these buildings was their individualistic treatment. Architectural elements of the facades were considered part of the "advertising" by which one business would distinguish itself from others around it. Decorative false fronts applied in front of the gable or flat-roofed main structure became popular means to create a distinctive appearance. The false fronts were also extended above the roof of the structures to create a more substantial appearance than the actual flat or gable-end roofs would provide.

Another characteristic of these structures was the proportion of the overall facade. In general the height of the structures was greater than the width of the building. This was the result of the narrow property frontages and the use of false-fronts to exaggerate building heights.



The second general category of compatible structures are free-standing buildings. Barns, tables, farm houses, fruit and vegetable stands, and other kinds of agricultural out-buildings were typical free-standing structures. Major characteristics of these structures, both in examples from the western states and from South Florida include large roof overhangs, covered front porches, gable or hip roofs, and wood siding. In South Florida, hip and gable combination roof forms were also frequently used to create attic ventilation. Since false fronts were not necessary on these kinds of structures, roof materials were an important consideration. Wood shingles, and in later years metal roofing (after it became available) were typical roof materials.

The following sections of this design manual describe in detail the approved treatments for individual architectural elements that comprise the total building. In addition to meeting those requirements, it is important that the individual elements be composed together in the proper manner to achieve the desired overall effect. The following diagrams suggest ways in which elements may be combined to produce characteristic "Western Theme" buildings. These examples are not meant to limit the creativity of individual designers to prepare their own designs. In fact, variety is an important element in evoking the overall western theme. As a result, it is not practical to prescribe a set of rules for the proper coordination of architectural elements. Therefore, review of the overall architectural ensemble will be required for each structure.



ROOFSCAPES/FALSE FRONTS

A roofscape is defined as an architectural element which provides a unique roof line distinguishing one building or segment of a building from the ones adjacent to it. Many times this took the form of a false front on a simple gable building. The use of form and materials should be considered for this purpose as could the incorporation of cupolas, flagstaffs and other decorative details. Some graphic examples of roofscapes are given, but designs should not be limited to the examples shown. Mansard roofs, "A-frames" and other styles that are clearly not evocative of Western Theme are discouraged.



CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
ROOFSCAPE	•UNIQUE TREATMENT OF ROOFLINE	X		
	•OTHER		X	

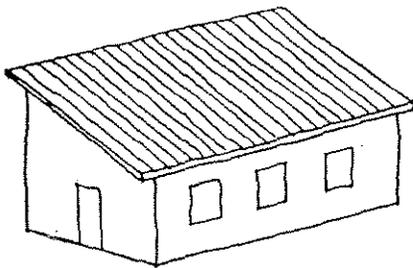
DAVIE, FLORIDA

ROOFS

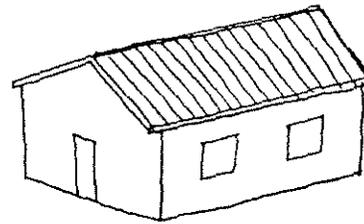
Roofs are defined as the cover of a building, and are subdivided into two basic types:

- * Main Roofs
- * Shed roofs over covered walks and porches

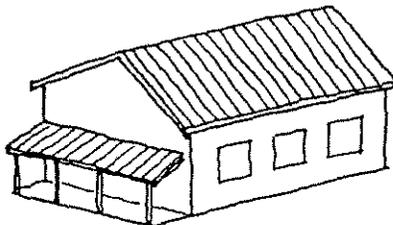
Main roofs should be simple, gables and combinations of gables. Slopes between 4/12 and 12/12 are encouraged. Shed roofs which are over covered walks should have slopes between 3/12 and 6/12. These shed roofs should be supported by the building walls at one end and a simple column and beam element at the outside. The underside of these shed roofs and the soffits at the overhangs should be left open to reveal the structure. Flat roofs are also permitted, but only where they are not seen from the public rights-of-way such as through the use of parapet walls. Roofing material is limited to certain metals and woods. Wood shakes made out of cedar, redwood, and pressure treated pine are permitted as are dimensional fiberglass shingled roofs with a minimum weight rating of 245 pounds. Other woods will require Town Council approval. Metal roofs of galvanized steel, uncoated copper, or terne coated steel are encouraged. Other metals require Town Council approval. Metal roofs should be either v-crimp, or standing seam in form. Regular corrugated metal, and anodized or painted metal roofs are not permitted. Dimensional fiberglass shingles are recommended due to their durability and low maintenance costs.



