COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES

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I. Focus on Community

I. Focus on Community

Introduction

The Comprehensive Manual of Development Policies (CMDP) is enabled by Section 504.2 of the Baltimore County Zoning Regulations, which states that "the Department of Planning shall compile and codify, in an appropriate and practical form, a comprehensive manual of the Planning Board's land-use and development policies and zoning resolutions."

While CMDP policies and resolutions cannot conflict with existing zoning regulations, Section 504.2 permits the Planning Board to "adopt and implement administrative, project design, or planning policies or procedures which are not inconsistent with these regulations and which further the purposes hereof." Additionally, the Planning Board may set design standards and guidelines that enhance the natural and historic elements as well as the social use of the land.

The Baltimore County Planning Board adopted the first Comprehensive Manual of Development Policies on August 17, 1972. The manual dealt with regulatory residential standards and design guidelines, as appropriate to Section 504.2, and supported the intent of Bill 100, which revised the County's Zoning Regulations and set out the Density Residential (DR) provisions.

"Focus on Community" was the first major revision of the CMDP since 1972. The redesign reflected contemporary planning practices at that time should enhance opportunities for good development to provide opportunities for creative project designs and mitigate the undesirable consequences of inappropriate project designs.

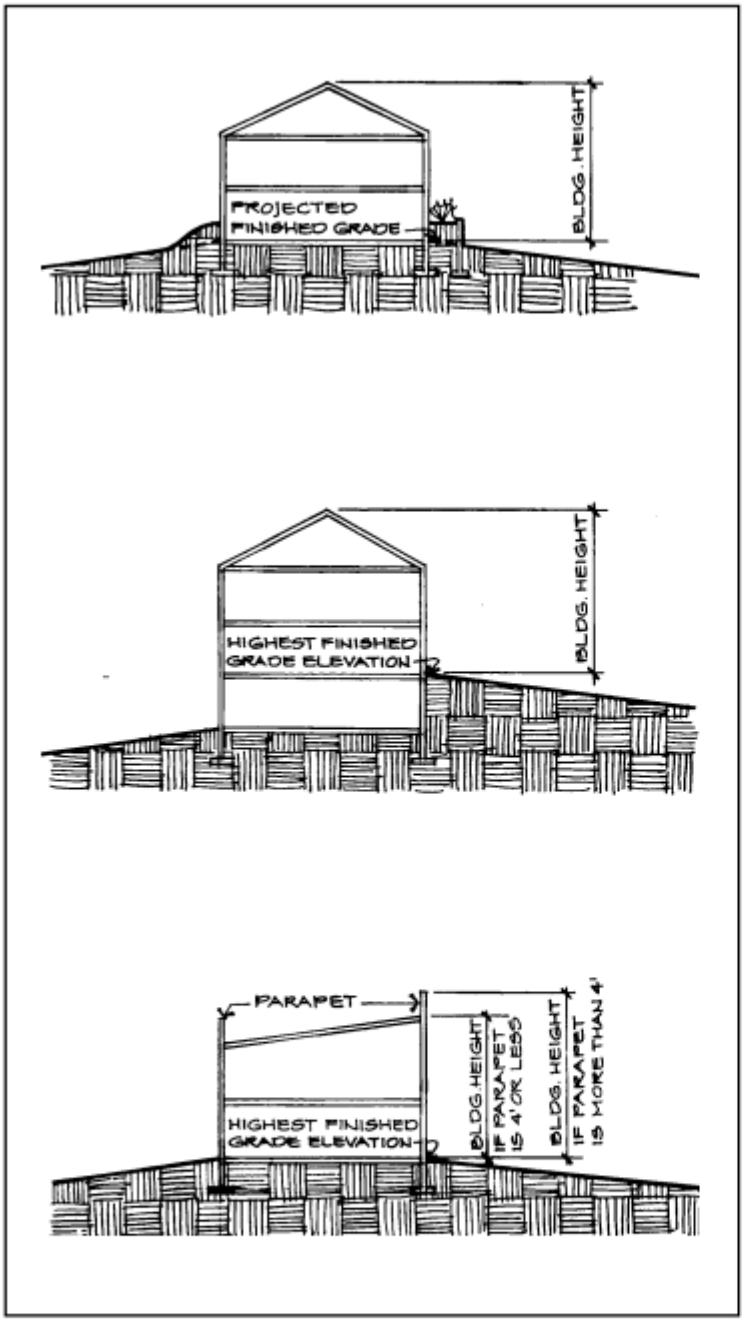
The format also takes into consideration the CMDP's different uses by County officials, developers and residents. For example, developers will be primarily interested in those sections which deal with the County policies and regulations, while area residents will have a strong interest in those sections which address the effect of a new project on the character of their community. County officials will make use of the entire document to see that a project follows the appropriate policies and standards, while implementing the County's goals set out in the Master Plan.

The glossary of terms was created to clarify the basic terms of development and project design process. Together, these form the principal elements of physical design. Over time this glossary will be evaluated for current best practices and definitions.

The present version introduces the concept of functioning as a Living Document. The Living Document edition of this CMDP will be intended to be continually edited, updated and approved over time. By its creation, the Living Document aspect of the manual allows it to be dynamic and evolving to assure it can always reflect the most current, accurate and relevant information.

As planning and development practices change over time, this manual will keep pace with the current passed laws and regulations of Baltimore County that go into effect that impact zoning relative to residential and commercial development.

Glossary of Terms



Building Height

GLOSSARY OF TERMS

The number of variables present in a single development regulation, like a setback, often makes it difficult to understand the three-dimensional quality of a specific standard. The inclusion of nontechnical definitions and simple graphic illustrations of the many development terms which appear throughout the CMDP should remedy this. These terms do not supersede Section 101, "Definitions" of the Baltimore County Zoning Regulations, or Section 32-4-101, "Definitions" of the Baltimore County Development Regulations.

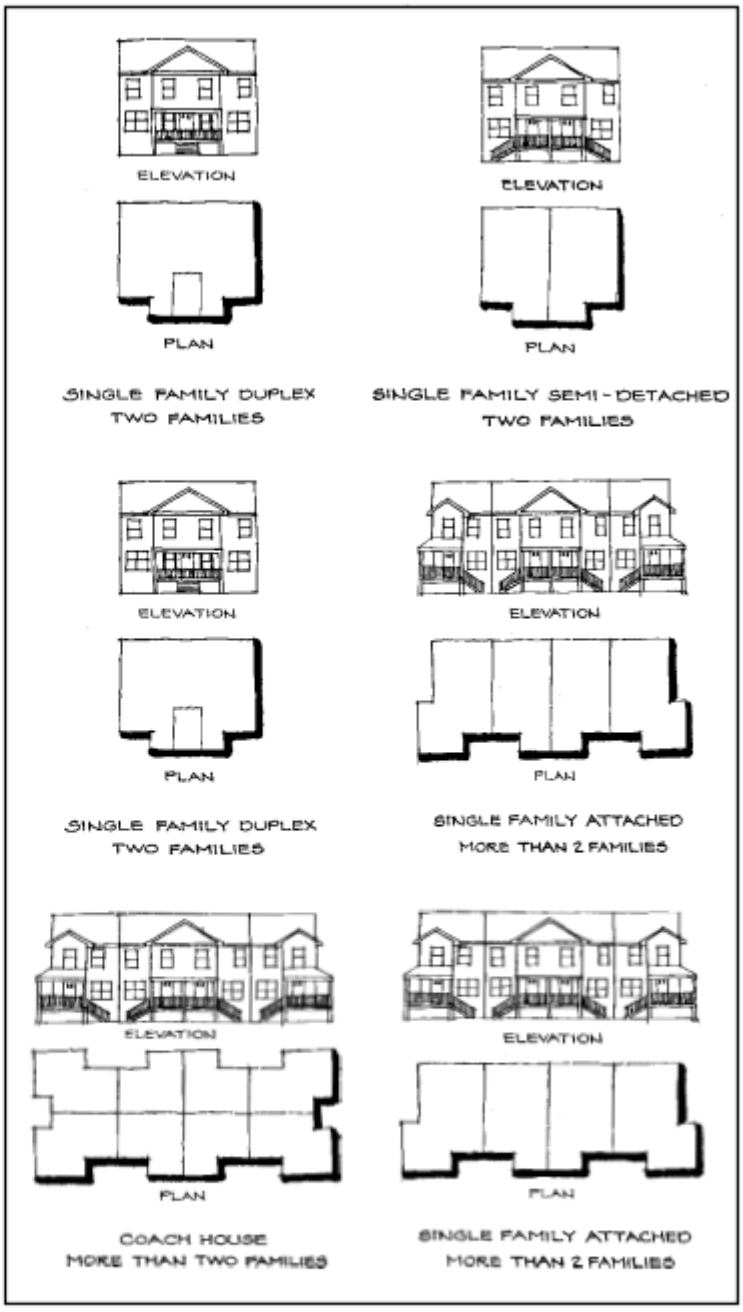
Building Face: The primary front, side or rear line of a building. It does not include such building face projections as porches, garages (except where regulated), decks, steps and dormer windows.

Building Height: The vertical distance of a building measured from the horizontal projection of the closest point at exterior grade to the highest elevation point. Where the exterior grade has obviously been artificially built up above the natural or surrounding finished grade, building height is measured by projecting the natural or surrounding finished grade to the closest point.

Glossary of Terms

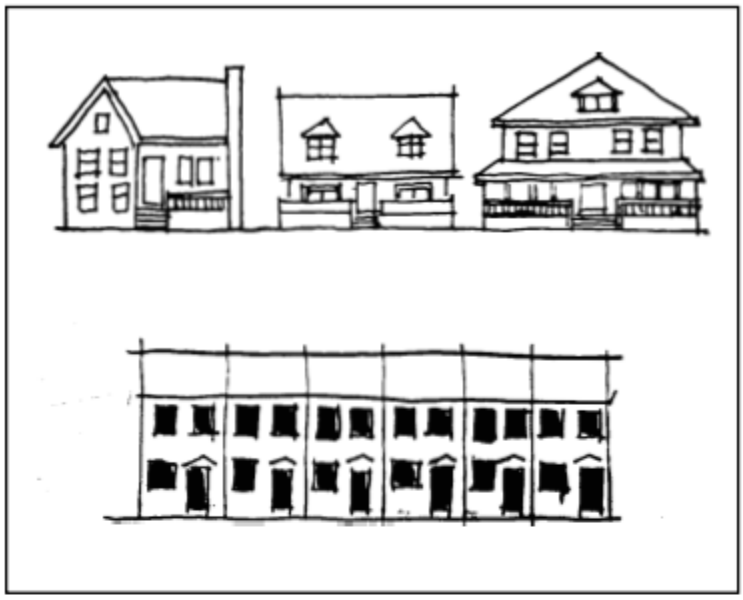
Housing Type: These definitions are not based on the type of occupancy (i.e., owned or rented). A **Single Family Detached** house is a dwelling in an unattached, free-standing building. A **Single Family Semi-Detached** house contains two dwellings adjoined by a common party wall. This type of dwelling is referred to as a side-by-side house. A **Single Family Duplex** house contains two dwellings with one unit set atop the other. A **Single Family Attached** house is a group of dwellings (more than two) joined on each side by party walls. This type of dwelling is also referred to as a town or row house. A **Coach House** is a group of dwellings joined by common side and rear walls. A **Multi-Family** building (apartment building) is a group of three or more dwellings units joined by common side and/or rear walls with some units atop and/or below it.

Massing: Massing is the volume created by the different sections of a building. Cottages or traditional row houses have flat, unified, singular massing, whereas Victorian houses and many contemporary apartment and condominium projects have varied massing.



Housing Type

Glossary of Terms



Massing

Open Space: There are 4 categories of open space in Baltimore County.

1. **Local Open Space** refers specifically to the land designated to meet open space requirements in all density residential zones as regulated by the Baltimore County Local Open Space Manual.

2. **Homeowners Local Open Space,** which also meets the requirements of the Baltimore County Local Open Space Manual, is the land shared in common by a subdivision community organization.

3. **Private Open Space** is a yard held by individual landowners containing a minimum of 500 square feet of yard area. It is unobstructed from the ground up except as specifically provided by the CMDP and zoning regulations.

4. **Common Open Space,** which architects, landscape architects and urban designers call public space, is privately or publicly held land to which the public has access. Squares, plazas, courtyards and community trails are all common open spaces.

All open spaces are also defined as natural or developed, and active or passive.

1. **Natural Open Space,** the designation and standards for which the Department of Environmental Protection and Resource Management has responsibility, are key areas in the protection of ecological systems and watersheds. They may include stream valleys, wetlands, floodplains and residential transition areas.

2. **Developed Open Space,** which should be designed for both environmental conservation and social use where appropriate, is either active or passive in use.

3. **Active Open Space** provides recreational opportunities within the community, including but not limited to bike paths, walks, tot lots and playing fields.

4. **Passive Open Space** is located within the community for the visual enjoyment of natural areas like stream valley parks and woodlands.

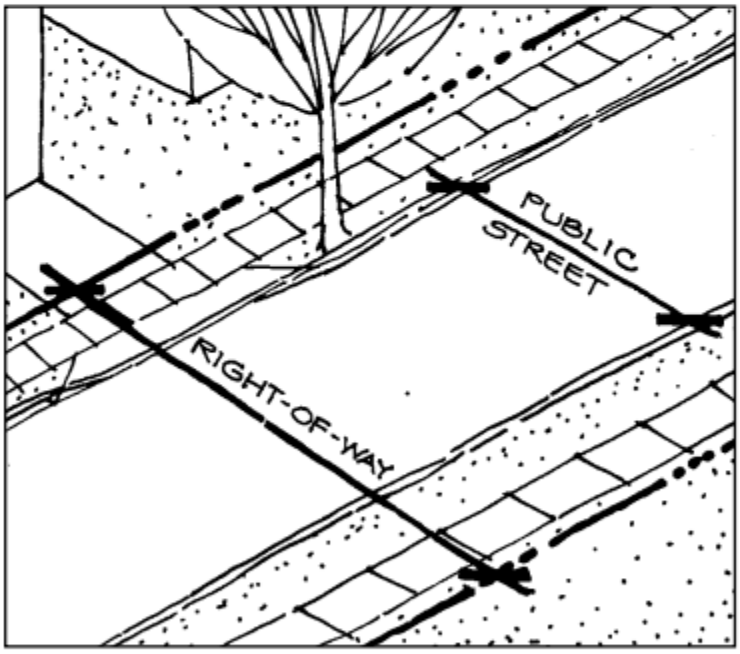
From a project design perspective, open spaces constitute one of the primary form-giving elements of a development.

Private Road: A vehicular way owned by a condominium association, a private individual or development company. Panhandle drives are not private roads.

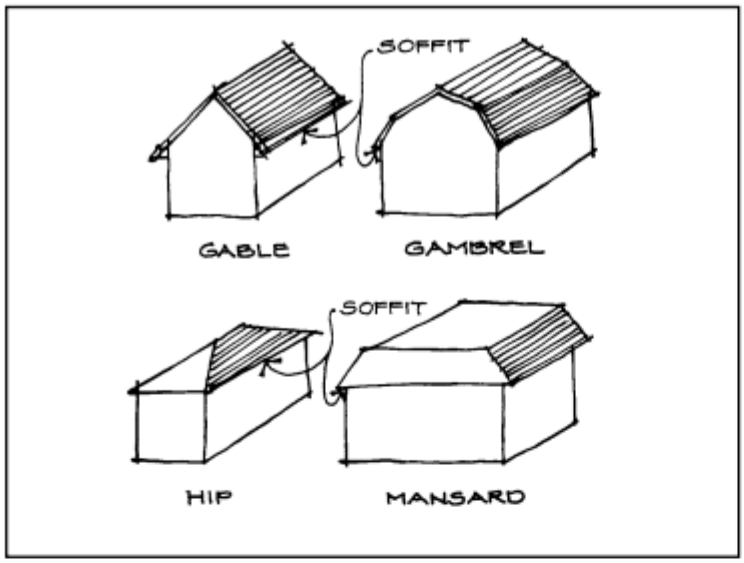
Proportion and Scale: Proportion addresses the geometric relationship of the architectural height of a building to its width as well as the relationship of various design elements (windows, doors, detailing, etc.) to the entire building. A building's scale is the size and proportion of one building in relationship to another.

Public Street: A vehicular way owned and maintained by a government. The design of a street is regulated by the government which has jurisdiction over it.

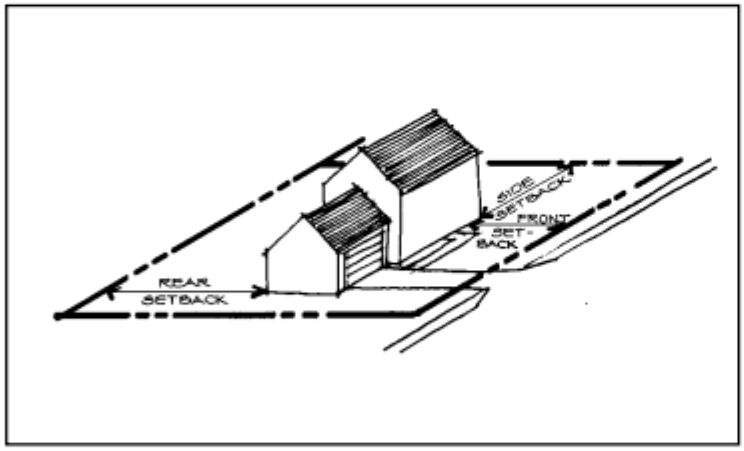
Proportion and Scale



Public Street/Right-of-Way



Roof Shape



Setback

Right-of-Way: The total vehicular and non-vehicular portion of a public street area which may be graded and may include sidewalks, utilities and shade trees.

Roof Shape: The pitch, slope and configuration of a roof determine its shape.

Setback: The distance between the building face and some other point of reference, such as a public street right-of-way, streets, other buildings or lot lines. Setbacks may define yard spaces and establish a building's distance from streets and other buildings.

Soffit: The underside of the roof where it joins a side wall.

APPLICABILITY

The CMDP was created to establish standards and guidelines by building type. When non-density residential zones are used for residential development (BL) or used as a density residential equivalent (0-1 = DR 5.5), then the standards for that building type and zone shall apply.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards

II. RESIDENTIAL DEVELOPMENT WITHIN THE URBAN-RURAL DEMARCATION LINE

TABLE OF CONTENTS

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards

Introduction

This section of “Focus on Community” explains in written and graphic detail the standards derived from the Baltimore County Zoning Regulations (BCZR) and standards for urban residential subdivisions by housing type and zone. Its purpose is to promote flexibility and creativity in residential development and encourage the widest possible range of housing choices in Baltimore County.

