
Design Regulations and Guidelines for the Area Outside of the Downtown RC-DC District

The following regulations and guidelines for the areas outside of the Downtown RC-DC District have been written to achieve the Town's vision to establish a harmonious environment for the Town of Winter Park which reflects the beauty of the natural surroundings:

- A. Structures should not visually dominate the townscape or call undue attention to themselves.
- B. Structures or portions of structures exceeding the height limits prescribed in other applicable ordinances should be limited to chimneys, clock towers, ski lifts, church steeples, and similar harmonious architectural forms. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouse and similar features should be avoided, and if, permitted, should be screened from view.
- C. Roof Structures: Deep eaves, overhangs, canopies and other building features that provide shelter from the elements in winter and provide shade in summer are encouraged.
- D. Building Materials and Colors:
 - 1. Building materials should be predominantly natural, such as wood siding and native stone. Concrete block and stucco are acceptable when appropriate to the design of the structure. Aggregate generally is more acceptable than raw concrete, but use of integral patterns and colors can make concrete surfaces harmonious.
 - 2. Natural colors (earth tones) should be favored. Use of penetrating stains rather than paint on wood surfaces should be encouraged. Exposed metal flashing or trim must be anodized or painted so as to be non-reflective.
- E. Windows and doors should be suitable for the climate and for the orientation of the particular building elevation in which the windows and doors occur. Use of shutters and sunbreaks is encouraged where appropriate.
- F. Accessory Structures and Appurtenances:
 - 1. Design of accessory structures, fences, walls, and other structural landscape features should be harmonious with the main structure or structures on the site. The same or other harmonious building materials should be used on main structures and accessory structures.
 - 2. Accessory buildings generally should be attached to the main building directly or by means of a continuous architectural feature of the same or a complementary material as the main building's exterior finish.

G. Development and Activity:

1. Location and configuration of buildings should maximize the privacy of surrounding dwellings.

H. Grading, Landscaping and Removal of Vegetation:

1. Removal of trees, shrubs, and non-hazardous native plant materials generally should be limited to removal of those essential for development of the site.
2. On hillsides, excessive grading is not permitted for building site access drives, off-street parking, pool sites, recreation areas or other improvements.
3. Cut and fill slopes shall be structurally stable, erosion resistant, and, insofar as practicable, be contoured to blend with the natural undisturbed terrain.
4. All grading and excavation scars should be planted with native plant material that will harmonize with the natural landscape.
5. Plant materials should be selected and located to harmonize with native vegetation.
6. Particular attention should be given to the landscape design of off-street parking lots in multi-family projects to soften their harsh, barren appearance. Cars, as seen from grade and from higher elevations, should be screened as much as possible by trees, shrubs, hedges, fences, mounds and similar landscape features. Plant materials used for screening should be evergreens.