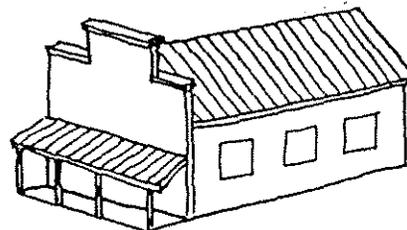
SHED



GABLE



GABLE WITH SHED PORCH



GABLE WITH FALSE FRONT

CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
CONFIGURATIONS	•GABLES	X		
	•SHED ROOFS	X		
	•FLAT ROOFS NOT IN VIEW OF THE PUBLIC RIGHT-OF-WAY	X		
	•OTHER		X	
MATERIALS				
METALS	•APPROVED METALS	X		
	•OTHER		X	
	•ANODIZED, PAINTED METALS			X
	•ASPHALT SHINGLES			X
FORM	•V-CRIMP, STANDING SEAM	X		
	•OTHER		X	
	•CORRUGATED			X
WOOD	•CEDAR, REDWOOD PRESSURE TREATED PINE SHAKES	X		
	•OTHER		X	
	DIMENSIONAL FIBERGLASS SHINGLES (MINIMUM WEIGHT RATING OF 245 LBS.)	X		

DAVIE, FLORIDA

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WALLS

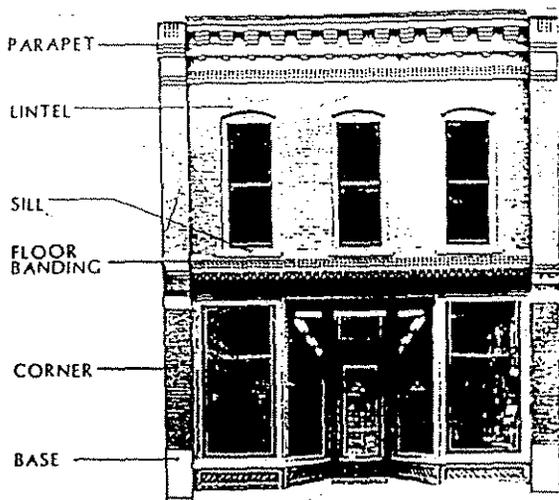
Walls are defined as the sides of buildings connecting the floor and the roof. Walls are to be vertical. Slanted walls are not permitted. Walls can be constructed of any material permitted by the building code, but the outside surface can only be of wood, brick, simulated brick or vinyl siding which promotes a western theme design. Wood walls with an exterior surface of cedar, redwood, cypress, or pressure treated pine are encouraged. Other woods are permitted but require Town Council approval. Pine, fir, and spruce are not permitted because of poor durability. Wood siding should be one of the following forms.

- * Tongue & Groove
- * Shiplap
- * Shingles
- * Simple Drop
- * Beveled and Straight Cut
- * Board & Batten
- * Board & Board

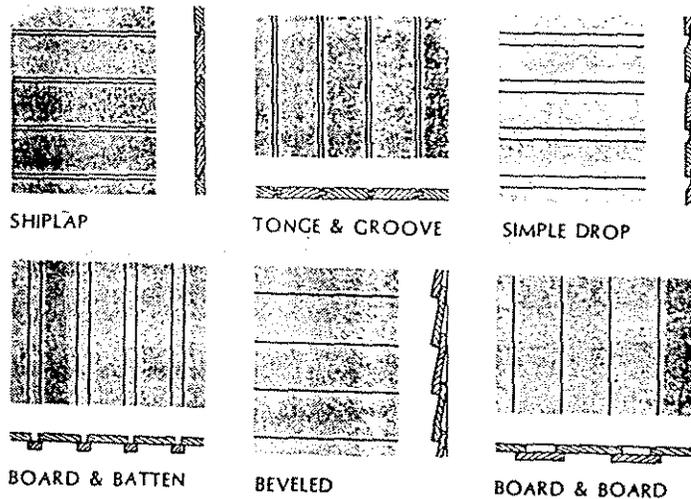
Plywood of the same approved woods is permitted if used with an applied batten of minimum 3/4" thickness. The vertical joint must be detailed so that flashing does not show.

