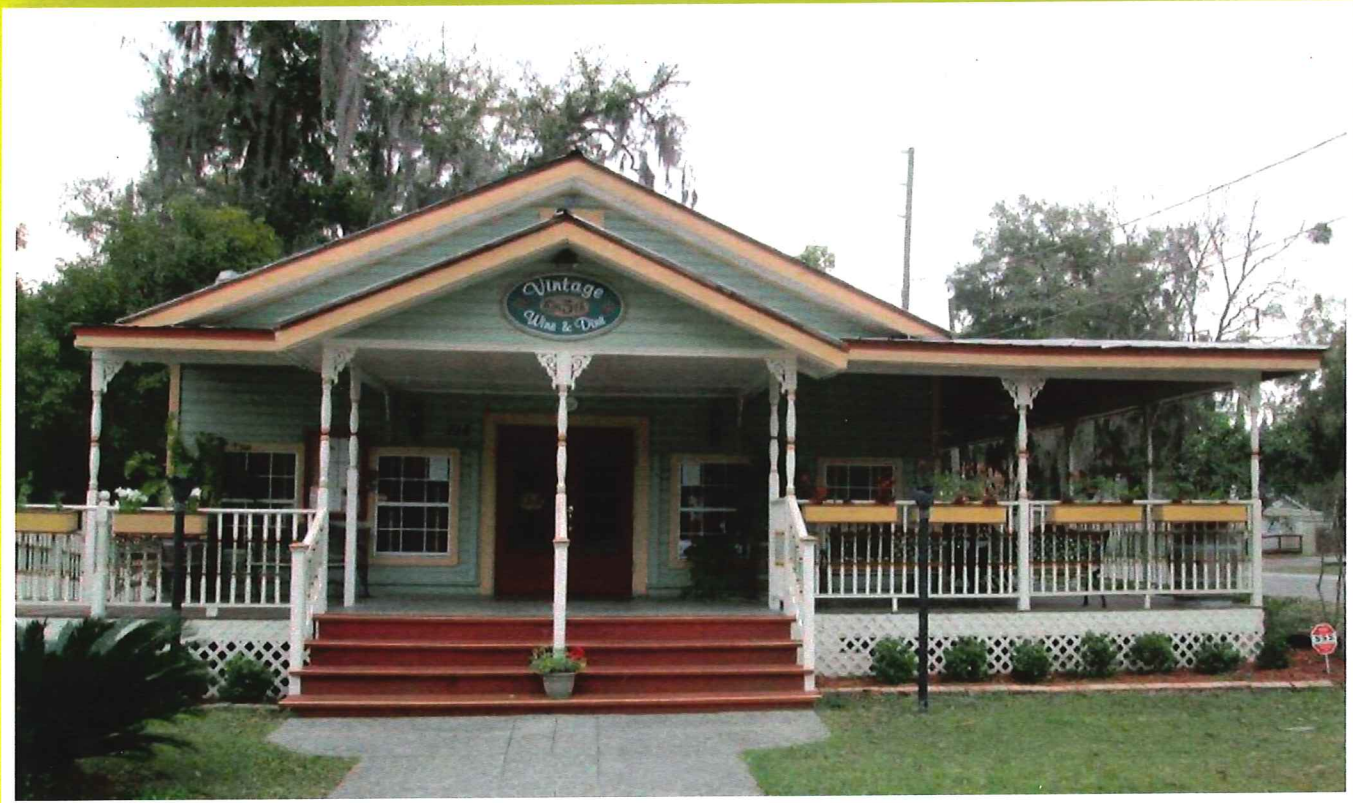




CRA DISTRICT VERNACULAR DESIGN GUIDELINES



ALONG WITH
HELPFUL
HINTS FOR
IMPROVING
BUILDING
AESTHETICS
AND
ATTRACTING
CUSTOMERS

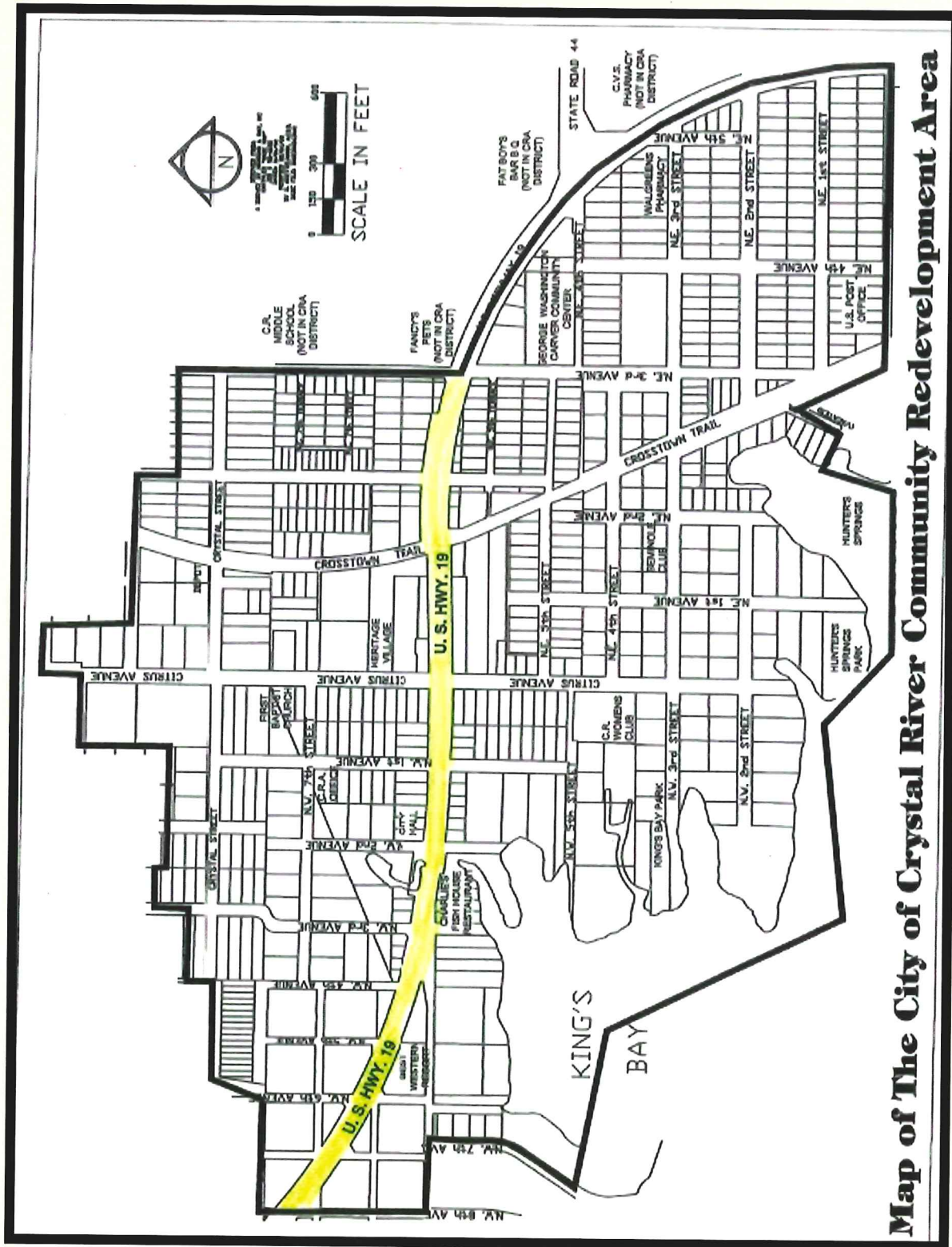




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W E L C O M E

The City of Crystal River has adopted by Ordinance certain architectural requirements for structures within the CRA District in order to enhance the City's appearance along public corridors, as follows:

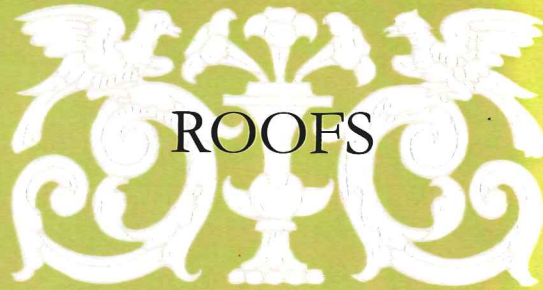
The Community Redevelopment Agency (CRA) overlay is established to preserve and promote an Old Florida "fishing village" community. Such architecture is typically classified as Vernacular Florida Architecture.

Along with the vernacular architecture, enhancements that lend to the "fishing village" theme is encouraged. These enhancements would be with nautical lighting, murals, landscaping, and nautical décor as shown in this booklet.

The elements chosen for the Florida Vernacular Architectural style are identified by certain elements such as pale earth tones and pastel colors, porches, and multi-pitched rooflines.

This guide is intended to assist owners/developers, architects, engineers, and designers to design their building elevations within the City's framework, but is not intended to limit innovative and creative