

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.00. - Crystal River Redevelopment Agency (CRA) Overlay District Regulations.

4.07.01. – Table of Contents.

4.07.00	CRA OVERLAY DISTRICT REGULATIONS
4.07.01	Table of Contents
4.07.02.	Purpose and Intent
4.07.03.	General to All Development
4.07.04.	Building Types
A.	Cottage
B.	House
C.	Two-Family House (Duplex)
D.	Apartment House
E.	Rowhouse (Townhouse)
F.	Neighborhood Corner Store
G.	Shopfront Building
H.	Storefront Building
I.	Cottage Court
J.	Landmark Building
K.	Multi-Building & Campus Development
4.07.05	Frontages and Building Elements
4.07.06	Architecture
4.07.07	Parking
4.07.08	Lighting
4.07.09	Uses
4.07.10	Administration
4.07.11	Definitions

HOW TO USE THE OVERLAY CODE

1. Familiarize yourself with the structure of this document, which uses tables and graphics as a primary means of conveying regulations.
2. Review the standards in **Sec. 4.07.03 General to All Development**, including the CRA overlay district map.
3. Identify your parcel and verify that it is part of the overlay district. If so, continue to **#4**.
4. If you are constructing a building follow steps (a-d). For all other construction proceed to **#5** below.
 - a. Review **Sec. 4.07.04 Building Types**, specifically the menu of “types” promoted by this code.
 - b. Select your desired building type (**Sec. 4.07.04.A – 4.07.04.J**). Though these are depicted as building types, it might be easier to think of them as “lot types.”
 - i. For a campus or site with multiple buildings review **Sec. 4.07.04.K** and utilize these standards.
 - ii. The individual building types from (A) – (J) above are applicable to the site.
 - c. Select an appropriate frontage type from **Sec. 4.07.05: Frontages**.
 - d. Comply with **Sec. 4.07.06: Architecture**.
5. Based upon individual need, examine the following standards:
 - a. **Sec. 4.07.07: Parking**
 - b. **Sec. 4.07.08: Lighting**
 - c. **Sec. 4.07.09: Uses**
6. Examine **Sec. 4.07.10: Administration** for an understanding of the review and approval process.
7. Refer to **Sec. 4.07.11: Definitions** as needed.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.02. – Purpose and Intent.

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Section 4.07.02: Purpose and Intent

Crystal River seeks to promote new investment, infill development, and revitalization throughout downtown, the waterfront, and the traditional neighborhoods that surround. It is the intent of the regulations contained herein that they will promote and reinforce the following Guiding Principles within the Community Redevelopment Area (CRA). As such, every citizen, landowner, and investor in the district; as well as those responsible for review, implementation, and enforcement of this Overlay should be able to preface each of the following Guiding Principles with the words, “We are enforcing this provision in order to:

A. Guiding Principles – Throughout the CRA:

1. **Implement Plans.** Implement the City’s Comprehensive Plan and CRA Agency Plan;
2. **Focus Growth.** Enhance the viability of local businesses by focusing growth in neighborhoods with existing infrastructure and services and the highest assessed value per acre;
3. **Consolidate Infrastructure.** Establish parking and stormwater standards that encourage investment in the district, while also enhancing the visual character and value of the individual lot (Crystal River Redevelopment Plan, 2015);
4. **Protect our Waterways and Natural Resources.** Ensure that the health of our river and bay are continually improving, allowing these resources to provide recreational opportunities and an authentic working waterfront that is truly unique.
5. **Promote Interconnectivity.** Create an interconnected network of streets and pathways that reduces traffic and is safe for vehicles, bicycles, and pedestrians;
6. **Mixed Use.** Implement mixed-use development to better utilize the existing street network, current land uses, and promote the urban character of the CRA (Comp Plan – FLUE: Goal 3, Objective 3.1, Policy C);
7. **Reduce Vehicle Trips.** Implement mixed-use development that reduces the need for automobile trips (CRA Plan, 2008); and
8. **Predictability.** Provide a measure of predictability to property owners and residents about what may be built on their land or that of their neighbors.

B. Guiding Principles – The Neighborhood

1. **Walkability.** Locate housing, lodging, and businesses nearby, ensuring that the ordinary activities of daily living can occur within walking distance of most residents and visitors; and
2. **Build Meaningful Places.** Build places of meaning that promote the goals of the community and will stand the test of time.

C. Guiding Principles – The Block and Building:

1. **Frame the Streets.** Locate and orient buildings so that they contribute to the physical definition of streets as public spaces;
2. **Building Context.** Reinforce the unique identity of Crystal River by incorporating traditional buildings that are based on local context, climate, and history;
3. **Building Types.** Encourage a range of building types that are amenable to multiple uses and readily adaptable to changes in the economy, the surrounding community, and the needs of the owner;
4. **Landmark Buildings.** Ensure that landmark buildings are sited at important locations, and that they promote a form that reflects their civic stature;
5. **Local Architecture.** Preserve and promote an Old Florida (pre-WWII) "cracker" village community. Such architecture is typically classified as Vernacular Florida Architecture.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.03. – General to All Development.

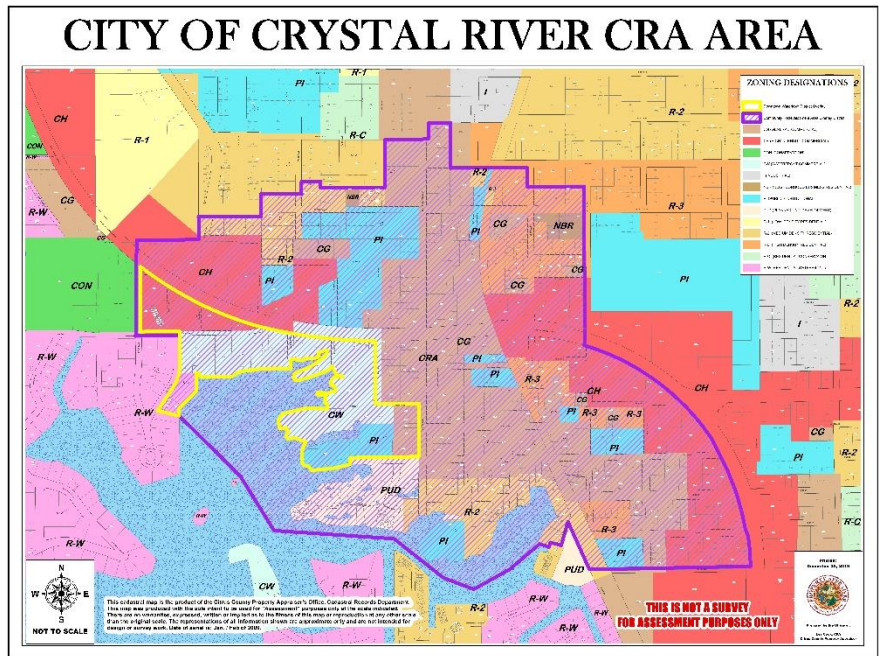
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Section 4.07.03: General to All Development

- A. **Boundaries.** The boundaries of the Community Redevelopment Area (CRA) Overlay District are conveyed below and outlined on the official zoning map of the City.
- B. **Base Zoning.** The Community Redevelopment Area Overlay District (CRAOD) overlays nine (9) current zoning districts that are referred to as “base zoning.”

C. **State and Local Codes.**

- 1. Except where specifically addressed herein, the standards of the underlying zoning district shall apply. In the case of conflict, the standards of the CRAOD shall take precedent.
- 2. In the case of conflict between the standards of the CRAOD and those contained elsewhere in the Crystal River Municipal Code, the standards contained in the CRAOD shall always prevail.



- 3. Development must comply with all state and local building codes.

D. **Creating Streets.** New or improved public or private vehicular rights of way, easements, access-ways, and driveways that:

- 1. Will front a building type depicted in this overlay; or
- 2. Are necessary to maintain, or establish an uninterrupted and interconnected network of blocks and streets...

....shall, to the maximum extent practicable, be designed as complete (multi-modal) thoroughfares that incorporate on-street parking, sidewalks, lighting, plantings, streetscape elements (furniture, wayfinding signage, etc.), terminating vistas, and where appropriate, bicycle lanes.

E. **Dead-End Streets and Cul-de-Sacs.** New dead-end streets and cul-de-sacs shall not be permitted.

F. **Terminated Vistas.** In order to improve spatial definition and orientation on each street, terminated vistas shall be encouraged using buildings, civic spaces, traffic calming devices, statues, ornamentation, or natural features.

G. **Traffic Calming.** To the maximum extent practicable traffic calming infrastructure such as on-street parking, at-grade intersections, medians, chicanes, material changes, and other vertical and horizontal elements shall be encouraged.

H. **Lot Frontage.** The primary frontage of a lot shall be located along one of the following:

- 1. A thoroughfare right-of-way;

CRYSTAL RIVER LAND DEVELOPMENT CODE

2. A thoroughfare with development on one side and civic space on the other (See diagram below);
3. Directly upon a civic space in which there is no thoroughfare located between the primary frontage and the civic space (see diagram below); or
4. Directly upon a pedestrian passage or rear alley / lane, when approved by the supervisory planner (see diagram below).



Primary frontage located across the street from a civic space.



Primary frontage located directly upon a civic space.



Primary frontage located upon a rear alley.

- I. **Reverse Frontage Lots.** Reverse frontage lots shall be prohibited; Arterials, collectors, and local streets shall be incorporated into the structure of all future blocks, with access to the first tier of lots provided directly from the thoroughfare, a perpendicular street, or a rear alley / lane.
- J. **Rear Alleys and Lanes.** Rear alleys and lanes shall be provided along the rear property lines of:
 1. newly platted lots that are part of a block face with an avg. lot width of 55 ft. or less at the front lot line; or
 2. 3 or more adjacent previously platted lots, one of which is a corner, and one of which will be developed.
- K. **Build-to-line Exceptions.** The Supervisory Planner may grant an exception to the required build-to line:
 1. in order to avoid trees with a caliper greater than 12" DBH, in the case of an irregularly shaped lot, or where existing adjacent buildings are set behind the required build-to-line (the building may be set to align with the façade of the front-most adjacent property).
 2. on lots within the Downtown Commercial Waterfront Overlay District (DCWOD) in which one or more buildings will be oriented toward the water:
 - a. the water and/or street may serve as the public ROW upon which the lot shall front, and which buildings and structures shall address as the front façade;
 - b. on the water, the mean high-water line shall serve as the front property line.
 - c. In the case of a double-frontage lot (extending from the water to the street) both the water and the street shall be considered to be the "front" of the lot.
 - i. Buildings and structures shall address both the water and the street as a front façade with appropriate frontage elements, architecture, landscaping, etc.
 - ii. Parking areas may be permitted to the side, rear, or beneath a building, but shall not be permitted to locate in the area between the building's (front) façade and the water or the area between a building's (front) facade and the street.
 - iii. To the maximum extent practicable buildings and structures, and not parking areas shall abut the water and the street. If a side or rear parking area must abut the water or the street, pedestrian-friendly elements, ornamentation, and landscaping shall be implemented in order to establish a vertical edge and lessen the impact or void (i.e. trellises, pergolas, fences and walls, plantings).
 3. All other standards in the overlay district and LDC shall be adhered to.

CRYSTAL RIVER LAND DEVELOPMENT CODE

L. **Exceptions to the Impervious Surface Ratio (ISR) Requirement.** Development in the CRA Overlay District (CRAOD), including the Downtown Commercial Waterfront Overlay District (DCWOD), shall not exceed the maximum ISR for the underlying zone (Table 4.02.01.G. Design Standards for Lots) or district (4.08.02. Design Criteria), except where the proposal is consistent with the Purpose and Intent (4.07.02) of the CRAOD, the following building types may be allowed:

1. **Rowhouse Building.** Where permitted, the lot may have a maximum ISR of 85% “by-right”.
2. **All Other Building Types.** Where permitted, the lot may receive a variance from the Planning Commission for an ISR that is equal to or less than the maximum Building Coverage.

M. **Building Height.**

1. **Determining Overall Building Height.**

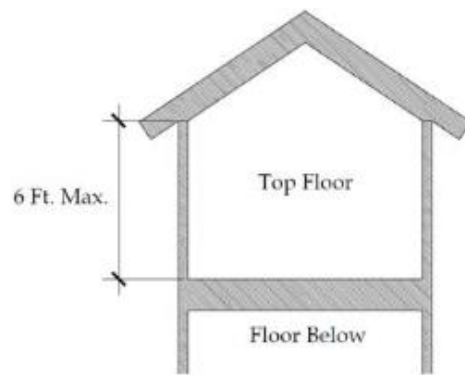
- a. **Building height shall be measured by number of stories (floors).** Building height shall be measured by the number of stories (floors) from the finished grade adjacent to the building exterior (or where the minimum flood elevation is established, from the required min. flood elev. plus one ft.) to the highest point of coping of a flat roof, top of a mansard roof, or highest point of the highest pitched roof. A habitable ground floor use (except parking, storage, or similar) shall count as the first floor.
- b. **Number of Stories Permitted.** The maximum number of stories (floors) is determined by building type. Standards for Building Types are located in Section 4.07.04.
- c. **Relationship to Underlying Zoning.** A building’s height, as measured in stories, shall not exceed the maximum number of feet permitted in the underlying zoning district, including those permitted for the Downtown Commercial Waterfront Overlay District (DCWOD).
- d. **Appurtenances.** Appurtenances may extend beyond the maximum permitted building height, as measured in both stories and feet. Design and dimensional standards for architectural, mechanical, and structural appurtenances are conveyed in Section 4.07.06. (Architecture).

2. **Determining the Height of Each Story.** Maximum ground floor height and upper story height is determined by building type, provided as a range based on residential and non-residential uses, and measured finished floor to highest point of the finished ceiling.

3. **½ Story.** A 1/2 story is the top floor of a building that has a maximum exterior wall height not to exceed 6 feet, creating a sloped ceiling on the top level of the structure. Dormers may be used to provide egress windows as required by the Florida Building Code (see diagram below).

4. **Ground Floor Finish Level.** Minimum and maximum ground floor finish level (measured from adjacent finished grade) is established by building type. Where maximum ground floor finish level exceeds the permitted height, the undercroft (basement, crawl space, or storage area) shall count as a story.

5. **In Ground Basement.** In ground basements with an exterior exposed wall greater than five feet tall (measured from adjacent finished grade to the finished floor of the story above) shall count as a story.



½ story depicted.