The standards, explained by house and/or lot type, address the area and dimensional aspects of residential development: setbacks, the distance between buildings, yard sizes, dwelling height and length, the location of fencing, decks and patios and the provision of private and common open spaces appropriate to the housing type by DR zone. They are derived from an intensive survey of regulations in area communities and from a review of regional and national projects, based on reasonable standards, and a high quality of project design in addition to the standards established within the BCZR Section 1B01.

The information here has been organized by house or lot type for three reasons. First, the broad range of housing stock in the County, which runs from very low density, single-family dwellings to high density, multi-family and apartment complexes, makes it necessary to put all the relevant regulations and policies for each housing type in one place. This way everyone has immediate access to the same information.

Secondly, some house and lot types warrant special attention either because they are relatively new to the County or because their design requires very specific regulations and standards. These include reverse and corner lot dwellings, panhandle lot dwellings, zero and zipper lot dwellings, and traditional (aka Neo-Traditional) housing lots.

Finally, the format demonstrates the changes in area and dimensional relationships and the parallel requirements for site planning, parking, landscaping and open space, etc., that occur when residential density increases.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Permitted Densities

TABLE I
UNIT CONVERSION EXAMPLE

ZONE		PARCEL SIZE		DWELLING UNITS		DENSITY U
DR 1	X	50 acres	=	50	=	N/A
DR 3.5	X	50 acres	=	175	=	N/A
DR 16	X	50 acres	=	N/A	=	800

N/A - Not Applicable

DENSITY UNITS	UNIT TYPE	CONVERSION FACTOR	DWELLING UNITS
50	Efficiencies	(.50)	100
199.5	1 Bedroom	(.75)	266
400	2 Bedroom	(1.00)	400
150	3+ Bedroom	(1.50)	100
799.5			866

PERMITTED DENSITIES

BCZR, Section 1B01.2

Zone Classifications

The density residential zones establish the number of dwellings that can be built per acre. In zones DR 16 and RAE 1 and 2, density per acre is calculated as the number of bedrooms per acre.

DR ZONE		DWELLING UNITS PER ACRE
DR 1	.....	1 dwelling unit
DR 2	.....	2 dwelling units
DR 3.5	.....	3.5 dwelling units
DR 5.5	.....	5.5 dwelling units
DR 10.5	.....	10.5 dwelling units
DR 16	.....	16 density units*
RAE 1	.....	40 density units*
RAE 2	.....	80 density units*

* See Density and Zone Unit Conversions Table.

***DENSITY AND ZONE UNIT CONVERSIONS**

EQUIVALENT DWELLING UNIT	DENSITY UNIT
Efficiency	0.50
One bedroom**	0.75
Two bedrooms	1.00
Three or more bedrooms	1.50
Assisted living facility bedroom	0.25

**Bedroom: The term "bedroom" includes a bedroom or any other room used principally for sleeping purposes or an "all purpose" room such as a study or a den whose floor area is 100 square feet or greater

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

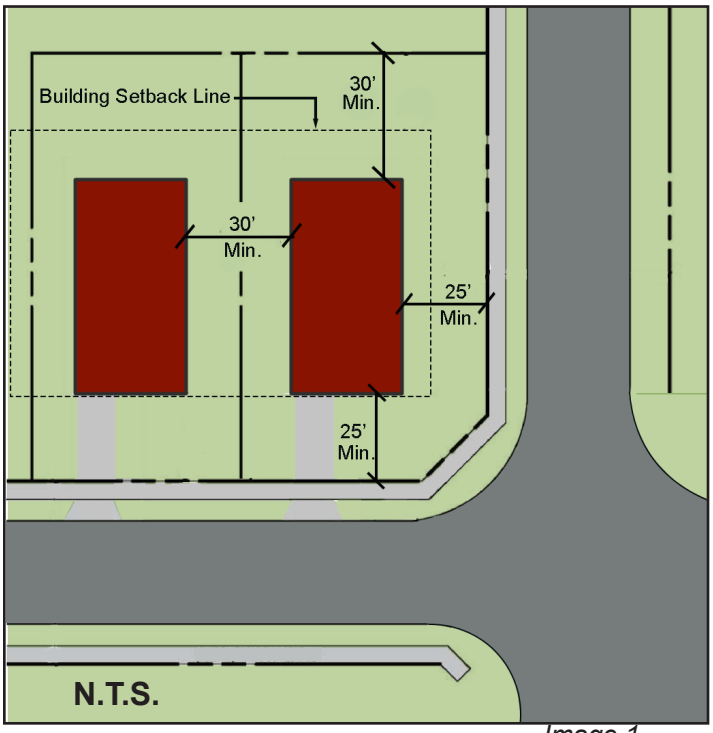


Image 1

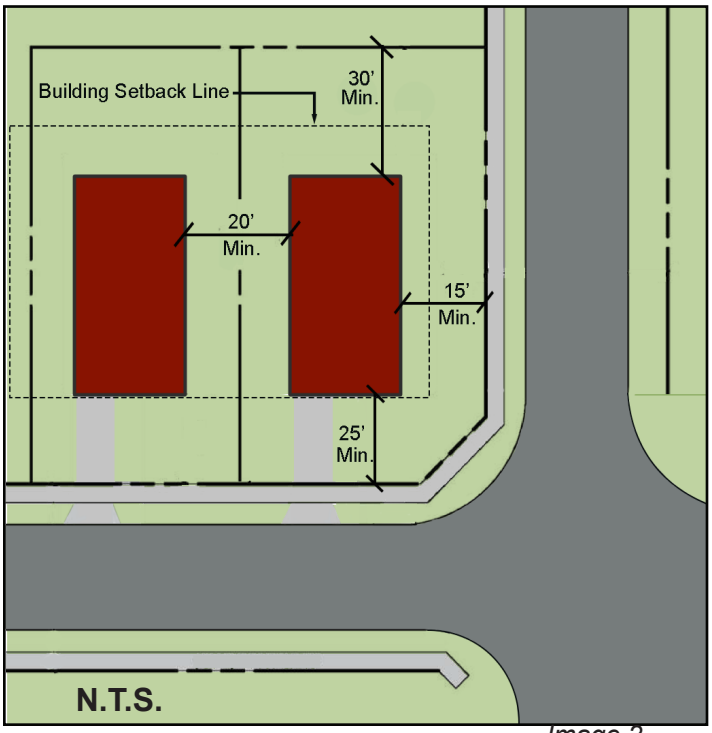


Image 2

Building Type: Single-Family Detached, Semi-Detached & Duplex Units (aka Two Family Dwelling as defined in BCZR 1B01.2.C.1.b)
Location: DR 1, 2

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 30 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary – 25 feet
- From a side building face to paving of a private road -- 30 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

Building height requirement:

- Maximum height -- 50 feet.

Other requirements:

- Open Space shall be provided in accordance with the Baltimore County Open Space Manual.
- Landscaping shall be provided in accordance with Baltimore County Landscape Manual.
- Where properties are split-zoned, dwellings in DR 1 and 2 must use the standards for that zone. (see Image 5, page 4)

Building Type: Single-Family Detached, Semi-Detached & Duplex Units (aka Two Family Dwelling as defined in BCZR 1B01.2.C.1.b)
Location: DR 3.5, 5.5, 10.5, 16

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 16 feet for buildings up to 20 feet in height, and 20 feet for buildings with heights greater than 20 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary – 15 feet
- From a side building face to paving of a private road -- 25 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

N.T.S.

Image 3

Image 4

(Continue from page 3)

Building Type: Single-Family Detached,Semi-Detached & Duplex Units (aka Two Family Dwelling as defined in BCZR 1B01.2.C.1.b)

Location: DR 3.5, 5.5, 10.5, 16

Building height requirements:

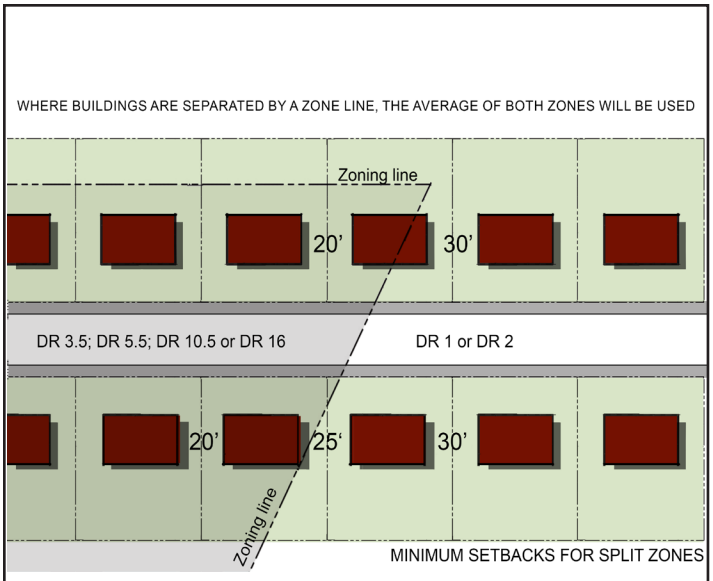
- Maximum building height -- 50 feet.
- Maximum building height, DR 16 zone – 60 feet.

Other requirements:

Where garages extend beyond the front building face, they shall incorporate design features like windows, a pitched roof or some other architectural feature, per BCZR, Section 260. (see Image 4)

Open space shall be provided in accordance with the Baltimore County Local Open Space Manual.

Landscaping shall be provided in accordance with the Baltimore County Landscape Manual. Where properties are split-zoned, dwellings in DR 3.5, 5.5, 10.5 and 16 must use the standards for that zone. Where buildings are separated by a zone line, the average of both zones will be used. (see Image 5)



N.T.S.

Image 5

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

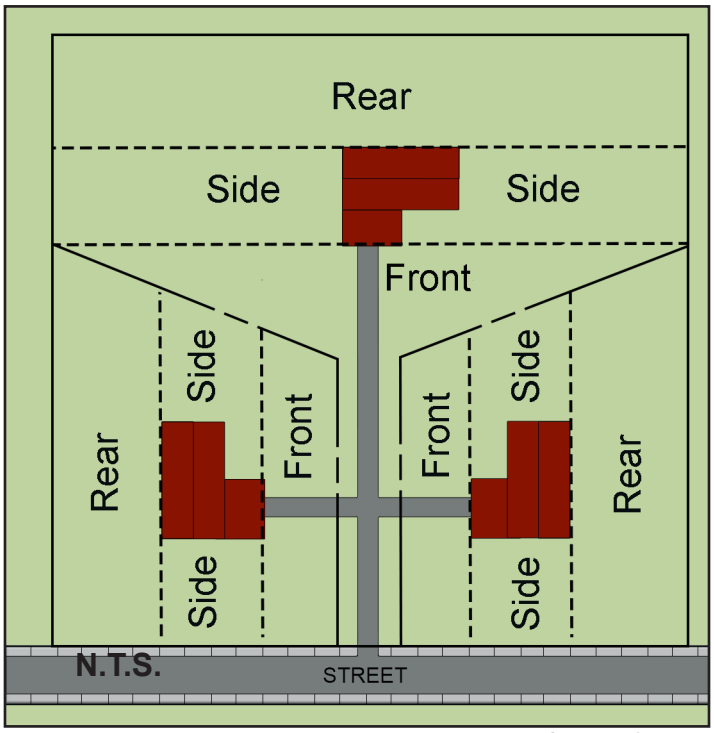


Image 6

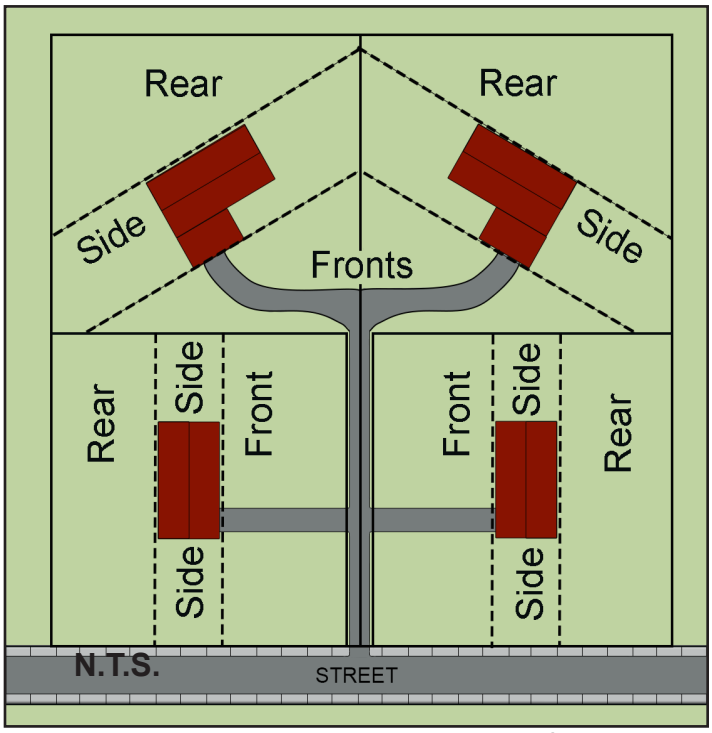


Image 7

Lot Type: Panhandle

Location: All DR Zones

A panhandle lot has a narrow strip of land extending from a larger, broader area. BCC, Section 32-4-409 of the Development Regulations states that these panhandle lots may only be permitted to achieve better use of irregularly shaped parcels, avoid development in environmentally sensitive areas and to provide access to interior lots where a public road is neither feasible nor desirable. Panhandle lots are not considered matters of right but rather a project design solution that may be approved under the proper circumstances.

This type of approval is necessary because panhandle lots can create a variety of design and aesthetic problems which, if not properly addressed, prove incompatible with neighboring dwellings and communities. Consequently, panhandle lots should be confined to the site conditions which warrant them: where they enhance the project design and the topography of the site, minimize site disturbance or retain existing grades and roads to the extent feasible.

General requirements:

The street system shall be planned to reduce panhandle lots to the extent practical or feasible. The type of roads encouraged are those typical of the area or which minimize site disturbance. Building fronts shall face the front or side of adjoining buildings.

Approximate building location, orientation and setback lines shall be shown on the Development Plan, along with notes stipulating that:
1. Fences may not be located less than 10 feet from the edge of paving or the adjoining property line, adjacent to the paving, whichever is less;
2. Trash pads, fences, mail boxes must be uniformly located and designed; and
3. Landscape treatment must be provided along panhandle drives. BCLM Condition Type O.

With regards to house location on panhandle lots, every effort shall be made to reduce the visual impacts of front to rear orientations of the panhandle developments. (see Images 6, 7, 8)

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

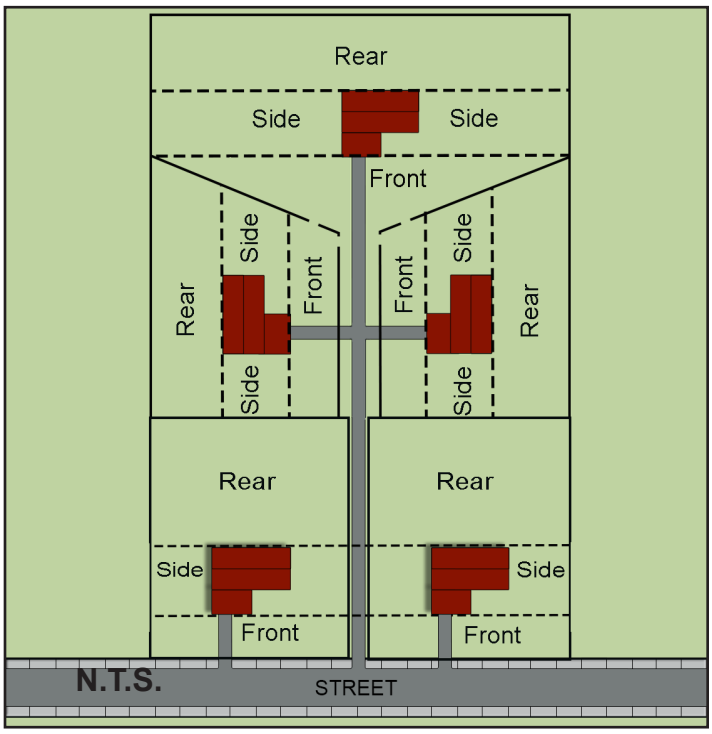


Image 8

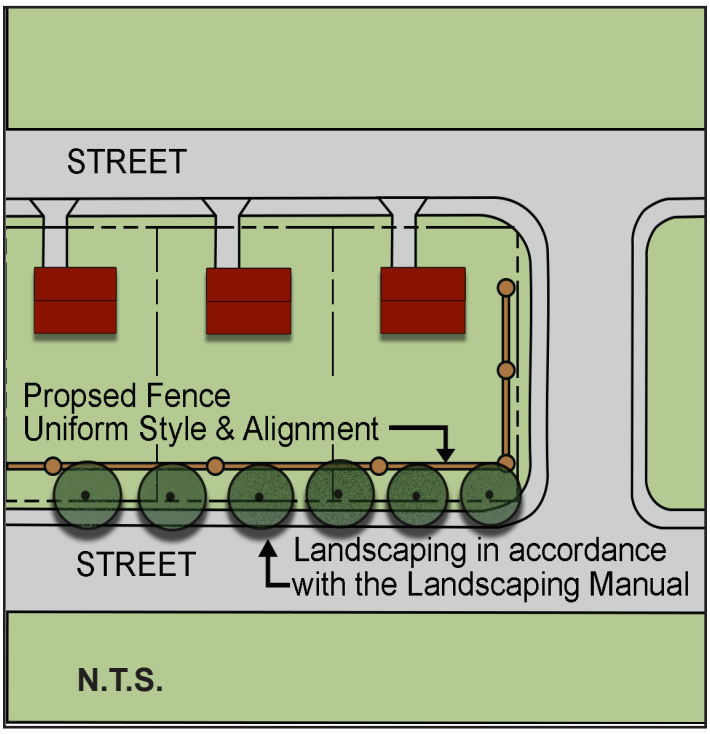


Image 9

(Continue from page 5)

Lot Type: Panhandle

Location: All DR Zones

The record plat shall contain a note that refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the public street and not onto the panhandle lot driveway. Panhandle lots may not be further subdivided to utilize density within the subdivision unless all applicable standards are met.

