There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the 3rd day of November, 2011, the following Ordinance, which was reduced to writing and presented in advance of the meeting for reading and examination:

ORDINANCE NO. 2733

AN ORDINANCE AMENDING THE OFFICIAL TEXT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, SECTION IV. SUPPLEMENTARY REGULATIONS TO ADD PARAGRAPH (E) SUPPLEMENTARY DESIGN STANDARDS

WHEREAS, to ensure that future residential, multi-family and commercial development and redevelopment in the City of Gulfport is attractive, safe and functional; yields a variety of housing, retail and business opportunities; reflects the distinctive quality and character of the City's traditional neighborhoods and districts; and promotes building and site designs responsive to and compatible with the City's climate, culture and architectural heritage; and

WHEREAS, the City of Gulfport Urban Development Department planning and building staff have worked with property owners and developers and have proposed zoning ordinance changes to achieve optimum compatibility and neighborhood development impact; and

WHEREAS, proper public notice according to state law and local ordinance was duly advertised for public hearing, and public hearing was duly and properly held by the City of Gulfport Planning Commission on proposed ordinance changes, and certain changes and additions were recommended by the Planning Commission pursuant to the recommendations submitted by the Urban Development Department Staff for review and final drafting by the Legal Department this amendatory ordinance was submitted to the City Council and Mayor, and has been carefully considered; and

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission, that the text of Sec. IV. Supplementary Regulations of the Comprehensive Zoning Ordinance should be amended to add Paragraph (E) Supplementary Design Standards. The case file number is 1108PC066.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

That the Official text of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended under Section IV. Supplementary Regulations, by adding Paragraph (E) Supplementary Design Standards, to read exactly and completely as follows:

(E) *Supplementary design standards*

(1) Application & Review Process: For projects subject to review as defined below, applicants will be required to submit proposed site plans, landscape plans, building elevations, photographs of adjacent and surrounding properties, and information regarding proposed building materials. Such information will be used as the basis for a determination of compliance or non-compliance with applicable design standards.

Upon review of applications, staff may deem a project not in compliance with applicable design standards and forward the application to the Architectural Review Committee (ARC) for review. The ARC will review the application and prepare a determination of compliance or non-compliance with applicable design standards. For projects the ARC finds the project not in compliance, the applicant may revise plans and resubmit for staff review or appeal the decision to the Planning Commission.

The Planning Commission will review such applications and prepare a determination of compliance or non-compliance. If the Planning Commission finds the project not in compliance, the decision may be appealed to the City Council by filing with staff a written notice of appeal specifying the decision from which the appeal is taken. A decision of the City

Council may be appealed to the court of jurisdiction as provided in the Mississippi Code of 1972, as amended.

(2) *Residential projects*

The standards of this section apply to residential building projects meeting the following criteria:

-*New Single Family Residential Buildings in New Subdivisions.* New construction of residential buildings in new subdivisions of greater than 25 lots platted after the effective date of these Ordinance revisions.

-*New Multi-family Residential Development.* New construction of multi-family residential buildings of greater than 8 units and renovations or additions to existing 8 units multi-family residential buildings valued greater than 50% of the value of the structure.

(a) Design Standards

1. *Site design.*

1.1. *General.*

i. Projects should consider their influence on neighboring properties. Projects should be designed to contribute to the overall character, identity, and attractiveness of a neighborhood or district and minimize impacts on nearby property zoned for lower density/intensity uses.

ii. Natural features such as viewsheds, trees, wetlands, drainage ways, and other features unique to the site should be preserved and incorporated into development proposals.

iii. Open spaces and play areas should be safe, centrally-located, easily-accessible by pedestrian sidewalks and paths, and visible from adjacent sidewalks and roadways to allow for informal surveillance.

1.2 *Site configuration and building placement.*

i. Building placement and site configuration should reflect the prevailing pattern of the neighborhood.

ii. Buildings serving common purposes in multiple-family projects should be placed in a prominent location and help define public spaces, terminate vistas, and screen service drives and areas.

iii. Primary building entries should be located on front facades, designed to be visible from adjacent streets and sidewalks, and offer protected from the elements with a covered porch or stoop.

iv. Separate building along the same street frontage should be built along relatively continuous front setback lines with slight variations allowed to provide relief.