N. **Mixed-Use.**

1. Two or more uses identified in Table 2.03.02. (Permitted Uses) may occupy the same lot or bldg. If a Use is specifically defined (with or without supplemental standards) in Section 4.07.09 (Uses), the definition and standards of Section 4.07.09 shall apply.
2. **Residential Uses in All Zones.** Within the underlying zoning districts that comprise the CRA all “Residential” land uses in Table 2.03.02. (permitted uses) shall be permitted “by right”, except:

CRYSTAL RIVER LAND DEVELOPMENT CODE

- a. **Residential Waterfront (RW).** Residential uses shall be limited to “Single-family dwelling units.”
- b. **Downtown Commercial Waterfront Overlay District.** Residential uses shall be limited to “Multiple-family dwelling units 2 + units (duplexes, apts., condos, rowhouses, and the like).
3. **Mixed-Use Residential / Non-Residential Buildings.** A non-residential use (i.e. Retail & Restaurant) shall occupy the first floor space of a unit that fronts the street; with areas to the rear, side, or above occupied by Offices and Services and / or Residential uses.
- O. **Landscaping.** 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 Intent identified in 4.07.06.(Architecture); and benches and other site amenities in which the overall design is consistent with a "fishing village" theme and which are consistent with the style of architecture of the principal structure.
- P. **Signage.** The city-wide sign code shall be adhered to along with the following:
 1. Compliance with the City of Crystal River CRA Sign Color Chart;
 2. Compliance with the statement of Intent identified in 4.07.06. (Architecture) of this document.
 3. **Fonts.** San-serif fonts as main feature text.
 4. **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.
 5. **Design Specifications.**
 - a. Every sign frame or support shall be designed as a sympathetic architectural element of the building to which it is principally related.
 - b. All signage on the building fascia shall be routed wood signs.
 - c. All signs shall be illuminated externally.
 - d. All signs must be dimensional.
 - e. All signs shall be reviewed for conformance with these specification and overall design quality.
 6. **Prohibited.**
 - a. Neon paint
 - b. Cabinet signs.
 - c. Signage illumination that includes flashing, moving or scintillating effects.
 - d. Except for Wall Mural Signs (4.07.06. Architecture – Permitted Materials) signs shall not be painted directly onto the building.
- Q. **Utilities.** To the maximum extent practicable, all utility connections for new development, including, but not limited to electric, phone, cable, etc., shall be placed underground.
- R. **Light Impact Materials.** The supervisory planner may approve the use of energy efficient and sustainable surfacing materials on streets, alleys/lanes, parking areas, and pathways if:
 1. They provide an alternative means of stormwater compliance,
 2. They are contextual to their surroundings (see Light Imprint Handbook – Integrating Sustainability and Community Design. v-1.3. DPZ-Charlotte. New Urban Press. 2008); and
 3. They meet or exceed state of Florida and SWFWMD stormwater requirements.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04. – Permitted Building Types.

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Permitted Building Types

Building Types Permitted in the CRA Overlay District



Cottage



House



Two-Family House (Duplex)



Apartment House



Rowhouse (Townhouse)



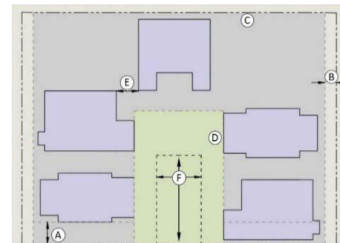
Neighborhood Corner Store



Shopfront Building



Storefront Building



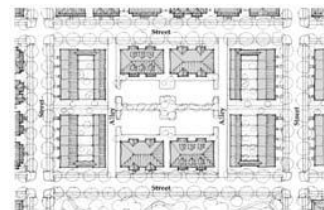
Cottage Court



Landmark Building
(Post Office)



Landmark Building
(Crystal River Middle School)




Multi-building & Campus
Development

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.A. – Cottage.


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Cottage	
<p>A Cottage is a compact, detached structure on a small lot that incorporates one unit. This type is residential in form, allowing for appropriately scaled, well-designed housing within a primarily single-family, walkable neighborhood. Frequently located downtown, the Cottage may also be appropriate for low intensity retail, service, and office uses if the surrounding street or district is commercial in function, yet residential in form.</p>	
Lot:	
Lot area	No min.
Lot width	35 ft. min.; 50 ft. max.
Build-to-line location	Interior lots: 10–20 ft. from front property line. Corner lots: 5–15 ft. from front property line. 5–15 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	50 percent max. Permitted zoning districts: by right: R2, R3, NBR, CG, CH, by Variance: RW, R2 (water adj.), PI
Building facade	30–80 percent of lot frontage.
Dwelling area	700 sq. ft. min.
Height:	
Building height	Main Building: 1 ½ stories max.; ADU: 2 stories max. Bldgs. mustn't exceed max. height for underlying zone.
Story height	Ground floor: Residential: 12 ft. max. Non-residential: 10 ft. min., 12 ft. max.
Ground floor finish level	2 ft. above grade, min. 5 ft. above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.
Required Frontage:	
A Cottage shall have a front porch (may be waived and replaced by a stoop if approved by supervisory planner).	
Use:	
Where the underlying zoning is R2, R3, and RW this building type / lot may only house Single-family dwelling units, as defined in Section 2.03.02. (Table of Permitted Uses) and Home Occupations, as defined in Section 4.07.09. (Uses). Otherwise, this building type / lot may house all permitted non-residential uses in the CRA Overlay District, as defined in Section 4.07.03.I. (Mixed-Use).	

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.B.– House.


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House	
<p>The House is a medium-sized detached structure on a moderate-sized lot that incorporates one unit. It is typically located in a walkable single-family residential neighborhood, potentially in or near the downtown. While primarily used for single-family housing, this type is appropriate for bed and breakfast lodging, as well as low intensity offices, and services.</p>	
Lot:	
Lot area	No min.
Lot width	45 ft. min.; 75 ft. max.
Build-to-line location	Interior lots: 10–20 ft. from front property line. Corner lots: 5–15 ft. from front property line. 5–15 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft. min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	50 percent max. Permitted zoning districts: by right: R2, R3, NBR, CG, CH, by Variance: RW, R2 (water adj.), PI
Building facade	30–80 percent of lot frontage.
Dwelling area	800 sq. ft. min.
Height:	
Building height	Main Building: 2 ½ stories max.; ADU: 2 stories max. Bldgs. mustn't exceed max. height for underlying zone.
Story height	Ground floor: Residential: 12 ft. max. Non-residential: 10 ft. min., 12 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	2 ft. above grade, min. 5 ft. above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.
Required Frontage:	
A house shall have a front porch (may be waived and replaced by a stoop if approved by the supervisory planner).	
Use:	
Where the underlying zoning is R2, R3, and RW this building type / lot may only house Single-family dwelling units, as defined in Section 2.03.02. (Table of Permitted Uses) and Home Occupations, as defined in Section 4.07.09. (Uses). Otherwise, this building type / lot may house all permitted non-residential uses in the CRA Overlay District, as defined in Section 4.07.03.I. (Mixed-Use).	

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.C. – Two-Family House (Duplex).


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Two-Family House (Duplex)	
<p>The Two-Family House consists of two side-by-side or stacked dwelling units. The Type is designed to appear as a single-family home and provide additional housing options for predominantly single-family neighborhoods. The Type may also be appropriate for low intensity retail, service, and office uses if the surrounding street or district is commercial in function, yet residential in form.</p>	
Lot:	
Lot area	No min.
Lot width	40 ft. min.; 70 ft. max.
Build-to-line location	Interior lots: 10–20 ft. from front property line. Corner lots: 5–15 ft. from front property line. 5–15 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	45% max.; CW 85% max. Permitted zoning districts: by right: R2, R2 (water adj.), R3, NBR, CW, CG, CH, PI
Building facade	30–80 percent of lot frontage.
Dwelling area	700 sq. ft. per unit min.
Height:	
Building height	Main Building: 2 ½ stories max.; ADU: 2 stories max. Bldgs. mustn't exceed max. height for underlying zone.
Story height	Ground floor: Residential: 12 ft. max. Non-residential: 10 ft. min., 12 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	2 ft. above grade, min. 5 ft. above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.
Required Frontage:	
The principal entrance to a unit shall be accessed via a porch or stoop (if approved by the supervisory planner).	
Use:	
Where the underlying zoning is R2 or R3 this building type / lot may only house Multiple-family dwelling units 2 + units, (duplexes) as defined in Sec. 2.03.02. (Table of Permitted Uses) and Home Occupations, as defined in Section 4.07.09. (Uses). Otherwise, this building type / lot may house all permitted non-residential uses in the CRA Overlay District, as defined in Sec. 4.07.03.I. (Mixed-Use).	

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.D. – Permitted Building Types.


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Apartment House	
<p>The Apartment House consists of three to twenty side-by-side and/or stacked dwelling units, typically with a shared first floor front entryway. This Type provides multi-family housing and group living options within a moderate to medium-density residential neighborhood, yet, often appears as a large single-family home. The Type may also be altered and used for traditional lodging functions.</p>	
Lot:	
Lot area	No min.
Lot width	50 ft. min.; 150 ft. max. (may be plotted individually as part of a single parcel, Multi-Building Development)
Build-to-line location	Interior lots: 5–20 ft. from front property line. Corner lots: 0–15 ft. from front property line. 0–15 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	45% max.; CW 85% max. Permitted zoning districts: by right: R2, R2 (water adj.), R3, NBR, CW, CG, CH, PI
Building facade	40–80 percent of lot frontage.
Dwelling area	700 sq. ft. per unit min.
Height:	
Building height	Main Bldg: 2 stories min.; 4 stories max. ADU: 2 stories max.
Story height	Ground floor: 14 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	2 ft. above grade, min.; except ground floor lobbies and common areas in multi-unit buildings may have a 0" – 6" min. 5 ft. above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.
Required Frontage:	
An Apartment House shall have one or more of the frontage elements depicted in 4.07.05. (Frontages).	
Use:	
This building type / lot may only house Multiple-family dwelling units 2 + units (apartments, condominiums, and the like) as defined in Section 2.03.02. (Table of Permitted Uses); exception: Hotel or Motel uses shall utilize this building type if permitted by the underlying zoning district in Section 2.03.02. (Table of Permitted Uses).	

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.E. – Permitted Building Types.

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Rowhouse	
<p>The Rowhouse is a small to medium-sized attached structure consisting of three to eight side by side dwelling units. This Type is typically located within a medium density neighborhood, and often provides the transition between detached single-family housing and the mixed use main street. While residential in form, this Type may be used for live-work and similar medium intensity retail, service, and office uses.</p>	
Lot:	
Lot area	No min.
Lot width	60 ft. min.; 200 ft. max. Dwelling width: 16 ft. min.
Build-to-line location	Interior lots: 5–20 ft. from front property line. Corner lots: 0–15 ft. from front property line. 0–15 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	85% max. Permitted zoning districts: by right: R2 (not water adj.), R3, NBR, CW, CG, CH
Building facade	75–100 percent of lot frontage.
Dwelling area	700 sq. ft. per unit min.
Height:	
Building height	Main Building: 2 stories min.; 3 ½ stories max. ADU: 2 stories max.
Story height	Ground floor: Residential: 12 ft. max. Non-residential: 10 ft. min., 14 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	First Floor Residential: 2 ft. above grade, min., 5 ft. max. First Floor Non-residential: 0" – 6" above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.
Required Frontage:	
Each individual Rowhouse shall be accessed via a porch or stoop.	
Use:	
Where the underlying zoning is R2 or R3 this building type / lot may only house Multiple-family dwelling units 2 + units (rowhouses) as defined in Section 2.03.02. (Table of Permitted Uses). In all other zones where this building type / lot is permitted, the building may also house a Live-work Townhouse with Home Occupation, as conveyed in Section 4.07.10 (Uses).	

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.F. – Permitted Building Types.

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Neighborhood Corner Store

The Neighborhood Corner Store is a small to medium-sized structure that sits on a corner facing lot at a prominent intersection. The Type contains a ground floor shopfront located along the sidewalk at street level. The Type is typically found within a residential neighborhood in a walkable urban setting. This Type may be mixed-use with a residential or office space located behind, to the side, or above the shopfront.



Lot:

Lot area	No min.
Lot width	35 ft. min.; 150 ft. max.
Build-to-line location	Interior lots: 0–15 ft. from front property line. Corner lots: 0–10 ft. from front property line. 0–10 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	75% max.; CW 85% max. Permitted zoning districts: by right: CG, CH, CW by variance: NBR
Building facade	70–100 percent of lot frontage.
Dwelling area (Main Building)	700 sq. ft. per unit min.

Height:

Building height	Main Building: 2 ½ stories max.; ADU: 2 stories max.
Story height	Ground floor: 10 ft. min., 14 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	Residential form: 2 ft. above grade min.; 5 ft. max. Commercial form: 0" – 6" above grade, max. A Corner Store shall be commercial in form, except where approved by the Supervisory Planner. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.

Required Frontage:

A Neighborhood Corner Store shall have one or more of the frontage elements depicted in 4.07.05. (Frontages).

Use:

First Floor: This bldg. type shall house a non-residential use as defined in Sec. 2.03.02. (Table of Permitted Uses).
First Floor Rear, Side, and Upper Stories: In those areas not occupied by the first-floor storefront, this building type may house all permitted uses in the CRA Overlay District, as defined in Sec. 4.07.03.I. (Mixed-Use).

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.G. – Permitted Building Types.

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Shopfront Building

The Shopfront Building is a small to medium-sized attached or detached structure of one, two, or multiple stories with a storefront treatment that most often accommodates commercial uses. The front façade is typically flat, often with a canopy or awning frontage. The entry may be recessed. As one of many buildings that comprise a mixed-use mainstreet, this Type conveys a variety of styles, while not overshadowing the architectural rhythm of the block.



Lot:

Lot area	No min.
Lot width	35 ft. min.; 200 ft. max.
Build-to-line location	Interior lots: 0–5 ft. from front property line. Corner lots: 0–5 ft. from front property line. 0–5 ft. from side street property line.
Side setback	Primary Structure: 0 ft.; Accessory Structure: 5 ft. min. Water Adj.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	85% max. Permitted zoning districts: by right: CG, CW by variance: NBR, CH
Building facade	70–100 percent of lot frontage.
Dwelling area (Main Building)	700 sq. ft. per unit min.

Height:

Building height	Main Bldg: 3 stories max. or 4 in CW; ADU: 2 stories max.
Story height	Ground floor: 10 ft. min., 20 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	0” – 6” above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.

Required Frontage:

A Shopfront Building shall have one or more of the frontage elements depicted in 4.07.05. (Frontages).

Use:


First Floor: This bldg. type shall house a non-residential use as defined in Sec. 2.03.02. (Table of Permitted Uses) and Sec. 4.07.09 (Uses).

First Floor Rear and Upper Stories: In those areas not occupied by the first-floor non-residential use, this building type may house all permitted uses in the CRA Overlay District, as defined in Sec. 4.07.03.I. (Mixed-Use).