Other Requirements:
Panhandle length may not be greater than 500 feet in a DR zone, If it is necessary to exceed the maximum length, a waiver will have to be requested per BCC, Section 32-4-409(k). A single panhandle driveway may serve up to 5 lots, two of which must have frontage on to a local or collector street. (see Image 8)

Lot type: Reverse Frontage and Corner Lots

Location: All DR Zones

Reverse Frontage lots are not a matter of right, per BCZR Section 260.2. However, in some instances it may not be avoidable. When a dwelling's rear or side yard fronts a street, personal privacy and a strict separation of yard and right-of-way become paramount design concerns.

Reverse Frontage lots are strictly prohibited in the H and H1 overlay areas, per BCZR, Section 259.9.C.

The Baltimore County Landscape Manual has requirements which address these circumstances, but they cannot cover those times when, at a later date, the visual continuity of this landscaped area is disrupted because it has been fenced.

To prevent this, such lots shall include, in addition to appropriate landscape requirements, a graphic del- ineation on the Plan which shows that fencing will not be located closer than 20 feet to the public street right-of-way. Further, when fences are part of the original subdivision design, the developer is to use uniform fencing, architecturally compatible with the house exterior, throughout the project. (see Image 9)

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

Image 10

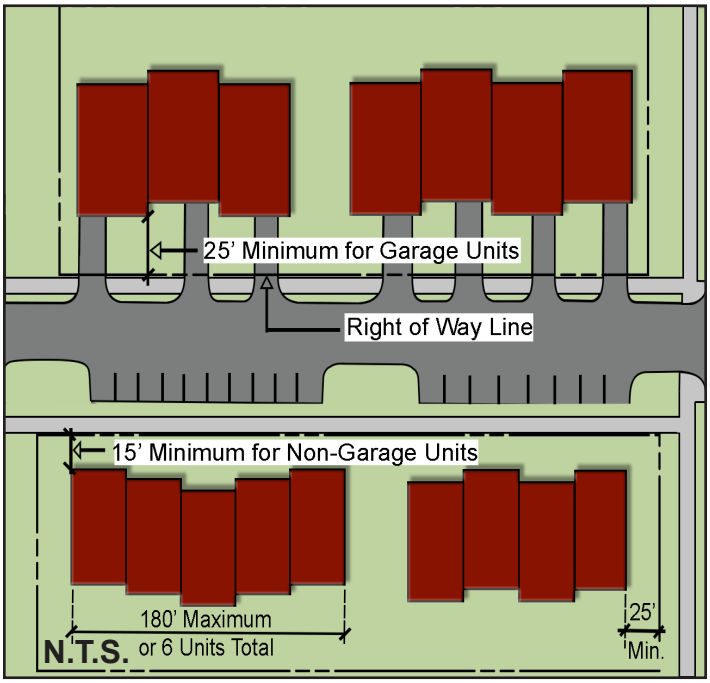


Image 11

Building Type: Group Houses aka Single-Family Attached (row & town house development, greater than two dwelling units, owned or rented)

Location: DR 5.5 (permitted Subject to Compatibility), 10.5, 16 Zones, PUDs, in all DR Zones.

BCZR Section 101 **Group House Definition:**

A group of not less than three attached dwelling units that have been constructed in a lateral row surrounded by yard space with each dwelling unit separated by a party wall. A group house does not include a duplex or semidetached dwelling. A single-family group house refers to any one dwelling within the attached group. Minimum setback requirements BCZR 1B01.2.C.1.c**:**

- From a front building face to a public street right-of-way or property line - 25 feet for garage town houses (see Image 10), 13 feet for town houses that front on perpendicular parking and 15 feet for town houses when they front on parallel parking. (see Image 11)
- From a side building face to a side building face or public street right-of-way (regardless of primary building entrance) - 25 feet.
- From a rear building face to a public street right-of-way - 45 feet*. At least 20 feet of this setback shall be a landscape buffer located in an easement or HOA control. This design is discouraged and only permitted under extreme and unique circumstances, or where the existing development pattern is also similarly oriented.
- The distance from the rear building face to a tract boundary or rear property line shall be determined by adding the private yard area to the 5 foot use in common access easement. In no case shall this total distance be less than 30 feet, or 60 feet between condominium townhouses. (see Image 12)
- From building face to tract boundary – 30 feet.
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet
- Building setbacks shall uniformly apply to the entire connecting group of dwellings that constitute a block of units. The setbacks shall be extended from the interior units to apply to the end of group dwellings regardless of where the primary dwelling entrance of the end unit is located.
- From a front building face to a front building face, where the buildings are aligned in an open space, mews fashion - 60 feet

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

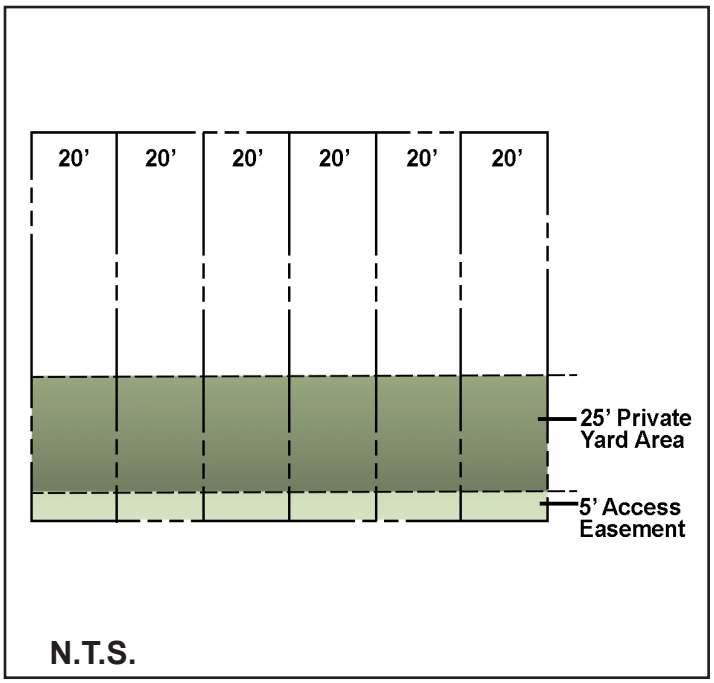


Image 12

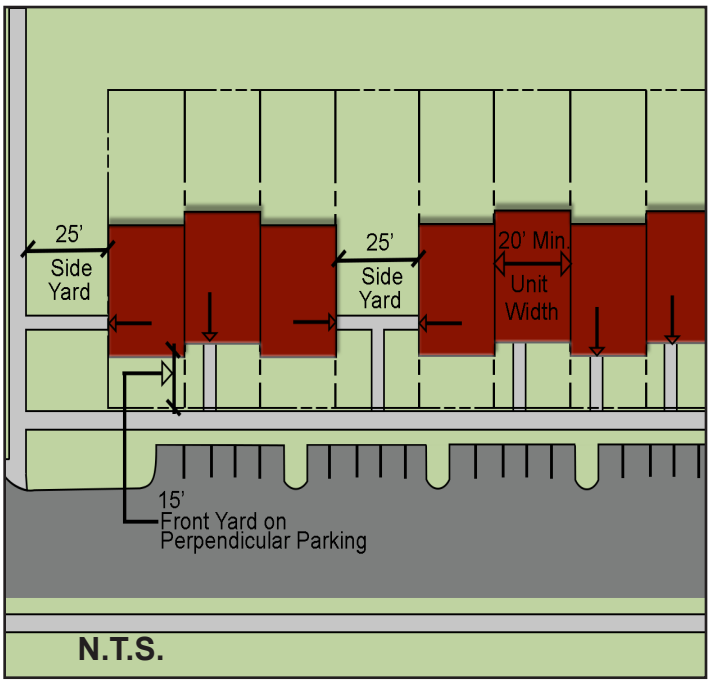


Image 13

(Continue from page 7)
Building Type: Group Houses aka Single-Family Attached (row & town house development, greater than two dwelling units, owned or rented)

Location: DR 5.5 (permitted Subject to Compatibility), 10.5, 16 Zones, PUDs, in all DR Zones.

Building height requirement:
Maximum building height -- 50 feet.
Maximum building height, DR 5.5 & 10.5 -- 50'Maximum building height, DR 16 zone -- 60 feet.

Building width requirement:
Town houses shall not be less than 20 feet in width unless approved via the PUD Process, or located within Growth Tier I, as per Bill 6-23; and additionally as per BCZR 1B01.2.C.4.b&c providing for reduced width allowances based upon a mix of units being provided for households below income thresholds.

Parking requirements:
Group houses shall have two off-street parking spaces, as required by BCZR, Section 409, Parking Regulations. These dwelling units shall have visitor overflow requirements, the total number of which is determined by the parking arrangement as shown in Table II, opposite page.

These units shall cluster parking in pods to discourage large parking lots not suitable for residential projects and to provide areas for pedestrian crossing, mail boxes, fire hydrants, etc. (see Image 13)

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

TABLE II

Off-Street Parking Arrangement	Overflow/ Visitor Requirement
Type 1 Perpendicular or angled parking right-of-way	30%
Type 2 Garage Units	
1 car garage only	30%
2 car garage	30%
Type 3 Units with rear, side and/or parallel parking	None

TABLE III
PARKING CALCULATIONS

To calculate the total number of parking spaces required, use either 1 or 2
The example is based on a 50 unit townhouse project.

1. A. Number of Units X 2 Off-street Parking Spaces = Required # of Spaces

Type 1.	50 units	X 2	= 100 (A)
Type 2.	50	X 2	= 100 (A)
Type 3.	50	X 2	= 100 (A)

B. Multiply (A) X Overflow/Visitor Parking Requirement (B) = Total Required Parking Spaces (C)

Type 1.	100 (A)	X Type 1 (30%) (B)	= 115 Total Spaces (C)
Type 2.	100 (A)	X Type 2 (30%) (B)	= 130 Total Spaces (C)
Type 3.	100 (A)	X Type 3 (0) (B)	= 100 Total Spaces (C)

OR

2. A simpler method is to multiply the number of units by the factor below, which is derived from the calculations above.

Basic Calculation	No. of Units	X Factor	= Required No. of Spaces
Type 1.	50 (units)	X 2.3	= 115 Total Spaces
Type 2.	50 (units)	X 2.6	= 130 Total Spaces
Type 3.	50 (units)	X (2 per unit)	= 100 Total Spaces

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Standard Housing

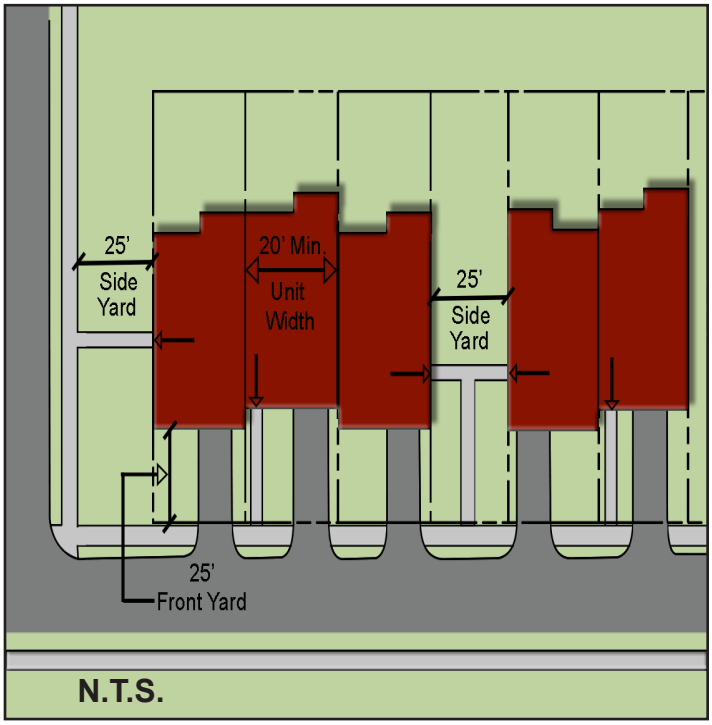


Image 14

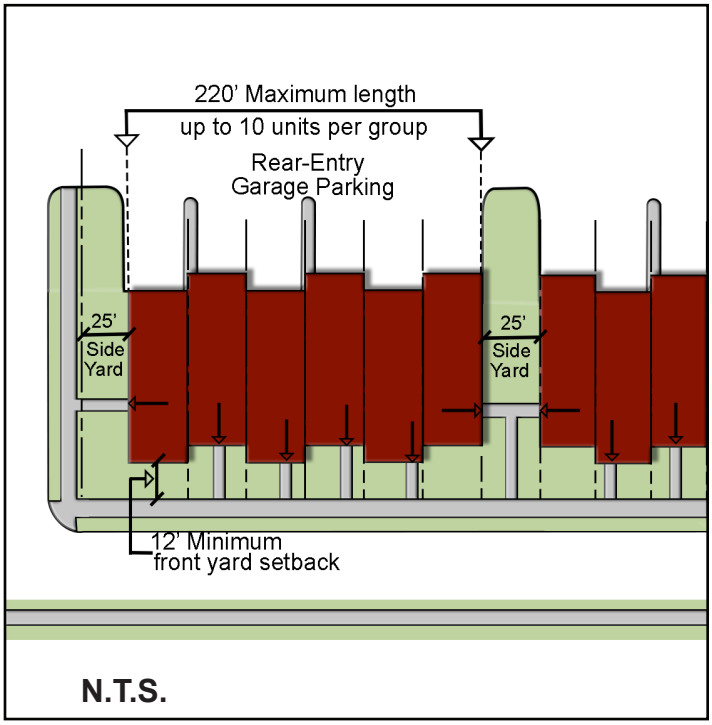


Image 15

(Continue from page 10)
Building Type: Group Houses aka Single-Family Attached (row & town house development, greater than two dwelling units, owned or rented)

Location: DR 5.5 (permitted Subject to Compatibility), 10.5, 16 Zones, PUDs, in all DR Zones.

A landscape peninsula or island shall separate every 12 parking spaces, perpendicular or angled, in accordance with the Baltimore County Landscape Manual. Parking islands and peninsulas may be used as a design element to define entries, drives and parking lots.

Other requirements:
The maximum width of a building shall be 6 units or 180 feet, whichever is less, see the following Modification of Standards section.

The rear of town houses abutting public or private street rights-of-way is not permitted, unless the development is reflecting the existing development pattern. Notwithstanding any provision to the contrary, an attached front-entry garage may not extend into the street front yard setback specified in this manual, nor constitute more than 50% of the entire frontage of the individual unit. (see Image 14)

Garage town houses shall note on the Development Plan, the Final Development Plan (FDP) and covenants that garages cannot be converted to non-garage or storage use. Open space shall be provided in accordance with the Baltimore County Open Space Manual.

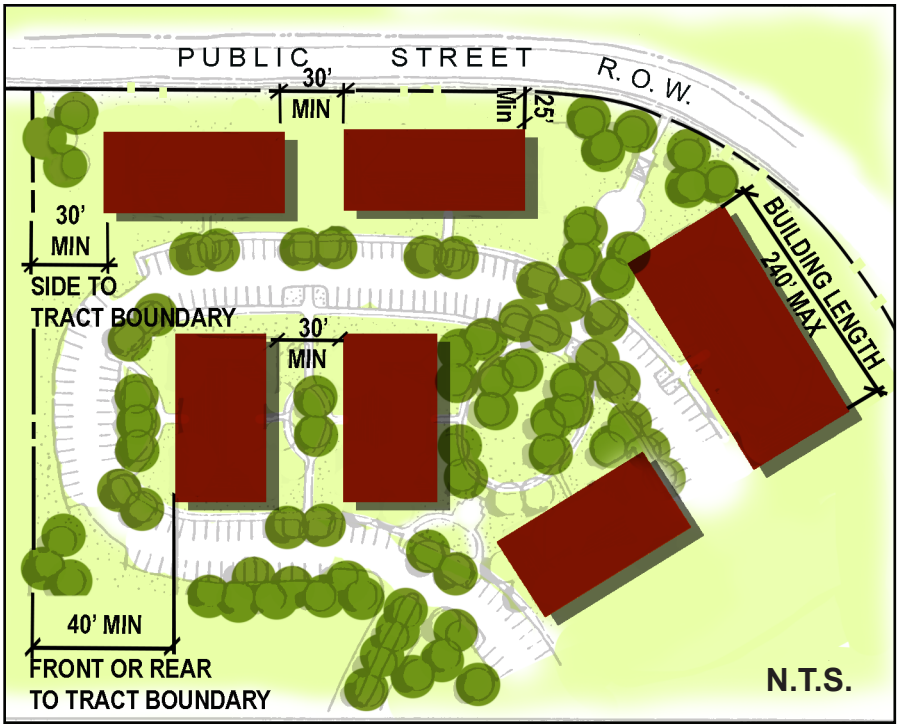
Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Modification of Standards:
On the recommendation of the Director of the Department of Planning , the Hearing Officer may approve an increase in the number of town house units in a group up to a maximum of 10 per group, not to exceed a maximum length of 220 feet. Similarly, the side building face to side building face setback may be reduced to 20 feet. (see Image 15) The increased length shall be used to help minimize topographical disturbance, address unusual lot configurations, or provide affordable housing. Should these modifications be approved, the project design is to be planned in accordance with the design guidelines, with special emphasis on the following design considerations:

1) Steeper roof pitches;
2) Staggered front setbacks with varied facades and materials; and
3) Access to the sides and rears of houses by path-ways, alleys, trails, sidewalks or easements.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Multi-Family Buildings



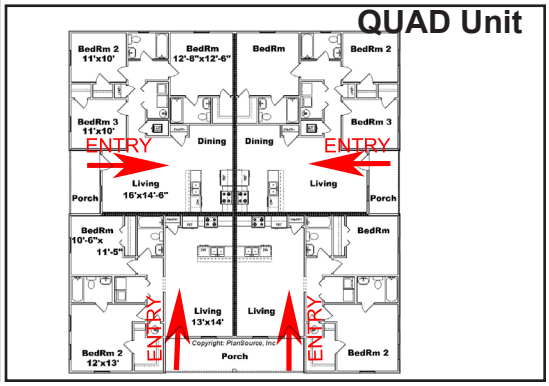


Image 16

Building Type: Multi-Family Buildings (owned or rented apartments or condominiums) as defined in BCZR, and including 2-over-2 and Quad unit developments.