1.3 *Fencing and screening.*

i. Front yard walls and fencing taller than 3 feet in height are discouraged in residential neighborhoods.

ii. Fencing or screening material and designs should match or complement the fencing materials and designs on adjoining properties. Materials and finishes should be durable and easily maintained. Brick, wood, stucco or wrought iron are the preferred materials.

1.4. *Storage, utilities, and mechanical equipment.*

i. Areas for outdoor storage, including within carports and beneath elevated buildings,

should be screened from public view through a combination of location on property, building design, landscaping, fencing, and architectural screening or enclosure.

ii. All ground-level mechanical equipment, including but not limited to satellite dishes, propane tanks, antenna, irrigation controllers, ladders, vent pipes, heating, ventilation, and air conditioning (HVAC) units, and alarm boxes, should be located away from public view to side or rear of the primary building and should be screened from view from street with architectural enclosures (integrated into the building design) or landscape screens.

iii. When rooftop or elevated placement of mechanical is necessary, the equipment should be located on the side or rear of the building to limit street visibility. In addition, roof mounted equipment on multi-family buildings should be screened from the view of adjacent properties.

iv. New public utilities and infrastructure should be placed underground or in rear alleys if feasible.

1.5. *Landscaping*.

i. Landscaping on individual lots should be designed to reinforce a neighborhood's sense of place and identity, provide privacy, screen mechanical and utility equipment otherwise visible from public streets, and ease transitions among adjacent buildings.

ii. Where possible, existing landscape elements should be incorporated and preserved. Healthy mature trees and tree groupings should be preserved as design determinants. Mature trees on project sites should be protected and preserved as per City of Gulfport tree preservation standards.

iii. The front yard area of individual lots should include at least forty (40) percent of the total area in lawn or ground cover, one shade tree, and shrubs as foundation planting along the front façade of buildings. Foundation plantings should be at least twelve (12) inches tall at planting and located in a minimum three (3) foot deep landscape bed with mulch or ground cover.

iv. Use of native, drought tolerant species is preferred.

1.6. *Site and architectural lighting*.

i. Exterior lighting in residential neighborhoods districts should be limited to lighting of walkways, patios, stoops and porches and the lighting of landscape and building features.

ii. Architectural lighting of facades should focus on illuminating the building's surfaces. light fixtures should include internal reflector caps, refractors, or shields that provide an efficient and focused distribution of light and avoid glare or reflection across property edges or onto adjacent buildings.

iii. Illumination design should avoid lighting of the night sky.

2. *Building design*.

2.1. *General*.

i. Building design should preserve and enhance the existing community character of Gulfport, contribute to the unique sense of place of the City's neighborhoods and districts, and convey a sense of human-scale through architectural articulation, materials, and proportion.

ii. Although no single architectural style or design is preferred in the City, residential Building designs should strive for compatibility with other buildings in their neighborhood or Design Standards district. Designers should assess the architectural

design, exterior building materials, colors, and arrangement of buildings and other features prior to completing design plans.

iii. The introduction of experimental, overly expressive, or unique designs in existing neighborhoods is generally discouraged. Attempts should be made to tie the building into its neighborhood context through the use of similar massing, materials, roof form, architectural styles, or other techniques.

iv. New buildings that mimic historical styles are acceptable, but they should be accurate interpretations. Special attention should be paid to materials, proportions, and ornamentation originally used in the proposed style. Accessory buildings and renovations of and additions to existing buildings should follow the architectural style of the primary building.

2.2 *Massing and form.*

i. The height, form, size, scale, massing, and proportion of new buildings should be compatible with surrounding buildings. For example, the proportion of the main body of the house to its wings, porch projections, and lot width should approximate proportions found in surrounding buildings.

ii. Large multiple-family buildings should be designed to reduce their apparent size with projecting wings, dependencies, varying roof profiles and forms that define courtyards, terraces and patios. Façade setbacks, terraces, and changes in color and material can be used to achieve a residential scale.

iv. Designs with numerous gables, roof pitches, dormers, and out-of-proportion window and entry treatments, should be avoided in favor of more subtle designs that blend with the historic architecture of the neighborhood or community.

2.3. *Facades*.

i. The spacing, placement, scale, orientation, proportion, and size of window and door openings, porches and stoops, bay windows, and other design features should be consistent with treatments typical of the proposed architectural style and compatible with the design character of surrounding buildings.

ii. Although residential building facades should be articulated and incorporate residentially scaled architectural details and features, restraint should be used in design.