Brick finishes of red, tan, and white are also encouraged and are easier to maintain. Glazed or otherwise brilliantly colored bricks are not permitted. Gray mortar joints are encouraged. Bricks require special concern for detailing. The illustration indicates an example of the level of brick detailing necessary for the permitting of a brick building. Stamped brick onto concrete walls is permitted with Town Council approval.

Vinyl siding is durable and low in maintenance. Light colors are encouraged which are less apt to fade in the South Florida sun. Such siding is to be of a wood grain texture.



MINIMUM BRICK DETAILING



CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
WOOD	•CEDAR, REDWOOD, CYPRESS, PRESUURE TREATED PINE	X		
	•OTHER		X	
	•PINE, SPRUCE, FIR			X
CONFIGURATION	•TONGUE & GROOVE	X		
	•SHIPLAP	X		
	•SHINGLES	X		
	•STRAIGHT OR BEVELED SIDING	X		
	•SIMPLE DROP	X		
	•BOARD & BOARD	X		
	•BOARD & BATTEN	X		
	•OTHER		X	
PLYWOOD	•APPROVED WOOD	X		
	•APPLIED BATTENS	X		
	•OTHER			X
BRICK	•RED, TAN, WHITE	X		
	•ORANGE, BLACK, BROWN		X	
	•MINIMUM DETAILS		X	
	•GRAY MORTAR	X		
	•STAMPED		X	
VINYL SIDING	•WITH GRAIN LOOK	X		

DAVIE, FLORIDA

CHECKLIST

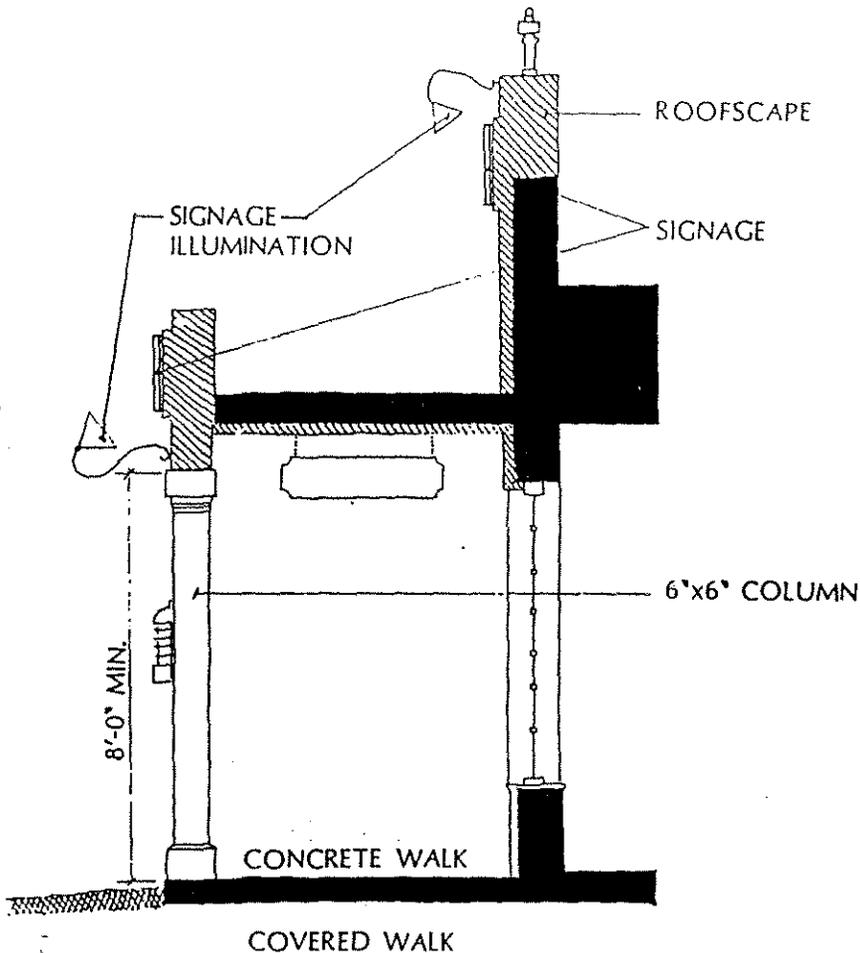
ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
TYPE & LOCATION	•FLAT VERTICAL ELEMENT	X		
	•OTHER TYPES		X	
SIGNAGE	•CONFORMS TO ZONING	X		
	•WOOD	X		
	•OTHER MATERIALS		X	
	•BACKLIT PLASTIC BOX SIGNS			X
	•BACKLIT NEON SIGNS WITHIN THE WINDOW SPACE AREA		X	
	•WALL MURALS (NON-COMMERCIALIZED)		X	
	•COMMERCIALIZED WALL MURALS/PAINTED ON WALLSIGNS			X
	•COLORS CONSISTENT WITH WESTERN THEME CHARACTER	X		
LETTERS	•APPROVED LETTERING TYPES	X		
	•OTHER LETTERING TYPES		X	
	•NEON (OUTSIDE OF WINDOW AREA), PLASTIC & ALUMINUM LETTERS			X