Location: All DR 5.5*, 10.5, 16 Zones and PUDs

***Multi-Family Development is permitted in the DR 5.5 zone and PUDs subject to a finding of Compatibility as set forth in BCC, Section**

2-over-2 Multifamily development is characterized by having 4 dwelling units in one building which are all totally separated from each other with both unpierced ceiling and floor extending from exterior wall to exterior wall, or by an unpierced wall extending from ceiling to roof, with no yard space. (see Image 16)

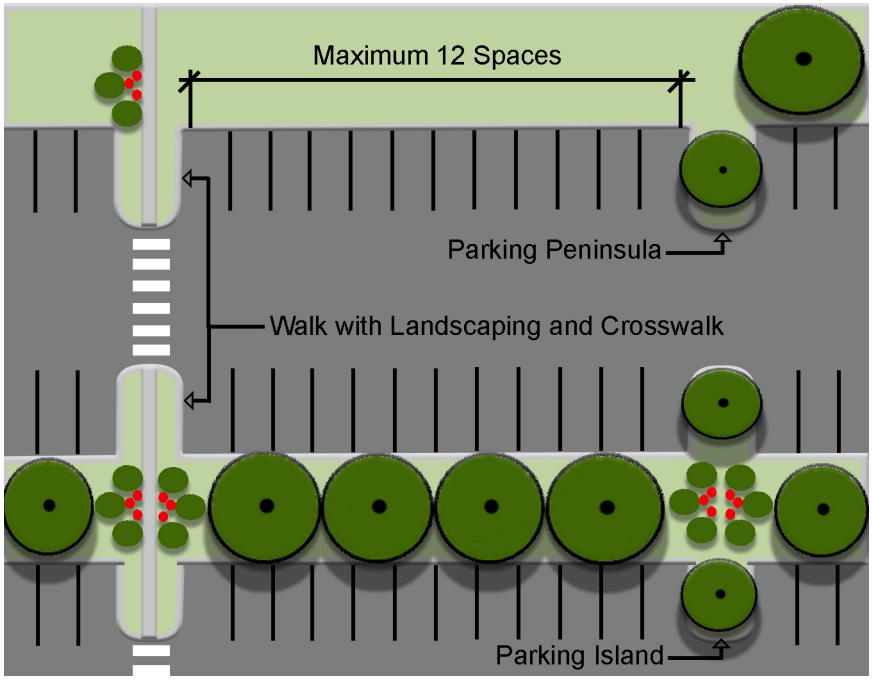
QUAD unit – a single story of a group of not less than four units constructed in a non-lateral row which are all totally separated from each other with both unpierced ceiling and floor extending from exterior wall to exterior wall. (see Image 16)

Minimum setback requirements BCZR, 1B01.2.C.1.e **:**

- From a building face to a public street right-of-way - 25 feet
- Between front or rear building faces - 60 feet
- Between side building faces - one foot of setback is required for every one foot of building elevation height measured to the soffit line (where soffit plane meets building face) of the tallest structure. In no instance shall the distance be less than 30 feet. Variances may be required to meet this setback.
- From a building face to tract boundary - 40 feet for front or rear faces and 30 feet for side building faces.
- Building face to edge of paving of a private street - 35 feet.
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Multi-Family Buildings



N.T.S.

Image 17

(Continue from page 12)
Building Type: Multi-Family Buildings (owned or rented apartments or condominiums) as defined in BCZR, and including 2-over-2 and Quad unit developments.

Location: All DR 5.5, 10.5, 16 Zones and PUDs

Building height and length requirements:
Maximum building height -- 50 feet.
Maximum building height, DR 16 zone -- 60 feet. Maximum building length -- 240 feet

Modification of standards:

On the recommendation of the Director of the Department of Planning, the Hearing Officer may increase the building length up to 300 feet if the structure is designed in accordance with special emphasis given to the following design considerations:

1) Staggered building setbacks;
2) Varied facades and materials;
3) The inclusion of amenities such as courtyards, sitting areas, tot lots, etc. and;
4) The increased length is used to minimize topographical disturbance, addresss unusual lot configurations or provide affordable housing.

Other requirements:

- Open space will be provided in accordance with the Baltimore County Open Space Manual.
- Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.
- Notwithstanding any provision to the contrary, an attached garage may extend not more than three (3) feet into the street front yard setback specifed in this manual.

Parking requirements:

- These units shall cluster parking in pods. A landscaped peninsula or island shall separate any 12 parking spaces, perpendicular or angled. (see Image 17)
- In addition to the parking spaces required by BCZR, Section 409, Parking Regulations, overflow or visitor parking shall be provided, equal to 30% of the number of spaces required.

The following formula may be used to calculate the total parking requirement:

Number of Units x Parking Spaces per Unit Required by BCZR x 1.3 = Total Parking Spaces Required

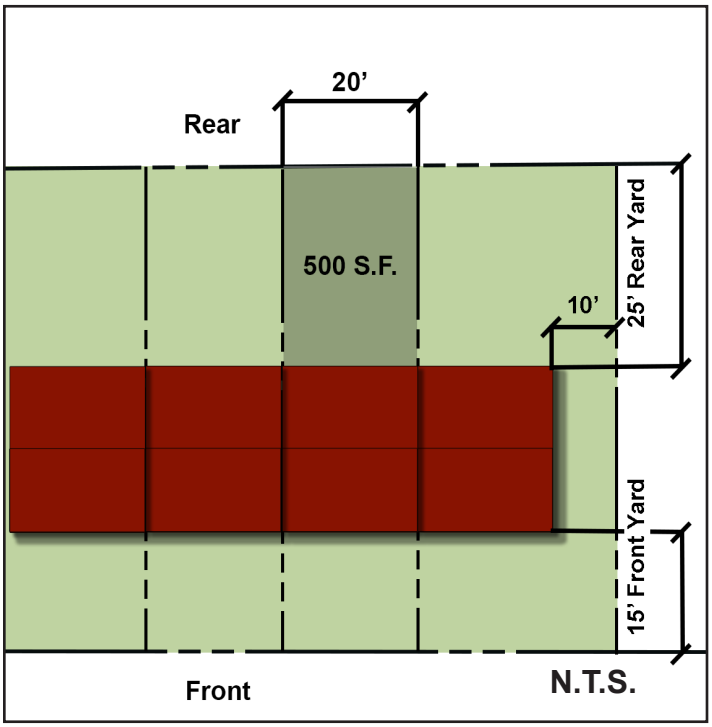


Image 18

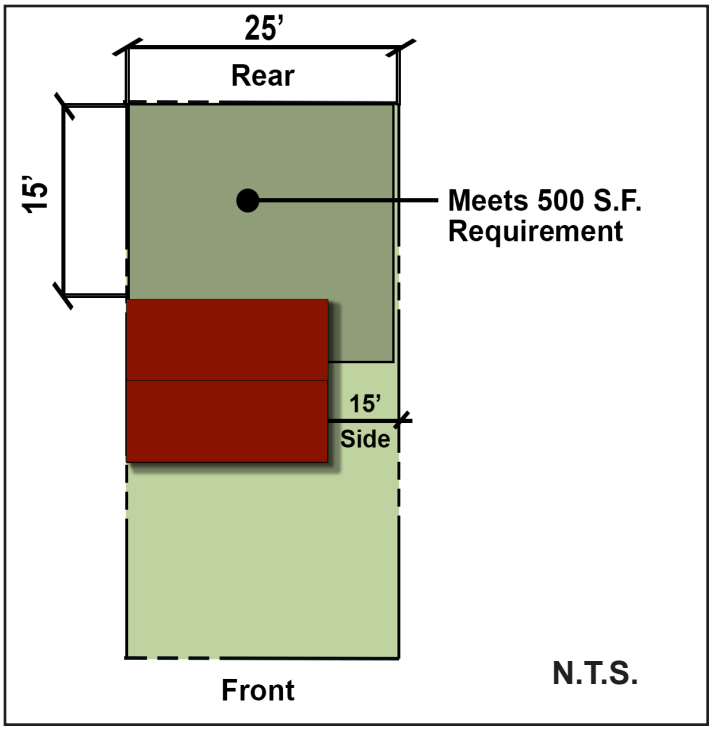


Image 19

PRIVATE YARD AREAS

A minimum private yard area of 500 contiguous square feet with a minimum 15-foot dimension is required to ensure adequate yard space for every housing type except multi-family buildings, which are not required to provide private yard area. Either the side or rear yard or some combination of both may be used to meet this requirement and may include decks and/or patios but not structures which might be enclosed.

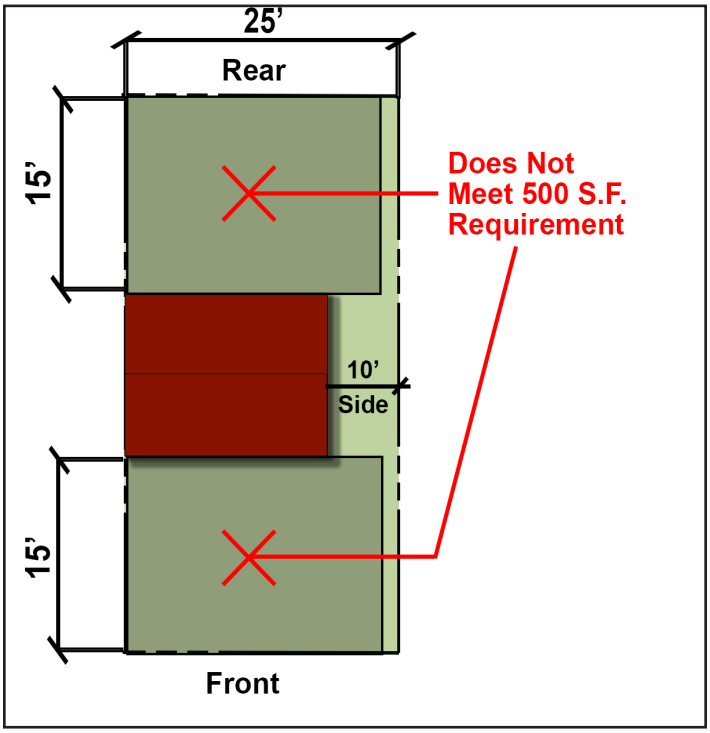


Image 20

Residential Development in Non-Residential Zones

TABLE IV
RESIDENTIAL DEVELOPMENT IN NON RESIDENTIAL ZONES

NON RESIDENTIAL OFF STREET ZONE	RESIDENTIAL EQUIVALENT UNITS PER ACRE	CONDITIONS
Office		
R-O	DR 5.5	See DR Zones
OR-1	DR 5.5	See DR Zones
OR-2	DR 10.5	See DR Zones
OT	Residential Uses No density established	See OT Zone
Business		
BL	Residential uses as permitted in predominant surrounding residential zone.	See BM Zone, Sec. 302 BCZR
BM	Same as BL Zone	See BM Zone, Sec. 302 BCZR
BR	Same as BL Zone	See BR Zone, Sec. 302 BCZR
	CCC, CT Districts, residential uses not subject to density	See appropriate zone and district
Manufacturing		
MR	No residential	
MLR	Residential uses allowed in DR 1 (R 40)	See MLR Zone
ML	No residential	
MH	No residential. A Manufactured Home - only by special exception BCZR Section 256	See MH Zone

Residential projects within a non residential zone are not subject to residential transition requirements

Non-Residential Principal Buildings in D.R. Zones

TABLE V
NON RESIDENTIAL PRINCIPAL BUILDING SETBACKS IN DR ZONES

ZONE	FRONT YARD	SIDE YARD INTERIOR	CORNER STREET SIDE
DR 1	70	40	65
DR 2	60	30	50
DR 3.5	50	20	35
DR 5.5	40	20	35
DR 10.5	25	20	35
DR 16	30	25	25

Building Setback Standards for Principal Buildings Permitted in any DR Zone Other Than For Residential Use BCZR Section 1B01.1.A.2 thru 21

Principal buildings other than for residential use shall conform to the minimum setback requirements as set forth in Table V above.

Other requirements:
The total building length or fullest building width shall not exceed 200 feet. Upon favorable recommendation by the Director of the Department of Planning to the Hearing Officer, non-residential uses permitted in the density residential zones may be increased up to a maximum length of 300 feet subject to the following guidelines:

1) The materials are specified;
2) The buildings are segmented and architecturally varied to break up their massing;
3) Landscaping is used to visually break up the massing of the facade;
4) The architectural details reflect regional residential elements; and
5) Buildings shall comply with BCC, Sections 32-4-224.(d), "Additional Requirements by Director of Planning," and BCC 32-4-402, "Compatibility," of the Development Regulations.

Some examples of non-residential uses permitted by right in D.R. Zones pursuant to 1B01.1 are as follows:

- Central Community Hub
- Churches, other buildings for religious worship or other religious institutions.
- Daycare and nursery programs Farms, produce stands
- Hospitals
- Schools
- Snowball stands, permanent or temporary

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Alternate Housing

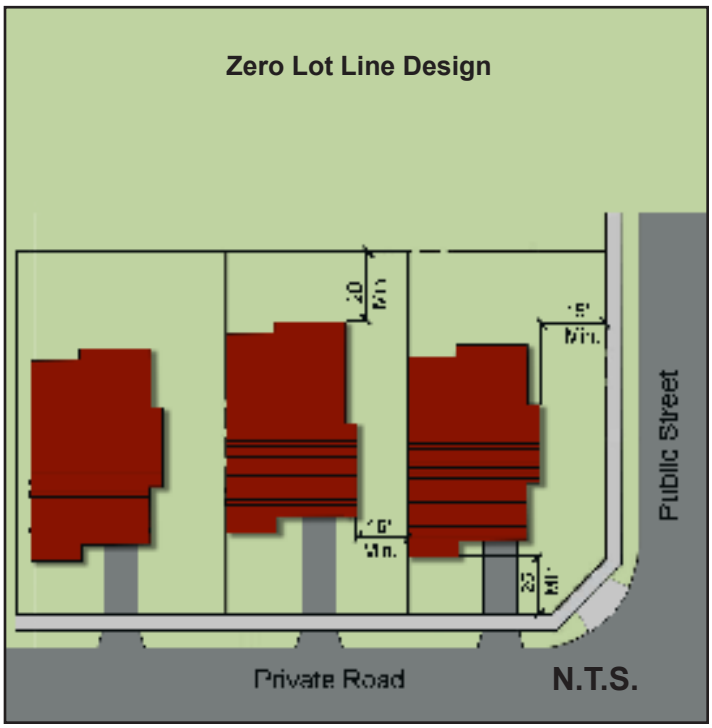


Image 21

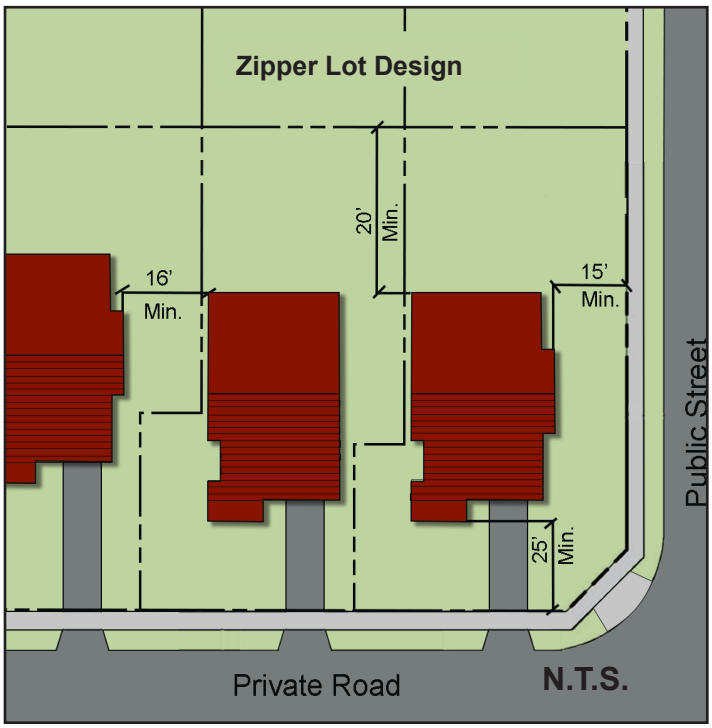


Image 22

Lot Type: Alternate Housing
Single Family Detached Housing, Zero Lot Lines and Zipper Lots
Location: All DR Zones

High density single-family detached housing may be an appropriate alternative when site and environmental conditions support it, when it offers an opportunity for affordable housing or when it provides a better subdivision/ site plan.

These projects, however, have two characteristics which often make them incompatible with neighboring communities. Their higher density results in a loss of openness due to the massing of homes along street frontages and private open yard areas are reduced due to the lots' compactness.

Like panhandle lots, these alternative housing types are not a matter of right and will be considered by the County and the Design Review Panel as part of its plan review and approval process. The County shall evaluate a zero or zipper lot project to determine if the project design:

1. Assures privacy for individual lots;
2. Has appropriate landscaping;
3. Includes community paths and open space;
4. Shows off-street parking solutions that improve upon the typical subdivision arrangement of large bays perpendicular to the street;
5. Conforms to the residential design guidelines; and
6. Orients the building to create privacy and maximize use of the side yard.

Additionally, subdivisions shall comply with BCC, Section 32-4-224.(d), "Additional Requirements by Director of Planning," and BCC, Section 32-4-402 "Compatibility" of the Development Regulations.