2.4. *Porch, awnings, and balconies*.

i. Covered porches on one-family and two-family dwellings and covered stoops on townhomes dwellings are strongly encouraged.

ii. Porches, stoops, awnings, balconies and other architectural projections should be of appropriate scale, shape, color, scheme and pattern in order to reinforce good design principles, and should be designed to complement the color and material of the building to which they are affixed.

iii. Covered porches should be scaled and detailed consistent with the proposed Architectural style of the house. Generally, covered porches should be at least six (6) feet deep, at least six (6) feet wide when possible and elevated above grade to match the finished floor level of the house. Covered stoops should be at least four (4) feet deep, four (4) feet wide when possible, and elevated above grade to match the finished floor level of the townhome dwelling.

2.5. Roofs *and eaves.*

i. Generally, roofs of residential buildings should be pitched and not flat. Common Pitched roof forms in the City are gabled, hipped, and gambrel.

ii. Pitched roofs should be, where possible, symmetrical hips or gables, with a pitch

Between 4:12 and 12:12. Pitched roofs should have overhang or eave dimensions between eight (8) and twenty-four (24) inches consistent with the proposed styles unless contradictory to building codes.

iii. For additions or renovations of existing buildings, the roof type, pitch, color, and Material should be consistent with that of the original building.

2.6. *Windows and doors.*

i. Generally, windows should be vertically oriented, i.e., taller than they are wide, individually articulated, and not form long horizontal or vertical bands.

ii. Replacement windows on existing buildings should look as similar to the original Window as possible to preserve the building's architectural design. The number, size, style and shape of window panels should be consistent with the original windows.

iii. Replacement doors should be of the same type as the original, or fit with the Architectural style of the building, and where applicable, original trim should remain intact.

iv. The use of metal security doors and externally-mounted security window bars is discouraged.

2.7. *Materials and finishes*.

i. In new construction, materials should be comparable to those in the neighborhood and
should be appropriate to the selected architectural style of the house (i.e., stucco should not be used for a Victorian, and fish-scale shingles should not be used on a Mediterranean).

ii. Cladding material "palettes" should be kept simple. Generally, buildings should not Have more than two (2) primary cladding materials and such materials should only be combined horizontally, with the heavier material below the lighter.

iii. Facade colors should be neutral or muted colors. The use of bright "primary" colors should be prohibited. Accent colors may be brighter and more intense but should harmonize with the dominant building color.

iv. For renovations to existing buildings, every effort should be made to maintain the original materials; however, if new siding is proposed, it should match the type and style of the original or that which is typical to the period.

2.8. *Elevated buildings.*

i. Foundations of elevated buildings are integral parts of the building and should be integrated with and designed to complement the design of the building.

ii. The placement and composition of foundation architectural elements including Structural supports, screening, and other architectural elements should coincide with prominent external façade design elements including columns, posts, colonnades, trim details, or other vertical elements.

iii. Filling sites to more than two (2) feet above adjacent sidewalks, street grades or lots is
generally discouraged. A site's finished grade should match existing topography where possible.

iv. The configuration and type of pedestrian access (i.e. porch, stairs, landings, ramps, and walkways) should be determined by site's required setbacks, other site features including parking and vehicular access features, and compatibility with and proximity to adjacent properties.

v. Non-structural, architectural screening panels or breakaway walls should be designed
To match the overall architectural design of the building and piers or piles should be painted or wrapped with architectural molding or trim.

vi. Landscape screening should complement the architectural elements of the building

And be part of an overall strategy for mitigating the effects of elevated buildings.

(3) Commercial projects.

The standards of this section apply to commercial and mixed use building project meeting the following criteria:

-*New and Renovated Buildings along Commercial and Mixed Use Corridors.* New construction of a building or major renovation or addition to an existing building valued greater than $50.000 intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an Arterial or Major Collector in the City's Comprehensive Plan.

(a) Design Standards

1. Site design.

1.1. *General.*

i. All projects should ensure natural features, other site features, relationship to adjacent buildings, land uses, and street have been appropriately incorporated into the design and selection of the best location for a building or buildings on a particular site.

ii. Natural site amenities should be recognized. Views, trees, creeks and similar features unique to the site should be preserved and incorporated into development proposals. Such features should be considered as strong site design determinants. Disruption of existing natural features, particularly older trees, should be minimized.

iii. Site grade elevation changes should be limited to prevent conflicts between adjoining properties and public rights-of-way.