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.H. – Permitted Building Types.

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Storefront Building	
<p>This building type is a small to large-sized detached structure of one to two stories with a storefront treatment that most often accommodates commercial and manufacturing. Inspired by the local vernacular, including the City’s coastal and maritime heritage, the front façade is typically flat, often with a canopy or awning frontage. This Type is a primary component of both a mixed-use urban district and highly activated multi-modal corridor.</p>	
Lot:	
Lot area	No min.
Lot width	35 ft. min.; 250 ft. max.
Build-to-line location	Interior lots: 0–10 ft. from front property line. Corner lots: 0–5 ft. from front property line. 0–5 ft. from side street property line.
Side setback	Primary and Accessory Structure: 5 ft min. Water Ad.: 25 ft. min. (double fronted bldg. required)
Rear setback	Primary and Accessory Structure: 5 ft. min. Water adj.: 25 ft. min. (double fronted bldg. required)
Lot coverage	75 % max.; CW 85% max. Permitted zoning districts: by right: CG, CH, CW by variance: PI, NBR
Building facade	50–100 percent of lot frontage.
Dwelling area (Main Building)	700 sq. ft. per unit min.
Height:	
Building height	Main Bldg: 3 stories max. or 4 in CW; ADU: 2 stories max.
Story height	Ground floor: 10 ft. min., 30 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	0” – 6” above grade, max. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.
Required Frontage:	
A Storefront Building shall have one or more of the frontage elements depicted in 4.07.05. (Frontages).	
Use:	
<p>First Floor: This bldg. type shall house a non-residential use as defined in Sec. 2.03.02. (Table of Permitted Uses) and Sec. 4.07.09 (Uses).</p> <p>First Floor Rear and Upper Stories: In those areas not occupied by the first-floor storefront, this building type may house all permitted uses in the CRA Overlay District, as defined in Sec. 4.07.03.I. (Mixed-Use).</p>	

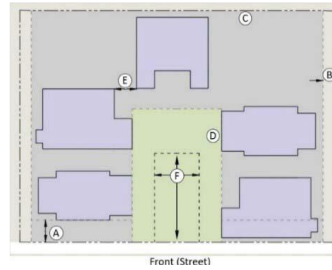
CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.I. – Permitted Building Types.

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Cottage Court

The Cottage Court consists of a series of small cottages on a single lot. The cottages are arranged to define a shared (central) court that is typically open to, and perpendicular to the street. The Type functions much like an Apartment House, only the units have been decentralized and sited around a green or plaza, which takes the place of a private rear yard and becomes an important community enhancing space. This form allows a variety of uses to occupy a single-lot.



Lot:

Lot Proportions	Lot Width and Lot Depth: 75 ft. min., 150 ft. max.
Lot Setbacks	Front/Street: 0-10 ft. Side and Rear: 5 ft. min.
Building Setbacks	Common Court to Front of Building: None Side yard Spacing Between Primary Buildings: 10 ft. min.
Lot Coverage	75% max.
Dwelling Area	700 sf. min.
Lot coverage	75 % max.; CW 85% max. Permitted zoning districts: by right: CG, CH, CW by variance: NBR
Building facade	75–100 percent of lot frontage.
Dwelling area (Main Building)	700 sq. ft. per unit min.

Height:

Building height	2 ½ stories max.
Story height	Ground floor: 10 ft. min., 12 ft. max. Upper story: 8 ft. min., 12 ft. max.
Ground floor finish level	Residential form: 2 ft. above grade min.; 5 ft. max. Commercial form: 0" – 6" above grade, max. A Cottage Court shall be residential in form, except where approved by the Supervisory Planner. Supervisory planner may permit exceptions to the max. finish level in order to comply with min. flood elevation.

Buildings:

Buildings per lot	3 min.; 9 max.
Units per lot (multiple rooms may comprise unit)	3 min.; 9 max.; attached units permitted
When used for B&B	Bldgs. per lot: 3 min.; 9 max.; Units per lot: 3 min.; 18 max.

Courtyard:

Area	400 sf. min.
Proportions	Depth: 20 ft. min. Width: 20 ft. min.

Required Frontage:

Buildings shall have a front porch (may be waived and replaced by a stoop if approved by supervisory planner)

Use:

First Floor and Upper Stories: This bldg. type may house residential (Single-family and Multiple-family dwelling units 2 + units) or non-residential uses (B&B, Resort Housing, retail, arts, etc.) as defined in Sec. 2.03.02. (Table of Permitted Uses) and Sec. 4.07.09 (Uses). The first floor of a single unit in a Cottage Court may be predominantly residential or non-residential. The first floor of all other units shall be the same. ADU's are prohibited with this Type.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.J. – Permitted Building Types.

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Landmark Building

Landmark Buildings are designed for occupancy by public or commercial uses that provide important services to the community, including recreation, education, safety, assembly, and related functions. They contribute significantly to the quality of the neighborhood and often serve as the focal point of a civic space, terminate a vista, or are placed at a prominent location. The architectural quality and construction of a Landmark Building shall be of the highest level and exceed that of nearby buildings.



Applicable Uses:

Landmark Buildings (and facilities) are traditionally designed as freestanding, “monumental” structures that evoke pride in one’s community and convey a sense of timelessness. Landmark buildings that draw inspiration from an existing building type may be attached and integrated into the streetscape or urban fabric.

Landmark buildings and facilities shall include the following uses as conveyed in Table 2.03.02. (Permitted Uses):

1. Clubs, community centers, lodges, nonprofit and professional associations;
2. Government offices and/or maintenance facilities, including recycling collection centers;
3. Libraries;
4. Recreation centers, indoor/outdoor (public or non-profit);
5. Recreation, activity based, resources based, or passive (public or non-profit);
6. Religious uses and facilities;
7. Schools, academic; and
8. Theaters and auditoriums

Review Process:

Design and Disposition (Dimensional Standards)

All Landmark Buildings shall be negotiated on a case-by case basis with the supervisory planner prior to application.

Landmark Building Location:

These criteria should be considered when determining location within the community, on the block, and on the lot:

1. Primary function;
2. Perceived level of importance to the community;
3. Desired level of formality; and
4. Sense of permanence.

Location within the Community and Block	Buildings shall be sited at prominent locations and oriented toward a public street or public space in a manner that: <ol style="list-style-type: none"> 1. Provides a corner or midblock terminating vista; 2. Anchors a civic space; or 3. Fronts a street and civic space.
Location on the Lot (Setback)	Landmark Buildings often benefit from being set back from the adjacent build-to lines of private development, thereby: <ol style="list-style-type: none"> 1. Allowing the building’s scale to have more visual impact; AND 2. Creating a public space in the foreground. The setback should be determined based on programming and the urban design objectives of the particular site.
Multiple Buildings / Campus-like Setting	Development shall comply with Sub-section 4.07.04.K. (Multi-building & Campus Development).

CRYSTAL RIVER LAND DEVELOPMENT CODE

Landmark Building (continued)

Vehicle Access and Parking:

To the maximum extent practicable:

1. Parking shall not be located between a principal or secondary façade and a primary or secondary street;
2. Parking requirements for the site shall be met with on-street parallel and angled parking spaces, or via a remote parking lot or structure;
3. Parking shall be accessed from a side street or alley;
4. Parking drives and access shall be shared with adjacent lots; and
5. Drop-off, pick-up, and stacking for the site shall occur on or along a public street (may be privately owned).

If the building is sited in a civic space, vehicular access shall be limited to service and emergency vehicles utilizing pedestrian walkways of sufficient width and construction (often with bollards).

Building Design:

Facades and Entrances	<p>A façade that fronts a primary street shall be considered to be the building’s “principal façade,” and a façade that fronts a secondary street shall be the building’s “secondary façade”.</p> <ol style="list-style-type: none"> 1. The principal façade shall be designed to be the most prominent façade of the building. 2. Building entrances shall always take access from the most prominent façades. <p>Additional entrances may be provided along secondary and axillary facades.</p>
Required Frontages	<p>Building fronts shall have at least one of the following:</p> <ol style="list-style-type: none"> 1. Porch; 2. Stoop; 3. Gallery; 4. Colonnade or arcade; 5. Terrace; 6. Marquee (horizontal or vertical); 7. Canopy or awning; or 8. Balcony, in addition to any of the above.
Massing	<p>The building shall promote the following characteristics:</p> <ol style="list-style-type: none"> 1. Symmetrical in form. 2. The appearance of a balanced design increases the level of formality and shall be encouraged. 3. Massing for the entire structure should be divided into visually distinct sections. 4. Massing divisions should provide visual order to the building and create vertical proportions within individual elements. 5. On corner lots Landmark Buildings shall be designed with two façades of equal, though not identical architectural quality. 6. Landmark Buildings located in a civic space shall be designed with four façades of equal, though not identical architectural quality.

Scale:

Size	In order to be more visually prominent across greater distances, the scale of the building should be larger than that of nearby buildings.
Building Height	3 stories max. 48 ft. above grade, max. (excluding appurtenances). Must comply with min. flood elevation.

CRYSTAL RIVER LAND DEVELOPMENT CODE

Story Height	Floor-to-ceiling heights and architectural details should be proportionately larger than those of nearby private buildings.
Roof Appurtenances	Spires, towers, cupolas, and belfries can visually extend the height of the building and shall be incorporated when practicable.

Materials:

Buildings shall use durable, high quality materials that convey a sense of permanence; including, but not limited to: brick, stone, and cast concrete. Wood construction is appropriate but should only be executed with high quality framing and cladding materials. Generally, stucco should be avoided as a material that lacks scale and texture. If used, stucco should have integral pigment and be scored to define human-scaled dimensions on the façade.

Specific to Churches and Places of Worship (Religious Uses and Facilities):

In addition to the above standards, Churches and Places of Worship shall:

1. **Traditional Design.** A church should be easily identifiable with timeless features such as bell towers, steeples, clearstory windows, and stained glass integrated into the design. Traditionally designed buildings can be navigated easily based on intuition without much signage. For example, if a sign or large symbol (e.g. cross) is needed to identify the sanctuary then the design can be improved.
2. **Vertical Massing.** The scale of the sanctuary should not overwhelm the block. Building features such as arches, columns, pilasters, rooflines (including dormers), and masonry patterns shall divide and create a vertical orientation on larger surfaces. Once these proportions have been established, windows (including clearstory) and doors shall reinforce the vertical orientation of the composition.
3. **Be Transparent.** Being able to see and hear a little bit of what's going on inside makes a church seem less intimidating and piques the interest of those passing by. This is the same principal as “window-shopping,” only adapted to a church. It is not uncommon for people to join a service after hearing music wafting through the doors of a church.
4. **Define Entrances.** The church’s buildings should be open and inviting, with a clear sense of where to enter. In no case shall a church’s side doors function as a primary entry point.
5. **Entrances Close to Pedestrians.** Use frontage elements such as porches, stoops, galleries, arcades, and canopies to bring the church up to the street or public space, while still providing an area for people to gather.
6. **Doors.** Church doors should be prominent and inviting.
7. **Parking.** Parking lots disrupt the neighborhood fabric and discourage members from walking to and from church, resulting in less patronage of local shops and cafes. Parking should be on-street, or shared with other commercial or institutional buildings in the vicinity.
8. **Create a Community Focal Point.** Add neighborhood- friendly features such as athletic fields, tennis or basketball courts, a playground, an outdoor amphitheater, etc.
9. **Permeable Campus.** Churches that span more than one block shall ensure that their campus is permeable, allowing people to walk through the property using multiple routes.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.04.K. – Permitted Building Types.

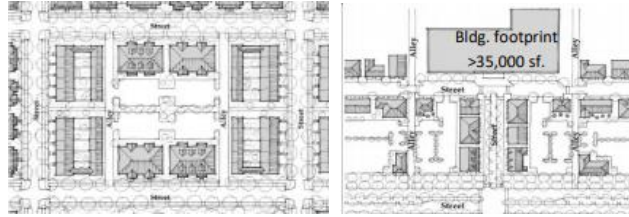
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Multi-building & Campus Development

Multi-building and campus developments are comprised of individual building types found within this code (4.07.04.A-J). The standards shall supplement (or in the case of conflict, supersede) the following provisions:

1. 4.02.04. Design standards for large-scale multi-family development.
2. 5.05.11. Commercial Centers.

The building types found in the CRA overlay shall be utilized when assembling a multi-building and campus development.



Site Planning:

To the maximum extent practicable a campus or site with multiple buildings shall:

1. Maintain or establish an uninterrupted and interconnected network of blocks, streets, and alleys as conveyed in Section 4.07.03. (General to All Development);
2. Design all public or private vehicular rights of way, easements, access-ways, and driveways that are internal to a site as complete (multi-modal) thoroughfares that incorporate on-street parking, sidewalks, lighting, plantings, streetscape elements (furniture, wayfinding signage, etc.), terminated vistas, and where appropriate, bicycle lanes.
3. Configure and locate buildings to define street edges, development entry points, and spaces for gathering between buildings;
4. Frame and enclose parking areas, public spaces, and site amenities on at least three sides; and
5. Locate public gathering spaces at prominent corners.

Building Orientation:

The building façade containing the primary entrance shall be the principal façade. To the maximum extent practicable:

1. Perimeter and interior buildings shall be oriented so that the principal facade faces a public street or public space (street or space may be privately owned); and
2. Tenet buildings or outparcel buildings shall “wrap” the overall site, establishing a walkable street frontage. Generally, and where applicable, buildings shall be sited at prominent corners first.

Parking:

There shall be no parking between a building and the street that it fronts, except:

1. “On-street” parallel or angled parking; or
2. Conventional “front-loaded” parking lots are permitted for buildings with footprints >35,000 sf. provided:
 - a. The building and parking are sited internal to the lot / block;
 - b. The building and parking are constructed as part of a larger, multi-building project as conveyed and depicted above;
 - c. The facility and parking are “wrapped” by perimeter buildings as conveyed and depicted above; and
 - d. The “front-loaded” parking area abuts a “rear” or “side-loaded” parking area for one or more perimeter buildings on the site (See Diagram above). If possible, this parking shall be shared.

Street Trees:

All internal streets shall contain regularly spaced street trees planted a min. of 30 ft. o.c. avg.

Pedestrian Walkways:

Pedestrian walkways internal to a multi-building or campus site shall:

1. Connect the site and all buildings with the larger pedestrian network that surrounds;
2. Be provided for the full length of any building facade with an entryway, or that faces “off-street” parking; and
3. Provide crosswalks at all intersections and other street crossings (both internal and external to the site) where a high-level of pedestrian movement is anticipated.