adaptations of the Florida Vernacular Architectural style elements. It is hoped that this guide will illustrate a general idea of the design elements that the City requires without limiting design possibilities.





ROOFS

Roof, soffit, fascia, and gutters shall conform to or coordinate with materials of the principal structure and surrounding properties in style and color. The following styles and material are permissible:

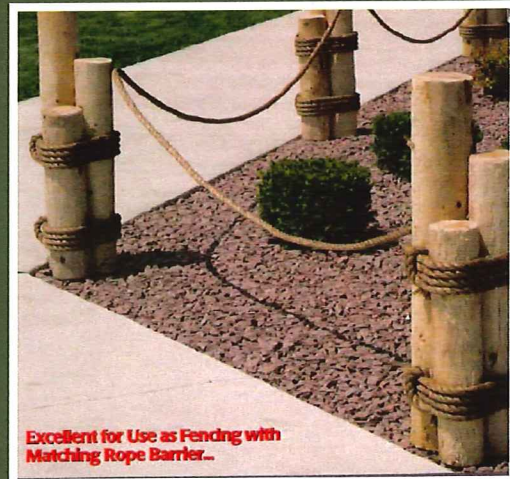
1. 5 V-Crimp metal roofing
2. Standing seam metal roofing
3. Cedar shingles
4. Galvanized and copper roofing elements such as eaves drip, valley metal, finials and related elements
5. Galvanized and copper shingles of a decorative variety
6. Diamond, fish-scale, sunburst and similar traditional shingle patterns
7. Fiberglass shingles with straight lines or dimensional patterns
8. Built-up roofing behind parapets
9. Exposed half-round gutters and tubular downspouts of copper, galvanized or composite materials
10. Decorative exposed rafter tails
11. Decorative fascia's and soffits
12. The minimum roof pitch, exclusive of porches or patios shall be 5:12
13. The minimum roof overhang, excluding porches or patios, shall be eighteen (18) inches.
14. All building roofs within the CRA Overlay district shall comply with the City of Crystal River CRA Roof Color Chart (SEE PAGE 23).