DAVIE, FLORIDA

COVERED WALKS/ SIDEWALKS

It is intended that the end result of this manual and the zoning ordinance be an integrated, system of pedestrian walks which link streets, parking lots, and buildings. Both sidewalks and covered walks make up these pedestrian walkways. By building within 15 feet of the front property line it is possible to build the required covered walk on the front of all buildings which can be used to facilitate pedestrian circulation in Downtown. This requirement is not necessary if the building is set on the setback line. On corner lot buildings the boardwalk can be uncovered along the side-street setback if adequate Western Theme Design is maintained. Buildings which do not build their front building walls within 15 feet of the front property line are required to provide a minimum 6' wide covered porch facing the main street side. The covered walk roof is to be supported by the building at one end and a column and beam structure on the street side.

Stamped concrete and brick paver boardwalks are encouraged due to their attractiveness and maintenance qualities. Wooden boardwalks are permitted contingent upon Town Council approval. This latter type of boardwalk requires the use of pressure treated lumber, raised off the ground with boards laid perpendicular to the direction of travel. Board spacing should be 1/8" or less and a skid resistant surface should be incorporated.



CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
WALK CONFIGURATION				
	•LINKED TO PARKING	X		
	•LINKED TO BUILDINGS ON ADJACENT LOTS	X		
	•OTHER		X	
ROOF STRUCTURE				
	•3/12 TO 6/12 SLOPES	X		
	•OTHER SLOPES		X	
	•PROPER SUPPORT AT BUILDING AND STREETSIDE	X		
	•OTHER SUPPORT		X	
WALK FLOOR				
	•STAMPED CONCRETE	X		
	•WOODEN BOARDWALK		X	
	•SPACING & SLIP CONTROL	X		
	•BRICK PAVERS	X		
	•OTHER MATERIALS		X	

