



C O R A L S P R I N G S

ARCHITECTURAL GUIDELINES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
THE CITY OF CORAL SPRINGS, FLORIDA

TABLE OF CONTENTS

2	Summary
3	Single Family Code Requirements Single Family Site Design
5	Garages
6	Driveways and Walkways Fences and Walls
7	Air Conditioners Mailboxes & Trash Containers
8	Swimming Pools & Accessory Structures Exterior Design Elements
10	Exterior Materials Single Family: Encouraged Materials Single Family: Discouraged Materials Color
12	Roof Types
13	Awnings & Shutters
1	Screen Enclosures Landscaping
14	Public Safety/Security

PURPOSE & INTENT

These guidelines are intended to give potential developers and builders of single family residential homes an understanding of what characteristics should be incorporated into their design.

Guidelines are not static or fixed in time. All designers are encouraged to be creative and push the guideline envelope with better design ideas which can be incorporated into this document as time goes on.

However, innovative ideas should be submitted for design review early in the permitting process.

Elements listed as encouraged do not require review by the Architectural Review Committee (ARC). When an element is listed as discouraged it should be a clear indication to a designer that trying to work with that element will be difficult. In rare instances these discouraged elements when coupled with innovative design can receive design approval.

THE ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) is to be staffed by citizens trained in any of the following fields: building, architecture, landscape architecture, interior design, planning or engineering. The committee will review any development plans which do not meet the Coral Springs Design Guidelines. The committee will provide its input on preferred architectural and site planning treatments which are consistent with the adopted guidelines. Approval will remain at the administrative level, and the resources of both the ARC and the design guidelines will be used to create aesthetically pleasing developments within Coral Springs.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

SUMMARY

The City of Coral Springs encourages the use of innovative as well as traditional designs for single family homes in the community. Single family homes should be designed with the street or public space in mind. Repetitive unit designs which create uninteresting or unappealing streetscapes are discouraged.

Tradition has a great influence on how we react to the houses we see. In South Florida several schools of design have dominated the single family housing market. They include:

- ☛ Ranch
- ☛ Mediterranean
- ☛ Stucco Venacular
- ☛ Florida Venacular
- ☛ Contemporary
- ☛ Traditional



Ranch Style



Mediterranean



Stucco Venacular



Florida Venacular



International Streamline Modern/Deco

It is encouraged that designers produce houses which use the proven layouts and detailing of these styles. This will provide a design palette which most people will react to in a positive way. Eclectic designs and disproportionate designs are discouraged.

SINGLE FAMILY CODE REQUIREMENTS

These guidelines are intended to encourage the preservation and enhancement of the scale and character of single family homes within the RS-1, RS-3, RS-4, RS-5, and RS-6 districts. The principles of protecting the values of privacy, individual choice and good property maintenance shall apply to all single family districts.

Additionally, the designer shall refer to the Land Development Code (LDC) for particular code requirements within each district. These requirements include: uses permitted, size of plot and minimum frontage, plot coverage, density, height, yard setbacks, walls and fences, buffering and landscaping.

These guidelines suggest ways that developments can be more diverse and interesting while preserving the marketability of the housing stock.

SINGLE FAMILY SITE DESIGN

For unplatted properties, the initial layout of the lots within a development is the best time to create diversity within a development. Differing house styles within a development can provide a varied streetscape, and better utilization of the lot. Additionally, for those builders building individual units or infill units, the same design principles should be considered. See next page for examples of encouraged site design elements.



1. 75' x 100' lots
2. Side entry garages
3. Houses set to the front setback
4. Street trees

5. On-street parking w/ "bump-outs"
6. Curved road alignment
7. Recreational facilities
8. Parks

9. Sidewalks
10. Residential street lighting
11. Coordinated side yard plantings

12. Variation in unit type
13. Entry dominated facade lighting

As outlined on page 4, developers are encouraged to minimize long, straight streets when laying out the lots. Streets can be laid out perpendicular to the long axis of the development site. When circumstances make this impractical a long curved street is encouraged over a straight one.

Site amenities such as lakes and canals, recreational areas and public landscape improvements are encouraged as they add value to the development and improve the marketability of the individual home.

GARAGES

Designers are encouraged to take advantage of entry dominated facades to enhance the streetscape. Garages should not be presented as the dominant feature to a house. Side entry garages may be considered to achieve a more formal and aesthetically pleasing streetscape. Standard automobile turning radii must be maintained for garage entry. Also, units should be staggered on lots throughout the development to vary streetscapes.



Side entry garages are encouraged.