GARDEN WALLS AND FENCES

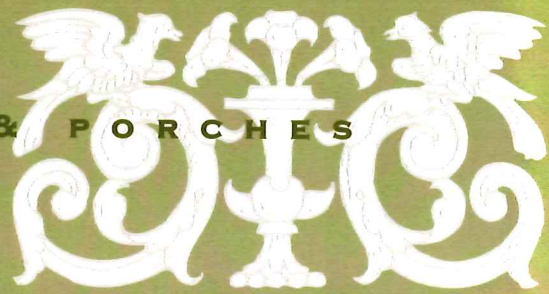
Wood picket style, split rail, three (3) or four (4) board (lateral), fencing; decorative patterned wood fencing, vinyl or other man-made materials; nautical (see below), wrought iron fencing; Florida fieldstone or other stone native to the region for garden walls or fence stanchions and other site features such as pylons, bollards and similar uses.

Chain link fencing shall be used only in rear and side yards and shall not project beyond the front of the principal building. Chain link fencing shall be color coated in accordance with the color chart. All chain link fences shall include landscaping.





ARCADES & PORCHES



Arcades and porches shall conform to or coordinate with materials of principal structure and surrounding properties in style and color. The front porch must encompass an area greater than fifty percent (50%) of the front façade. The porch must be a minimum of 60" in depth. The following features are permissible:

Decorative columns (wood, metal, or composite materials); wood posts, not less than six inches by six inches (6" x 6"); decorative brackets of wood, metal, or composite materials and structural foam; masonry piers not less than sixteen inches by sixteen inches (16" x 16"); decorative medallions and other traditional decorative elements of wood, metal, composite materials, plaster, cementitious materials, and structural foam; and steps, and balusters, and railings.

There shall be no area greater than 400 SF of contiguous blank wall area on any front façade that remains unadorned by architectural features that include, but not limited to, windows, doors, lights, banding trim or porch elements.

No structure shall have a singular façade that has greater than 100 lineal feet of run without a minimum 16" break by using a directional or material change.

These design guidelines shall be applicable to all new construction in the CRA, and in the case of additions or renovations to, or redevelopment of, an existing building or project, where the cost of such addition, renovation or redevelopment exceeds 50% of the value of the existing structure.



WINDOWS & DOORS



Windows and doors shall conform to or coordinate with materials, colors, and style of the principal structure and surrounding properties. The following are permissible:

- Clear and low-E glass, subject to tinting requirements (gray or bronze) and mirrored glass.
- Stained glass, stained glass overlay, etched glass, beveled glass, or color tinted glass on the exterior of buildings and structures.
- Translucent glass and patterned translucent glass
- Painted or stained wood, anodized or painted aluminum, (other than mill finish), painted steel, vinyl clad, fiberglass, or PVC clad for window and door frames
- Wood, composite materials, steel, aluminum (except mill finish) or fiberglass for door panels, flat skylights on sloped roof surfaces; and
- Domed or angled skylights on flat roof surfaces provided that they are not visible from the frontage street.
- Glass with a reflective tint are prohibited.

The following window shapes and configurations are permissible:

Square and vertical rectangular; circular and semi-circular; elliptical and semi-elliptical; octagonal; diamond; Palladian; oriel; and colonial bay and bow.

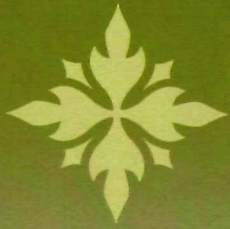
The following types of windows are permissible:

Single and double hung with colonial muntins; casement with colonial muntins; fixed glass in frame with colonial muntins except where used for stained or etched glass; and horizontal sliders/rollers on side and rear elevations only.

The following decorative window and door elements are permissible:

Wood or composite shutters sized to match the openings they surround; sidelights on doors and transoms over doors; fabric awnings (except that quarter balls may be used only where consistent with the predominant architectural style); screens on windows and screen doors on door assemblies. Screen assemblies shall not utilize mill finish aluminum frames, or bright aluminum screen; and, security grills and housings only where approved by the CRA.

Such housings shall be designed and constructed as to be concealed or incorporated into the theme of the building design as a decorative element. Mill finish aluminum or unpainted steel components shall not be left exposed to view.



HURRICANE SHUTTERS

Hurricane shutters and housings shall be designed and constructed as to be concealed or incorporated into the theme of the building design as a decorative element. Mill finish aluminum and unpainted steel components shall not be left exposed to view.



ACCESSORY STRUCTURES

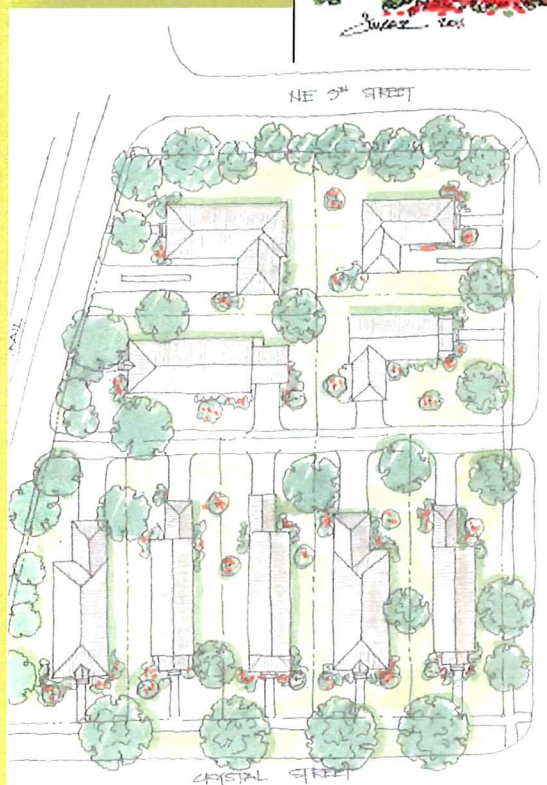
Outbuildings, detached garages, carports, utility devices, decks, walkways, swimming pools, swimming pool enclosures, water features, other detached ancillary structures, and other site amenities shall conform to or coordinate with materials of the principal structure and surrounding properties and shall be consistent with the statement of theme. Such structures and features which do not conform to or coordinate with materials of the principal structure or are not consistent with the statement of theme may be permissible when located in the rear yard and screened from public view from abutting streets.