DAVIE, FLORIDA

DOORS & WINDOWS

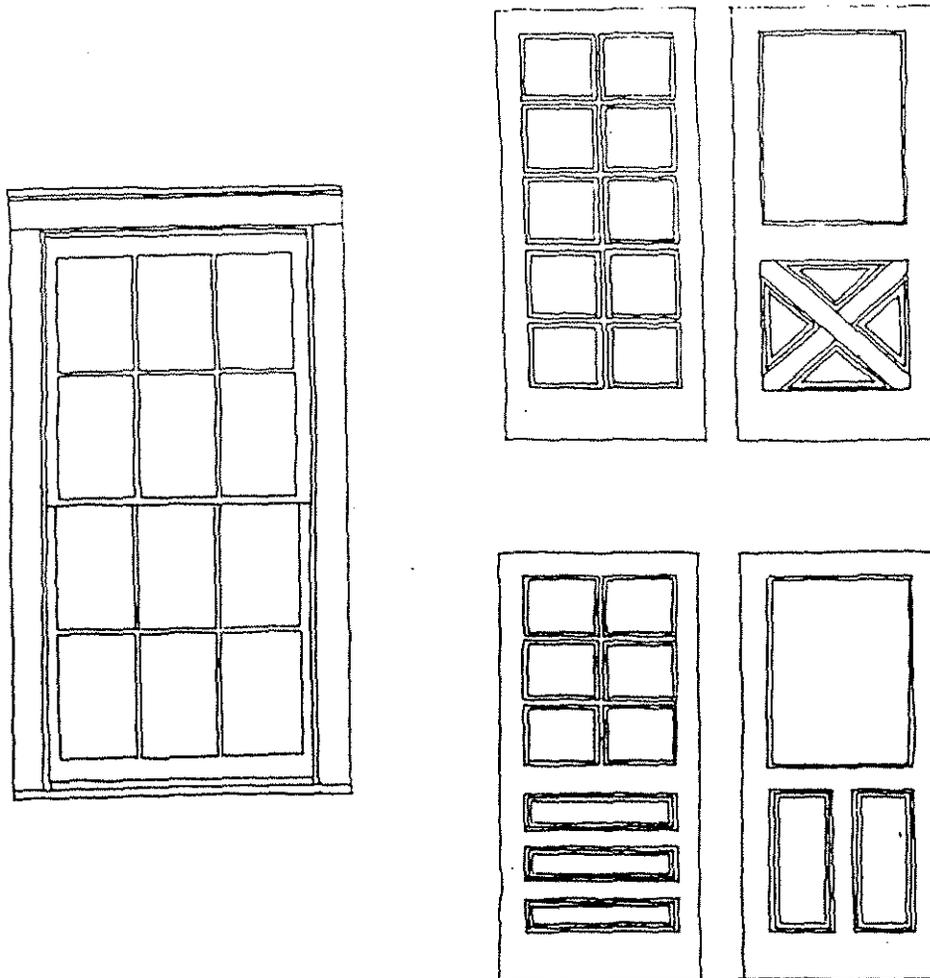
Doors and windows are important elements in the building composition. The designer should strive to use modern windows in a manner consistent with Western Theme architectural composition.

Proportions: Windows should be of square or vertical rectangular proportion. Grouping of vertical proportion windows to form a horizontal composition is discouraged. Round, semi-circular & octagonal windows are subject to Town Council approval.

Material: Windows and doors made of wood and glass are encouraged. Metal, vinyl and fiberglass windows and doors are also permitted.

Storefronts: Large storefront display windows are permitted. They should be individual units of square or rectangular proportions. The large glass should be subdivided with muntins. Storefront windows should not extend below a minimum of 2'-0" above the finished floor.

Configuration: Windows which are double hung or fixed are permitted. Awning and casement windows need Town Council approval. Doors of single panel, split single panel and French types are permitted. Others door types require Town Council approval.



CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
WINDOWS	•DOUBLE HUNG & FIXED	X		
	•AWNING & CASEMENT		X	
	•OTHERS		X	
DOORS	•SINGLE PANEL, SPLIT	X		
	SINGLE PANEL & FRENCH DOORS			
	•OTHER		X	
STOREFRONTS	•VERTICAL PROPORTIONS	X		
	•MUNTINS	X		
	•BOTTOM 2'-0' OFF FLOOR	X		
	•OTHER		X	
CONFIGURATION	•HORIZONTAL GROUPING		X	
	•OTHER		X	
MATERIALS	•WOOD & GLASS	X		
	•WOOD CLAD		X	
	•METAL, VINYL AND FIBERGLASS	X		
	•OTHER		X	

DAVIE, FLORIDA

COLOR

Color is an important detail in producing a Western Theme building. Western Theme buildings are best colored with whites, grays, brown, barn red, green or dark blue. The use of wood for wall surfaces allows for the use of semi-transparent stains as a finish. These stains can protect the wood with a minimum of maintenance over time. They are recommended over paint for walls. Stripes, checkered, and multi or pastel colors are not permitted for walls. The following is a list of encouraged colors as a guide for staff review. Other colors are subject to Town Council approval .

COLOR LIST (Based on Cabot's Stain Colors)

Similar colors of other manufacturers are acceptable.