1.2. *Site planning and building placement.*

i. Projects should consider their influence on neighboring properties. Projects should be designed to contribute to the overall character, identity, and attractiveness of a neighborhood or district and minimize impacts on nearby property zoned for lower density/intensity uses.

ii. Pad buildings on outparcels or a portion of a main building on a site with multiple buildings should be located along street frontages to add definition to the streetscape.

iii. Buildings on corner sites should consider both street frontages, with precedence to the primary street.

iv. Buildings in the interior of large sites should be placed to form a consistent, distinct edge along interior drives and pedestrian pathways and be arranged to define public and semipublic spaces such as gardens and courtyards.

v. Buildings serving common purposes in multiple-family projects should be placed in a prominent location and help define public spaces, terminate vistas, and screen service drives and areas.

1.3. *Building orientation and entries.*

i. Buildings should be arranged along the perimeter of large sites with primary facades and entryways oriented to public streets and the intersections of major roads and site access drives.

ii. Primary building entries should be clearly defined and highly visible.

iii. For commercial buildings with multiple retail spaces, individual retail spaces on the

ground floor should have their own separate entry, unless it is an interior mall entrance case, at the front of the building oriented to a street, parking area or service drive. Retail uses may have secondary entries in the rear of the building.

iv. Detached buildings in a multiple-family residential project or mixed use buildings With upper story residential should be located so that primary ground floor entries to units open onto landscaped patios, stoops, dooryards, or courtyards.

v. Separate entries for ground-floor residential units facing streets and sidewalks are encouraged. Rear and side units should have yard depths sufficient to create adequate separation from service and parking areas.

1.4. *Fencing and screening.*

i. Fencing materials and colors should complement the building's architectural style and
utilize the prevalent materials and design for the building and the neighborhood. Materials and finishes should be durable and easily maintained. Brick, wood, stucco or wrought iron are the preferred materials. Chain link fence at the rear or storage areas at the rear of structure/s may be uses.

ii. Screening should be accomplished using materials consistent with the building facades
so the visual and acoustic impacts are contained and out of view or hearing from adjacent properties and public.

1.5. *Storage, utilities, and mechanical equipment.*

i. Areas for outdoor storage, trash, recycling, and truck loading should be incorporated
into the overall design of the building and site.

ii. All refuse and recycling containers should be placed within screened storage areas or
enclosures that are designed consistent with current City waste management standards.

iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

iv. Elevator penthouses, HVAC units and other roof-mounted equipment should be from
view of adjacent properties, roads and pedestrian areas by a parapet wall and located on the side or rear of the building(s) to limit street visibility. Mechanical penthouses and parapet walls should be designed to complement façade designs and be clad in the same materials as the façade. Where such equipment will be visible from adjacent buildings or rear parking areas, the equipment must be mounted to be as unobtrusive as possible and painted to match finish roof materials.

1.6. *Landscaping.*

i. Landscaping should be designed to delineate outdoor spaces, reinforce architectural themes, strengthen the sense of place of a district or corridor, screen services and parking from public view, and ease transitions among adjacent uses.

ii. Landscape designs should provide for clear lines of site and allow for the informal surveillance of sidewalks, pedestrian paths, public spaces, building entries, and other areas where public use is anticipated.

iii. Where possible, existing landscape elements should be incorporated and preserved. Healthy mature trees and tree groupings should be preserved as design determinants. Mature trees on project sites should be protected and preserved as per City of Gulfport tree preservation standards.

iv. Along public street frontages, landscape designs should continue or complement

treatments on adjacent properties and reinforce the overall landscape character of the corridor or district.

v. Planting trees, shrubs, vines, and ground cover in combination with strategically placed screen walls should be used to for screening.

vi. Use of native, drought tolerant species is preferred.

vii. Automatic irrigation is preferred for all landscape areas.

1.7. *Public spaces*.

i. Public spaces should incorporate built and natural amenities, including water features,
sun, shade, sitting areas, and landscaping.

ii. Public spaces should be designed to human or pedestrian scale.