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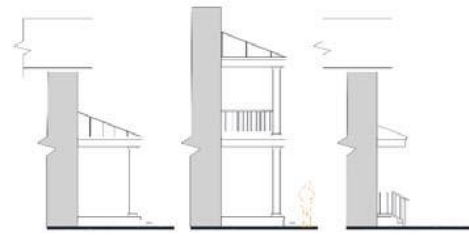
4.07.05. – Frontages and Building Elements

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Frontages

Porches and Stoops

Porches and stoops provide outdoor living space. Often, they provide protection from the sun, while still permitting breezes to infiltrate the body of the building. They provide architectural interest and delineate the building's entrance. This type is appropriate for residential building types with small setbacks. Typically, the porch or stoop is located in the build-to-zone as close to the sidewalk as possible. It is elevated to ensure privacy within the building from those passing by. Stairs may lead directly to the sidewalk or may be side-loaded.



Porch Porch with Veranda Stoop

Dimensional Standards:

Depth

Porch = 8 ft. min.;

Stoop = 4 ft. min.; 8 ft. max.

Length

Porch = 25% to 100% of building front; 10 ft. min.

Stoop = 5 ft. min.; 8 ft. max.

Height, Clear = 8 ft. min.

Height = 2 stories max.

Porches and stoops may have multi-story verandas and / or balconies above.

Finish Level Above Grade = 2 ft. min.; 5 ft. max. (no more than 8" below first interior finished floor level).

Porches and stoops may occur forward of the build-to line, but shall not extend into the right-of-way. They may extend into the ROW upon the approval of the supervisory Planner and City Council.

Stairs may extend forward of the build-to line into the right-of-way, or upon a utility easement if constructed of non-masonry, breakaway materials. Full sidewalk clearance shall be maintained.

Porches shall be un-airconditioned, with screens or similar enclosures on front porches prohibited.

Galleries, Colonnades, Arcades, and Terraces

This frontage is associated with commercial uses, and is permitted to encroach upon the setback, or even into the right of way over the sidewalk. The space allows one to window-shop or dine in a shaded environment that also captures breezes. The frontage provides architectural interest and delineates the building's entrance. Upper stories may be enclosed, providing livable bonus space for occupants.



Gallery 2 story Gallery Colonnade / Arcade

Dimensional Standards:

Depth

Gallery = 8 ft. min. from front wall of building to the inside column face.

Colonnade / Arcade = 10 ft. min. from front wall of the building to the inside column face.

Length = 75% to 100% of bldg. front. On corners, may wrap around the side of bldg. facing the side street.

Height, Clear = 10 ft. min.

Height = 2 stories max. Additional stories may be permitted by the supervisory planner.

Colonnades and Arcades have 2 or more stories, with upper stories enclosed as habitable space.

Finish Level Above Grade = 0" – 6" max.

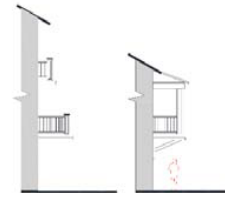
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Galleries, Colonnades, Arcades, and Terraces may occur forward of the build-to line, but may only extend into the right-of-way (to within 2 ft. of curb) upon the approval of the supervisory planner and City Council.

In order to address changes in grade, and upon approval of the supervisory planner, a Terrace may be utilized in lieu of a Gallery at a min. depth = 10 ft., min. length = 75% to 100% of the building front (may wrap bldg. on street side).

Balconies

A balcony is connected to a building's upper stories and is supported by either a cantilever or by columns on one side. This type is appropriate for residential and commercial buildings with small setbacks. Typically, the balcony is located forward of the build-to-zone over the sidewalk. It allows occupants of the building to experience the activities of the street while also providing significant privacy from those passing by.



Balcony Covered
Balcony

Dimensional Standards:

Depth

2nd Story = 5 ft. min.; Upper Story = 3 ft. min.

Length = 25% to 100% of building front; 5 ft. min.

Height, Clear =

First floor residential = 9 ft. min.

First floor non-residential = 10 ft. min.; 8 ft. min with suspended signage. Support brackets are exempt.

Balconies shall occur forward of the build-to line and may encroach over the right-of-way to within 2 ft. of the curb.

Balconies shall be made of wood or metal and may have roofs, but shall be open, un-airconditioned spaces.

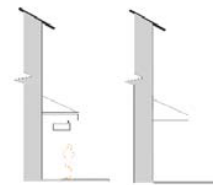
Balconies in the rear of the building may have screens.

Balconies should be supported from below by visible brackets, scaled as if they are supporting the weight of the mass, or from above by suspension cables or chains.

On corners, balconies may wrap around the side of the building facing the side street.

Marquees, Canopies, and Awnings

A permanently roofed architectural projection whose sides are either vertical or horizontal and are supported entirely from an exterior wall of a building. This frontage is typically used for the display of signs. Horizontal marquees, canopies, and awnings provide shade from the sun, as well as enhanced weather protection for both the building and the passerby.



Canopy Awning
with sign

Dimensional Standards:

Depth = 5 ft. min.

Length = 25% to 100% of building front.

Height, Clear = 8 ft. min. (including suspended signage).

The above requirements apply to the 1st floor only. There are no dimensional requirements for marquees, canopies, and awnings above the 1st floor.

Sign copy on marquees, canopies, and awnings on 2nd story windows is not permitted.

Marquees, canopies, and awnings shall occur forward of the build-to line and may encroach over the right-of-way to within 2 ft. of the curb.

The top of each awning shall be at the same height as the top of each opening below.

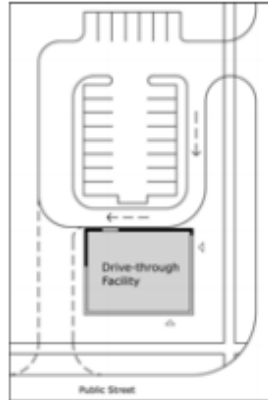
Awnings shall be made of fabric. Vinyl and high-gloss or plasticized fabrics are prohibited.

Backlit awnings are prohibited.

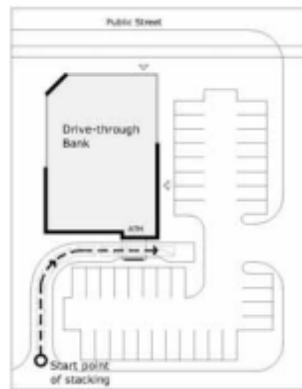
Drive-Through Facilities

Retail, Restaurant, and Service uses with a drive-through facility shall comply with the following standards:

1. **Building Location and Circulation.** The standards established in this overlay district for building types and parking shall apply. In no case shall a vehicular access way, driveway, or off-street parking area be permitted between the front façade of the building and the frontage street; or in the case of a corner lot, between the side façade of the building and the side street. **Exception:** buildings with a footprint in excess of 35,000 sf. that comprise a multi-building or campus development (See Section 4.07.04.k).
2. **Access.** Parking areas and drive-through facilities are permitted on corner lots and mid-block lots. The parking area and drive-through facility shall be located to the rear of the building and/or the interior side of the building. Buildings that have both rear and side access shall access the parking area from the rear. Front access to a rear or side parking area (with drive-through) is permitted only where rear or side street access is unavailable.
3. **Configuration.** Drive-throughs shall be located to the side or at the rear of the building and designed so that pedestrian safety is ensured.
4. **Corner Lot.** Drive-throughs serving a building located on a corner lot shall be located to the rear or interior side. In no case shall the drive-through be located on the side of a building facing a street.
5. **Types.** Both remote drive-through technology (in which objects are placed in a capsule and delivered to the drive-through via a tube) and attached drive-throughs are permitted.
6. **Roof.** If covered, the roof over the drive-through shall be of a complementary architectural design as the design covering the primary portion of the structure. A multi-lane attached drive-through that is visible from the street may be designed as a porte cochere.
7. **Talk Boxes.** Talk boxes at drive-through facilities shall be screened by a sound barrier such as landscaping, a fence or a masonry wall.



The parking area and drive-through are provided to the rear of the building. Because access is available from the side street, access is provided from the side street.



The parking area and drive-through are provided to the side and rear of the building. Because access is available from the rear, access is provided from the rear first, and side street second.



The parking area and drive-through are provided to the side and rear of the building. Because access is available from the rear and side, access is provided from the front.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.06. – Architecture

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Architecture

Intent

The primary goal of this section is to promote authentic Florida vernacular architectural styles that will further the appeal of downtown Crystal River as an old Florida "fishing village" community.

The elements chosen for the Florida Vernacular Architectural style come from a study of traditional buildings in coastal Florida and have been selected for their appropriateness to the visual environment and climate.

The provisions encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials, including pale earth tones and pastel colors, porches, and multi-pitched rooflines.

This section is intended to assist owners, developers, architects, and engineers 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. It is hoped that the section will illustrate a general idea of the design elements that the city requires without limiting design possibilities.

Description

General

Within the overlay district, commercial, multi-family, and residential buildings shall reflect a combination of vernacular and more formal architecture. This includes residential building types that are utilized for either residential or commercial purposes, and commercial building types that are used for a mix of non-residential purposes. Essential characteristics include:

1. Raised or at-grade foundations.
2. A clearly discernable base (e.g. foundation / water table), middle, and top (e.g. roof) on each building.
3. The use of permanent and durable materials.
4. Buildings are typically simple combinations of one or more rectangular forms.
5. Simple, 2 to 2.5 story massing, with predominantly gabled or hipped roof forms, and some parapeted roofs.
6. Both enclosed eaves with simplified classical detailing and exposed rafter ends.
7. Porches with simplified classical detailing.
8. Mixed architectural vocabulary, utilizing wood, stucco, and masonry.

Residential Buildings

Residential structures find precedent in the coastal vernacular one and one-half-story cottages and larger two-story houses with porches in downtown Crystal River.

Multi-family Buildings

Multi-family buildings find precedent in the apartment houses and rowhouses of coastal Florida cities, and are configured to resemble a large single-family house or row of three or more attached townhouses.

Commercial Buildings

Commercial buildings are typically commercial in character, appearing as detached, single-use structures with parapeted or gabled, pedimented roof forms, and formal shopfronts or workshops.

Mixed-use Buildings

Mixed-use structures are modest in scale, appearing as multi-story attached (commercial form) and detached (residential form) buildings.

Accessory Buildings and Structures

Outbuildings, pool and equipment houses, 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 Intent. 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 Intent may be permissible when located in the rear yard and screened from public view from abutting streets.

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The following shall be located in rear yards or sideyards not facing side streets:

1. electrical utility meters;
2. air conditioning compressors;
3. antennas and satellite dishes;
4. utility connections;
5. Irrigation and pool pumps;
6. Solar: water heaters, pool heaters, electric generation panels and devices; and
7. Shielded or screened commercial dumpsters (must have a dumpster pad)

Massing

General

1. Buildings shall incorporate variations in wall heights, façade articulations, and varied roof planes and pitches.
2. Wall planes shall be divided into visually distinct sections that provide visual order and create vertical proportions by the arrangement of windows and features such as columns, pilasters, canopies, and clearly-articulated entrances.
3. The main entrance to a building shall be clearly identifiable and shall be oriented to face a public street or space with direct sidewalk access. Entrances shall incorporate design features such as canopies, porticos, arcades, raised cornice parapets or peaked roof forms over the doorways, arches, and display windows.
4. Buildings in the overlay district shall be articulated and finished on all sides. Sides of commercial or mixed-use buildings that do not face (or will not likely face) a residential building or public street or space are exempt.

We Do This Because....

Vertical Proportions: The up-right human body is vertically proportioned. Therefore, human beings inherently relate to, and view structures and elements with vertical proportions as being "human-scaled." As such, all buildings, spaces, and associated openings (windows and doors) should be vertically proportioned.

Symmetry: The up-right human body is more or less symmetrical. Human-beings inherently relate to this quality, finding beauty and logic in such composition. Intuitively, this principle is extended to other artistic efforts, including architecture. Applied to buildings, symmetry evokes a sense of order and dignity that is timeless, attractive, and loveable.

Roofs

1. Roofs are typically gabled, or hipped, with some flat.
2. Half stories are typically articulated utilizing gable ends and dormers.
3. Commercial and multi-family buildings shall have relatively steep slopes, ranging from 8 in 12 to 10 in 12. Larger commercial buildings shall have slopes from 4 in 12 to 8 in 12 or have flat roofs.
4. Porch roofs may have a lower pitch with a minimum slope of 3 in 12.
5. Roof penetrations and equipment (except chimneys) shall be screened by parapet, located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the public street or space.
6. Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2 in 12.
7. Applied Mansard roofs shall not be permitted.
8. Architectural (cupolas, towers, steeples, chimneys, etc.) and mechanical (heat and air, elevator enclosure, etc.) appurtenances may exceed the allowable building height as follows: Roof Area (combined) = 25% max.; Height = 10' max, up to 18' max with approval of the supervisory planner.

We Do This Because....

Roof Design: Roofs are the greatest source of potential heat gain in the warmest months of the year when the midday sun is directly overhead. A light-colored, reflective roof surface is most effective in minimizing heat gain.

Dormers: The use of Dormers is strongly encouraged as both a functional and decorative element. Aesthetically, Dormers provide architectural interest and additional articulation along the Roof. Functionally, they provide upper story spaces with additional heated space, light and ventilation

Parapet: Parapets are used for both aesthetic and functional purposes. Functionally, the Parapet was originally used as a means of fire protection (fire wall) between structures. More recently, they have been used to reduce wind pressure, especially during hurricanes and tornadoes. Today, they are frequently used to screen unsightly roof-top items such as HVAC equipment, compressors, vents, communications devices, etc. from public view. Aesthetically, a Parapet is frequently used as a means of establishing correct proportions on the structure.

Roof-Wall Connections

1. Eaves may utilize exposed rafter tails with minimal fascia depth or an enclosed cornice and entablature with simplified classical detailing. Box eaves (porkchops) shall be prohibited.
2. Roof overhangs shall have a minimum 8" overhang at eave and rake.

We Do This Because....

Overhangs: Roof overhangs on the south side of the house provide shade in the summer (when the sun is high in the sky) and allow sunlight and warmth into the house during the winter (when the sun is at a lower altitude). Overhangs also direct water away from the building and foundation and protect pedestrians from sun and inclement weather.

Primary Walls

1. Primary walls shall be clad in wood, cement fiber siding, brick, concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, shingle, and / or vertical board and batten.
2. Siding shall be mitered at building corners or clad with a minimum 4" trim board. Trim board is typically 6".
3. Exposed wood shall be unpainted, painted, or stained.
4. Brick mortar joints shall be struck.
5. Stucco shall be smooth and sand finish only.
6. Two or more wall materials shall be combined on one facade only with the lighter material above the more substantial material (e.g. wood above stucco or masonry, or stucco above masonry).
7. Decorative moldings, cornices, or an applied ornament of stone or cast concrete shall be used to express the vertical division between the base, body, and the top.
8. Cantilevers shall be supported by visible brackets scaled as if they are supporting the weight of the mass above.