- 1) Light Grey - #0388 Bleaching Stain
- 2) 058S Barn Red
- 3) 0544 Driftwood Gray
- 4) 0594 Beige
- 5) 0547 Dark Gray
- 6) 0577 Federal Blue
- 7) 0533 Red Cedar
- 8) 0510 Evergreen
- 9) 0597 Sandstone
- 10) 0540 Spruce Blue
- 11) 0548 Aspen Green
- 12) 0551 Sagebrush
- 13) 0567 Dune Gray
- 14) 0570 Charcoal
- 15) 0527 Dark Red
- 16) 0553 Spanish Moss
- 17)0541 Pewter Gray
- 18) 0580 Redwood
- 19) 0542 Beechwood Gray
- 20)0545 Slate Gray
- 21) 0000 White and off Whites

Color selection for trim materials should compliment and accent the stained wood walls. This painting should be limited to no more than 25% of the total wall surface. In addition to the approved colors, pastel paints may be approved for trim and special details. Bright and primary colors may be used for accent lines on trim work.

Signs are recognized for their importance in commerce. The background for the lettering may be painted. The color of signs shall be consistent and complimentary with the character of the western theme. The selected colors shall not detract from the western theme style and enhance the building. All signs are subject to the Davie Sign Ordinance and require Site Plan Committee approval to obtain a permit.

CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
WALLS				
	•SEMI-TRANSPARENT STAINS APPROVED COLORS	X		
	•OTHER COLOR STAINS		X	
	•STRIPES, CHECKERED, MULTI- COLOR OR PASTELS			X
	•PAINT		X	
	•DARK BROWN STAIN		X	
TRIM, SPECIAL DETAILS				
	•25% OF WALL LIMIT	X		
	•APPROVED COLORS	X		
	•APPROVED STAINS	X		
	•OTHER PAINTS AND STAINS		X	
ACCENT LINES				
	•BRIGHT AND PRIMARY COLOR FOR ACCENT LINES	X		
	•OTHER USES		X	

