



**CITY OF GREENACRES  
PLANNING AND ENGINEERING DEPARTMENT  
POLICY AND PROCEDURES**

**POLICY#** PDO-002DD  
**ISSUED:** 4/12/05  
**EFFECTIVE:** 4/12/05

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**SUBJECT:** Florida Vernacular Architectural Requirements for the 10<sup>th</sup> Avenue North Original Section Corridor

**CROSS REFERENCE:** Chapter 16, Article III, Division 16, Section 16-582

**PURPOSE:** To establish architectural guidelines for 10<sup>th</sup> Avenue North in the area between Haverhill Road and the E-3 Canal (Original Section) to promote a harmonious common design theme and support revitalization.

**POLICY:** New and existing developments on properties within the MXD-OS zoning district shall comply with, and existing developments in other districts in the 10<sup>th</sup> Avenue North Original Section corridor shall be encouraged to comply with, the following requirements:

1. Building Elevations
  - a. Equal quality and quantity of architectural treatment on all four elevations.
  - b. Horizontal clapboard siding of wood or other solid material for the walls.
  - c. Standing seam metal roofing with a visible minimum pitch of 4 in 12.
  - d. Minimum roof overhangs of at least 2 feet.
  - e. A large covered porch on 10<sup>th</sup> Avenue North and/or the adjacent side street. The porch shall be connected to the public sidewalk and shall provide access to the building. The porch shall feature appropriately scaled columns and architectural trim. Since the porch is a supplemental requirement to further the purposes of the 10<sup>th</sup> Avenue North Original Section corridor, it does not count towards the maximum lot coverage of a proposed development.
  - f. Trim including a horizontal frieze band at the top of the building walls, lintel and sill trim at the windows, lintel trim at the doors, harmonious fascia boards or visible rafter tails, and appropriate corner and opening casing shall be provided.
  - g. Windows shall be either single or double hung, vertically proportioned, and contain colonial mullions.

2. Color Schemes
  - a. Wall colors of beige, light yellow, light gray.
  - b. Trim colors of white or similar but significantly lighter than the proposed wall color.
  - c. Roof colors of silver, light gray, dark gray (not charcoal or black), medium green or dark red (not bright or vibrant red).
3. Dumpster Enclosures
  - a. Exterior walls and trim shall match the materials, style, and finish of the building.
  - b. Architecturally consistent opaque gates shall be provided.
  - c. Colors shall match the building.

**PROCEDURE:** The Planning and Engineering Department will review site plans and building permits in accord with the requirements of this policy.

**REVISED:**

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Planning and Engineering Director