1.8. *Site and architectural lighting*.

i. Levels of illumination should be responsive to the type and level of anticipated activity, without under or over-illuminating the area. Lighting levels should be limited to the minimum levels necessary to provide public safety. Lighting fixtures should be thoughtfully placed to avoid light spillage and glare and designed to minimize disturbances to all residential units on and off-site, on adjacent properties.

ii. In addition to ensuring that public safety and security are met, exterior lighting should
be designed to create a comfortable and attractive pedestrian environment.

iii. Light standards, poles, and other fixtures should be designed as a "family" of fixtures
and complement the architecture of the project and surrounding area. Lighting should be of durable and vandal-resistant materials and construction. Energy-efficient lighting should be used. Industrial style lighting, such as flood lighting or fluorescent lighting, is discouraged.

iv. Parking lot light fixtures should be uniform in design and provide adequate lighting for all areas. Metal halide lamps are preferred in cut-off fixtures to prevent glare and light trespass.

v. Walkway lighting should be scaled to the pedestrian and provide for safe passage in
Areas with stairs and ramps. The use of lighted bollards with incandescent or metal halide lamps or other low-level fixtures is encouraged to identify pedestrian walkways and drop-off areas at building entries.

vi. Architectural lighting of facades should focus on illuminating the building's surfaces.
Light fixtures should include internal reflector caps, refractors, or shields that provide an efficient and focused distribution of light and avoid glare or reflection across property edges or onto adjacent buildings.

vii. Fixture design should complement the architecture, and be integrated into the whole of
the building design. On historic buildings, fixtures should be concealed within the building's ornaments and articulations as much as possible. Lighting fixtures should be permanently fixed to the building.

viii. Illumination design should avoid lighting of the night sky.

2. Building Design

2.1. *General.*

i. Building design should preserve and enhance the existing community character of Gulfport, contribute to the unique sense of place of the City's neighborhoods and districts, and convey a sense of human-scale through architectural articulation,

materials, and proportion. Although no single architectural style or design is preferred in the City, building designs should strive for compatibility with other buildings in their neighborhood or district. Designers should assess the architectural design, exterior building materials, colors, and arrangement of buildings and other features prior to completing design plans.

ii. In general, all buildings should be simple with clearly distinguished entries, and special attention given at the base of the building so as to contribute to the overall quality of street and sidewalk environments.

iii. Buildings should be designed to complement their context. Attempts should be made to tie the building into its district or corridor context through the use of similar massing, materials, roof form, architectural styles, or other techniques.

iv. Building design should encompass the whole building or set of buildings with a continuation of architectural elements, use of materials, color scheme, trim features, roof treatments, and general façade treatment. Individual buildings on the same development site should have a strong spatial and architectural relationship. All building facades should be architecturally consistent, but need not look alike.

v. New buildings that mimic historical styles are acceptable, but they should be accurate interpretations. Special attention should be paid to materials, proportions, and ornamentation originally used in the proposed style and should reflect the prevailing pattern of the neighborhood.

vi. Corporate design elements for chain businesses should be integrated into the design of the building.

2.2. *Massing and form.*

i. Single, large, dominant building masses should be avoided. Where large buildings are proposed, building mass should be broken up through the use of setbacks, projecting and/or recessed elements, and similar design techniques.

2.3. *Facades and storefronts.*

i. Facades should be articulated vertically with a base, middle and top, and articulated horizontally with a system of bays to create rhythm and variety.

ii. Building corners that front an important intersection, public space, or gateway should Be emphasized through architectural means that address both frontages. Corner emphasis techniques may include taller building volumes at the corner, projecting building elements, chamfered corners, and applied building elements that wrap the corner.

iii. Ground-floor façades along streets planned for pedestrian use should be divided into a series of storefront bays with each bay typically including piers, a door, display windows, a fascia, a bulkhead, and a transom.

iv. The area within a storefront bay should parallel the adjacent sidewalk with part of the surface set back to form a recessed entryway.

2.4. *Porch, awnings, and balconies.*

i. The use of galleries, awnings, canopies, balconies and other architectural projections is encouraged. Such projections should be of appropriate design, scale, shape, color, and pattern in order to reinforce good design principles.

ii. Awnings should be constructed out of canvas or other similar materials and should be

if a traditional, triangular profile shape, as opposed to square or rectangle. Installation of backlit awnings is discouraged. Structural supports should not be placed in public rights-of-way.

iii. Street-level awnings and canopies should leave eight (8) feet of vertical clearance over the sidewalk and should not interfere with street trees, streetlights, or traffic. Street-level awnings and canopies may extend horizontally over multiple windows.

iv. Balconies are encouraged. However, they should be attractive and architecturally incorporated into the building. Balconies should have at least ten (10) feet of clearance above the sidewalk.