We Do This Because....

Walls: A well-insulated, properly constructed exterior wall can increase the comfort, efficiency, and health of a building. Traditional wood framing remains the most common and accessible building system for houses. Framed houses, 2x6 optimum value engineered (OVE) with structural sheathing, generally cost about the same as standard framed houses but have the added benefits of reducing framing time and construction costs, conserving resources, decreasing annual energy expenses, and reducing the amount of lumber used in the exterior wall while increasing insulation.

Base

1. Exposed foundation walls (below first floor) shall be: brick, painted brick, or stucco over block or concrete.
2. Primary walls, when set on a raised crawlspace foundation, shall rest on a drip edge and water table or sill and fascia (wood or cementitious) over foundation piers.
3. Foundation piers shall be no less than 12" square. If the foundation is taller than 4' above grade, than the foundation piers shall be no less than 16" square.
4. Crawlspace openings and the undercroft of foundations, decks, and porches shall be framed in lattice, vertical pickets, and / or hogs pen pattern (wood or similar).

We Do This Because....

Foundation: Just as human-beings contain a base, body, and top (feet, torso, head), so to should every building. The base of a building is its' Foundation, or the portion of the structure that makes contact with the earth. A Foundation conveys a sense of permanence, strength, and contributes to the vertical proportion and symmetry.

Raised Foundation: Residential homes contain a raised foundation of piers and crawlspace, protecting the main body of the home from flooding, while allowing air to circulate and prevent water damage or mold. Additionally, a raised foundation with porch or stoop elevates residents (and windows) above the street, allowing for easy interaction with passerby's, while maintaining a sense of privacy.

Openings

Façade Composition

Simple and regular rhythm of openings, often divided into equal bays of three, five, or seven.

Windows and Doors

1. Windows shall be double or single hung, or casement; w/ first story windows taller than upper story windows.
2. When utilized with wood cladding materials, windows and doors shall be framed with a minimum 3.5" wood or fiber cement trim or similar composite trim. When utilized with stucco or masonry cladding materials, windows and doors shall be framed with a minimum 2.5" brick mold.
3. All windows shall have a sill. The sill should not be integrated into a "picture frame" surround.
4. Windows shall be vertically- or square- proportioned and multi-paned with exterior true or simulated muntins.
5. Window panes shall be in a 1-over-1, 2-over-2, 6-over-6, or 6-over-9 divided light pattern.
6. When windows are ganged together, a 3" minimum mullion shall be between each individual window.
7. All glass shall be clear and non-reflective. If glass incorporates tinting, it should be transparent enough for those outside the building to see building occupants.

We Do This Because....

Windows: The size, number, type, and placement of windows dramatically effect the comfort and energy efficiency of a building. If possible, reduce the size and number of windows on the heat-intensive west side, in favor of larger windows that provide greater ventilation and day lighting on the north and east sides. Double-hung windows are ideal for ventilation, allowing cooler air to enter through the raised bottom sash, while hot air escapes through the lowered upper sash.

On residential buildings and upper-stories too many windows can make walls appear weak and unstable, and negate all benefits related to energy efficiency.

We Do This Because....

Operable Shutters: Shutters are solid or slatted window covers that originated in Greece and were originally designed for light control, ventilation, and protection from the elements in a tropical environment.

One of the very basic premises that all shutters should have is that they look like they could actually protect your windows. That means that if they could be closed, they would cover the window. Too many houses are designed with windows that were never intended to have shutters.

Aesthetically pleasing, operable exterior shutters provide shade, keeping the hot sun out and allowing cool breezes to ventilate the building. Operable shutters also provide an additional level of household security; as well as enhanced weather protection during storms and hurricane season. Shutters should only be used if they can perform one of these tasks.

8. Shutters, when used, shall be sized equal to ½ the width and the same height as the window; and be operable.
9. 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.
10. Panels and windows on doors should be simple and rectilinear. Transom and side panel windows are allowed.

Shopfronts (see Section 4.07.12. Definitions)

1. All regulations regarding windows and doors described above shall apply to a shopfront assembly.
2. The top of shopfront window sills shall be between 1 and 3 feet above the adjacent sidewalk.
3. Shopfront windows shall extend uninterrupted at least 8 feet above the adjacent sidewalk.
4. Shopfront assemblies shall be made of painted or varnished wood, aluminum-clad wood, or painted metal.
5. In multi-story buildings, there shall be a horizontal band, articulated fascia, and / or entablature to separate the ground level shopfront from the upper floors. This band may be incorporated into the shopfront design.
6. Frontage treatments (e.g. Porches, Galleries, Awnings, etc.) shall be incorporated into shopfront designs.

We Do This Because....

Expansive Shopfront Windows: Shopfront windows are expansive with a high degree of transparency. This visually connects activities taking place within the shop with those occurring on the sidewalk, promoting window-shopping and other interaction. This differs from residential windows, which are far more minimal and often raised, in keeping with the desire for privacy. A streetscape of transparent and interesting Shopfronts increases pedestrian activity and social engagement, benefitting all surrounding businesses.

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7. Shopfront edges should integrate heavier piers or pilasters to visually carry the weight of the building above.
8. Lighting shall be mounted on the store front wall, preferably centered on the piers between windows / doors or centered above the windows / doors of the shopfront. Where projected shed roofs are used over entries the lighting may be mounted in the shed underside. Lighting shall comply with Section 4.07.09 (Lighting).

Frontage Elements

Porches

1. Bay spacing on porches shall remain vertically proportioned or square.
2. Columns shall utilize architecturally correct capitals and bases. Columns shall be: Width = 6" min.; Shape = Round or Square (may be fluted, paneled, or tapered).
3. Porches shall be made predominantly of wood.
4. Railing spindles and pickets on porches shall not exceed 4" on center, or as required by the Building Code, whichever is less. Standard pipe rails are prohibited.

We Do This Because....

Porches: Porches provide outdoor living space that is shaded from the sun and protected from the elements; yet still permits breezes to infiltrate the body of the building. This helps to save energy and reduce costs. Aesthetically, they provide architectural interest and delineate the building's entrance. The Porch also helps to transition the private and public realm, encouraging both neighborly and community interaction.

Galleries, Colonnades

1. Bay spacing on galleries shall be vertically proportioned or square.
2. Columns shall utilize architecturally correct capitals and bases. Columns shall be: Width = 6" min.; Shape = Square or Round.

We Do This Because....

Galleries: A Gallery is a type of building frontage that is associated with commercial uses, and is permitted to encroach upon the setback, or even into the Right Of Way (over the sidewalk). This space provides an immediate transition between the private and public realm, allowing for window-shopping, dining, or other activities that promote interaction at the street level. Like a porch, the space is shaded from the sun and protected from the elements; yet still permits breezes to infiltrate the body of the building. This helps to save energy and reduce costs. Aesthetically, the Gallery provides architectural interest and delineates the building's entrance.

Colonnades: Colonnades function similarly to Galleries; however, the upper stories are enclosed and heated, providing livable space that is deemed to be part of the frontage as opposed to the main building. In locations where Colonnades encroach into the Right Of Way, this space may occupy the area above the public sidewalk. This is a significant bonus and provides strong incentive to use the Colonnade. The Colonnade provides an immediate transition between the private and public realm, allowing for window-shopping, dining, or other activities that promote interaction at the street level. Like a porch, the space is shaded from the sun and protected from the elements; yet still permits breezes to infiltrate the body of the building. This helps to save energy and reduce costs. Aesthetically, the Gallery provides architectural interest and delineates the building's entrance. (Syn: Arcade)

Balconies

Spindles and balusters on balconies shall not exceed 4" on center, or as required by the Building Code.

Accessibility

ADA ramps, where necessary, shall be incorporated into the architecture of the building, ideally along the side or rear facade. Such ramps may occur forward of the build-to line, but shall not extend into the right-of-way. They may encroach upon the side setback by 5 ft., remaining a minimum of 5 ft. from the property line.

Signage

Wall Mural Signs contain a combination of text and graphic elements painted directly on the wall of a secondary building façade. They often fill the un-built gaps within the urban fabric, typically along a side street, alleyway, pedestrian passageway, or public space. Wall Mural Signs should generate visual interest and pride in the community, possibly providing a backdrop for photographs and related social media. Since these signs are intended to be visible to both pedestrians and vehicles they must be accompanied by additional signage on the primary façade at the entrance to the business.

CRYSTAL RIVER LAND DEVELOPMENT CODE

Permitted Materials

Cladding

1. Siding in:
 - o Wood (termite resistant, 50-year siding product).
 - o Composition board.
 - o Cement fiber siding (50-year siding product).
 - o Vertical board and batten (using materials above).
2. Concrete masonry units with stucco (C.B.S.).
3. Reinforced concrete with stucco.
4. Brick, with struck mortar joints.
5. Scored stucco imitation brick is prohibited. EIFS, Styrofoam, and other foam-based products are prohibited on building exteriors.
6. Vinyl and / or T-111 siding are not allowed.

Foundations

1. Brick.
2. Concrete.
3. Stucco.

Roofing

1. Narrow standing seam metal, painted or unpainted 5-V or 8-V panel.
2. Galvanized or painted metal roof panels.
3. Rolled asphalt with ice and water shield.
4. Fiberglass, wood, or slate shingles.

Windows

1. Wood or Clad Wood.
2. Metal.
3. Steel.
4. Vinyl.
5. Fiberglass.
6. Extruded PVC.

Doors

1. Wood or Clad Wood.
2. Metal or Steel.
3. Fiberglass

Trim

1. Wood (termite resistant, 50 year product).
2. Composition board.
3. Fiber-cement board.
4. Molded millwork for built-up sections.
5. For soffits and porch ceilings:
 - o Gypsum Wall Board (GWB).
 - o Plaster.
 - o Tongue and Groove (T&G) wood.
 - o Exposed rafters, or composite.
 - o Vinyl panel systems are not permitted on porch ceilings.
 - o If soffit is perforated, the pattern should be fragmented or as ambiguous as possible.

We Do This Because....

High Ceilings: High Ceilings allow the hot air to rise above the occupied areas, increasing human comfort.

Gutters

1. Half round or ogee-profile metal.
2. PVC is not permitted.

Downspouts

1. Round or rectangular metal.
2. PVC is not permitted.

Columns

Wood, fiberglass, composite, cast iron, concrete with smooth finish, brick, or stone.

Railings

1. Square balusters.
2. Turned spindles and ornamental shapes in wood or wrought iron.

Chimneys

1. Common brick.
2. Stucco

We Do This Because....

Traditional Materials: Elements such as wood, brick, stone, concrete, stucco, and tabby are derived from the earth and provide a sense of connection with our environment, as they are more likely to be mined or farmed locally. Buildings comprised of these materials can last for centuries, conveying a sense of authenticity, strength, and longevity. Furthermore, they can be patched, painted, and repaired rather easily. While synthetic and highly processed materials such as vinyl, PVC, or aluminum may be less expensive initially, or require less maintenance, they are not built for longevity. Ultimately they fail. When they do, they must be replaced altogether. As a whole, this is far more costly and less sustainable than the use of Traditional Materials.

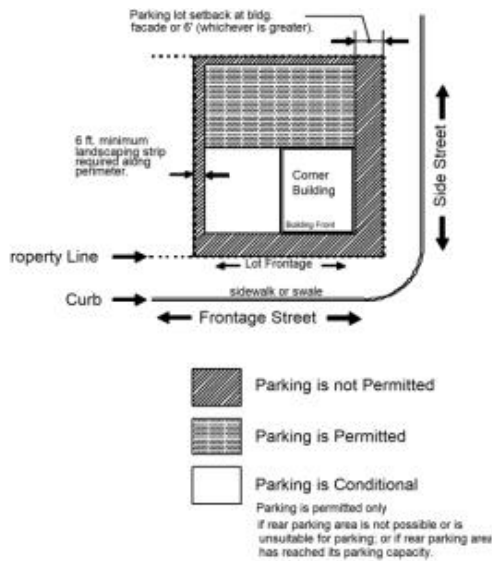
CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.07. – Parking.

Images are illustrative only and are not intended to be binding or regulatory

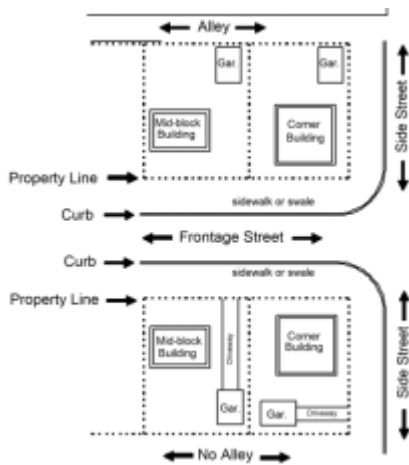
Parking

PARKING LOCATION AND DESIGN



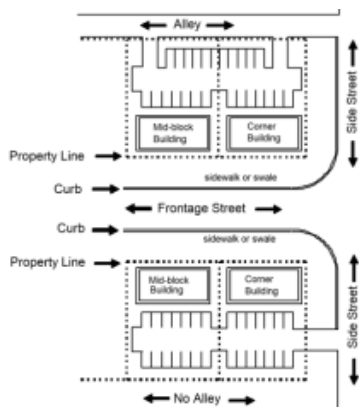
1. In no case shall parking be located between the front façade of the building and the frontage street; or in the case of a corner lot, between the side façade of the building and a side street. Parking shall be located “on-street” and in “on-site” lots.
2. The parking area shall be located behind the building such that the building separates the parking area from the street. If this is not possible, the parking area may be located to the side of the building. In no case shall the side parking area be wider than 50 percent of the lot frontage.
3. The parking area shall be setback a minimum of 6 feet from the property line and may not extend forward of the horizontal plane established by the building’s front and street side façade (not including frontage element).

ACCESS TO OFF-STREET PARKING



1. Buildings that have both rear and side access shall access parking through the rear.
2. Front drives to rear parking is permitted only where rear or side street access is unavailable.
3. Curb cut or driveway width:
 - a. Residential: 10 ft. max. at lot line.
 - b. Non-residential: Front: < than 20 spaces: 14 ft. max. 20 or greater: 18 ft. max. Side entry or Rear Alley, 18 ft. max.
4. The min. effective curb radius shall be utilized.
5. Ribbon drives with permeable center strips shall be encouraged for one & two-family lots.
6. Circular drives shall be permitted by the supervisory planner if necessary for pick-up.