DAVIE, FLORIDA

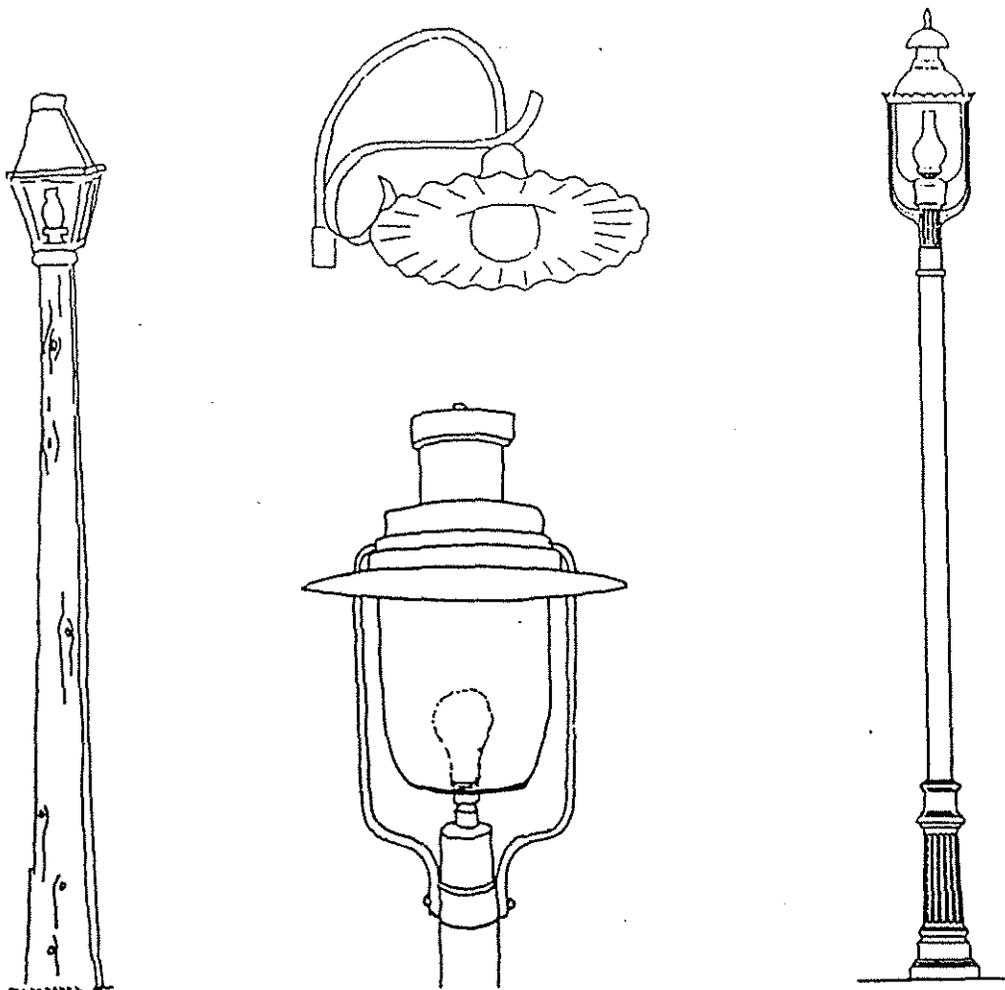
LIGHT FIXTURES

Individual light fixtures should be patterned after kerosene and gaslights and mounted to walls or posts. Applicants should try to achieve a subdued lighting environment. This is best achieved by avoiding intense point-sources of light. The use of concealed illumination is recommended. This can be achieved in a variety of ways such as placing lights behind the marquee to light the facade or concealing lights in the landscaped areas. Certain types of lighting are not permitted. These include:

- * Exposed Fluorescent Lights
- * Exposed Incandescent Lights (theater type)
- * Exposed Flood Lights
- * Flashing Type Lights

One exception to the above concerns signage. This manual realizes the importance of signage to commercial activity. Therefore it is acceptable that point-source and other accent lights be used to light signage at night. The limited use of backlighting is also permitted. (See architectural element signs)

In addition, it is recommended that non blinking white lights be outlined on western theme buildings to promote the western theme architecture.



CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
LIGHTING DESIGN				
	•CONCEALED ILLUMINATION	X		
	•SUBDUED LIGHTING LEVELS	X		
LIGHT FIXTURES				
	•FIXTURES APPROXIMATE GENERIC DESIGN	X		
	•EXPOSED FLOURESCENT, INCANDESCENT, FLOODLIGHTS OR FLASHING LIGHTS			X
	• NEON		X	
	•OTHERS		X	
SIGNAGE•LIGHTING				
	•POINT SOURCE LIGHTING	X		
	•LIMITED BACKLIGHTING		X	
LIGHT STRINGS				
	•NON BLINKING WHITE LIGHTING TO FRAME WESTERN THEME BUILDINGS	X		

DAVIE, FLORIDA

ARCHITECTURAL DETAILS

EXTERIOR HARDWARE

Exterior hardware should approximate simple wrought iron hardware. Other types require Town council approval. Hardware made from plastic is not permitted.

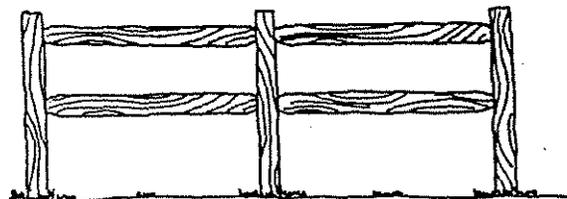
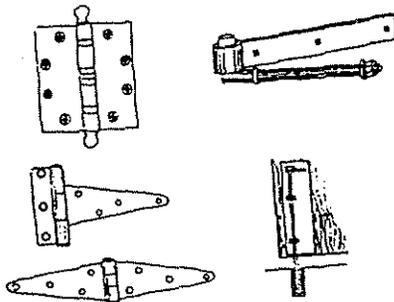
Hinges should be simple butt hinges with round headed pins.

GUTTER/DOWNSPOUT

Gutters and downspouts are an important element of Western Theme design. They should be well integrated into the design of the front facade and covered walks. Other types of materials and sections will require Town Council approval. Factory applied complimentary colors are subject to Town Council approval. Plastic and owner-applied paints are not permitted.

FENCES & RAILINGS

Fences and railings are important elements in a Western Theme composition. Locations and height restrictions are covered in the zoning ordinances. Fences used for privacy should be made of wooden boards used in a vertical configuration. Fences which are used for purposes other than privacy screening should be of a split or diagonal rail type. Artificial wood is permitted contingent upon Council approval. Finished railings should be simple vertical pickets between a top and bottom rail. The use of railings along the boardwalks or porches is not permitted along Davie Road which is intended to promote a pedestrian walkways, and should only be completed elsewhere when required for safety reasons by the building code. Masonry and chain link fences are permitted with Town Council approval.



CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
EXTERIOR HARDWARE				
	•SIMULATED WROUGHT IRON AND METALS	X		
	•OTHER		X	
	•POLISHED PLASTIC			X
GUTTERS & DOWNSPOUT				
	•GALV. STEEL OR COPPER	X		
	•FACTORY APPLIED COLOR		X	
	•PAINTED METALS	X		
	•PLASTIC			X
FENCES & RAILINGS				
	•SIMPLE VERTICAL BOARD PRIVACY FENCES	X		
	•ARTIFICIAL WOODS		X	
	•OTHER WOODEN FENCES		X	
	•MASONRY & CHAIN LINK FENCES		X	

COLUMNS & ORNAMENTATION

COLUMNS

Applicants are encouraged to use simple columns, brackets, and trim on their buildings.

Columns will be used mainly to support the required overhangs, covered walks, and porches. A simple column of a minimum 6" x 6" size is encouraged. More elaborate turned or routed columns may also be used with Town Council approval. Fiberglass columns are also permitted.

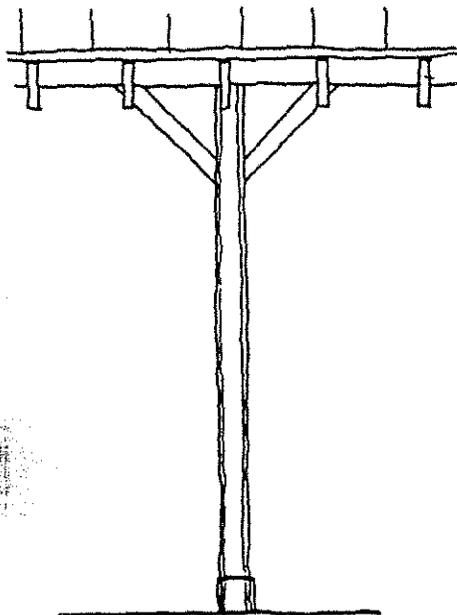
BRACKETS

Brackets may be used to stiffen column to beam structural connections. Simple square brackets (4" x 4" minimum size) placed 45 degrees to the column are encouraged. Other more elaborate designs may be permitted with Town Council approval.

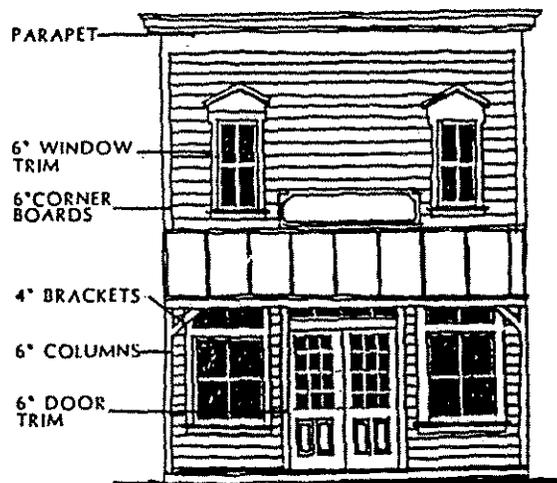
TRIM

Simple trim is recommended. It should be used to frame and articulate major facade elements. These elements include corner boards, gable fascia, and door and window casings. They should be a minimum of 6" wide. Other trim sizes and types will require Town Council approval. All trim must be made of wood or simulated wood.

The manual allows the use of more elaborate Victorian Era detailing on columns and ornamentation with Council approval.



6"x6" COLUMN WITH
4"x4" BRACKETS



MINIMUM WOOD TRIM DETAILING

CHECKLIST

ITEM	DESCRIPTION	PERMITTED	PERMITTED WITH TOWN COUNCIL APPROVAL	NOT PERMITTED
COLUMNS	•SIMPLE 6"X6"	X		
	•FIBERGLASS	X		
	•TURNED OR ROUTED		X	
BRACKETS	•SIMPLE 45 DEGREE 4"X4"	X		
	•SIMPLE CURVED	X		
	•OTHER		X	
TRIM	•6" WIDE CORNER BOARD FASCIA, WINDOW AND DOOR CASES	X		
	•OTHER		X	
MATERIALS	•WOOD	X		
	•SIMULATED WOOD	X		
	•OTHER		X	

DAVIE, FLORIDA