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 16 feet
- From a rear building face to a rear property line or public street right-of-way – 20 feet
- From a side building face to a public street right-of-way or tract boundary -- 15 feet
- From a side or front building face to the edge of paving of a private road -- 25 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Alternate Housing

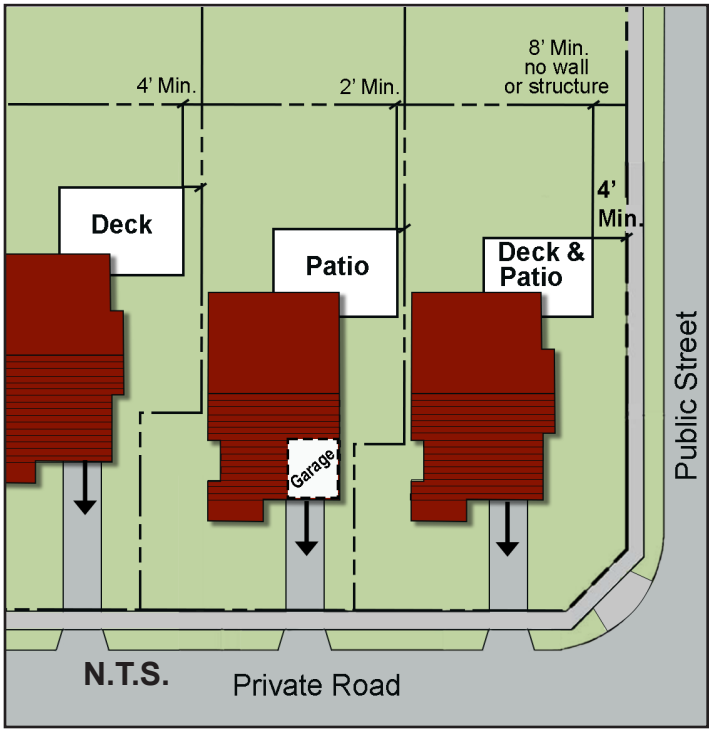


Image 23

Lot Type: Alternate Housing
Single Family Detached Housing, Zero Lot Lines and Zipper Lots
Location: All DR Zones

Building height requirement:

- Maximum building height -- 50 feet.
- Maximum building height, DR 16 zone – 60 feet.

Other Requirements:

Garages extending beyond the front building face shall incorporate design features like windows or a pitched roof. See Section 260 Manual of Regulations for standards on garage projections.

Fences may be required on rear, side and/or front yards to assure privacy. All fencing shall be architecturally compatible with the house exterior and meet standards for fencing requirements per BCZR Section 427.

Deck and Patio Setbacks:
All decks and patios shall be limited to side and rear yards per BCZR, Section 301.1, "Projections Into Yards." To protect open space and privacy, no deck or patio shall cover more than 50% of the side and rear yards.

No deck or patio shall be located closer than 4 feet to a property line which has no wall or fence. No deck shall be located closer than 4 feet to an adjoining structure or wall and no patio shall be located closer than 2 feet to an adjoining structure or wall.

All of these requirements shall be shown on the Plan.

Open space shall be provided in accordance with the Baltimore County Residential Open Space Manual. The County encourages this Open Space to be provided on site for these types of developments. Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Alternate/Traditional Housing

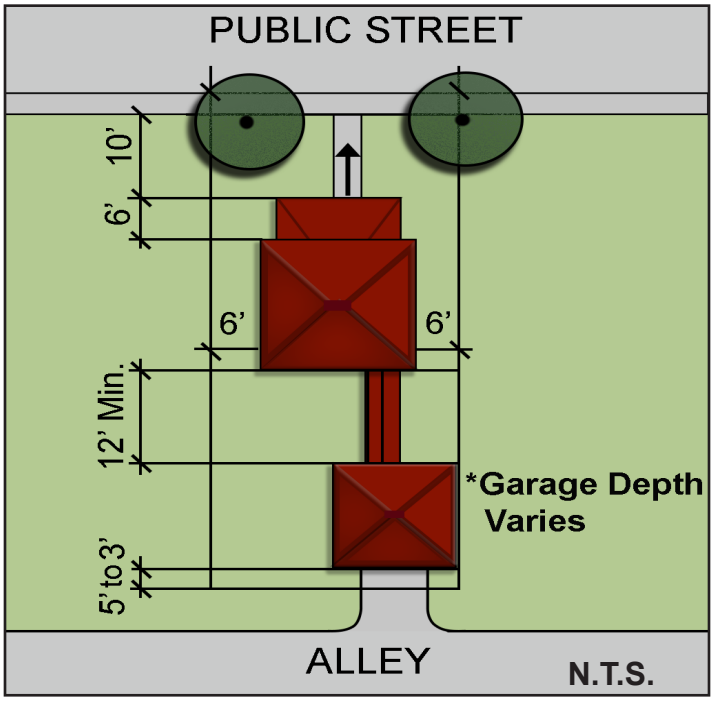


Image 24

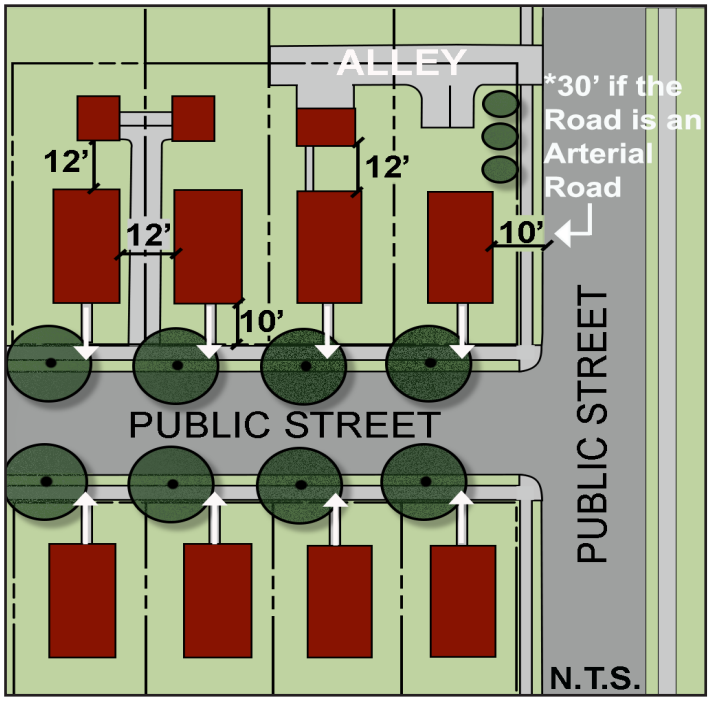


Image 25

This section has replaced the CMDP's previously titled Alternate Housing, Neo-Traditional that was created out of the State of Maryland's Economic Growth, Resource Protection and Planning Act of 1992 in efforts to reduce development sprawl and control growth in the state. Based largely on the design of rural villages and hamlets of the historic past, it incorporates design standards to help control development while also serving to protect resources and land.

Lot Type: Alternate Housing/Traditional Housing Defined as Single Family Detached Traditional Housing with Alley Access and/or Rear Parking

Location: All DR Zones and PUD's

Traditional single-family detached housing is located closer to the street on lots that are generally narrower than the typical single-family house constructed after the 1960's. Off street parking requirements are met by rear alley (see Image 24) or front driveway access to parking pads or garages located towards the rear of the property (see Image 25).

Front loaded garages are not a permitted part of this design type. The housing type is appropriate when it is an integral feature of a project based upon traditional town planning principles and practices or is located within an area of homes with similar attributes.

The primary organizational elements of traditional planning include a mix of housing types, an integrated open space and street network, parallel parking, street trees planted within the right-of-way and walking within proximity to retail and recreational opportunities.

Subdivisions shall comply with BCC Section 32-4-224.(d), "Additional Requirements by Director of Planning," of the Baltimore County Code.

Minimum Setback Requirements BCZR 1B01.2.C.1.b.

- From a front building face to property line, or public street right-of-way-- 10 feet. The house must be located at the front setback. If a front porch is provided, the porch shall be a minimum of 6 feet in depth and shall be in addition to the required front yard setback.
- Between side building faces - 12 feet.
- From a rear building face to a rear property line - the setback shall include 12 feet of yard area, the depth of the garage or parking, and 3 feet to 5 feet between the rear garage face and the edge of the alley right-of-way. (see Image 24)
- From a side building face to a public street right-of-way or tract boundary- 10 feet.
- From a side building face to paving of a private road - 20 feet.
- Setbacks for buildings located adjacent to arterial roads shall be increased by 30 feet.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Alternate/Traditional Housing

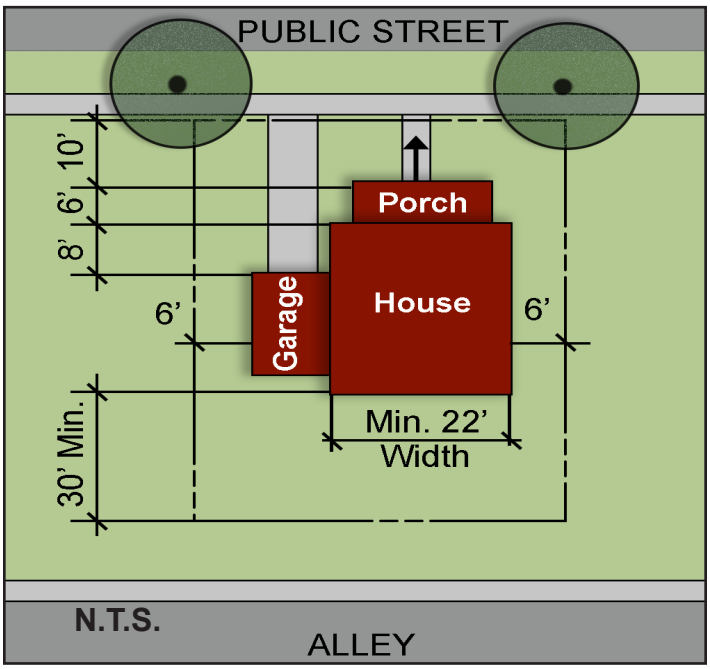


Image 26

Image Credit: https://www.realtor.com/realestateandhomes-detail

Image 27

(Continue from page 19)

Lot Type: Alternate Housing/Traditional Housing Defined as Single Family Detached Traditional Housing with Alley Access and/or Rear Parking
Location: All DR Zones and PUD's

Building Height Requirement:

- Building height shall not exceed 50 feet

Other Requirements:

- All off-street parking shall be provided to the rear of the lot.
- Access to off-street parking shall be provided via alleys or shared driveways.
- Open space shall be provided as specified in the rear yard setbacks.
- Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.
- If deemed appropriate by the Director of the Department of Planning, and it can be demonstrated that the use of alleys is infeasible, then some front loaded dwellings may be appropriate. The garage must be setback 8 feet from the front building facade (not including the porch). The rear yard setback shall be 30 feet from the property line to the rear building facade. In no case shall double loaded alleys be exempted from this provision.
- The Department of Planning may adopt architectural standards necessary to implement the requirements of this section. The regulations shall be adopted in accordance with Article 3, Title 7 of the Baltimore County Code.
- These regulations are intended to apply to major subdivisions (4 lots or greater). Minor subdivisions and single lots of record requiring building permits using these regulations must receive a letter of appropriateness from the Director of the Department of Planning. The letter of appropriateness will be based on the zoning characteristics of the neighborhood and surrounding homes. A letter denying appropriateness may be appealed to the Zoning Commissioner.
- Single-family detached dwellings shall not be less than 22 feet in width.

Building Type: Single-Family Attached Group House/ Townhomes

Location: DR 5.5, 10.5, and 16 Zones and PUD's

Traditional single-family attached housing is located closer to the street. Off street parking requirements are met by rear alley or front driveway access to parking pads or garages located at the rear of the property.
The housing type is appropriate when it is an integral feature of a project based upon traditional town planning principles and practices or is located within an area of homes with similar attributes. The primary organizational elements of traditional planning include a mix of housing types, an integrated open space and street network, parallel parking, street trees planted within the right-of-way and walking within proximity to retail and recreational opportunities.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Alternate/Traditional Housing

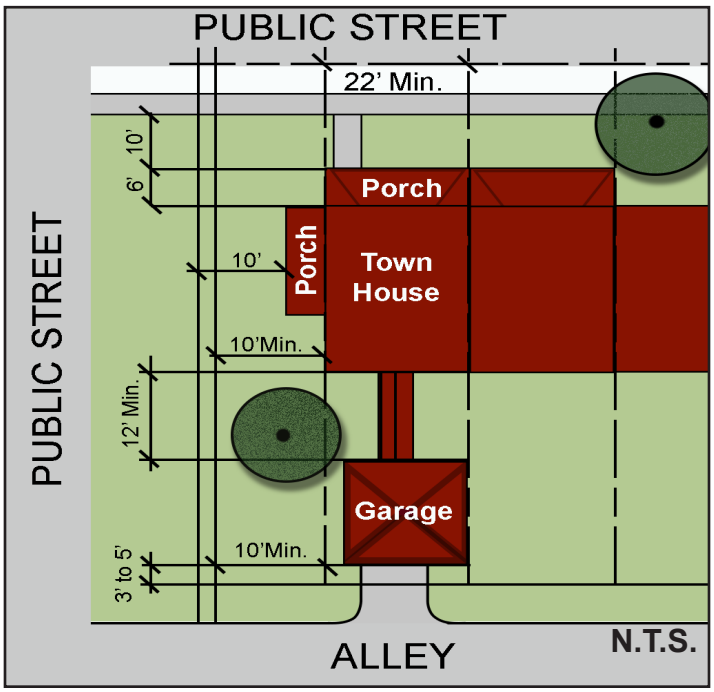


Image 28

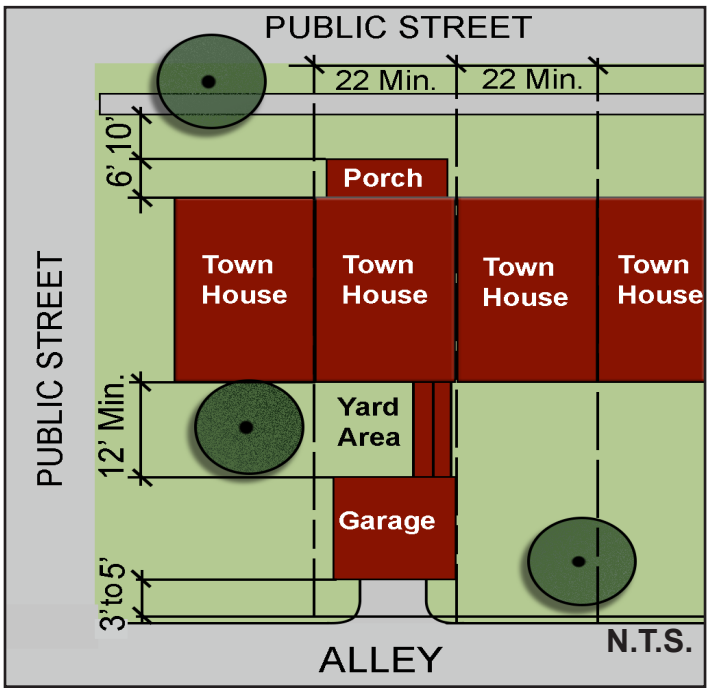


Image 29

(Continue from page 20)
Building Type: Traditional Single-Family Attached Group House/Townhomes

Location: DR 5.5, 10.5, and 16 Zones and PUD's

Subdivisions shall comply with BCC Section 32-4-224.(d), "Additional Requirements by Director of Planning," of the Baltimore County Code.

Minimum Setback Requirements BCZR 1B01.2.C.1.c:

- From a front building face to property line, or public street right-of-way - 10 feet. The townhouse must be located at the front setback and the unit's parking is located in the rear. If a front porch is provided, the porch shall be a minimum of 6 feet in depth and shall be in addition to the required front yard setback meaning that the façade would then be set back 16 from the public right of way.
- Between side building faces (groups of townhouses) - 15 feet.
- From a rear building face to a property line - the setback shall include 12 feet of yard area, the depth of the garage or parkng pad, and 3 feet to 5 feet between the rear garage face and the alley edge of right-of-way. (see Image 29)
- From a side building face to a public street right-of-way or tract boundary- 10 feet.
- From a side or front building face to the edge of paving of a private road - 10 feet.
- Setbacks for buildings located adjacent to arterial roads shall be increased by 30 feet.

Building Height Requirement:

- Building height shall not exceed 50 feet

Other Requirements:

- All off-street parking shall be provided to the rear of the lot.
- Access to off-street parking shall be provided via alleys.
- Open space shall be provided as specified in the rear yard setbacks.
- Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.
- If deemed appropriate by the Director of the Office of Planning, and it can be demonstrated that the use of alleys is infeasible, then front ently garages may be permilted on some of the dwellings provided that they meet requirements for single-family attached dwellings. In no case shall double loaded alleys be exempted from this requirement.
- The Department of Planning may adopt architectural standards necessary to implement the requirements of this section. The regulations shall be adopted in accordance with Article 3, Title 7 of the Baltimore County Code.

A. Residential Standards. Residential Transition Areas

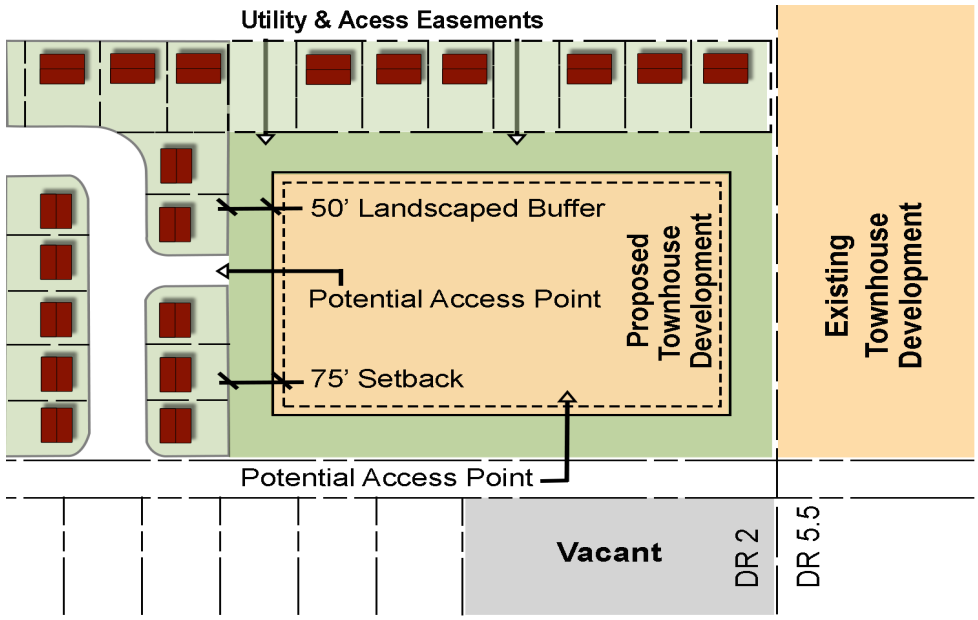


Image 30

RESIDENTIAL TRANSITION AREAS (RTAs)

The purpose of the RTA is to assure that similar housing types are built adjacent to one another or that adequate buffering or screening is provided between dissimilar housing types.