2.5. *Roofs and eaves.*

i. Flat roofs are permissible on commercial or mixed-use buildings. Buildings with flat roofs must include a parapet surround across the entire primary façade (front elevation) as well as on both side elevations. The top of this parapet should be no less than eighteen (18) inches higher than the highest point in the roof plane.

ii. Cornices, shadow lines, detailed eaves, and other architectural methods should be used to add distinction and ornamentation. Commercial building roof lines should contain variations in roof lines to add interest to and reduce the scale of large-scale retail buildings, using a change in height and type to provide visual interest.

iii. Roof treatments should be designed to conceal flat roof lines, and rooftop equipment from view from adjacent properties and rights-of-way through use of parapet walls or sloping roof planes.

iv. Roof materials should be consistent with the quality of other building materials used and other roof materials used in the neighborhood and should serve a functional purpose. Appropriate roofing materials include, but are not limited to slate, concrete tile (flat with smooth or raked finish), copper, standing seam or batten metal roof (factory applied enamel finishes only), simulated wood shakes or shingles and architectural grade composition shingles.

2.6. *Windows and doors.*

i. High levels of ground floor transparency are encouraged along streets planned for pedestrian use. In such locations, at least fifty (50) percent of the ground floor wall area should consist of windows, arranged primarily as large storefront display windows. Glass should be clear, not reflective.

ii. Windows should maintain coherent and consistent rhythms, both vertically and horizontally. Upper-floor windows should be vertically oriented, or taller than they are wide. Also, each window should be individually articulated and should not form long horizontal or vertical bands.

iii. Windows and doors should not be flush with solid building surfaces, but rather should Be recessed at least four inches from the outside wall plane.

iv. The installation of security window bars is discouraged and should not be used on windows directly facing a street. They detract from the architectural beauty of the neighborhood and present an image of instability and fear. Security gates for storefront businesses should be located inside buildings, not outside.

2.7. *Materials and finishes.*

i. There should be a visual distinction between the base (ground-floor facades), middle (upper-level floors) and top of buildings. This can be accomplished by using different materials and/or colors for storefronts and upper stories.

ii. Predominant exterior building material surfaces should be high quality materials,

including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.

iii. Storefront primary cladding materials should be brick, stone, or carved wood panels.
Wood, when used, should be painted or stained. Doors should match storefront window frames, and should be made of crafted wood, stainless steel, bronze, or other ornamental metals.

iv. Facade colors should be neutral or muted colors. The use of bright "primary" colors should be prohibited. Accent colors may be brighter and more intense but should harmonize with the dominant building color.

v. For additions or renovations of existing buildings, siding and detail materials used Should generally match or be consistent with the original building materials.

2.8. *Elevated buildings.*

i. Foundations of elevated buildings are integral parts of the building and should be integrated with and complementary to the building.

ii. The placement and composition of foundation architectural elements including Structural supports, screening, and other architectural elements should coincide with prominent external façade design elements including columns, posts, colonnades, trim details, or other vertical elements.

iii. Filling sites to more than 2 feet above adjacent sidewalks, street grades or lots is generally discouraged. A site's finished grade should match existing topography wherever possible.

iv. The configuration and type of pedestrian access (i.e. porch, stairs, landings, ramps, and walkways) should be determined by site's required setbacks, other site features including parking and vehicular access features, and compatibility with and proximity to adjacent properties.

v. Open foundations with piers or piles supporting buildings should be fitted with nonstructural, architectural screening panels or breakaway walls to match the overall architectural design of the building. At a minimum, piers or piles should be painted or wrapped with architectural molding or trim.

vi. Landscape screening should complement the architectural elements of the building including architectural screening and pedestrian access elements and represent part of an overall strategy for mitigating the effects of elevated buildings.