The following outbuildings or site amenities are permissible if shielded or screened from public view: Doghouses or slat houses; pool and equipment houses; yard storage buildings; and dumpsters or trash receptacles (commercial dumpsters must have a dumpster pad as stated in the City's Land Development Code.

The following shall not be permitted in the front yard and shall be shielded from public view from the frontage street: clothes lines; electrical meters; air conditioning compressors and projecting window air conditioning units; antennas and satellite dishes; utility connections, solar water heaters, solar pool heaters, and solar electric generation panels and devices.

Designing for Small Lots—In 2012 the City approved the *Crystal River Station* Subdivision. This development was presented to the City as a “Pocket Neighborhood”. In other words, a residential development planned for small platted lots as seen below along with a photo of one of three structures that will be offered within this development. The structure was designed to be used on small lots and is available for anyone wanting to construct on a vacant lot within the CRA District.!

Inquire with the City Community Development Department or go to www.crystalriverstation.com.



CRYSTAL RIVER STATION
CRYSTAL RIVER, FL

Ross Chapin, author of *Pocket Neighborhoods*, originated this term based on the following, “The cottages were tucked off of a busy street, like a pocket safely tucking away its possessions from the world outside. It seemed to me like a “Pocket Neighborhood,” and the term stuck!” Mr. Chapin patterned this after the neighborhoods he grew up in. “Pocket neighborhoods are clustered groups of neighboring houses or apartments gathered around some sort of shared open space—a garden courtyard, a pedestrian street, joined backyards, or a reclaimed alley. They can be in urban, suburban, or rural areas.”



Distressed Property Grant—Only one grant shall be awarded per commercial property. Grant funds awarded require matching dollar for dollar expenditure by the Owner/Lessee. Funds will be matched up to **\$10,000.00** for improvements.

Grant monies or matching monies shall be used to perform general repair, demolition, structural or habitable work to meet code to occupy the structure focusing mainly on upgrading abandoned properties that are considered “eye-sores” within the CRA District.

Commercial Site Improvement Grant—Only one grant shall be awarded per commercial property. Grant funds awarded require matching dollar for dollar expenditure by the Owner/Lessee. Funds will be matched up to \$2,500.00 for improvements.

All landscaping plants, shrubs & trees shall be suitable for our climate and must be maintained by trimming, pruning and irrigation systems as needed to maintain healthy landscaping. If it is deemed not practical by the CRA Board, then a similar design and/or plant substitution shall be used.

Commercial Sign Grant—Only one grant shall be awarded per commercial structure. In the event the structure is a multi tenant building, more than one Grant may be awarded. Grant funds awarded require matching dollar for dollar expenditure by the Owner/Lessee. Funds will be matched up to \$2,500 per sign.

Grants may be awarded for the restoration of existing signs provided the signs adhere to the CRA appearance guidelines.

Residential Façade—Only one grant shall be awarded per residential structure. In the event the structure is a multi tenant building, more than one Grant may be awarded. Grant funds awarded require matching dollar for dollar expenditure by the Owner/Lessee. Funds will be matched up to \$2,500 per residence.

All residential structures shall be designed, constructed, and maintained to compliment and accept the architectural features of the building.

All color schemes shall accent the structure and shall harmonize with adjacent buildings. Colors shall be chosen from the CRA approved color chart.

Commercial Façade—Only one grant shall be awarded per commercial structure. Grant funds awarded require matching dollar for dollar expenditure by the Owner/Lessee. Funds will be matched up to \$2,500.00 for facades.

All color schemes shall accent the structure and shall harmonize with adjacent buildings. Colors shall be chosen from the CRA approved color chart and must meet requirements of the adopted Vernacular Appearance Guidelines.

What's Prohibited?

Outbuildings, detached garages, carports, utility devices, decks, walkways, swimming pools, swimming pool enclosures, water features, other detached ancillary structures, and other site amenities shall conform to or coordinate with materials of the principal structure and surrounding properties and shall be consistent with the statement of theme. Such structures and features which do not conform to or coordinate with materials of the principal structure or are not consistent with the statement of theme may be permissible when located in the rear yard and screened from public view from abutting streets.

The following outbuildings or site amenities are permissible if shielded or screened from public view: Doghouses or slat houses; pool and equipment houses; yard storage buildings; and dumpsters or trash receptacles (commercial dumpsters must have a dumpster pad as stated in the City's Land Development Code. The following shall not be permitted in the front yard and shall be shielded from public view from the frontage street: clothes lines; electrical meters; air conditioning compressors and projecting window air conditioning units; antennas and satellite dishes; utility connections, solar water heaters, solar pool heaters, and solar electric generation panels and devices.



ART DECO



CUBISM



Native Plants are preferred. Xeriscape plants and features; water features; natural materials indigenous to the Crystal River area; Florida fieldstone or other stone native to the region; antique and simulated antique paver bricks and stones; landscaping timbers, palm logs, and similar materials; exterior lighting is consistent with the statement of theme; and benches and other site amenities in which the overall design is consistent with “fishing village” theme and which are consistent with the style of architecture of the principal structure.





The City-wide sign code shall be adhered to along with the following:

Compliance with the City of Crystal River CRA Sign Color Chart; compliance with the statement of theme identified in this document (fishing village).

Fonts: san-serif fonts as main feature text.

Materials: The color, construction and material of each sign should be compatible with the architecture on the site. Routed wood signs are acceptable and should be similar to the building colors and materials. Gingerbread trim, metal ironwork and decorative finishes are acceptable design elements and are encouraged.

