

Section 5.13. - Residential Architectural Design Standards.

- A) *Intent and Purpose:* These architectural design standards are intended to promote and enhance the visual appearance of development within the City of Mascotte to create a stronger sense of place and community identity. The purpose of these standards is to create and maintain a strong community image and identity by incorporating architectural features that provide visual interest while allowing design flexibility.
- B) *Residential Design Standards:* The architectural design standards for residential developments are intended to promote individual homes that are aesthetically pleasing from all viewpoints and to limit the monotony of neighborhood design that sometimes results from production builders.
- 1) Each new single-family residential home in Mascotte shall adhere to the following standards:
 - a) Architectural features and elements shall be found on all sides of the house. Window and door trim on the front facade should be carried through to the side and rear elevations. The number of windows and elements on the sides and rear shall be in proportion to the scale of the house as well as the front facade.
 - b) The home shall have minimum eaves on all sides of at least twelve (12) inches.
 - c) The home shall include several architectural features or elements, such as:
 1. Distinct entryway.
 2. Bay windows.
 3. Porte cochere.
 4. Arches.
 5. Porches.
 6. Dormers.
 7. Brick, stone, or other masonry design elements.
 8. Window and door trim.
 9. Shutters.
 - d) For front loading garages which begin at the front building line, the garage shall not equal more than forty (40) percent of the overall front building width. If the garage is recessed at least ten (10) feet from the front building line, then the garage may equal up to fifty (50) percent of the overall front building width. Side entry garages are encouraged. For smaller lots, recessed garages, detached garages located to the rear of the property, or alley accessed garages are encouraged.
 - e) Each lot shall include a driveway that will fit two (2) vehicles. As a general rule, vehicles shall be assumed to be eight (8) feet wide (to allow for opening of doors) and eighteen (18) feet long.
 - f) All lots shall have landscaping along the front of the residence and shall include a minimum of one shade tree.
 - 2) Each single-family residential neighborhood shall adhere to the following standards:
 - a) Houses on adjoining lots shall not be of similar elevations.
 - b) For standard production builders, two (2) adjoining lots shall not have the same house model.

(Ord. No. 2008-03-460, (Exh. A), 4-21-08; Ord. No. 2017-11-576, § 2(Exh. A), 11-14-17; Ord. No. 2018-09-589, § 2(Exh. A), 9-26-18)

Editor's note— Ord. No. 2018-09-589, § 2(Exh. A), adopted September 26, 2018, enacted the same amendments as Ord. No. 2017-11-576, but provided an updated effective date of September 26, 2018.