

## 4.06.00 ARCHITECTURAL PLAN REQUIREMENTS

### 4.06.01 *Purpose and Intent*

- A. Architectural requirements are an integral part of the LDC in order to ensure quality development, create a sense of place and community, and to enhance the physical environment. All architectural plans submitted under this Chapter must be signed and sealed by a licensed architect registered in the State of Florida.
- B. These standards are intended to:
  - 1. Encourage a diversity in housing styles, shapes, and materials in order to create variety in the streetscape,
  - 2. Encourage richness in design through materials and details,
  - 3. Maximize the positive impact of development,
  - 4. Ensure that non-residential building facades are designed to a human scale, for esthetic appeal, pedestrian comfort, and compatibility with adjacent development,
  - 5. Ensure that larger non-residential buildings are designed to reduce their apparent bulk and volume through design and landscaping,
  - 6. Encourage sustainable architecture.

### 4.06.02 *Residential Developments*

~~In order~~ To promote architectural character ~~to the fullest extent allowed by Florida law,~~ the Town shall require new housing developments to offer a variety of architectural styles and elevations. These regulations promote both diversity in the exterior elevations of neighboring homes, as well as individual character in the design of each residence.

- C. For new single-family residential developments or infill single family development with six (6) or more adjacent lots:
  - 1. The same house model may not be used more than ~~three~~ ~~two~~ times within a single block face. For purposes of this requirement, a different house model is a different floor plan, not the same floor plan flipped in a different direction and not the same floor plan with a different exterior treatment. When ~~less~~ ~~fewer~~ than ten (10%) percent of the lots in a subdivision remain to be developed, the Planning Board may approve a home design to be used ~~more than~~ three times within a single block face. This option is intended to provide some flexibility in finishing the subdivision development while maintaining diversity in building design. (DM)
  - 2. Front porches shall be a required component on at least one quarter of the house models offered in a development. These porches shall be at least 6 feet deep and 10 feet wide.
    - a. ~~Front porches may encroach into the front setback up to five (5) feet in Single Family Residential and Medium Density Residential developments.~~

Front porches may be screened, provided that the screen is located behind the railings.

3. Recessed garages or side entry garages shall be a required component on at least one quarter of the house models offered in a development. To be considered recessed, the garage shall be set back a minimum of ten (10) feet from the main building face, or five (5) feet if the house has a front porch.
- D. For all new residential development
1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, Hardie board siding, brick, stone, stucco, approved vinyl siding, or similar material.
  2. Residential roofs shall be wood, synthetic, or fiberglass shingles, solar shingles, tile or metal. Eaves are an important component of the roof design; they not only provide architectural character, but they help to protect building walls and reduce cooling costs.
  3. Fencing or decorative walls in residential front yards shall be a maximum of three (3) feet tall. Fencing in side and rear yards shall be a maximum of six (6) feet tall. Fences shall be wood, vinyl, wrought iron, or aluminum that is designed to resemble wrought iron. The architectural style and color of walls shall match the primary dwelling unit. Fences shall be erected so that the finished side is towards adjacent lots or the public right-of-way. Chain link fencing is permitted along the sides and rear lot lines of residential lots that back up to either a lake or wetland. Residential development in Agricultural and Rural Estates zoning districts may also propose special purpose fencing in conjunction with farm animals and horses.
  4. Perimeter fences or walls are permitted around a residential development up to a maximum of six (6) feet, provided that the fence and/or wall has architectural features compatible with the neighborhood. Fences and walls shall also include details such as banding, capping, columns (which may be up to 8 feet tall), and other elements to add interest. To enhance design, perimeter fences and walls are required to incorporate landscaping with breaks in the fence or wall (or change in direction). Perimeter fences shall be vinyl, wrought iron, or aluminum that is designed to resemble wrought iron. Perimeter walls shall be faced with stucco, brick, or stone or a combination of those materials.

#### **4.06.03**                      *Single Family Residential Development* *Architectural Plans*

**To the extent not prohibited by law,** at the time of Final Plan submittal (or at building permit for infill development), the applicant shall submit a complete set of the residential design plans. This shall include the front, side, and rear elevations for each model that will be constructed within the development. The building elevations shall include the following:

- A. Roof plan: Residential homes shall have variations in roof lines and use dormers, wide eaves, and other architectural elements to add interest and sustainability.
- B. Wall materials and color options: See Section 4.06.02(B)(1) above for material options. Walls cannot be all one material and/or all one color. Primary facades shall have one base color and a minimum of one complementary accent color. A complementary wall material may be used to meet the second color requirement.

- C. Exterior architectural details: Each home shall incorporate architectural details to add interest to all sides of the building. **To the extent not prohibited by law,** primary facades shall incorporate a minimum of four architectural details and secondary facades shall incorporate a minimum of two architectural details. These include, but are not limited to:
1. Windows
  2. Shutters
  3. Porches
  4. Decorative elements
  5. Doors
  6. Columns
  7. Window boxes
  8. Porticos
  9. Cupolas
  10. Chimneys
  11. Enhanced landscape treatment which provides for one additional planting area with a minimum size of 400 square feet
  12. Other elements approved by the Town