Residential Transition Areas (RTAs)
BCZR Section 1B01.1.B.1

A. Residential Transition Areas are designed to buffer low density single-family, semi-detached and duplex dwellings from higher density housing types such as town houses and garden apartments.

B. A 100-foot RTA is generated wherever an adjacent property is zoned DR 1, 2, 3.5, 5.5, or RC and contains:

1) A single-family detached, semi-detached or duplex dwelling within 150 feet of a proposed project's tract boundary.
2) All single parcels up to two acres in size which are vacant yet determined to be buildable (i.e., they contain a 20' x 30' building footprint and meet all required zoning setbacks) shall generate RTA.

The 100-foot RTA is restricted in the following ways. It may contain single-family detached, semi-detached or duplex dwellings subject to the standards set forth in the DR 1, 2, 3.5 or 5.5 zones.

C. RTA Variances:

1) When different housing types are proposed, the RTA shall be a 50-foot ungraded, uncleared landscape buffer between the tract boundary and the new dwellings unless otherwise directed by the Hearing Officer. It shall not contain cleared drainage areas, stormwater management ponds or accessory structures, but it may be bisected by roads, paths and trails that connect to new and existing streets. (see Image 30)
2) In cases where tracts of land in excess of two acres in size contain individual single-family detached, semi-detached or duplex dwellings or are vacant or are used for public, institutional or recreational uses, the Hearing Officer shall determine the appropriate buffer. The buffer should be adequate to protect the adjoining use from the proposed development.

D. The RTAs for parcels located in Community Conservation Areas may be reduced or altered as directed by findings pursuant and subject to BCC, Sections 32-4-224.(d), "Additional Requirements by Director of Planning," and 32- 4-402, "Compatibility," of the Development Regulations. Where planting is required, it must conform to the Baltimore County Landscape Manual General Standards A.2.a (Class A Screen) and D.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Residential Transition Areas

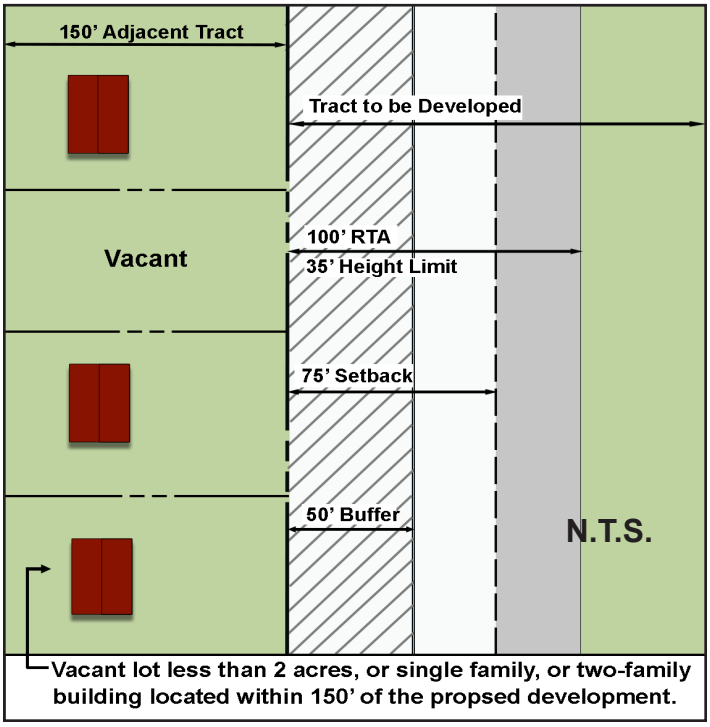


Image 31

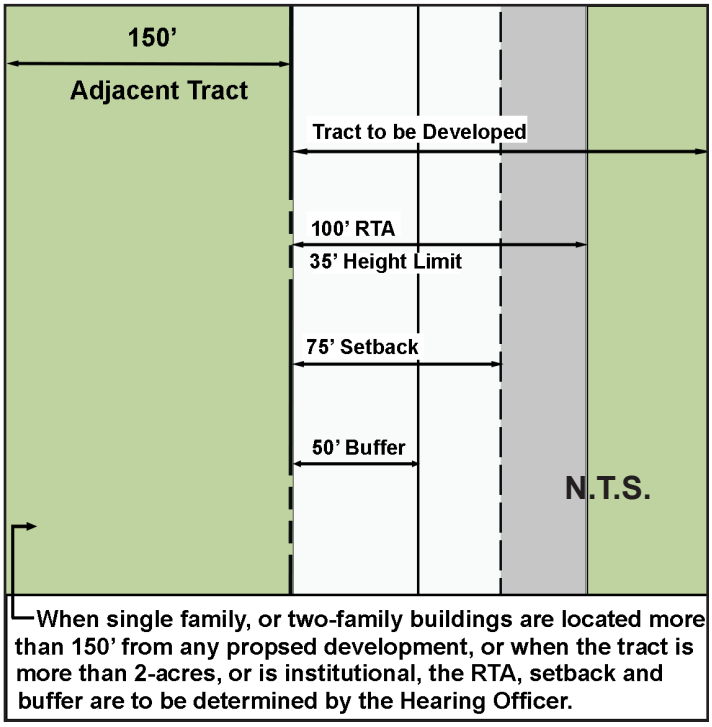


Image 32

(Continue from page 22)
Residential Transition Areas (RTAs)
BCZR Section 1B01.1.B.1

E. Finally, town houses and apartment buildings (owned or rented) and parking lots must be set back 75 feet from the tract boundary within an RTA. Such structures located within the 100 foot RTA may not exceed a height of 35 feet.

Adjacent Higher Density Zones
In cases where property adjoining the tract to be developed consists of DR 10.5 or 16 zoning and contains single-family, semi-detached or duplex dwelling(s), an RTA area, buffer, and setback are not required.

As a general rule, the provision of additional setbacks and buffers beyond what is required in the Zoning Regulations should be considered when the adjoining property has a low probability of being redeveloped for higher density building types, e.g., the adjoining area has recently been developed or redeveloped, or the area contains homes located on small lots and redevelopment is not economically feasible.

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Residential Transition Areas

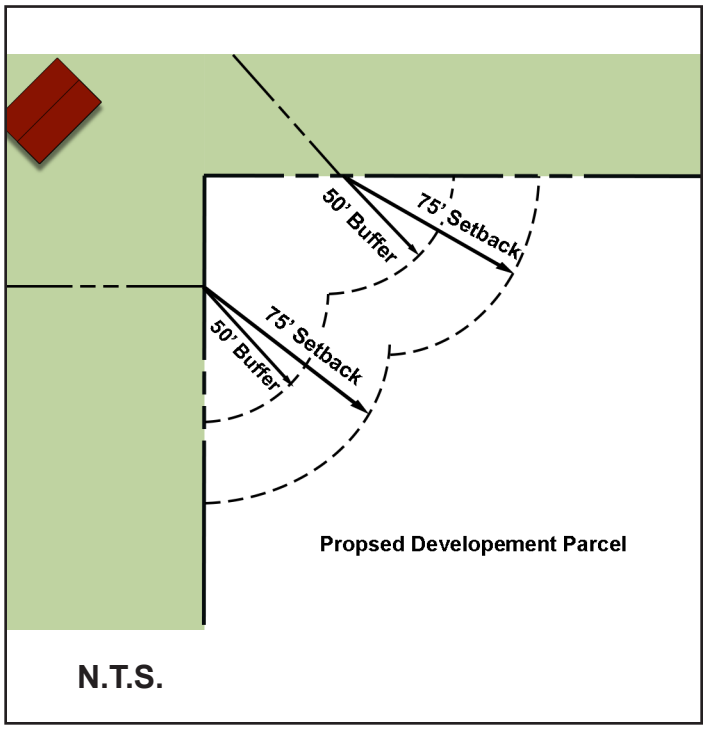


Image 33

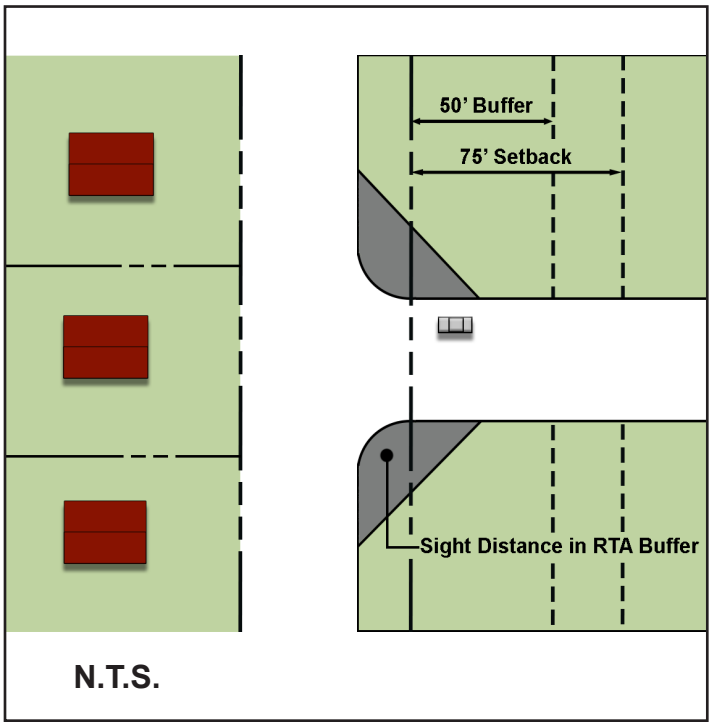


Image 34

(Continue from page 23)
Residential Transition Areas (RTAs)
BCZR Section 1b01.1.B.1

In situations where the adjoining property has a high probability of being developed or redeveloped (e.g. homes are located on larger lots) then increasing buffers and setbacks may not be as important.

Establish RTA With Irregularly Shaped Parcels.

In certain instances, irregularly shaped parcels may generate an RTA into only a segment of the tract to be developed. The RTA setback and buffer should be provided at an equal distance from the property line. (see Image 33)

Where an RTA buffer is divided by a street intersection, the RTA buffer should not be planted in a manner that interferes with the provision of adequate sight distance. Additional plantings, walls, berming or fencing may be required beyond the RTA buffer in order to provide adequate buffering.

Road Crossings In RTA

The RTA may be bisected by roads, paths, and trails that are designed to connect to adjoining development. Standards used in this evaluation shall include the following:

1) Roads should not vary through the RTA more than 90 degrees from the centerline of the road to be connected (see Image 34);
2) Roads should only be allowed through the RTA if they are connections to existing roads, roads designated by the Master Plan, or required to link a road network;
3) Roads should not be allowed through the RTA and should be designed to disturb the least amount of area as possible (see Image 35); and
4) Paths and trails should be designed to minimize disturbance of existing vegetation and not result in the removal of mature or significant trees. (see Image 36)

II. Residential Development Within The Urban-Rural Demarcation Line

A. Residential Standards. Residential Transition Areas

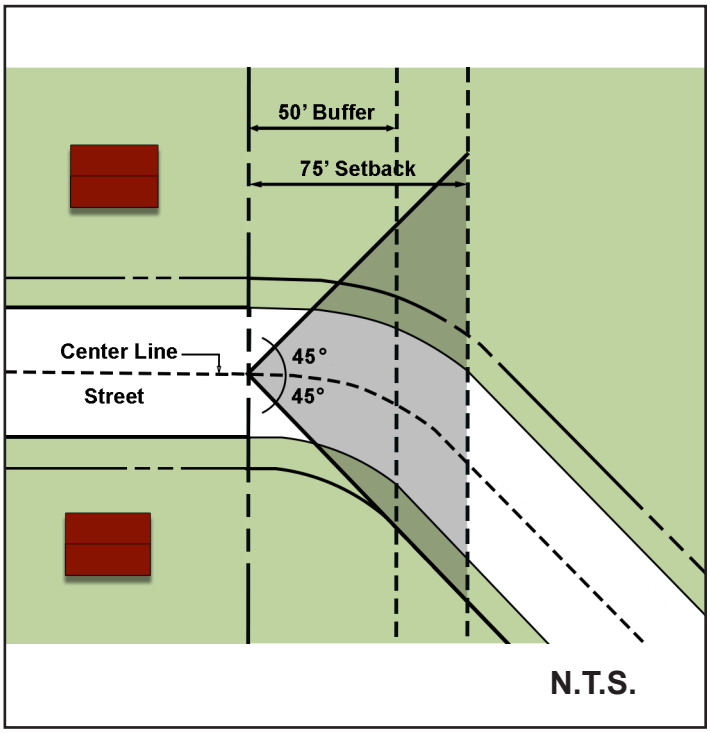


Image 35

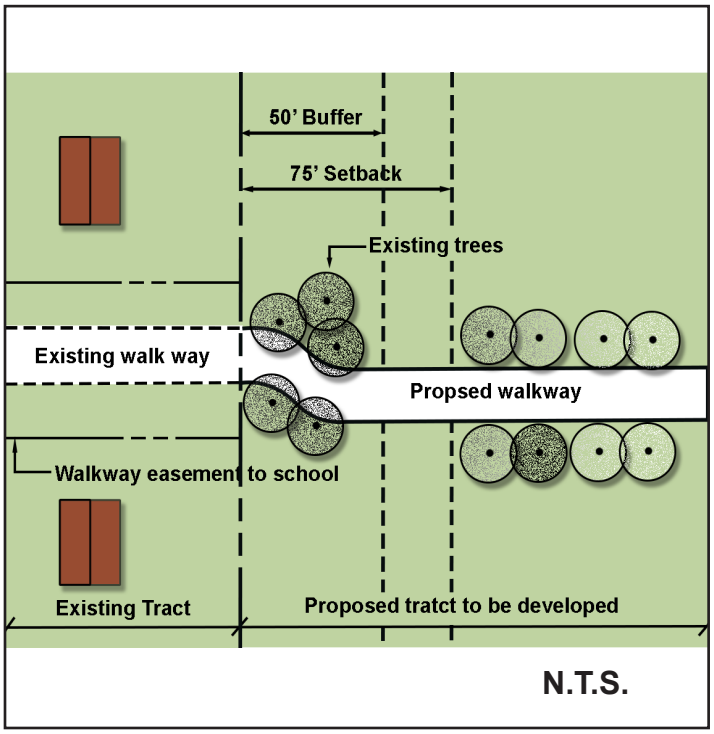


Image 36

Summary of Setback and Height Requirements

TABLE VI
SINGLE-FAMILY DETACHED, TWO FAMILY
ALTERNATIVE SITE DESIGN

			Alternate Site Design Dwellings	
	DR 1, 2. Zones	DR 3.5, 5.5 10.5, 16 Zones	Zero and Zipper lots All DR Zones	Traditiolnal All DR Zones
From Front Building Face To:				
Public Street Right-of-Way, or property line:	25'	25'	25'	10'
arterial or collector	--			25'
From Side Building Face To:				
		16'< 20' high		30'
Side building face	30'	20'< 20' high	16'	30'
Public Street Right-of-Way,	25'	15'	15'	10'
Paving of a private road	30'	25'	25'	20'
Tract boundry	25'	15'	15'	10'
From Rear Building Face To:				
Rear property line	30'	30'	20'	50'
Public street right-of-way	30'	30'	20'	50'
Additional Setbacks:				
Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				
Maximum Building Height	50'	50'	50'	50'
Maximum Building Height DR 16	60'	60'	60'	60'

THIS TABLE LIST MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSTULT THE APPROPRIATE STANDARDS IN THIS MANUAL

Summary of Setback and Height Requirements

TABLE VII GROUP HOUSES	
From Front Building Face To:	
Public Street Right-of-Way, or property line	
Garage Units	25'
Non-Garage Units	
Perpendicular parking	13'
Parallel parking	15'
From Side Building Face To:	
Side building face	25' ,20'
Public Street Right-of-Way,	25'
From Rear Building Face To:	
Rear property line or	30'
Public Street right-of-way,	45'
Any Building Face To:	
Tract Boundry	30'
Additional Setbacks:	
Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	
Maximum Building Height	50'
Maximum Building Height DR 16 Zone	60'
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THIS REQUIREMENT, CONSULT THE APPROPRIATE STANDARDS IN THIS MANUAL.	

MULTI FAMILY BUILDINGS	
Building Face To Building Face: (front or rear)	60'
Building Face To Public Street Right-of-Way	25'
Side Building Face to Side Building Face:	
1' of setback per 1' of height to soffit line of tallest building. Not less than 30' *	
Building Face To Tract Boundry	
Front or Rear Building Face	40'
Side Building Face	30'
Additional Setbacks:	
Setbacks for buildings locatedd adjacent to arterial roadways shall be increased by an additional 20 feet.	
Maximum Building Height:	50'
Maximum Building Height: DR 16 Zone:	60'
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THIS REQUIREMENT, CONSULT THE APPROPRIATE STANDARDS IN THIS MANUAL	

* In some instances variances may be required to meet this setback.

Blanket Variances

The CMDP is a design-driven document. It sets the building to building relationships and the location of a building in relation to lot-lines and rights-of-way. Consequently, the central element of a subdivision plan is the building footprint, which outlines a house's exterior perimeter, or in certain instances, building restriction lines which outline the building envelope. On development plans these footprints become the building restriction lines. Any change in these lines is a change in the spatial relationships established by the CMDP.

The redesign of a subdivision around a larger building than can be accommodated by the footprint on the development plan results in a request for a blanket variance. Since this would alter the spatial relationships established for each house type, the request for blanket variances is generally not supported and should only be considered in unusual circumstances. In these cases, the appropriate solution is to re-subdivide (re-design) the site to accommodate the larger buildings rather than approve blanket variances.

B. Residential Standards

II. Residential Development Within The Urban-Rural Demarcation Line

B. Residential Guidelines

II. RESIDENTIAL DEVELOPMENT WITHIN THE URBAN-RURAL DEMARCATION LINE

II. Residential Development Within The Urban-Rural Demarcation Line

B. Residential Guidelines

a. NEW SUBDIVISIONS WITHIN THE URBAN/RURAL DEMARCATION LINE

The first element in this section is an overview of the project design process, offered here as a guide to understanding the many separate aspects of site planning.