Additional garage space is encouraged to provide more useable space. Garages should have the same architectural character as the main house. It is encouraged that a side entry front garage facade incorporate a window or other architectural elements to enhance it visually. In lieu of this architectural element, enhanced landscaping between the front facade and the street can be incorporated. Garage doors should be high quality overhead type doors utilizing three dimensional detailing of the panels.

Garages are also encouraged to be innovative. The use of recessed doors to create shadows and definition is encouraged. Windows which meet hurricane requirements should be incorporated into door designs. Designers are encouraged to correspond with staff for approval of innovative designs.



Garage doors should add to the overall appeal of the facade.

DRIVEWAYS AND WALKWAYS

Stone paver tiles, interlocking concrete unit pavers and special color and finish concrete are encouraged for driveway and walk material. Loose gravel or loose gravel products are discouraged.



Concrete unit pavers add texture and color to this driveway.

FENCES AND WALLS

If fences and walls are to be provided, they are encouraged to be integrated into the site and unit design. Fences and walls provide privacy screens for outdoor spaces, while maintaining the maximum amount of windows and door openings in the house. Creative placement and design of walls allows for vertical landscaping thus creating interior courtyards similar to European or Mediterranean designs. Fences and walls can be used effectively along roadways and courtyards.



Walls along the front property line are encouraged to maintain about half the wall surface in transparent materials.

Garden walls along street property lines are encouraged to maintain 50% of the wall surface in transparent materials (metal fences, plantings, lattice, etc.).

Masonry fences are encouraged to be in the style of the main house. Masonry walls function well for sound control.

Metal Picket fences are permitted. They are encouraged where views are an important consideration, as in rear yards along lakes, canals, and in front yards so as not to obstruct required open views for automobiles.



A garden wall and plantings define the sidewalk along this street.

AIR CONDITIONERS & TRASH CONTAINERS

Air conditioners need to be shielded and hidden as per the LDC so that they are not visible by a person standing on the ground or from any street or adjacent lot. Screening for air conditioners and trash containers is encouraged to be of masonry construction or landscaping and in a style compatible with the main house. At the very minimum, air conditioning units must be screened with low shrubs.

Window or thru-wall air-conditioning units are not allowed.

Except when it is placed at the street for pickup, all trash containers shall be shielded from view to a person standing on the street or front and side yard of the adjacent unit.

MAILBOXES, ANTENNAE, FLAGPOLES AND STREET NUMBERS

All mailboxes shall be of a design which is consistent with the style of the main house. Mailboxes shall be designed and placed within the requirements of the U.S. Postal Service. The doubling up of mailboxes on one structural support is encouraged. Mailbox designs should be consistent throughout the development.

Outside antennae are permitted if they are concealed by an enclosure screen as per the LDC. Satellite dishes are also permitted if concealed by an enclosed structure as per the LDC. Those less than one meter in diameter are not required to be enclosed, however, these units are encouraged to be positioned toward the rear of the unit in a way which creates the least possible impact on adjacent views.

Flagpoles may be used to display the American Flag and for other noncommercial functions. These poles should be located in the front yard or can be mounted on the building.

Street numbers shall be easily visible and compatible with the unit design on both the houses (centered over door or garage) and on mailboxes. Street numbers are encouraged to be a minimum of 3-inches and a maximum of 9-inches in height. Builders are encouraged to use the maximum height.

SWIMMING POOLS & ACCESSORY STRUCTURES

Homes with a swimming pool are encouraged to be fenced or screened. Swimming pools should be placed to the rear or side of a structure. Pools are not encouraged to be placed in street-side setbacks unless they are enclosed by a five foot high solid masonry wall.

Accessory structures such as gazebos, sheds and dog houses must be of a style and quality consistent with the main building.

Quality playground equipment should be utilized as allowed per the LDC. Equipment should be placed in rear yards.

Basketball backboards are allowed in the back or front yard. If placed in the front yard the backboard cannot be on the street side of the court and must be at least 10 feet back from the front property line.

EXTERIOR DESIGN ELEMENTS

Varied design elements can provide relief and shadows to improve the overall aesthetics of the home and adds character to the neighborhood as a whole. These elements include three-dimensional detailing of walls, corner detailing banding, caps, headers, sills at windows and doors, facias, and column base and capital details at wall openings. Detailing on all facades is required.

The minimum detailing allowed on any opening is a 6" wide trim or design element. The "design equivalent" of this can be submitted for review. Windows and doors with vertical proportions and arched tops or transoms are encouraged.

Architectural details such as shutters, louvers, cupolas and dormers are also encouraged.

The use of wide overhangs is encouraged to add to the architectural character of the unit.

Certain design practices are discouraged. Elements, such as large unarticulated blank walls and landscape walls without three-dimensional detailing (such as caps, and window and door openings without frame detail), are discouraged.