Design: Every sign frame or support shall be designed as a sympathetic architectural element of the building to which it is principally related.

Prohibited: Neon paint

Design Specifications: All signs shall be reviewed for conformance with these guidelines and overall design quality.

All signage on the building fascia shall be routed wood signs. All signs shall be illuminated externally. No cabinet signs will be permitted. Signage illumination shall not include flashing, moving or scintillating effects. All signs must be dimensional. Signs painted directly onto the building will not be permitted.





EXAMPLES OF NAUTICAL ENHANCEMENTS



The General Commercial (CG) District was created for uses that are generally found in your core downtown area such as specialty stores (restaurants, bakeries, delis, etc.), personal service stores (barber, beauty, florists, etc.) and professional services (insurance, banking, real estate offices, etc.).

Highway Commercial (HC) within the CRA District is located along US 19 and is slated for larger commercial structures such as restaurants, retail, etc. This area on Highway 19 is the entrance to the downtown district. This highway is typically high speed and has the potential to present a unique look to the traffic, attracting interest into the area. This can be accomplished through interest from business owners to enhance the building exteriors and by using well designed signage. New construction is encouraged to locate ten (10) feet off the right of way and provide parking in the rear of the property where possible. Nautical enhancements are strongly encouraged through this area that adheres to the “fishing village” theme.

The Commercial Waterfront (CW) District encompasses the historic waterfront area along King’s Bay. The waterfront is intended to be a pedestrian-oriented area where the design encourages pedestrians to walk and enjoy King’s Bay. Currently there are a variety of uses along King’s Bay consisting of restaurants, commercial fisheries, residential and public uses. Areas for public gatherings such as walkways, fountains, seating areas with ample shading and landscaped areas are encouraged to be incorporated into the design for future development. Pedestrian interconnectivity is encouraged between properties to allow for pedestrian passage via walkways with the goal of eventually connecting to the downtown business district.

Residential Waterfront (RW), Medium & High Density Residential (R-2 & R-3), and PUD Zoning Districts. Crystal River has many residents that live within the downtown CRA District. Residents shall keep the structures and yard in good condition. Buildings must adhere to the color charts and requirements for accessory buildings. Outbuildings, detached garages, carports, utility devices, decks, walkways, swimming pools, swimming pool enclosures, water features, other detached ancillary structures, and other site amenities shall conform to or coordinate with materials of the principal structures and features which do not conform to or coordinate with materials of the principal structures and features or are not consistent with the statement of theme may be permissible when located in the rear yard and screened from public view from abutting structures.

ZONING (CONT)

Mixed Use Development District (MXU) - It is the purpose of the mixed use development district to provide a location for a mixture of uses including residential, commercial, office, professional, civic, governmental, educational and cultural uses to serve the adjacent neighborhoods and the city consistent with the scale of adjacent neighborhoods.

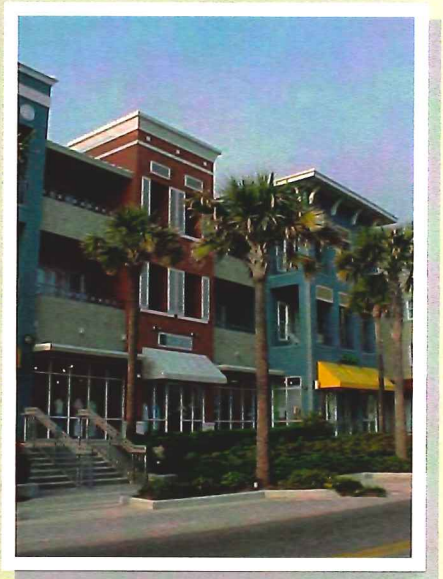
The mixed use development district shall provide flexible land use and design regulations and allow planned diversification and integration of uses and structures, while retaining to the city the authority to establish limitations and regulations thereon for the benefit of the public health, welfare, and safety. A proposed MXD district shall contain the following:

1. Unified ownership and control
2. Unified site design; and
3. Provide for a range of ownership types

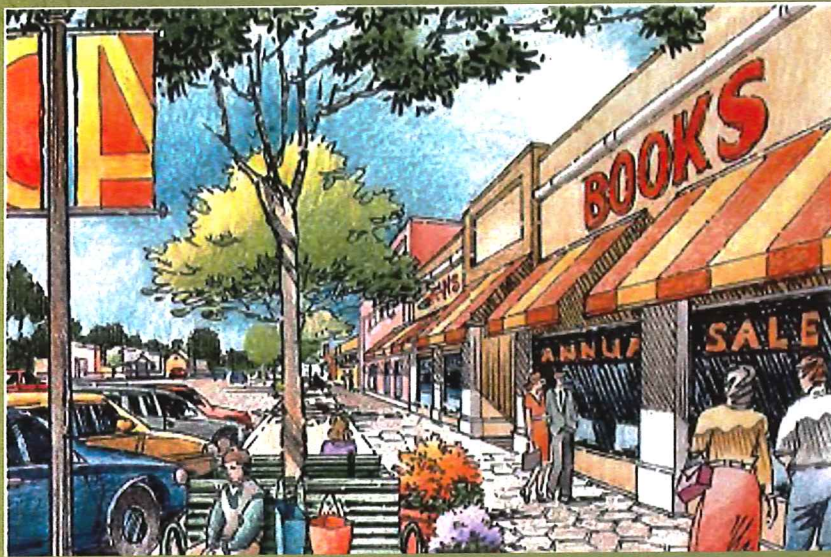
A MXU district is a zoning district, and shall be applied to a lot or parcel only through the process for rezoning land as set forth in the Land Development Code. All properties with the CRA District will be considered for Mixed Use (upon receipt of an application) by the Planning Commission and City Council. The minimum requirements for a MXD District are as follows:

- * Must have unified ownership
- * Shall contain at least two (2) District Uses (i.e., retail and residential; retail and professional office; etc.).