The advisory design guidelines parallel this process in organization. The guidelines are not regulatory but are included here to encourage well-thought-out designs. They suggest ways to improve the quality of residential development by considering the placement of buildings on a site and how this arrangement ties into the organization and linkages of buildings, streets, parking and open spaces. These guidelines do, however, echo many of the same principles that can be found in the BCZR Section 260, Residential Performance Standards, which specifically apply to residential developments of four lots or more.

These guidelines favor no particular project design. The pattern selected, however, should be topographically and economically suited to its site. Coastal plains and valley floors lend themselves to different development patterns than slightly hilly areas or steep hillsides, in terms of building massing and visual features as well as the natural ecological functions of existing conditions.

This section also considers a project design in the context of its surroundings; how it shapes our perception of an area as we enter and leave it, contributes to the County skyline, gives importance to dramatic overlooking vistas and relates to historic buildings and grounds as well as area communities.

Properties located within the boundaries of a County Historic District must follow the Baltimore County Historic Preservation Design Guidelines for New Construction, Additions, and Non-contributing Structures.

Climate change has increased the emphasis on sustainable design principles in all types of development. Sites should be developed to consider: the reduction of pollution and waste; a reduction of a carbon footprint; the incorporation of green spaces; promotion of connectivity; and the use of local, environmentally friendly, and recycled and/or recyclable materials where possible.

b. THE PROJECT DESIGN PROCESS: AN OVERVIEW

Successful project designs are both internally cohesive and externally compatible with their surroundings. The following overview is offered with the hope that an understanding of the steps involved in the design process will improve the quality of design in the County.

II. Residential Development Within The Urban-Rural Demarcation Line

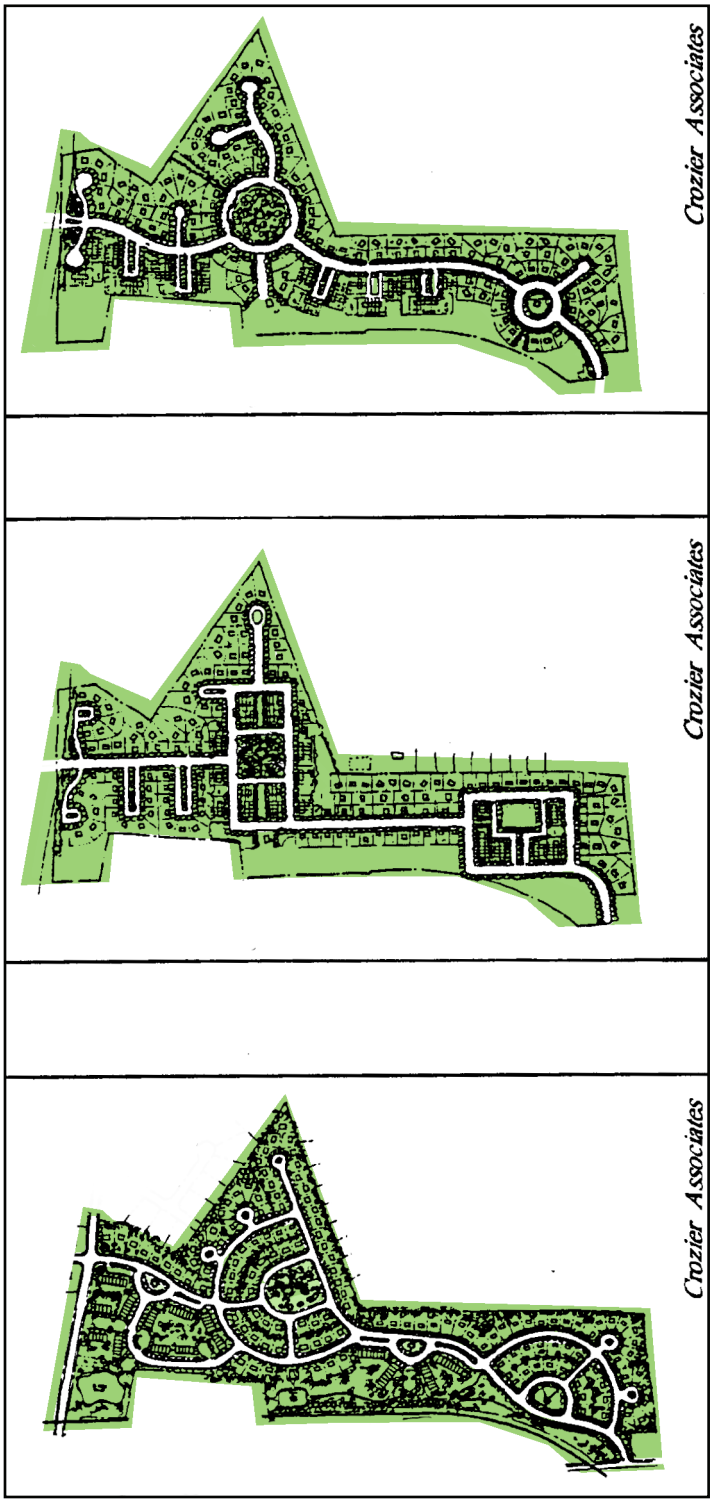
B. Residential Guidelines

1. Gather and analyze the appropriate environmental information to determine the buildable area. Collect data on:
   a. Topography, steep slopes, hydric soils, critical areas;
   b. Streams, stream valleys, flood-plains, drainage patterns;
   c. Trees, tree cover, significant natural vegetation;
   d. Grading and grade plans, including alternative cut and fill measures;
   e. Climatic conditions; and
   f. Existing archaeological resources including cemeteries
   g. Existing Historic Resources, including Baltimore County Landmarks, County Historic Districts, National Register properties, National Register Historic Districts, and Maryland Inventory of Historic Properties
   h. Known and unrecorded archaeological resources including cemeteries and burial sites.

2. Examine surrounding site features to guide the layout and form of the development. Locate:
   a. Significant views and natural areas pertinent to the site;
   b. Open space areas adjacent to the site;
   c. Adjoining road network;
   d. Architectural style, materials and scale of surrounding community;
   e. Landscaping of adjacent areas;
   f. Public utilities; and
   g. Transportation and land use networks.

3. Explore development alternatives to determine the best possible use of the site. Assess:
   a. Integration of unique natural, historic and archaeological features of the site where possible;
   b. Open space connections and their preferred use;
   c. Maximum benefit of internal and external road networks;
   d. Overall range of density and building types and scales anticipated;
   e. Architectural styles;
   f. Necessary buffering and screening, sidewalk and street treatment; and
   g. Landscape design.

4. Select preferred alternative and refine elements of the site plan. Choose:
   a. Open space pathways, building amenities, common open spaces for residents and /or employees;
   b. Circulation patterns, details for streets and sidewalks, sizes and functions of roads;
   c. Architectural elevations, dwelling orientations;
   d. Landscaping for buffer areas, active common open space, street treatment;
   e. Uniform signage, including dimensions and lettering;
   f. Lighting standards at appropriate heights and locations.



The three site designs shown above were derived from this process using the design guidelines for DR zoning. The plans show how subtle variations in lot layouts, landscaping, parking, circulation and building relationships can make sweeping changes in the look, feel and function of residential development.(Image 1)

AVOID

Multiple units: mass grading, wide terraces not recommended. (Image 2)

GOOD

Smaller, stepped units: narrow terraces recommended. (Image 3)

c. SITE PLANNING

1. Employ sensitive site planning, architectural detailing, and landscaping to create a sense of scale and community.
   a. A centrally located focal point should be provided within the large-scale residential development. This could a large public open space or gathering space (e.g. a square or a plaza).
   b. The focal point should be linked to the other uses with open space corridors containing pedestrian and bicycle paths.

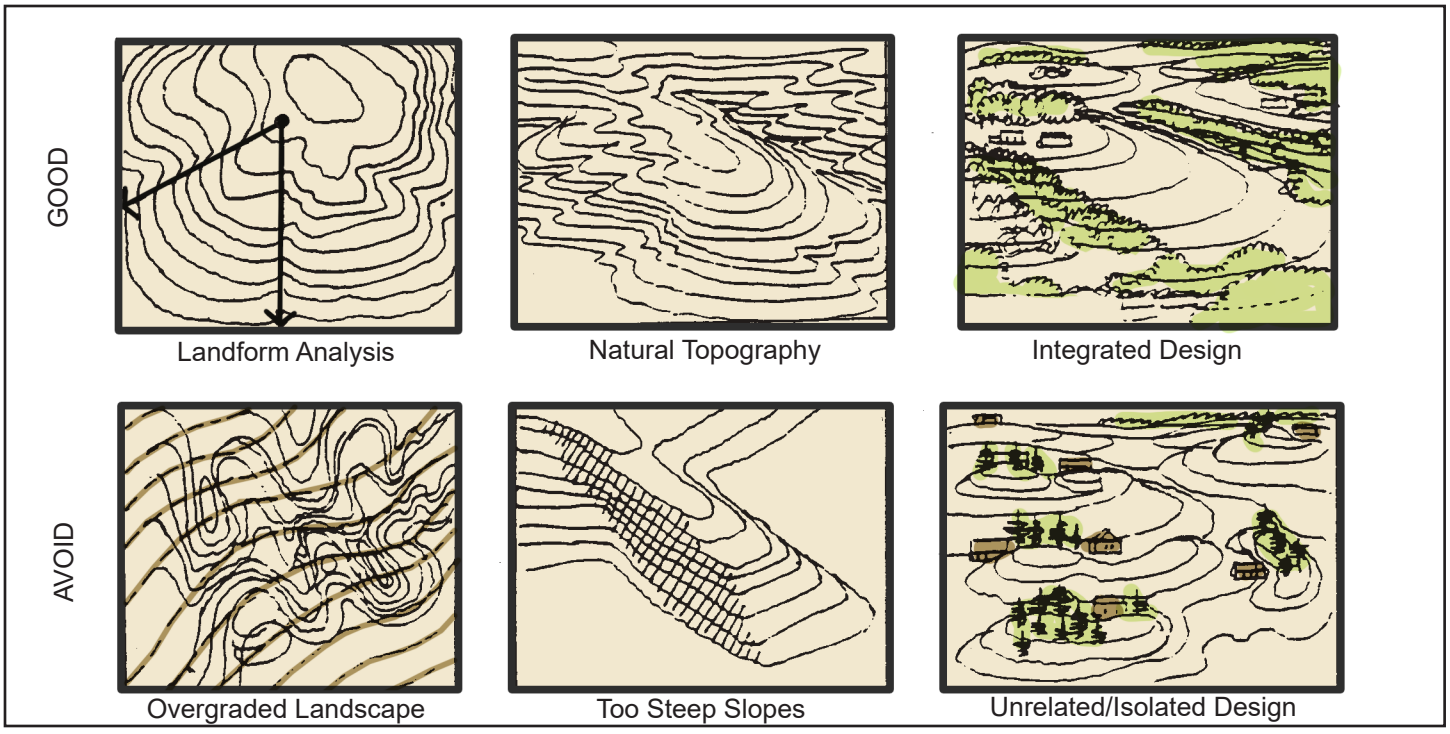
2. Site design should accommodate pedestrians, bicyclist, and automobiles.
   a. Circulation patterns within the residential development should be both pedestrian and bicycle oriented.
   b. Pedestrian and bicycle linkages should be provided between the residential development and the adjoining community and transit stops.

3. The site design should complement the surrounding neighborhood.
   a. Roads, sidewalks, street trees and landscaping should be designed to provide a theme and an overall framework which is compatible with the surrounding community and contribute to protecting natural resources.
   b. The edge of the site should be designed to blend in with to blend in with the adjacent community.

4. The size, scale and pattern of development should suit the underlying landforms. *(see image 4)*
   a. Vary the project designs for valleys, ridges and plateaus.
   b. Terrace new slopes greater than 25%.
   c. Minimize cutting and filling. *(see images 2 and 3)*
   d. Where possible, avoid mass grading of large tracts of land.

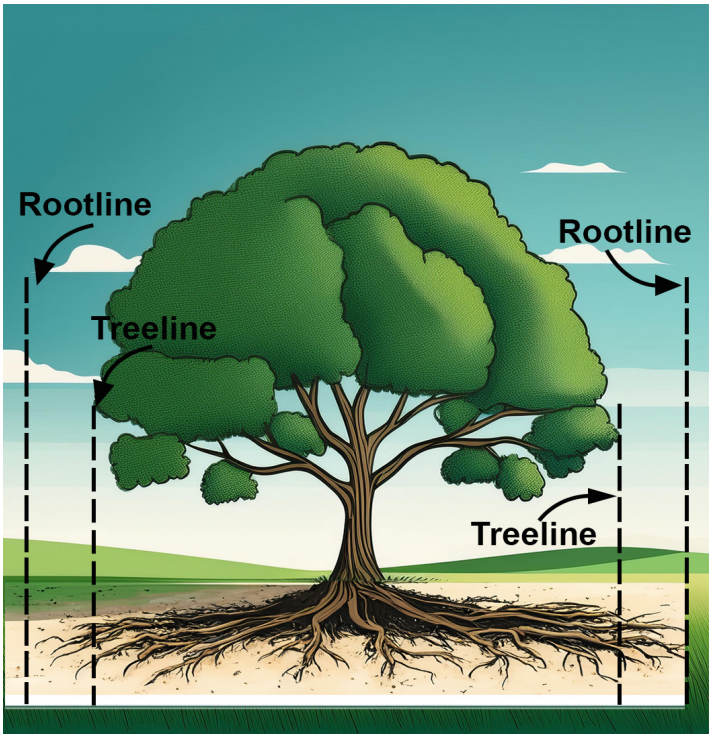
5. The project design should retain existing vegetation to the fullest extent possible.
   a. Avoid cuts into wooded ridges. *(see image 5)*
   b. Evaluate the natural vegetation on the site to determine the placement of buildings.
   c. Protect existing trees during construction by protecting the actual root system, not the treeline. *(see image 6)*

6. Project design is an element of the watershed management.
   a. Utilize preserved environmentally sensitive areas and environmental control facilities as site amenities.
   b. Protect and preserve stream valleys and greenways. *(see images 7-10)*



Where possible, avoid mass grading of large tracts of land. (Image 4)

Avoid cuts into wooded ridges. (Image 5)

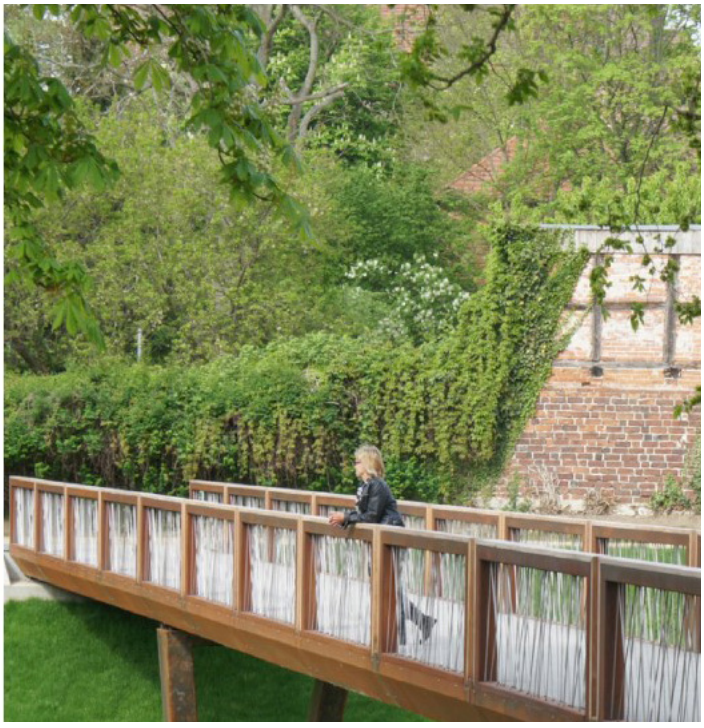


Protect existing trees during construction by protecting the actual root system, not the treeline. (Image 6)

(Image 7)

(Image 8)

(Image 9)



(Image 10)

Utilize preserved environmentally sensitive areas as site amenities.

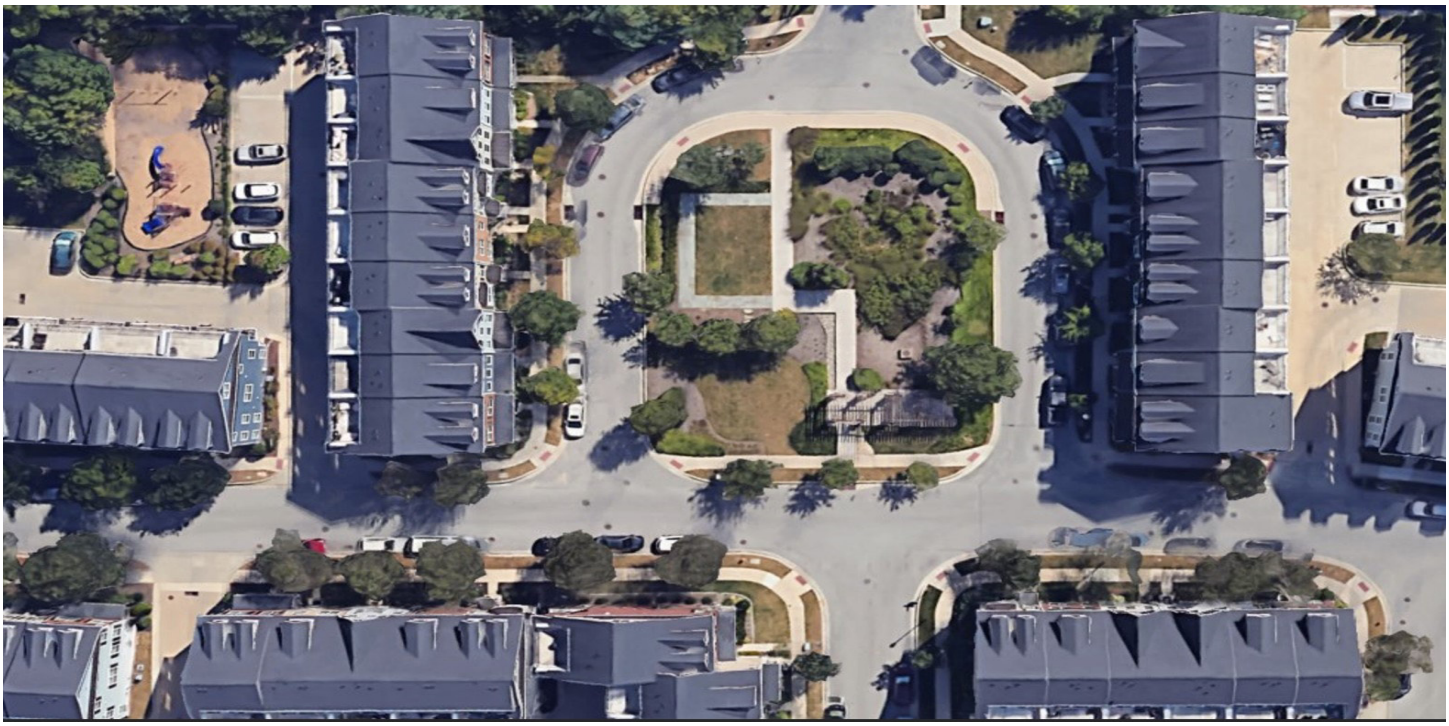
Design side elevations facing the street with architectural features instead of blank walls. (Image 11)

Keep the sightlines of gateways open to view. (Image 12)

7. The project design contributes to the experience of traveling through the area.
   a. Design side elevations facing the street with architectural features instead of blank walls. *(see image 11)*
   b. Keep the sightlines of gateways open to view. *(see image 12)*

8. Entrances to projects respect the character of area roads and driveways.
   a. Use existing driveways as entrances where feasible. *(see image 13)*
   b. Employ signage materials that blend with the landscape.
   c. Design entrances to be compatible with the immediate vicinity.