A second level balcony with a wood trellis.



Wood details in the form of rafters, columns and railings enhance this facade.



The detail of the trim and keystone applique at the door add interest to this facade.



A tile roof, cast stone trim, metal railings and high quality wood doors make a positive impression.

EXTERIOR MATERIALS

Wood and tile can be considered for trim and accent applications. Trim materials of stucco, stucco covered rigid foam or cast stone are encouraged.

Stucco may contain integral color or be painted with acrylic paint. Synthetic stucco over rigid foam insulation is allowed if used in a way which looks like cement like stucco.

The following list is provided as a guide for exterior materials. Unusual usage of these materials should be presented to staff early in the preliminary design process.

SINGLE FAMILY: ENCOURAGED MATERIALS

Building

- Stucco
- Stucco covered Rigid Foam
- Cast Stone Trim
- Painted, Stained or Sealed Wood
- Tile
- Cast, Anodized or ESP finished aluminum
- Brass, Bronze or Copper

Drives & Walls

- Brick or Concrete Pavers
- Stamped Pattern Concrete Systems
- Rock Salt Textured Concrete with Integral Color
- Asphalt Driveways and walks (allowed, but not preferred)

Roofs: (Refer to Roofs Section in the LDC)

- Flat, S-type or Barrel Tile of Cement or Clay
- Slate or High Quality Manufactured Slate products
- Five and one-quarter split cedar shakes
- Standing Seam Metal Roofs

Awnings:

- Canvas or Synthetic canvas

SINGLE FAMILY: DISCOURAGED MATERIALS

Unpainted or Unsealed Wood
Unpainted Treated Wood Fencing
Stainless Steel
Galvanized or silver-colored chain link fence
Dark Colored Materials, except used as reveals and, aluminum window or screen enclosures.

COLOR

Colors for buildings are expressed in three categories: base building colors (walls), secondary building colors (larger “trim” areas such as a building base, or accent trim around windows and doors), and trim colors (small areas of color such as decorative trim areas around windows, doors and frames). Roof colors are reviewed under secondary and trim colors and have more flexibility due to the restriction of manufacturer availability.

Base Building Color — This color category relates to the main area of walls on the building, and include whites through light grays, soft pastels, and beiges (from whites to light browns).

Secondary Building Colors — These colors are used for larger trim areas. They are limited to a mid-range intensity of the base building or complementary color. These secondary colors should be limited to 25% of the major surface plane they are used on.

Base and secondary building colors are interchangeable as to proportion and hue.

Trim — These colors are used for accent purposes and are the brightest group of colors allowed. They should be limited to not more than 5% of the building surface. These trim



Secondary building color on garage helps scale the facade.

colors are usually darker and more intense than other colors. Dark blues, greens and greys are appropriate. Light colors for trim, including white are also encouraged.

Designers should submit trim color choices which are considered unusual (purple, red, and chartreuse) early in the preliminary design process for review.

Unusual or objectionable color choices will most likely not receive approval, however, may be considered if used in a manner traditional of the housing style. Additionally, these colors may be forwarded to the ARC for further review.

A master color palette identifying allowable colors that do not require ARC review is available for use in the Community Development Department.

ROOF TYPES

Most people associate pitched, rather than flat roofs with houses. It is encouraged that designs incorporate high pitches and overhangs for roofs. The shape of the roof can add to the diversity of the unit types within a development. For multiple unit developments, designers are encouraged to provide at least three distinctly different roof designs for houses. This can be accomplished by varying roof pitches and configurations (gable and hip, etc.). Designers are also encouraged to use at least three different roof tile colors within the same development. Roof tile colors should be submitted for review early in the design process.

Minimum roof pitch of the main roof is encouraged to be 5:12, with 3:12 used for secondary roofs. Mansard and flat roofs are discouraged, except for balconies, decks, and screen enclosures.

Roofs shall be constructed of flat, S-type or barrel tile of cement or clay, slate or high quality manufactured slate, split WRC shakes (No. 1, Blue Label), terne coated stainless steel galvalume, aluminum or galvanized steel standing seam roofs only. Metal roofs will be considered as a light weight alternative where structural limitations exist in reroofing situations. Also, dimensional asphalt shingle will be allowed when structural limitations exist involving cedar shake reroofing situations. Initial use of other new roof materials are encouraged, but will require ARC review.

The following subdivisions have at least two-thirds of their existing homes constructed with asphalt shingle:

Better Homes	Beachwood Heights
Crossings #2	Rushwood
Westview Estates	Greenwood
Greenwood II	Royal Palm Pointe
The Springs	Grenadier Estates

To provide consistency within the development, the above subdivisions will be allowed to convert 100% to asphalt



A high quality standing seam roof.