Details of the Mixed Use Development Code can be found in the City of Crystal River Land Development Code.

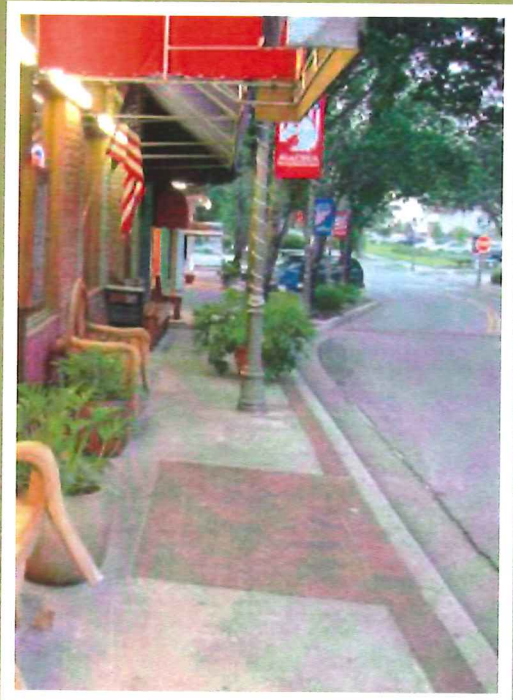


HELPFUL HINTS FOR IMPROVING BUILDING AESTHETICS

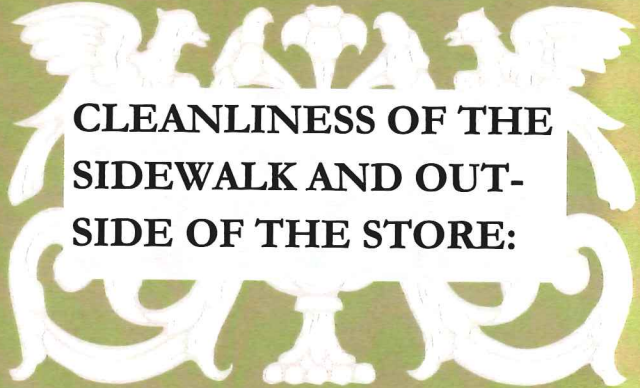


Having a clean and inviting building and storefront not only creates a pleasant shopping environment, but it tells potential customers a lot about how a merchant operates their business. Creative signage, well designed window displays and a freshly swept sidewalk are all critical elements in attracting potential customers to your store. Unfortunately as shop owners we often get caught up in the day to day activities of running a shop and forget about the importance of aesthetics and cleanliness.

The following suggestions attempt to help merchants see how a little creativity and in some cases additional investment can have the economic benefits of increasing their bottom line.



**CLEANLINESS OF THE
SIDEWALK AND OUT-
SIDE OF THE STORE:**



It seems like common sense, but sweeping the sidewalk in front of a store and having the windows washed is often one of the easiest and most economical ways of sprucing up a storefront. It tells potential customers that you have pride in your shop. Pressure washing the sidewalk and the building will also spruce things up. Making sure there are not cigarette butts on the sidewalk and trash in the shrubs is also important. If you have problems like school children littering in front your store try to correct the behavior with putting out a trash can.

WINDOW DISPLAYS

Having an attractive inviting window display is one of the best ways of attracting potential customers to your shop. Regularly changing and refreshing your display is important in showing off new merchandise and indicating to customers that you are moving products. Allow your window display to work for you even when the store is closed. Having it lighted at night allows people to see in and view merchandise and encourages them to come back during business hours. This also makes the business district you are in feel safe and inviting by having additional lights on the street at night. Keeping window graphics and posters in the window to a minimum is also important. If a potential customer cannot see into your shop, they are more likely to keep walking.



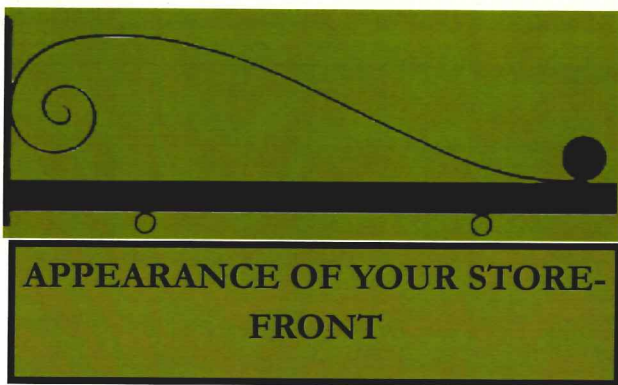
This is a very attractive window display. It is clean, well lit, organized and inviting.



This window display is cluttered, not organized and prevents visibility into the store.



This storefront has lights on timers that keep the store illuminated after closing in the evening. This allows people who are dining in surrounding restaurants to view the merchandise and return to shop during business hours.

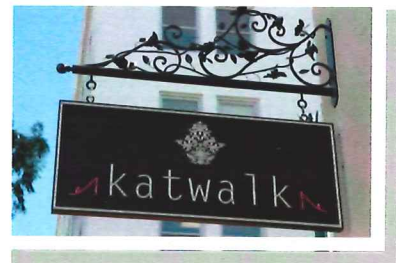


Paint is a relatively inexpensive way of freshening things up. Simply painting the front door can significantly improve the visual appeal of a shop.

There are many choices when painting a building. Primary colors (red, yellow and blue) are better at attracting attention. However, their use should be limited to accents and not overall building colors.

