

**EXHIBIT V - G – PINE ISLAND
DESIGN STANDARDS CHECKLIST
GREATER PINE ISLAND PLANNING COMMUNITY**

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Building size and character.</i> New commercial buildings are limited to 10,000 square feet of floor area per building unless a larger size is approved by variance or by deviation in a commercial planned development. Any larger buildings approved by variance or deviation must be designed to minimize the appearance of a single large box or a standard franchise design. [Sec. 33-1083(c)]
2.				<i>Windows.</i> The following rules apply to windows on all primary facades (as defined in section 10-601) {Please note the requirements/standards listed in Item 2.a. thru Item 2.g. below which must be incorporated into the proposed design}. [Sec. 33-1083(d)]
2.a.				<i>Transparent windows.</i> Transparent windows must be installed along a minimum of 30 percent of each primary facade. [Sec. 33-1083(d)(1)]
2.b.				<i>Window glass.</i> All window glass, whether integrally tinted or with film applied, must transmit at least 50% of visible daylight. [Sec. 33-1083(d)(1)a.]
2.c.				<i>Operable blinds.</i> Private interior spaces such as offices may use operable interior blinds for privacy. [Sec. 33-1083(d)(1)b.]
2.d.				<i>Window openings.</i> New window openings must be rectangular and oriented vertically, except for transom windows over doors. [Sec. 33-1083(d)(2)]
2.e.				<i>Window sill/bottom height.</i> The bottoms of all new window openings must be no higher than 30 inches above the finished floor elevation. [Sec. 33-1083(d)(3)]
2.f.				<i>Window sills and lintels.</i> New windows must contain visible sills and lintels on the exterior of the wall. [Sec. 33-1083(d)(4)]
2.g.				<i>Window glazing.</i> New windows must have their glazing set back at least 3 inches from the surface plane of the wall, or set back at least 2 inches when wood frame construction is used. [Sec. 33-1083(d)(5)]
3.				<i>Metal roofs.</i> Sloping roofs must use metal for all finished surfaces; however, this requirement does not apply to buildings that have been designated as historic pursuant to LCLDC Section 22. [Sec. 33-1083(e)]
4.				<i>Maximum height of buildings and structures.</i> No building or structure may be erected or altered so that the peak of the roof exceeds 38 feet above the average grade of the lot in question or 45 feet above mean sea level, whichever is lower. NOTES: (a) The provisions of section 34-2171(a)(1) that allow the substitution of "minimum required flood elevation" for "average grade of the lot in question" do not apply to Greater Pine Island. (b) The provisions of section 34-2174(a) that allow taller buildings in exchange for increased setbacks do not apply to Greater Pine Island. (c) Structures without roofs will be measured to the highest point on the structure. (d) No deviations from these height restrictions may be granted through the planned development process. (e) Any variances from these height restrictions require all of the findings in section 34-145(b)(3), with the sole exception being where the relief is required to maintain or improve the health, safety, or welfare of the general public (not just the health, safety, or welfare of the owners, customers, occupants, or residents of the property in question). [Sec. 33-1088]
5.				<i>Parking lots.</i> Except in the Matlacha historic district and except for marinas anywhere in Greater Pine Island, no more than a single row of parking spaces may be located between the primary facade of a building and the front lot line. In addition, at least one half of all parking spaces provided on a site must be located further from the front lot line than the plane of a primary facade that is closest to the front lot line. [Sec. 33-1083(g)]
6.				<i>Maximum Height of Wireless Communication Facilities.</i> The overall height of wireless communications facilities must not exceed the height limitations set forth in LCLDC Section 33-1088. [Sec. 33-1084]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS <i>(continued)</i>
	YES	NO	N/A	
7.				<i>Sign Standards.</i> The following sign standards apply to all development within the Greater Pine Island Planning Community (see Item 7.a. thru Item 7.c. below). [Sec. 33-1042, 33-1043 & 33-1044]
7.a.				<i>Wall-Mounted Identification Signs.</i> A wall-mounted identification sign may be placed on the front wall of a building that is closer than 15 feet to the front property line provided the building was lawfully constructed and the sign otherwise meets the requirements of LCLDC Section 30-153. Wall-mounted signs must be architecturally compatible with the design theme, material and color palette of the principal building. [33-1042]
7.b.				<i>Ground-Mounted Identification Signs.</i> Commercial and industrial establishments wishing to place a ground-mounted identification sign pursuant to LCLDC Section 30-153(3)a.2, 3 and 4 are limited to a maximum sign area of 48 square feet and a maximum height and width of 12 feet (as measured in accordance with LCLDC Sections 30-91 and 30-92). Ground-mounted signs must be architecturally compatible with the design theme, material and color palette of the principal building. [33-1043]
7.c.				<i>Internally Illuminated Box Signs.</i> Internally illuminated box signs are limited to a maximum sign area of 12 square feet per establishment. Signs consisting of individual letters or symbols that have their own internal illumination are not subject to this special size limitation. For purposes of this section, an internally illuminated box sign means a sign comprised of translucent surfaces electrically illuminated from within that is mounted against, or projects from, a building. [Sec. 33-1044]