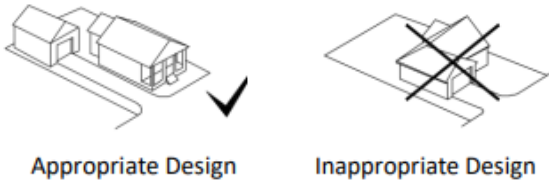
LINKAGES BETWEEN OFF-STREET PARKING



1. Linkages between parking areas within the perimeter of the block (and half block) should be encouraged when a rear alley or lane is present and shall be provided when there is no rear alley or lane present (see diagram at left).
2. In no case shall a vehicular accessway / driveway be permitted between the front façade of the building and the frontage street; or in the case of a corner lot, between the side façade of the building and the side street.

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RESIDENTIAL GARAGES



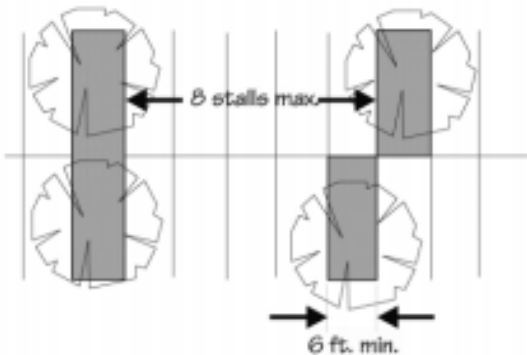
1. Garage door(s) shall be positioned on the back half of the lot and no closer than 20 feet behind the principal plane of the building front (see diagrams at left).
2. If possible, garage doors shall face the side or rear of the lot, not the frontage street.

PRIVATE FRONTAGE LANDSCAPE AREA



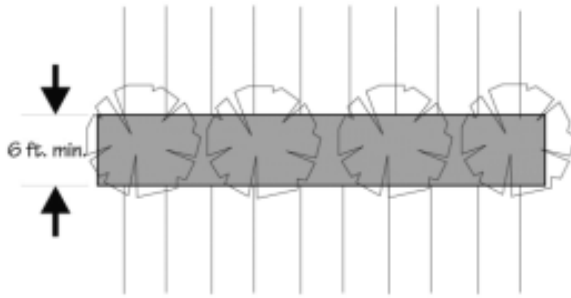
1. All lots are required to meet the minimum planting requirements for the Private Frontage Planting Area, as conveyed below and depicted to the left.
 - A** PRIVATE FRONTAGE PLANTINGS:
1 overstory tree and 4 shrubs for every 35 linear ft. of lot frontage within the Required Landscape Area.
 - B** BUILDING FOUNDATION:
1 shrub for every 3 linear feet of building foundation planted a maximum of 18" from the building.
2. Plantings shall not be required directly in front of a building in which the front or side façade, including the frontage element (e.g. Porch, Gallery, Arcade) is setback from the lot line by less than 6 feet. The area shall include window boxes, hanging plants, planters, or potted plants as part of the private frontage plantings

ON-SITE PARKING LOT LANDSCAPING



1. **Perimeter Landscape Strip.** A six-foot wide strip of land located between the side and rear property lines and the vehicle use area shall be landscaped with:
 - a. A fence of at least 75% opacity; or
 - b. An opaque wall or hedge wall of shrubs (1 shrub per 3 linear ft. at 3 ft. in height)
 - c. Fences & walls: Min. height: 24"; max. height: 42"
2. **Tree Islands.** Tree islands of at least 6 ft. in width and extending the entire length of the parking stall are required in parking areas at the following intervals:
 - a. 1 tree island at the end of every parking aisle separating the last space from the adjacent travel lane. Double loaded bays shall have 2 tree islands.
 - b. As depicted, no more than 8 consecutive parking stalls are permitted without a

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- c. tree island containing a minimum of 1 overstory shade tree.
- 3. **Tree medians.** In lieu of tree islands, a median of at least 6 feet in width and containing 1 overstory tree for every 4 parking stalls may be provided between a row of double loaded parking isles.
- 4. **Ground Cover.** Tree islands and tree medians shall contain shrubs, grasses and low-water vegetative ground cover.
- 5. The use of grass turf is discouraged.

NUMBER OF PARKING SPACES REQUIRED

RESIDENTIAL

< 1000 sf.	1 per unit min.
1000 sf. to 1500 sf.	1.5 per unit min.
> 1500 sf.	2 per unit min.

NON-RESIDENTIAL

USE	MINIMUM	MAXIMUM
LODGING:		
B&B	0.75 per rentable unit	1.25 per rentable unit
Resort Housing	Requirement for residential above	Requirement for residential plus 1
Hotel & Motel	0.75 per rentable unit	1.25 per rentable unit

NOTE: A rentable unit may contain multiple rooms or beds (e.g. hotel suite, hotel room with two beds, short term rental house with several beds).

RESTAURANT / BAR:	3 per 1000 sf.	10 per 1000 sf.
RETAIL, SERVICE	3 per 1000 sf.	4 per 1000 sf.
OFFICE	2 per 1000 sf.	4 per 1000 sf.
INDUSTRIAL	1 per 1000 sf.	n/a
LANDMARK BUILDING or FACILITY (applicable uses)	1 per 5 seats (fixed) or 1 per 400 gsf. (no fixed seats), and/or 1 per 12,000 sq. ft. of outdoor area	1 per 2.5 seats (fixed) or 1 per 200 gsf. (no fixed seats), and/or 1 per 8,000 sq. ft. of outdoor area
PARKS and REC.	As determined by supervisory planner.	

SHARED PARKING FACTOR FOR TWO USES

	Residential	Lodging	Office	Ret, Serv, Rest
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail, Service, Rest.	1.2	1.3	1.2	1.0

1. The number of parking spaces provided shall be based on use as provided at left. If deemed necessary by the supervisory planner, the max. # of spaces may be increased by 30%.
2. The required number of parking spaces shall be rounded up to the closest whole number.
3. No off -street parking is required for lots containing Retail / Restaurant or Office /Service uses that are less than 4,000 square feet of gross site area.
4. On-street parking provided adjacent to, and on the same side of the street as the lot may count as part of the required parking supply, provided the design is deemed acceptable supervisory planner.
5. Off-site parking that is located off-street and within 500 ft. of the site may count as part of the required parking supply for non-residential uses, provided the design is deemed acceptable by the supervisory planner.
6. For two uses, shared parking shall be calculated as follows. The sum of the required parking for the two uses shall be divided by the factor listed in the table at left. The required number of parking spaces shall be rounded up to the closest whole number.
7. When three or more uses share parking or a use is not listed, the amount of required parking may be reduced if the Zoning Administrator determines that the uses:
 - a. Seek to share parking with distinct and differing peak parking usage periods (e.g., bank and theater); or
 - b. The special nature of a certain development (e.g., housing inhabited by persons with low or no automobile ownership) does not require the amount of parking listed.

The reduction shall be based on a parking demand study.

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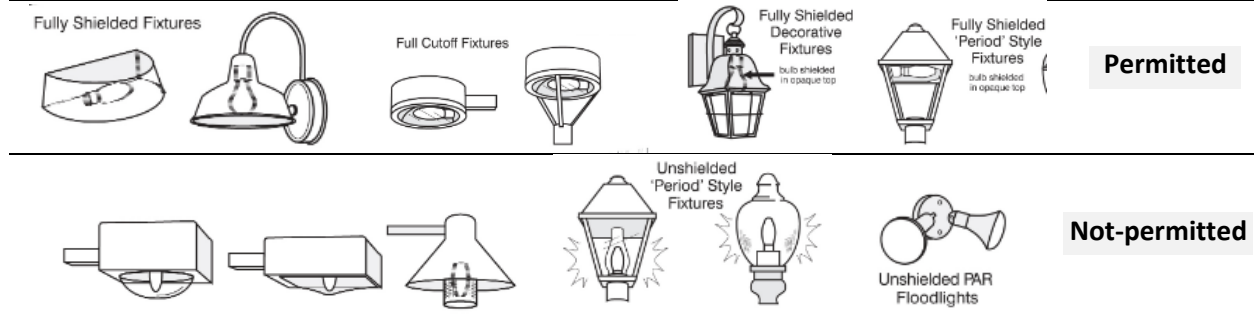
4.07.08. – Lighting.

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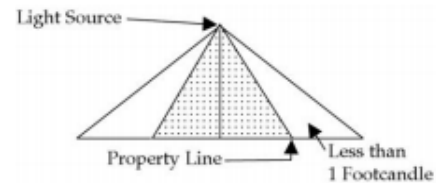
Lighting

GENERAL

1. **Shielding.** All exterior illuminating devices, except those exempt shall be fully or partially shielded.
 - a. **“Fully shielded”** shall mean that those fixtures so designated shall be shielded in a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point of the fixture where light is emitted.
 - b. **“Partially shielded”** shall mean that those fixtures so designated shall conform to the classification of “Cutoff”, or a luminaire having a light distribution in which the candlepower per 1,000 lamp lumens does not numerically exceed 25 lumens (two and one-half percent) at an angle of 90 degrees above Nadir (horizontal), and 100 lumens (ten percent) at a vertical angle of 80 degrees above Nadir. This applies to any lateral angle around the luminaire. Wall Pack lights shall not be on a primary entrance



2. **Light Spillage.** Continuous light spillage onto neighboring properties shall not exceed (1) foot-candle as measured at the lot line (see diagram below).
3. **Exemptions.** Low Intensity Fixtures: Any outdoor lighting fixture which has a maximum candle power of less than 1,000 candelas is exempt from these provisions.
4. **Illumination Types.** Those lighting types listed below in (a-g) shall be allowed. The same type of lighting should be utilized for all fixtures and light sources on the site.



a. INCANDESCENT	b. METAL HALIDE	c. FLORESCENT	d. LED
e. QUARTZ	f. Color Corrected High Pressure Sodium	g. NOBLE GAS TUBE	

5. **Wall Packs.** Lights shall be fully shielded, limited to ancillary entrances, and not visible from the street.
6. **Other Sources.** Other sources of illumination that minimize undesirable light into the night sky, demonstrate architectural merit, or are energy efficient may be approved by the Zoning Administrator.
7. **Sign Lighting.** Externally illuminated signs shall use a “fully shielded” light directed solely at the sign.
 - a. **Goose Neck Lighting.** Goose neck lighting fixtures are strongly encouraged.
 - b. **Noble Gases.** Neon, Krypton, Argon and other noble gas-filled tube lighting may be permitted for use with one sign at a retail or restaurant use in the CG or CW zone. The corresponding architecture of the site shall convey an “old Florida” character and the sign shall be approved by the supervisory planner.
8. **Streets, Paths, and Parking Lots.** New lighting shall be of a general type illustrated below. New light poles shall range from 10 – 16 ft. in height and be spaced a maximum of 75 ft. on center.



Light Poles. Light poles should be placed 2 ft. from the back of the curb or street surface and may include brackets for decorative or graphic attachments.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.09. – Uses.

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Uses

GENERAL

1. Any use permitted “by-right” (P) or as a “supplemental use” (S) in the table of permitted uses (Section 2.02.03.) for the underlying zoning district shall be permitted within the CRA Overlay District.
2. **Exceptions:**
 - a. If a use is specifically defined below, the definition in this Section shall supersede that which is applicable to the underlying zoning district.
 - b. If the use below is accompanied by “supplemental use” standards, the standards of this Section must be met and shall supersede all supplemental use standards found elsewhere in the LDC.
 - c. In case of conflict, the standards of this Section and the overlay district in general shall always prevail.

RESIDENTIAL

Accessory Dwelling Unit (ADU)

An auxiliary dwelling unit located on the same lot as the principal building that may be attached by a back-building or contained within a stand-alone outbuilding. Examples include but are not limited to: a dwelling unit in a guest house, pool house, and above or beside a garage.

Supplementary Standards

1. This use shall be used as a substitute, and in place of the two Accessory Dwelling Units (ADUs) referenced in Table 2.03.03. (Accessory Structures):
 - a. ADU type One (guesthouse; mother-in-law house; or helper quarters).
 - b. ADU type two (caretaker quarters or park ranger housing).
2. In an effort to encourage mixed-use (with residential) as well as housing affordability, ADUs are permitted with all building types except the Cottage Court, Landmark Building, and a Multi-building / Campus.
3. An Accessory Dwelling Unit (ADU) shall comply with the following Supplemental Use Standards:
 - a. **Number of Units.** One ADU shall be permitted per lot.
 - b. **Size.** The maximum footprint for an ADU shall not exceed 720 square feet or the footprint of the principal dwelling.
 - c. **ADU in an Existing Structure.** If the ADU is to be located in an existing accessory structure, the accessory structure shall meet all setback requirements for the district.
 - d. **Residential Form.** The structure shall appear residential in form.
 - e. **Entrance.** The main entrance may not be through a garage.
 - f. **Parking.** No additional parking standards shall apply, except in the case of Resort Housing or guest room(s) for a Bed and Breakfast the ADU shall be included when calculating the required parking.
 - g. **Home Occupations.** Such uses may operate from an accessory dwelling unit so long as the standards for Home Occupation (below) are met.
 - h. **Rental.** An ADU may be used as Resort Housing or guest room(s) for a Bed and Breakfast.