All development within the CRA Overlay district shall comply with the City of Crystal River Color Chart.

Signage is a great way of expressing and marketing a business. While most signs are very basic, this is the time to involve a professional that understands how good signage works. Creativity is important and a store owner can have a great time designing unique and unusual signage. The signage must be visible and clearly communicate the intent of the business. The key to signage is getting good visibility. A common mistake is to think that bigger and brighter are always better. If you are traveling on a highway at 70 miles an hour, that may be true, but in a downtown main street type of setting, having a large sign that is flush mounted to the face of your building will probably not be very visible unless you are standing directly in front of the building. Blade style signs that project from the building perpendicular to the building work much better.



COLOR CHARTS

The following color charts are to be adhered to for any structure within the CRA District.

Although your desired colors may be shown on the chart, it is important that you pay attention to the *allowed* Background, Primary, Secondary and Highlight colors described as follows:

B-Background

P-Primary

S-Secondary

H-Highlight

Choose a color that will be compatible with the surrounding buildings.

The colors you choose for your signage should match your building. The allowed size of your signage can be found in the City's Land Development Code. You can access the City's Land Development Code online at www.crystalriverfl.org.

CITY OF CRYSTAL RIVER C.R.A. SIGNAGE COLOR CHART

B = BACKGROUND/SIGNBOARD COLOR:

P = PRIMARY LETTERING/ARTWORK COLOR:

S = SECONDARY LETTERING/ARTWORK COLOR:

H = HIGHLIGHT COLOR:

NOTE: THIS CHART IS FOR APPROXIMATE COLOR COMPARISONS ONLY. FOR EXACT COLOR MATCHING USER SHOULD REFER TO THE APPROPRIATE PANTONE COLOR MATCHING GUIDE. USER ASSUMES ALL RESPONSIBILITY FOR USE AND APPLICATION.



CITY OF CRYSTAL RIVER C.R.A. EXTERIOR COLORS FOR BUILDING ELEVATIONS, FENCES AND OTHER STRUCTURES

(M) = MAIN COLOR: MAY BE USED IN ANY QUANTITY

(T) = TRIM COLOR: ≤ 10% OF AREA OF ANY ELEVATION

NOTE: THIS CHART IS FOR APPROXIMATE COLOR COMPARISONS ONLY. FOR EXACT COLOR MATCHING USER SHOULD REFER TO THE APPROPRIATE PANTONE COLOR MATCHING GUIDE. USER ASSUMES ALL RESPONSIBILITY FOR USE AND APPLICATION.

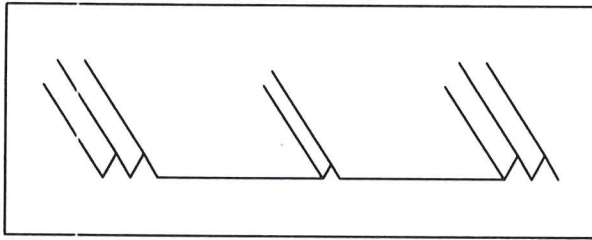
(A) = ACCENT COLOR: ≤ 33% OF AREA OF ANY ELEVATION

(H) = HIGHLIGHT COLOR: ≤ 3% OF AREA OF ANY ELEVATION

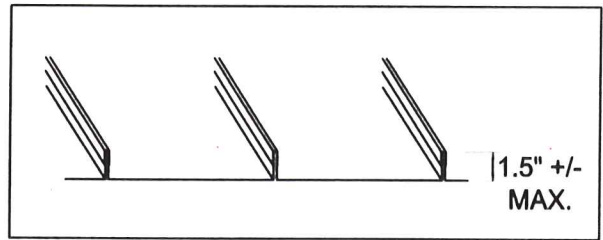


CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY ROOFING COLOR AND STYLE CHART

METAL ROOFING

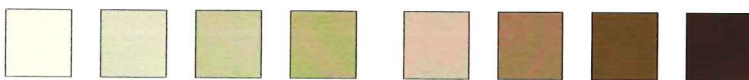


DRAWING OF 5-V-CRIMP



DRAWING OF LOW PROFILE STANDING SEAM
(SUBJECT TO INDIVIDUAL REVIEW)