3. Access and parking.

3.1. *General.*

i. Sites should be designed to provide clearly identifiable pedestrian and vehicular access, integrate and separate the needs of pedestrians and vehicles, provide aisle circulation patterns with avoidance of dead-end aisles, and provide or address the potential of interconnection between adjacent similar uses.

ii. Projects should provide safe, convenient, and relatively direct pedestrian linkages with
public streets and sidewalks, existing and planned transit stops, and adjacent properties of like uses.

iii. Separate vehicular and pedestrian circulation systems should be provided for larger projects. Pedestrian access to residential developments generally should not utilize driveways and pick-up areas.

iv. Pedestrian linkages between uses in commercial developments should be emphasized,
including distinct pedestrian access from parking areas in large commercial developments such as shopping centers.

3.2. *Vehicular access and circulation.*

i. Adjacent developments should have coordinated access points whenever possible and internal and new streets should connect to existing streets or be designed to facilitate future connections to the maximum extent possible.

ii. Where possible, vehicular access to the site should be provided from side streets or alleys. For corner lots, access should be provided from both streets.

iii. Internal street systems should be required for sites containing multiple buildings. internal streets should be designed as public streets with typical streetscape design elements, including street trees in planting strips, sidewalks, and pedestrian lighting.

iv. On-site vehicle circulation should be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked vehicles.

3.3. *Pedestrian access and walkways*.

i. Projects should provide safe and efficient access for pedestrians to the street, public transportation systems and adjacent neighborhoods or developments.

ii. New developments should provide continuous pedestrian sidewalks along public rights-of-way.

iii. Public street sidewalks should be placed so that a minimum of six (6) feet exists between the sidewalk and back of curb to allow for streetscape planting and shading when feasible.

iv. In locations where insufficient public right-of-way exists to accommodate a landscape area and sidewalk, such improvements should be provided in a recorded public access easement.

v. Public sidewalks and parking areas should be connected to primary building entries by pedestrian walkways.

vi. Pedestrian crosswalks should be provided across internal drives and through parking divider islands and planting beds.

vii. Pedestrian walks should generally be four (4) feet in width and made of unit pavers or brush finish or sand blasted concrete and meet design standards for public sidewalks, including ADA compliancy. Painting or imprinting walkways or use of asphalt is not recommended.

viii. Where bicycle lanes, routes, or pathways exist or are planned, new projects should incorporate connections into the project design.

3.4. *Parking location and design.*

i. For commercial and mixed use projects, parking should be placed on the side or rear of buildings, screened from public view if feasible, and located to avoid conflict with pedestrian walks and truck loading or service areas.

ii. For large-scale commercial projects, parking lots should be distributed around the building to reduce the overall scale of the parking area and provide convenient access to the building entry.

iii. Parking areas should be connected to primary building entries by pedestrian walkway corridors and organized in clearly defined grouping of spaces separated by landscaping or by design components of the site or building.

iv. To reduce heat gain in parking areas, the use of shade trees in parking islands or along landscape buffers is required.

v. Parking rows should contain no more than ten (10) parking spaces uninterrupted by a landscaped island. Landscape islands should measure a minimum of eight (8) feet in width and eight (8) feet in length.

3.5. *Drive-thru windows and service areas.*

i. Loading and service areas for delivery or transfer of merchandise including vehicle Access to those areas should be screened from public view by a combination of building design, layout, masonry walls, and dense landscaping.

ii. Commercial auto repair garages, tire stores, service stations, car washes, convenience stores, banks, restaurants and all types of buildings with drive-thru lanes and auto service facilities should be oriented to avoid service bays and drive-thru lanes fronting on public streets if feasible.

SECTION 2: For good cause being shown and the interest and welfare of the City of Gulfport, the citizens thereof require that the said Ordinance be in full force and effect immediately upon its passage should it pass unanimously and this ordinance shall be in full force and effect from and after its passage, but shall nevertheless be published and enrolled as provided by law.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by Councilmember Flowers, seconded by Councilmember Roland and was adopted by the following roll call votes, to-wit:

YEAS: Casey, Roland, Walker, Dombrowski, Flowers and Pucheu

ABSTENTIONS: None

ABSENCES: Holmes-Hines

NAYS: None

WHEREUPON the President declared the motion carried and the Ordinance adopted this the 3rd day of November, 2011.

(SEAL:)

ATTEST: Kathy E. Johnson, Clerk of Council

ADOPT: Ricky Dombrowski, President of the Council

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this the 4th day of November, 2011.

APPROVED: George Schloegel, Mayor