Home Occupation

A Principal Dwelling, Accessory Dwelling Unit, or Live Work Townhouse that contains a space devoted to a non-retail business activity, belonging to the resident thereof, that is clearly incidental and secondary to the principal use of the dwelling and does not alter the exterior of the property or the residential character of the community. A home occupation occurring as an accessory use to any principal dwelling, ADU, or live work townhouse shall comply with the following standards:

Supplementary Standards

1. **Exclusions to Home Occupations.** No home occupation shall be permitted that results in any of the following:
 - a. Internal or external alterations inconsistent with the residential character of the building;

Supplementary Standards (continued)

- b. Is visible from the street;
 - c. Generates traffic, parking, sewerage, or water use in excess of normal for the neighborhood;
 - d. Creates a hazard to persons or property;
 - e. Results in electrical interference;
 - f. Is a nuisance; or
 - g. Results in the outside storage or display of anything.
2. **Permitted Uses.** Home occupations in Principal Dwellings, Accessory Dwelling Units, and Live Work Townhouses shall be limited to the following uses:
 - a. Office for professionals such as attorneys, drafters, realtors, insurance agents, engineers, architects, and other consultants;
 - b. Instruction or teaching such as academic tutoring, performing arts, or fine arts (limited to two students at any one time);
 - c. Administrative or clerical support services such as transcription, court reporters, stenographers, or addressing services;
 - d. Personal services such as hair dresser, barber, nails, tailoring, photography, or notary public;
 - e. Day care for four (4) or fewer children or adult;
 - f. Foster family care;
 - g. Manufacturers' representative; and
 - h. Studios for artists or photographers.
 3. **Entrance.** Entrance to the home occupation portion of the dwelling shall be from within the dwelling, and not through a new outside entrance, except where this provision conflicts with a required State law related to the business.
 4. **Employees.** A max. of two employees who are not residents of the household may work on-site.
 5. **Specific to ADUs.** A home occupation shall not operate from an Accessory Dwelling Unit if it involves outside employees or visitation by customers or salespeople.
 6. **Specific to Duplexes and Live Work Townhouses.** A home occupation shall not operate from a Duplex or Live Work Townhouse if it involves visitation by customers or salespeople. **Exception:** If a Live Work Townhouse and all attached Rowhouses have a non-residential ground floor finish level (0" – 6" above grade, max.), visitation by customers and salespeople shall be permitted.
 7. **Building Codes.** Building must meet all applicable Florida Building Codes before the use begins.
 8. **Outside Storage.** Outside storage related to such use is prohibited.
 9. **Signs.** One non-illuminated freestanding yard sign of not more than six square feet or one projecting or suspended sign of not more than two square feet. Signage shall be approved by the supervisory planner.
 10. **Display and Sales.**
 - a. The sale of products grown, made or repaired on site is not permitted.
 - b. Incidental retail sales related to a permitted home occupation are allowed (for example, a hair stylist may sell hair products to customers).
 - c. No outdoor display of products for sale is permitted.
 11. **Maximum Size.** A home occupation may occupy a maximum of 50% of the floor area of the principal dwelling, the first floor of a Live Work Townhouse, or one floor of an ADU.
 12. **Vehicles.** Only passenger vehicles shall be permitted in connection with the conduct of the use.
 13. **Hours.** When permitted, deliveries and activities involving visitors/clients shall occur only between 8 A.M. and 6 P.M.
 14. **Parking.** A home occupation shall not result in off-street parking of more than 3 vehicles at any one time not owned by members of the occupant household.
 - a. One off -street parking space shall be provided per outside employee.
 - b. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.
 - c. No parking spaces, except driveways, may be located in the required front yard setback.
 15. **Barber Shop/Beauty Parlor.** The use shall be licensed and operated according to the standards set by the State of Florida and shall be limited to two chairs. The applicant shall certify that the proposed use is not prohibited by any covenant or deed restriction on the property.

CRYSTAL RIVER LAND DEVELOPMENT CODE

Live Work Townhouse

Specific to the Rowhouse building type, these dwellings provide flexible space at the street level for retail, service, or office uses; and a complete living unit above that is occupied by the same resident.

Supplementary Standards

1. **Allowed Where.** The Live Work Townhouse is permitted in the NBR, CW, CG, and CH zoning districts.
2. **First floor Business.** First floor non-residential uses shall be limited to the functions, and accompanying standards listed (above) for Home Occupation.

OFFICES and SERVICES

Day Care

A state-licensed facility that provides non-medical care and supervision for adults or children, typically for periods of less than 24 hours per day for any client. Examples include, but are not limited to: nursery schools, preschools, after-school care facilities, daycare centers, etc. A Day Care shall comply with the following Supplemental Use Standards:

Supplementary Standards

1. **Federal and State.** A Facility shall comply with all relevant Federal and State requirements.
2. **Parking.** Provide the required minimum of 3 off-street parking spaces per 1000 sf for Service Uses, as well as one off-street passenger drop off / pick-up space per 10 clients / students.
3. **Vehicular Circulation and Drop-Off and Pick-Up.** Parking areas and vehicular circulation shall be designed to provide a designated pickup and delivery area that is located in such a way that clients / students do not have to cross vehicular travel ways to enter or exit the center.
4. **Outdoor Spaces.** Facilities shall provide functional outdoor spaces and play areas that are safely segregated from parking, loading, and service areas.
5. **Screening.** A landscaped hedge or solid fence shall be provided along any rear or side property line adjoining a residential lot. The hedge or fence shall be designed and / or planted to be at least four feet in height at maturity.
6. **Signage.** One sign identifying the center shall be allowed, subject to the following standards:
 - a. The maximum sign area shall be eight (8) square feet.
 - b. The sign shall have color, design, and materials consistent with the color, design, and materials of the building.
 - c. The sign shall not be illuminated.
 - d. The sign shall be only a monument sign or a building mounted sign.

Gas Station (Service Station)

An establishment where petroleum products are dispensed for retail sale. Accessory Uses may include a retail convenience store, restaurants, and / or a single bay carwash. Does Not Include: towing, vehicle body or engine repair, or overnight vehicle storage. Gas Stations shall comply with the following Supplemental Use Standards:

Supplementary Standards

1. **Location.** This use shall be limited to sites in which the underlying zoning is CH. Only one Gas Station is permitted per block along a street. Additionally, no more than one Gas Station may occupy an intersection.
2. **Site.** The site is comprised of a main building (typically a convenience store) that is located close to the street with gas pumps sited to the rear or side. In no case shall a vehicular accessway / driveway or off-street parking area be permitted between the façade of the building and the primary street or secondary street (corner lot). Facilities that contain a cashier's booth or kiosk only are prohibited.
3. **Building.** To the maximum extent practicable, the principal building or "convenience store" shall utilize and comply with the standards for the Shopfront Building or Storefront Building type.

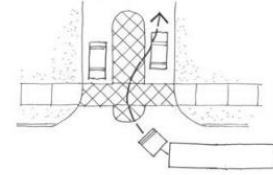
CRYSTAL RIVER LAND DEVELOPMENT CODE



Ex. Shopfront or Storefront Building Type. This configuration provides the business with visibility while maintaining a walkable streetscape.



Ex. Shopfront or Storefront Building Type and streetscape (plan view).



Ex. Mountable curbs or flush contrasting pavement should be used to maintain a narrow turning radius that allows for tanker truck deliveries.

Supplementary Standards (continued)

4. **Pump Location.** Gas pumps shall be located to the rear or side of the building, and:
 - a. the canopy and pumps shall not project further toward the street than the front plane of the principal façade of the building;
 - b. on corner lots, the canopy and pumps shall be located on the interior side. In no case shall the canopy and pumps be located on the side of the lot that abuts the corner.
5. **Wall.** A minimum 4 ft. wall or garden wall shall be provided along the length of any lot line adjacent to a street where not occupied by a building.
6. **Canopy Lighting.** Canopy lights shall be located inside the canopy and not visible from the street.

RETAIL and RESTAURANT

Corner Store

Specific to the Corner Store building type and the underlying zones in which it is permitted, this ground floor establishment customarily services the local neighborhood, providing residents with a walkable alternative in which to meet their daily needs.

Supplementary Standards

1. **Permitted Uses.** The following uses are permitted: Caterer; Personal service business (barber, beauty or nail salon, tailors, travel agencies, laundries/dry cleaner pick-up, photography studio, florist); Repair shops of small consumer goods such as cameras, bicycles, furniture, or TVs; Drug stores, health and personal care (without drive-thru windows); Food stores, specialty (bakery, deli); Restaurants (small scale or cafes without drive-thru windows); Retail shops (such as, but not limited to, gift; antique; art shops; and video/DVD rental); Additional uses include, but are not limited to: Art Studios; Clothing and Dry Goods Stores; Retail Candy, Ice Cream Stores, and Specialty Shops; over-the-counter dining, hardware sales, etc.

INDUSTRIAL

Shopfront Manufacturing

Specific to a Shopfront and Storefront Building types, this ground floor facility is engaged in retail sales that may involve low intensity wholesaling, manufacturing, processing, storing or distribution of goods.

1. Shopfront Manufacturing uses shall occupy a Shopfront or Storefront Building type.
2. The use shall be limited to those zones in which the building type is permitted.
3. The operational characteristics of the production process and materials used shall not cause measurable impacts on neighboring properties or the community.
4. Goods may be assembled, produced, finished and displayed prior to over the counter or online sale. This invokes an authentic or artisan-like experience for the shopper.
5. Uses include: Repair shops of small consumer goods such as cameras, bicycles, furniture, or TVs; Retail shops such as, gift; antique; art shops; and video/DVD rental; wholesale and retail businesses for manufacturing, processing, storing or distributing goods. Additional uses include but are not limited to: food preparation and packaging, winery, micro-breweries and brew pubs.

CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.10. – Administration.

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Administration

Review Process

1. **Review Responsibility.** Interpretation of these standards shall be the responsibility of the City's Planning and Development Services Department. The Community Redevelopment Area Plans of 2008 and 20015, as well as the Purpose and Intent of this overlay (Sec. 4.07.02) shall serve as guidance when determining the city's intent for land development in the overlay area.
 2. **Map.** As the code changes from time to time, so shall the map. The current boundary map is available from the Zoning Administrator.
 3. **Development Review Threshold.** All new development or modifications to existing development in which:
 - a. The impervious surface of the lot is disturbed or altered; or
 - b. The structure is sixty (60) square feet or greater in size; or
 - c. The applicant is required to obtain a building permit.
....shall be reviewed per the standards of this overlay district.
 4. **Scope of Review.** The supervisory planner shall have approval authority for all aspects of site planning, use, and exterior architecture, including: fit with local context, design criteria and materials, environmental implications, traffic impacts, and any other site-specific matters not delineated herein.
 5. **Administrative Waiver.** Administrative waivers are specified deviations from otherwise applicable development standards.
 - a. **Applicability.**
 - i. For all numerical standards set forth in the overlay zoning of Section 4.07.00 through Section 4.08.02, the supervisory planner shall have authority to authorize an administrative waiver of up to 10 percent.
 - ii. The supervisory planner shall have the authority to waive architectural standards from Section 4.07.06 (Architecture) in specific instances where compliance would create undue hardship, such as:
 - (a) Additions in which new portions would be incompatible with the existing structure, or
 - (b) In the application of materials that are consistent with the purpose and intent of the district but are not expressly permitted.
 - b. **Adjustment Criteria.**
 - i. To approve an application for an administrative waiver, the supervisory planner shall make an affirmative finding that the following criteria are met:
 - (a) That granting the administrative waiver will ensure the same general level of land use compatibility as the otherwise applicable standards;
 - (b) That granting the administrative waiver will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate screening, setbacks, and other land use considerations;
 - (c) That granting the administrative waiver will not adversely affect property values in any material way; and
 - (d) That granting the administrative waiver will be generally consistent with the purposes and intent of this overlay code.
 - ii. Reserved.
 6. **Mandatory Pre-Application Meeting.** Those wishing to develop in the Community Redevelopment Area (CRA) shall meet with the supervisory planner to discuss the project prior to submitting a formal application. Only the supervisory planner shall have the authority to waive this meeting.
 7. **Final Approval.** Except where expressed herein, existing development review procedures shall be maintained and implemented.
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CRYSTAL RIVER LAND DEVELOPMENT CODE

4.07.11. – Definitions.

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Definitions

Accessory structure

A building or structure subordinate to the principal building that is under roof and enclosed, and used for purposes customarily incidental to the main or principal building on the lot. Accessory structures are permitted with all building types and typically include Accessory Dwelling Units (ADU's), private garages, storage buildings, garden sheds, and the like. Accessory Structures shall convey a similar character (form and color) as the principal building and comply with the standards for setbacks, building coverage, and Permitted Materials in Section 22-504 (Architecture).

Alley

A secondary way which affords access to the side or rear of abutting property.

Appurtenances

Architectural features not used for human occupancy consisting of spires, belfries, cupolas or dormers, silos, parapet walls, cornices without windows, chimneys, ventilators, antennas, etc.

Build-to line

A line parallel to the property line, along which a building shall be built. Porches and handicap ramps shall be exempt from build-to requirements, and shall occur behind the property line. Build-to line locations for specific sites shall be established by the design review board at the time of application.

Building frontage

The side of a building which faces the frontage street.

Dwelling area

The total internal useable space on all floors of a structure, not including porches, stoops, balconies, or patios.

Easement

A legal instrument, recorded in the county records, that allows access through real property of the conveyor.

Elevation

An exterior wall of a building.

Encroachment

Any architectural feature, structure or structural element, such as a fence, stoop, balcony, bay window, or deck that breaks the plane of a horizontal regulatory limit extending into a setback or beyond the build-to-line.

Entrance, Principal

The main point of access of pedestrians into a building, most often from the primary street.

Entrance, Secondary

The secondary point of access of pedestrians into a building, most often from a secondary street or parking area (rear or side).

Expression Line

A line prescribed at a certain level of a building for the major part of the width of a facade, expressed by a variation in material or by a limited projection such as a molding or balcony.

Fascia

A wide band of material covering the ends of roof rafters, sometimes supporting a gutter in steep-slope roofing, but typically it is a border or trim in low-slope roofing.

Footcandle

A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface.

Frontage Line

The property line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Frontage street

The public right-of-way which serves as primary access to a property.

CRYSTAL RIVER LAND DEVELOPMENT CODE

Frontage Type

The way in which a building engages the public realm.

Garden Wall

A freestanding wall made of masonry, typically used as a screen or enclosure for a yard or open space, or as a divider along a street, alley, or lot line.

Live / Work Unit

An integrated housing unit and working space in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity with a commercial component that may accommodate employees and walk-in trade. The residential component may be located above or behind the commercial space.

Lot coverage

The horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level including porches, stoops, and steps; but excluding driveways, parking, uncovered decks, patios, stairways, and the like.

Lot frontage

The property line adjacent to the frontage street.

Mixed Use

The development of a single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment, where the different land use types are in close proximity, and shared pedestrian and vehicular access and parking areas are functionally integrated.

Parapet

A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Pedestrian Passage

An open or roofed access passing between buildings. These passageways frequently connect rear parking areas and alleys to frontages, streets, plazas, and other public use spaces. A pedestrian passage provides a shortcut through long blocks and is often restricted to pedestrian use and limited vehicular access.

Private Frontage

The privately held space between the front plane of the principal building and the front parcel line / ROW.

Public Frontage

The area between the vehicular lanes and the front parcel line that contains the curb assembly, walkway type, planter type, landscaping, lighting, signage, and civic elements (benches, bus stops, etc.).

Public Realm

The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to plazas, squares, parks, thoroughfares, public frontages, private frontages, civic buildings and civic spaces.

Rear Alley

A vehicular way located to the rear of lots providing a location for utility easements and access to service areas, parking, and accessory structures.

Right of Way (ROW)

A right-of-way is the actual land area acquired for a specific purpose such as a utility line or roadway.

Setback

The mandatory clear distance between a property line and a structure.

Shared Parking

Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shed Roof

A roof shape having only one sloping plane.

CRYSTAL RIVER LAND DEVELOPMENT CODE

Shopfront A private frontage type where the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and may include a canopy or awning that overlaps the sidewalk.

Suspended Signs

Suspended signs mount to the underside of beams or ceilings of a porch, gallery, arcade, breezeway or similar covered area. They are typically hung in a manner that allows them to swing slightly. These signs are small, pedestrian scaled, and easily read from both sides.