TAN / BROWN RANGE



COOL GRAY RANGE



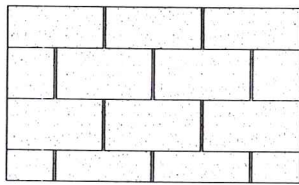
BLUE / GREEN RANGE



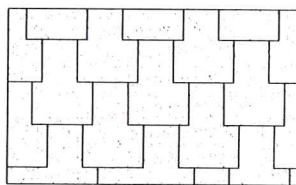
WARM GRAY RANGE



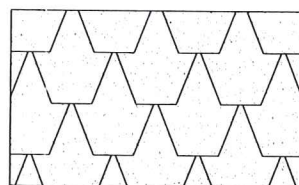
SHINGLE ROOFING



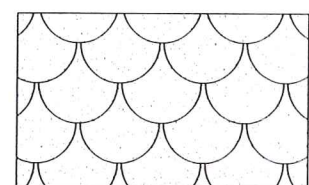
DRAWING OF
3-5 TAB
SHINGLE



DRAWING OF
DIMENSIONAL
SHINGLE

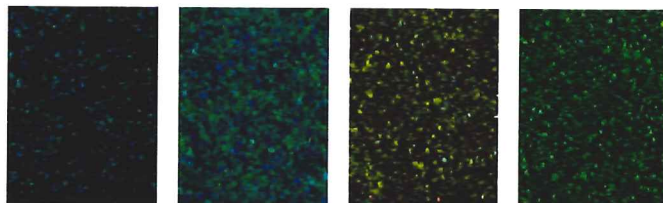


DRAWING OF
DIAMOND PATTERN
SHINGLE

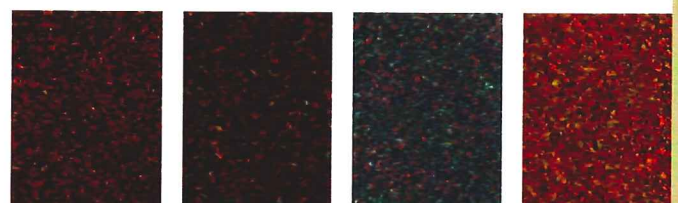


DRAWING OF
FISH-SCALE
SHINGLE

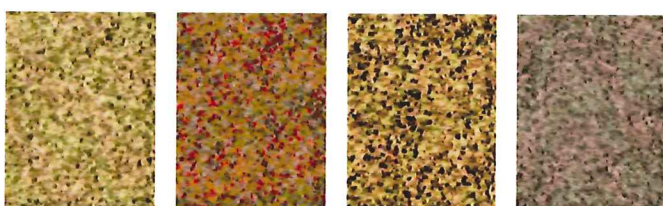
As most roofing shingles use multicolored chips, this chart refers to the overall color rendition apparent of the shingles as a whole.



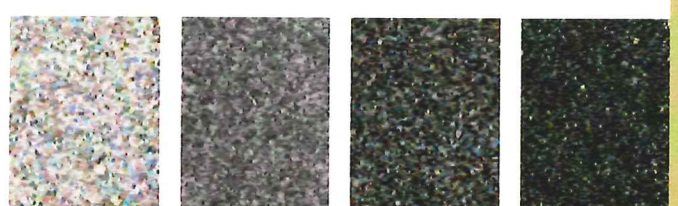
GREEN RANGE



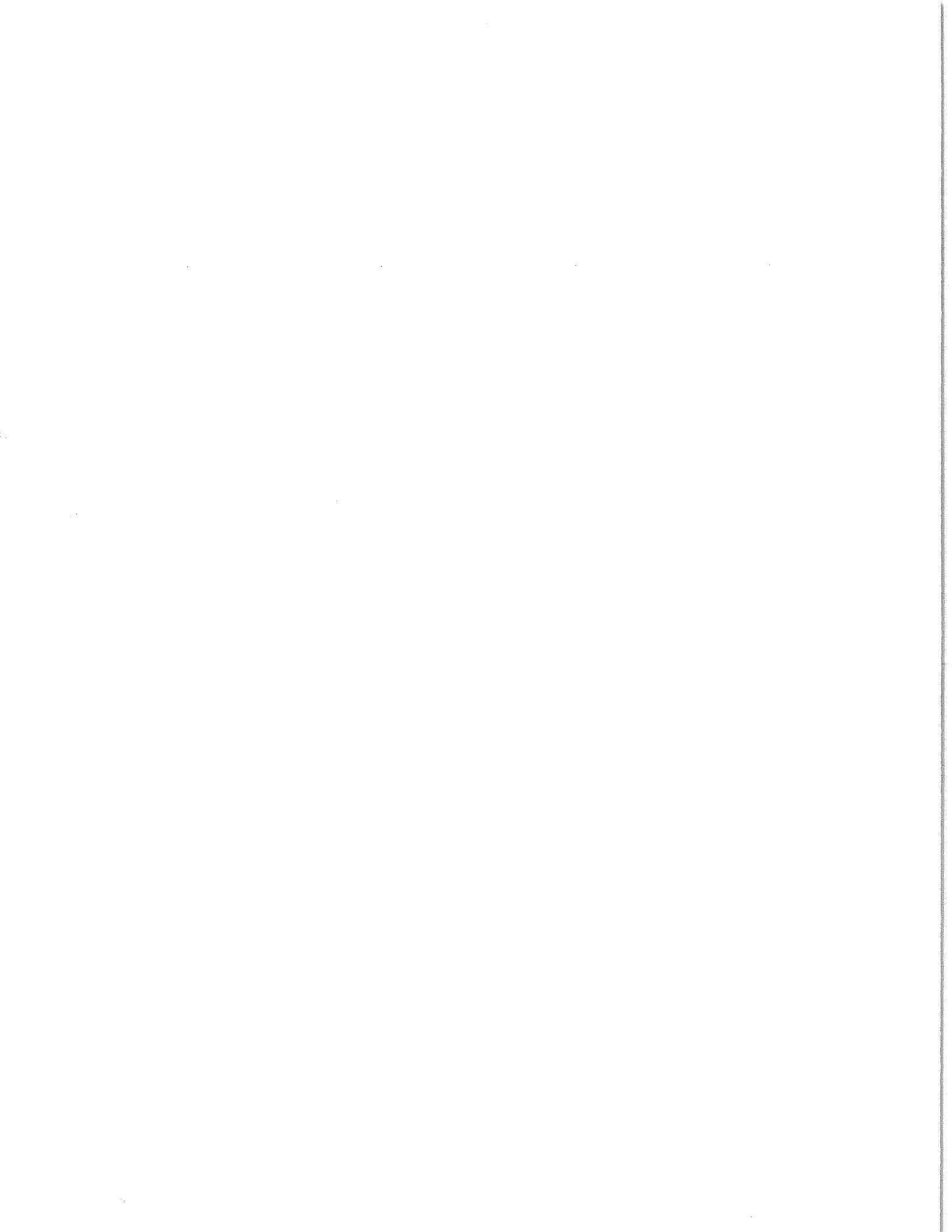
BROWN RANGE



BEIGE / TAN RANGE



GRAY RANGE



City of Crystal River...  *gem of the
Nature Coast*