

Naples City

People Serving People

INDUSTRIAL DEVELOPMENT FAQ

LANDSCAPING REQUIREMENTS

- The Developer shall provide a plat design of the meaningful landscape and its maintenance. The components, layout, arrangement, and size shall be approved by the Planning Commission.
- Meaningful landscaping is grass, trees, shrubs, xeriscape, etc., in an appealing layout and size arrangement approved by the Planning Commission. Landscaping shall be maintained by the property owner. The minimum area requirements for landscaping are as follows:
 1. A minimum 20 ft. strip of landscape measured from back of sidewalk, along the frontage;

OR

 2. A minimum of 5% of the total lot area landscaped near the frontage.
- A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements, at the Planning Commission's option.
- The design for curb and gutter in Industrial zones shall be either high-back or modified high-back, but modified high-back shall only be allowed where there is no sidewalk.

METAL BUILDINGS

- All buildings constructed of metal, having any exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to have a minimum of architectural treatment of brick, glass, wood stucco, stone or Masard after the South Western European Design. The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

FENCING

- No fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.
- Where screening is required, a combination of elements should be used including solid decorative masonry walls, berms, and landscaping.
- Chain link fencing of any type is prohibited.
- Any mechanical equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size.
- Screen fences or walls shall be built at a height at least 12" higher than that of the materials or equipment being stored.
- No fence shall be located within 25 feet of the front property line or of any street right of way unless specifically approved by the Planning Commission.

CURB, GUTTER & SIDEWALK

- The design for curb and gutter in Industrial zones shall be either high-back or modified high-back, but modified high-back shall only be allowed where there is no sidewalk.
- A continuous poured in place concrete curb and gutter shall be provided around all parking and access areas. Curb may be used as a wheel stop with a maximum 5' overhang.
- Use detached sidewalks whenever possible throughout the City.
- Two-lane Private Internal Commercial Street with Parallel Parking
 - Two lane private internal commercial street consists of two, 12 feet drive lanes with parallel parking bays on each side of the street and 10 to 12 feet adjacent sidewalks all located within a 60 to 64 feet ROW.

• Site Grading	Min Slope	Max Slope
Sidewalks (direction of travel)	1.5%	6%
Sidewalks (horizontal tilt)	0%	2%

ROAD BASE/ASPHALT

No requirements

SETBACKS

- Front setbacks should reinforce the streetscape edge and allow for a suitable sidewalk, parking, landscaping and streetscape amenities. Setback requirements shall be measured from the front, side and rear parcel boundary lines to the front, side and rear setback lines. Setbacks for buildings and parking lots from adjacent street rights-of-way are:

Front setback	55' minimum
Side setback	10' minimum
Rear Setback	30' minimum

- (At corner lots, the “front” side is the direction the major entry faces, or the direction the majority of the building mass faces.)
 - No storage or outside work areas shall be allowed within the setback areas.
 - No building or architectural feature shall penetrate the setback area without special approval of the City.
 - Setbacks from major parkways shall be an additional 20'.
 - All setbacks shall be measured from the foundation wall or outermost architectural feature, e.g. overhand, etc.
 - Setback requirements may be varied with approval from the City to accommodate special site and building conditions.

WATER RETENTION

- Must be stored onsite.
- Retention/detention areas should be designed as year round amenities with pedestrian access.