Supervisory Planner

The City official charged with, and best equipped to administer this overlay code. The supervisory planner must possess a professional level understanding of both urban design and planning principles.

Thoroughfare

A street. This ordinance mandates that all vehicular rights of way, easements, and parking access-ways be designed as thoroughfares that both resemble and function as a traditional street would.

4.08.00. - **Crystal River Redevelopment Agency (CRA)** Downtown Commercial Waterfront Overlay District (DCWOD).

4.08.01. - Purpose statement.

The downtown commercial waterfront overlay district is being created with the intention of promoting private development, achieving a high degree of public use with parks, hotels, public assembly areas and river themed retail commercial uses. The character envisioned is an urban district with industrial fishing village design elements, Florida-friendly landscape treatments, and lighting; designed to pedestrian oriented for day and night uses with continuous public access to the water's edge. Flexibility is given to each parcel to allow harmonious development that is compatible with adjacent buildings.

(Ord. No. 16-O-05, § 3, 3-25-2019)

4.08.02.A – **Boundaries.** The Downtown Commercial Waterfront Overlay District (DCWOD) is an overlay zoning district whose boundaries are conveyed below and outlined on the official zoning map of the City. The DCWOD is located within the larger Community Redevelopment Area (CRA) and Community Redevelopment Area Overlay District (CRAOD).

4.08.02.B. – **Design criteria.**

Allowable uses:
Multi-family
Mixed use
Marina
Parks, public and private
Professional service/office
Professional offices, studios, other general offices (no medical or lab; tattoo parlors, pawn shops or flea markets; bail bonds or knife/gun shops)
Cultural centers (museums, aquariums, galleries, etc.)
Restaurant/bar/lounge
Hotels/motels
Personal service establishments (beauty, barber, tailor, etc.)
Private clubs/lounges

CRYSTAL RIVER LAND DEVELOPMENT CODE

Retail stores (except automotive)
Fishery, commercial and retail
Specialty food store (bakery, deli, etc.)
Resort housing units
Water-dependent uses
Public parking facilities
Height: Fifty-five (55) feet with ten (10) foot allowance for appurtenances (cupolas, decorative rooftop, façade, etc.
Setbacks: Setbacks can be waived on the front and/or side provided emergency access is available to at least one (1) entrance. Waterfront setbacks may be reduced to allow for flexibility; however, approval must be obtained from the planning board and the community redevelopment agency.
Impervious surface ratio (ISR): Eighty-five (85) percent provided stormwater regulations discussed in this chapter is met.
Commercial floor area ratio (F.A.R.): See underlying zoning district. May be adjusted by supervisory planner.
Parking standards: An effort will be made to include required parking on-site, with alternative parking options being taken into consideration. It is important to the City of Crystal River CRA to assist with redevelopment efforts by providing site design flexibility, while maintaining a high level of aesthetic quality. The CRA has developed parking throughout the CRA district allowing for more flexibility in building area and open space around King's Bay, therefore allowing a reduction in the amount of required parking spaces.
<p>Building placement and orientation —The design character of a building's site and the manner in which it functions are some of the most important considerations for properties along the waterfront. The primary objective is to create an environment that is attractive to pedestrians and maintains the character of the waterfront setting.</p> <p>Provide double-fronted buildings with a pedestrian friendly façade and entrance on both the street and waterfront side</p> <p>Where two (2) or more buildings will be located on a site, arrange them to define an outdoor space. Clustering buildings to create active open spaces such as plazas and courtyards are encouraged between structures and along waterfront edges.</p>
Standards for lot dimensions: a) Lot width and lot depth shall be sufficient and adequate to accommodate a well planned development with connected open space systems, pedestrian ways, and public activity areas, and b) lot width and depth shall be compatible with the predominant configuration of lots in the surrounding properties. All development is done in a way that does not impede on neighboring lots.
<p>Stormwater:</p> <p><i>Purpose</i> —To provide updated design standards for stormwater management systems within the waterfront district that more directly focus on the reduction of the nutrients of concern identified in Kings Bay.</p> <p><i>Regulation</i> —Within the waterfront district, the requirements of land development code section 6.03.04.C.7 regarding meeting pre-development runoff conditions shall not apply if the applicant can demonstrate to the city's satisfaction that the project site discharges directly to King's Bay and the project's stormwater discharge does not adversely affect any off site properties. Such justification shall be made through engineering drawings and calculations signed and sealed by a professional engineer registered in the State of Florida.</p> <p>Within the waterfront district, the requirements shall be as follows:</p> <ol style="list-style-type: none"> 1. All stormwater treatment systems shall meet the permit requirements of the environmental resource permit as issued to the City of Crystal River by the Southwest Florida Water Management District, and subject to the requirements of 62-330.055, F.A.C. This permit requires each applicant to provide a stormwater management system that meets the target pollutant loadings for total nitrogen (TN) and total phosphorous (TP) prior to discharge to Kings Bay.

CRYSTAL RIVER LAND DEVELOPMENT CODE

2. The applicant shall submit plans and calculations prepared by a registered professional engineer that demonstrate the post-development pollutant loadings anticipated for TN and TP. Those pollutant loadings shall meet or exceed the target loadings identified in the conceptual ERP, or an agreed-upon loading if approved by the City of Crystal River.
3. The applicant shall also obtain a general permit for construction for the project site through the Southwest Florida Water Management District pursuant to 62-330.450, F.A.C. and provide it to the city as a precedent for approval of the stormwater management plan.
4. To the greatest extent practicable the applicant shall incorporate the use of best management practices in the stormwater treatment system to provide greater assurance to the City of Crystal River that all systems will eliminate direct discharge of untreated stormwater to Kings Bay and eliminate direct discharge conditions that will result in erosion or sedimentation at the outfall to Kings Bay.

(Ord. No. 16-O-05, § 3, 3-25-2019)

CRYSTAL RIVER LAND DEVELOPMENT CODE

2.03.00. - Land uses permitted in each zoning district.

2.03.01. - How to read the table of uses.

- A. Within the following table the letter "P" indicates that the land use is permissible, subject to compliance with the standards of the zoning district.
- B. The letter "S" indicates that the land use is permissible, subject to compliance with the standards of the zoning district, and the supplemental standards specified for the use. Supplemental standards are contained in section 5.05.00.
- C. An empty cell indicates the land use is prohibited.
- D. Any land use that is not identified in Table 2.03.02 is prohibited unless it is found to be substantially similar by the city manager.
 - 1. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 2.03.02. Characteristics to be considered include characteristics such as, but not limited to, the following:
 - a. Typical hours of operation;
 - b. Use of outdoor storage;
 - c. Trip generation rates;
 - d. Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
 - e. Customary functions of the use.
 - 2. The administrative interpretation shall be subject to appeal, as set forth in chapter 9.

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005)

2.03.02. - Table of permitted uses.

Table 2.03.02. Permitted Uses.

P = Permitted S = Supplemental	Zoning Districts													
	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	MXD
RESIDENTIAL														
Single-family dwelling units	P	P	P	P	P	P								
Multiple-family dwelling units 2 + units (duplexes, apartments, condominiums, rowhouses, and the like)					P	P	P						See Section 4.04.00	See Section 4.06.01 and 4.06.03

CRYSTAL RIVER LAND DEVELOPMENT CODE

P = Permitted S = Supplemental	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	MXD
OFFICES & SERVICES														
Bed and breakfast inns				S	S	S	P	P	P					
Car wash establishments									S					
Caterer						P		P	P					
Day care center (adult or child)				S	S	S	P	P	P			P		
Dispatching or communications office (excludes the warehousing or actual distribution of goods)								P	P					
Financial institutions (banks, loans companies, and stock brokerage offices) (without drive-thru windows)							P	P	P					
Funeral homes, mortuaries, and undertaking establishments								S	P					
Gymnasiums/spas/health clubs							P	P	P					
Hotels or motels							P	P	P					
Light Assembly									P					
Medical offices or clinics								P	P					
Personal service business (barber, beauty or nail salon, tailors, travel agencies, laundries/dry cleaner pick-up, photography studio, florist)						P	P	P	P					
Professional services (accounting, blueprint, computer, insurance, printing, real estate, secretarial)						P	P	P	P					
Repair shops of small consumer goods such as cameras, bicycles, furniture, or TVs							P	P	P					
Resort housing units							S							
Self storage facilities									P	P				
Trade, construction, and machinery service establishments									P	P				
Veterinary offices (no outside kennels)								P	P					

See Section 4.04.00
See Section 4.06.01 and 4.06.03

CRYSTAL RIVER LAND DEVELOPMENT CODE

P = Permitted S = Supplemental	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	MXD
RETAIL & RESTAURANTS														
Bars, taverns, lounges, nightclubs, and dance halls								P	P					
Building supply and lumber, farm and garden supply									P	P				
Commercial centers							S	S	S	S				
Drive-thru establishments (such as, but not limited to, banks; drug stores; and restaurants)									P					
Drug stores, health and personal care (without drive-thru windows)							P	P	P					
Fishery, commercial and retail fish houses							P							
Food stores, specialty (bakery, deli)						P	P	P	P					
Gasoline sales and service, combination gasoline sale and foodmarts or restaurants									S					
Grocery stores, supermarkets									P					
Marina, commercial							S							
Permanent roadside produce stands (must meet design requirements)									P					
Restaurants (without drive-thru windows)							P	P	P					
Retail department stores and malls									P					
Retail shops (such as, but not limited to, gift; antique; art shops; and video/DVD rental)							P	P	P				See Section 4.04.00	See Section 4.06.01 and 4.06.03
Vehicle (new or used automobiles, buses, farm equipment, motorcycles, trucks, recreational vehicles, and mobile homes) sales, rental, service, and repair (including parts and accessories stores, truck stops, body shops, road services, car wash facilities)									S	S				
Watercraft and watercraft accessory sales and/or rentals							P		P			P		

CRYSTAL RIVER LAND DEVELOPMENT CODE

P = Permitted S = Supplemental	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	MXD
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY, INFRASTRUCTURE														
Clubs, community centers, lodges, nonprofit and professional associations						S	P	P	P			P		
Emergency Services						S	P	P	P	P		P		
Golf courses (excluding miniature golf and driving tees)			S	S	S	S						P		
Golf courses (including miniature and driving tees)									P			P		
Government offices and/or maintenance facilities							P	P	P	P		P		
Libraries							P	P	P			P		
Public parking lots								P	P					
Recreation, activity based (picnicking, jogging, cycling, arboretums, hiking, playgrounds, ball fields, outdoor ball courts, stables, outdoor swimming pools, and water-related or water-dependent uses such as boat ramps, fishing docks and piers, and all similar outdoor recreation uses							P					P	See Section 4.04.00	See Section 4.06.01 and 4.06.03
Recreation centers, indoor (arcades, billiards/pool parlors, bowling alleys)							P	P	P					
Recreation, resources based (includes docks, boardwalks, water-dependent uses, and camping pursuant to a DEP management plan)							P				P	P		
Recreation, outdoor arenas, go-kart tracks or other similar outdoor amusements)									P					
Recreation, passive outdoor/open space	P	P	P	P	P	P	P	P	P	P	P	P		
Recycling collection center										P				
Religious uses and facilities				S	S	S	P	P	P	P		P		

CRYSTAL RIVER LAND DEVELOPMENT CODE

Schools, commercial or trade including personal instruction studios such as dance, exercise, instrument, martial arts or voice training								P	P	P				P		
Schools, academic								P	P	P				P		
Telecommunications tower										S		S	S			
Theaters and auditoriums								P	P	P				P		
P = Permitted S = Supplemental	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	MXD		
INDUSTRIAL																
Machine Shop												P				
Warehouse, truck terminals and material storage yard												P				
Wholesale and retail businesses for manufacturing, processing, storing or distributing goods. Uses requiring primarily outdoor storage or where the industrial activity itself is conducted outdoors; LP gas storage and/or distribution exceeding one thousand (1,000) gallons; and recycling centers are included												P				See Section 4.04.00
Wholesale business												P				See Section 4.06.01 and 4.06.03

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005; Ord. No. 11-0-17, § 2e, 1-9-2012; Ord. No. 12-0-04, § 3B., 10-8-2012; Ord. No. 14-0-06, § 3, 8-27-2014)

CRYSTAL RIVER LAND DEVELOPMENT CODE

2.03.03. - Accessory uses in each zoning district.

- A. The letter "A" indicates the use is permissible as an accessory use subject to compliance with the standards for accessory uses set forth in section 5.01.00.
- B. Some uses are permitted by right as indicated in Table 2.03.02. Where a specified use in a specified zoning district has an empty cell in both Table 2.03.02 and Table 2.03.03, the use is prohibited.
- C. Accessory uses also include any structure or use normally and customarily incidental to the permitted use.
- D. Roadside vending may be approved as an accessory use, co-located on an existing site that is open and holds an active business license with the City of Crystal River and that is fully developed per the City of Crystal River Land Development Code subject to the provisions of chapter 4, section 4.02.07.

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005; Ord. No. 12-0-04, § 3B., 10-8-2012)

Table 2.03.03. Accessory Structures.

Zoning Districts														
A = Permissible accessory structure	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	MXD
Accessory dwellings, such as a guesthouse; mother-in-law house; or helper quarters.		A	A			A								
Accessory dwelling, such as caretaker quarters or park ranger housing										A	A	A		
Docks, boathouses, boat lifts, boat davits, piers, seawalls or boardwalks	A	A	A	A	A		A				A	A	A	A
Dumpsters	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Employee support facilities, such as dining rooms, day care, or recreation facility							A	A	A	A		A		
Fences, Hedges, and Walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Roadside Vending									A					
Support facilities for lodging or residential, such as newsstands, laundry centers, or recreation facility			A	A	A		A	A	A				A	
Satellite dish antenna	A	A	A	A	A	A	A	A	A	A		A	A	A
Storage buildings, utility buildings, greenhouses	A	A	A	A	A	A	A	A	A	A		A	A	A
Swimming pools	A	A	A	A	A	A	A	A	A	A		A	A	A

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005; Ord. No. 11-0-17, § 2f, 1-9-2012; Ord. No. 12-0-04, § 3B., 10-8-2012)

CRYSTAL RIVER LAND DEVELOPMENT CODE

Table 6.04.07.B. Parking space design standards.

Parking Angle (degrees)	A Parking Row Depth (feet)	B Drive Aisle Width (feet) one-way	C Drive Aisle Width (feet) Two-way	D Stall Width (feet)	E Stall Depth (feet)	Minimum Lot Width (feet) (2 rows plus two-way aisle)
0° (parallel)	8	11	20	8	22	36
30°	17	11	20	9	18	54
45°	20	13	20	9	18	60
60°	20.5	16	20	9	18	61
90°	18	20	22	9	18	60