Synthetic slate shown on a "French Traditional" home.



Tile roofs are encouraged as per the LDC.

AWNINGS & SHUTTERS

Awnings can be used to provide architectural elements. Awnings should be traditional pipe frame units with canvas or synthetic canvas (Sunbrella, etc.). Unfinished materials, such as bare metal are discouraged.

Designers should consider the use of shutters as architectural elements. Designers should seek out shutters which can be permanently fixed to the building and act as architectural elements as well as serve their primary function. When stored, storm shutters should not be visible from the street or adjoining unit. Shutters may be constructed of metal, plastic, or wood, provided that they do not appear fake or mis-sized. A shutter should be sized to actually close over or into a window opening. Awning and shutter colors will be reviewed as secondary building color (see page 10).



Awnings add color and interest to this facade while shading the window and providing rain protection.



Shutters are encouraged to be used as architectural elements on the facade, in addition to serving their primary function.

SCREEN ENCLOSURES

Screen enclosures greatly enhance the use of outdoor space in South Florida and therefore are encouraged. These enclosures should be integrated with the design and character of the building.

Screen enclosure systems of aluminum with bronze or white finishes are encouraged. Screen enclosures should be integrated into the building design, and not appear as an afterthought to a design. Screen enclosures are encouraged to be located at the rear of the lot whenever possible.

LANDSCAPING

Landscaping can add to the attractiveness of any development or unit and is therefore encouraged. Although landscaping is specified by the LDC, designers are encouraged to use it in the following ways:

- To provide privacy screening between houses.
- To mitigate the impact of repetition of the street facade by breaking long views down straight streets.
- To enhance large blank walls.



Palms used in rhythm with small decorative openings give human scale to this large wall.



Front property line walls along the street should incorporate plantings to add to the public space.

PUBLIC SAFETY/SECURITY

A public safety/security plan is required at the time of the final review stage of the development review process, however, developers should consider this issue at the conceptual stage of site plan design. The proper choices in site plan design and its surroundings can improve the safety of an environment and reduce potential crime. The security plan shall include graphic and textual materials addressing the following public safety issues:

Provisions of Natural Surveillance & Natural Access Control:

Placement and design of physical features to maximize visibility is encouraged. This shall include building orientation, windows, entrances, exits, parking lots, walkways, landscape trees and shrubs, fences or walls, signage and other physical obstructions. Lighting that provides nighttime illumination of the entrances of units, pedestrian areas and walkways are encouraged.

Line of sight: The inability to see what is ahead of you is a serious impediment to feeling and being safe. Trees, walls, columns, shrubbery, and berms wrongly placed can obstruct the line of sight and provide hiding places for perpetrators. Landscaping should enhance the surroundings without creating blind spots. Concrete planters well maintained hedges and trees, wrought-iron or chain-link fences, glass, lawns, flower beds benches and yard lampposts all denote boundaries while allowing occupants to see and be seen. Doors to residences should have peepholes and deadlocks. Make paths to entries, parking, and trash deposits well defined, well lighted and free from low dense shrubs.

Entrapment Spots: Entrapment spots are small, confined areas, shielded on three sides by some barrier, whether it be walls or bushes. If an entrapment spot cannot be avoided, it should be well lit.

Lighting: Lighting is critical to safety and a persons sense of security. Lighting should be bright enough to allow for identification of faces but not too bright in confined areas to create a problem seeing. Lights should be placed away from trees and high shrubs so the

illumination is not shielded by the growth. Developers are encourage to coordinate tree placement on the required landscape plan with lighting to prevent possible future obstructions. Lighting fixtures should be of a material not easily broken. Structure mounted lighting on garages, entry and back doors should be activated by a timer to allow for maximum lighting at night. A common sense way to look at this level of lighting is to ask are you able to identify a persons face 15 yards away? The consistency of lighting must also be examined. Providing more fixtures with lower wattage would be preferable than a few with higher wattage. Note: Lighting is revisited in several sections of these guidelines.

Readability: Knowing where you are and which way to go increases the feeling of safety. Street names and house addresses should be lighted and unobstructed by plants.

Proper lighting of drive aisles, and on-site lighting contributes to safety and reduction of fear. Five foot-candles at face level is encouraged to allow for identification of a person. Lighting fixtures should be of a material not easily broken. Clear lines of sight should exist between the units and the street. Pedestrian paths should be well defined with lighting, curbing, or low shrubs.

Neighborhood Squares/Parks: Consideration should be given to this type of common area. Properly maintained neighborhood squares can become the focal point of activity and remove children from playing in the parking lot areas. When this area is visible/overseen by the surrounding units, the area becomes safer.