Use existing driveways as entrances where feasible. (Image 13)



Arrange buildings in a group around a courtyard, recreational amenity or site feature. (Image 14)

9. The spaces between buildings have a special visual identity and focus.
   a. Arrange buildings in a group around a courtyard, recreational amenity or site feature. *(see image 14)*
   b. Plan attached dwellings in small groups focused upon significant features or amenities.

Promote safe pedestrian, bicycle, and vehicular accessibility and circulation. (Image 15)

d. CIRCULATION and PARKING

1. Promote safe pedestrian, bicycle, and vehicular accessibility and circulation.
   a. Pedestrian circulation and access should be provided throughout the project and be easy for residents and visitors to navigate.
   b. Ensure pedestrian and bicycle connectivity to public transportation stops. Separate the pedestrian and bicyclist routes from vehicular routes as much as is feasible.
   c. An adequate level of outdoor furniture, i.e., benches, transit shelters, trash receptacles, bike racks, etc., should be provided to serve pedestrian needs.

2. Support alternative transportation
   a. All developments should meet Complete Streets requirements: https://bcg-prod.baltimorecountymd.gov/files/Documents/Planning/cmdp/iv-b-completestreets.pdf
   b. Provisions for transit facilities where feasible shall be included where possible.
   c. Establish bicycle lanes where sufficient space is available. Provide bicycle racks. (See BCZR § 409.14. Bicycle parking.)
   d. Baltimore County's Bicycle and Pedestrian Master Plan shall be considered when residential development is designed.
   e. Create a pedestrian-friendly environment through uniform paving texture and identification of pedestrian crosswalks.
   f. Install electric vehicle charging stations where feasible.

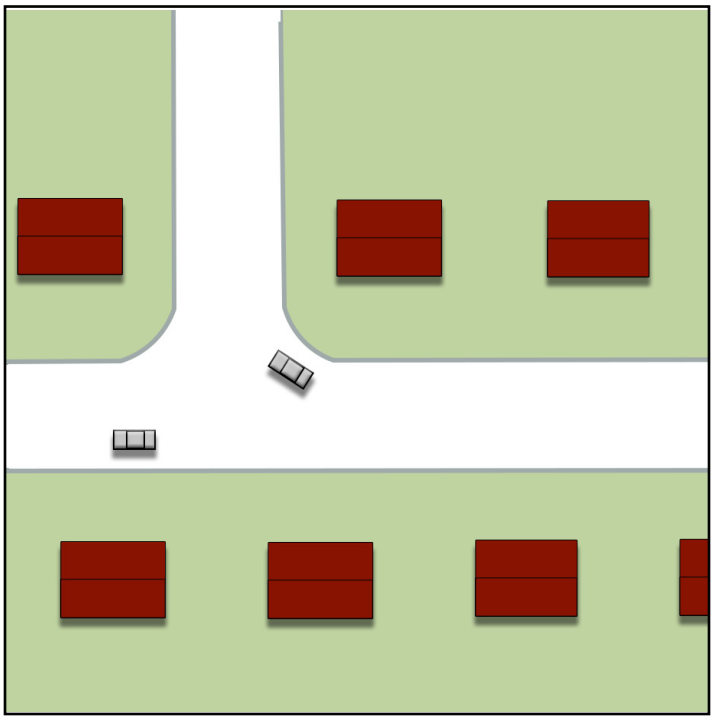
Design a system to link local schools to surrounding neighborhoods, shopping and community facilities. (Image 16)

3. A pedestrian footpath and street network should be integrated into the project design.
   a. Make sidewalks and paths places for jogging, biking, strolling and informal play.
   b. Integrate streets and pedestrian paths.
   c. Design a system to link local schools to surrounding neighborhoods, shopping and community facilities.

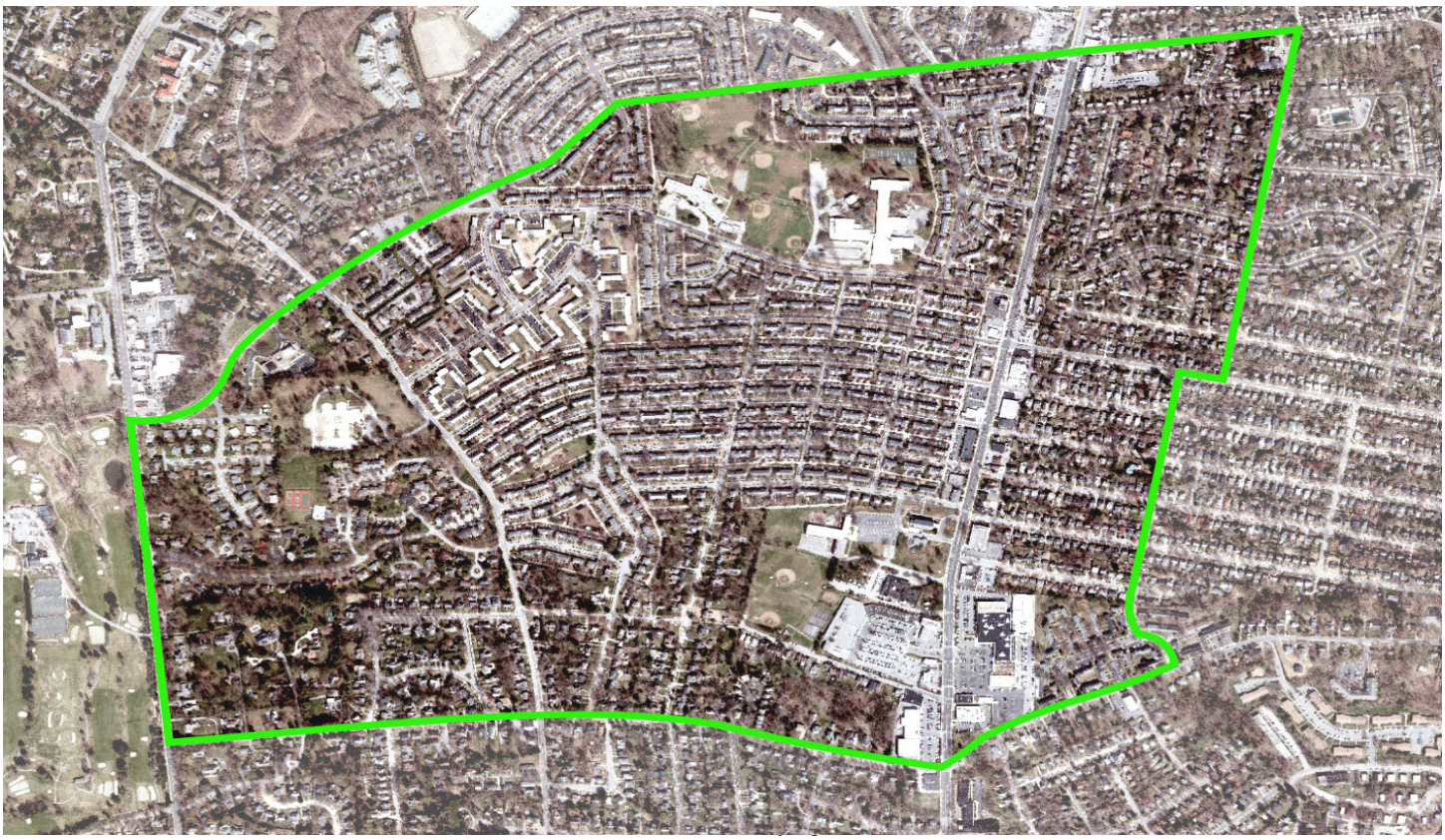
4. Traffic "filters" through a neighborhood by means of a hierarchy of local routes and through roads of varying widths and design.
   a. Integrate streets with a series of looped, local roads. *(see image 18)*
   b. Redirect non-local traffic with "T" intersection street. *(see image 19)*
   c. Develop street systems that reflect street function and traffic carrying needs. *(see image 20)*

(Image 17)

Integrate streets with a series of looped, local roads. (Image 18)



Redirect non-local traffic with "T" intersection streets. (Image 19)



Develop street system that reflect street function and traffic carrying needs. (Image 20)

Landscape boulevards with trees branching fairly high off the ground. (Image 21)

Vary planting material and paving to accent circulation and recreation areas. (Image 22)

5. New roads should be sensitive to the existing landscape.
   a. Use mountable curbs on roads to complement the rural character of an area.
   b. Design road alignments in relation to existing topography.

6. Streets should be visually differentiated to impart a sense of identity and orientation.
   a. Landscape boulevards with trees branching fairly high off the ground. *(see image 21)*
   b. Use trees with spring blossoms and brilliant autumn leaves along special streets as seasonal visual features.

7. Street edges and open spaces should be landscaped to define pedestrian areas.
   a. Vary planting material and paving to accent circulation and recreation areas. *(see image 22)*
   b. Locate landscaped buffers between streets and sidewalks. *(see image 23)*
   c. Highlight key building elements, building to building separations and transitions with appropriate planting.

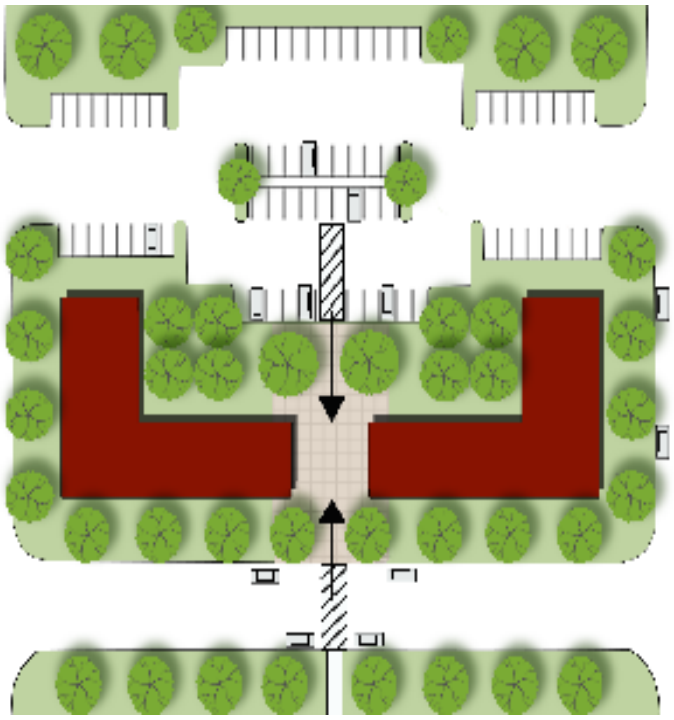
Locate landscaped buffers between streets and sidewalks. (Image 23)

Reduce street widths when garages and driveway parking is provided for each unit. (Image 24)

8. The mix of garages, alleys and parking should complement housing and street types.
   a. Solve overflow and visitor parking requirements with parallel parking on both sides of a street.
   b. Reduce street widths when garages and driveway parking is provided for each unit. *(see image 24)*
   c. Create a rear lot garage and alley system for narrow lots.
   d. Use rear parking pads for attached houses on major streets with heavy traffic.

9. Parking lots should not isolate buildings from streets.
   a. Divide large parking lots into small, dispersed interior units.
   b. Place rear parking courts with both street and court entrances. *(see image 25)*
   c. Landscape parking areas and streets.

10. Encourage appropriately designed parking spaces.
   a. Shared parking and reliance on transit should be employed to reduce the number of parking spaces.
   b. Areas provided for parking should be safe and secure and well-lit.
   c. Smaller parking areas should be related to individual uses so that parking does not become a dominant element.



Place rear parking courts with both street and court entrances. (Image 25)

A variety of public and private open spaces should be provided. (Image 26)

f. LANDSCAPING/OPEN SPACE

The Baltimore County Landscape Manual is to be used in companion with the CMDP Guidelines with the same emphasis and importance.

LANDSCAPING

1. Landscaping should be used to enhance residential uses, provide interest and focal points, and buffer adjoining residential uses.
   a. Landscaping should be used to enhance on site stormwater management.
   b. Use of native plants are desirable and strongly suggested.
   c. Trash dumpsters should be architecturally treated and landscaped. Details should be provided on the landscape plan.
   d. Loading and service areas should be physically screened and landscaped.
   e. More mature landscape materials (trees at least 2" DBH) should be provided within the site to ensure healthy establishment.
   f. Residential areas, both within and adjacent to the project, should be appropriately screened and buffered for privacy and aesthetic purposes to the required minimum buffers as much as is possible.

OPEN SPACE

1. A variety of public and private open spaces should be provided. *(see image 26)*
   a. Pedestrian amenities such as plazas, gardens, fountains, game courts, and mature landscaping should be provided as they are valuable in making the residential development attractive.
   b. Small civic (e.g., gazebo) and open space amenities should be provided to create a sense of community and value. These spaces should be accessible and available to a variety of users.
   c. Some open spaces should be provided solely for the use of the residents, and be designed for their enjoyment, recreation, safety and security.
   d. A portion of open spaces should be designed where individuals can gather and socialize with others and conduct various activities such as people-watching, reading, and resting.

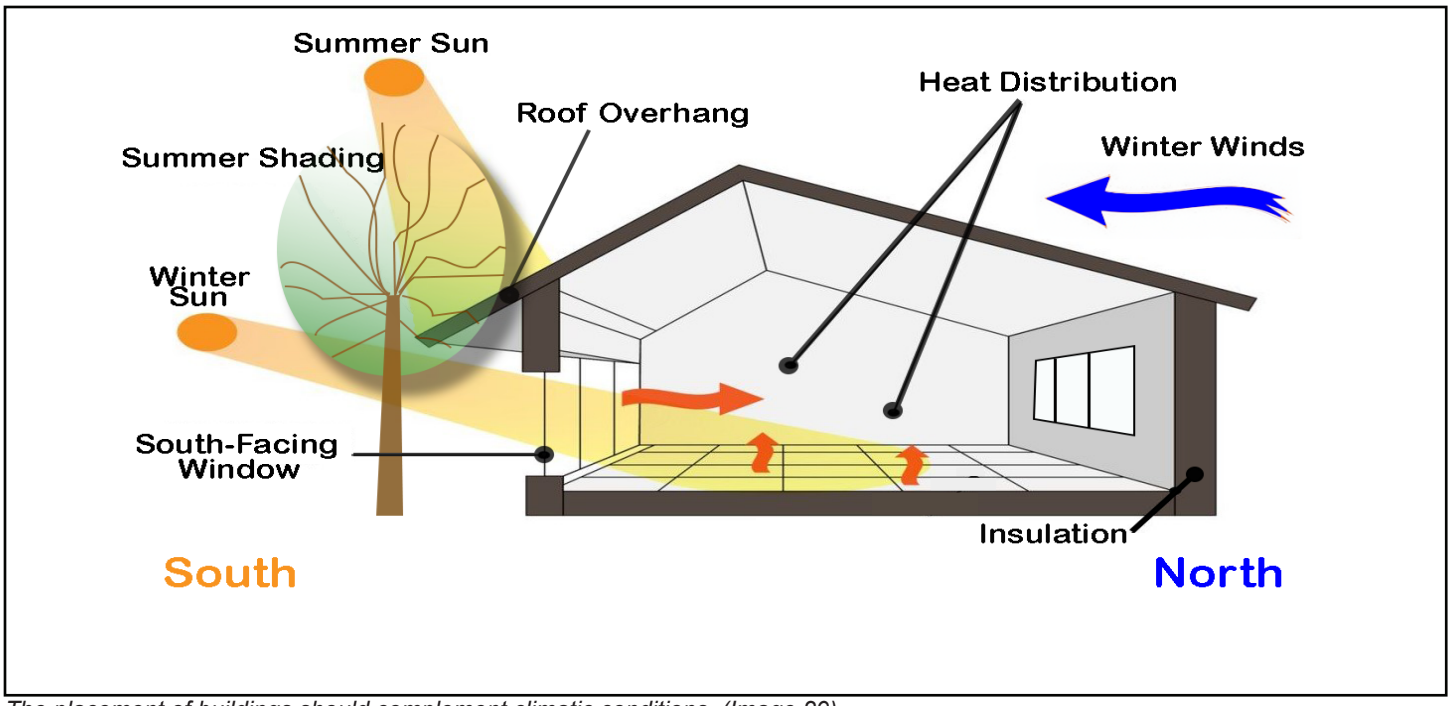
2. Resource Conservation areas should be integrated into a project's open space network.
   a. Protect access to and views of stream valleys with an open space network.
   b. Combine common open spaces with views of undevelopable steep slopes.
   c. Incorporate wetlands and natural habitats into an open space network.

Locate site amenities near dwellings to invite use. (Image 27)

3. The type and desired accessibility of open spaces should govern their location.
   a. Shield access to natural open spaces by locating entry points away from general view.
   b. Locate site amenities near dwellings to invite use. *(see image 27)*

4. Open spaces may be partly enclosed.
   a. Define open space with hedges, fences and trees or buildings.
   b. Differentiate types of open spaces through walkways and landscaping. *(see image 28)*

Differentiate types of open spaces through walkways and landscaping. (Image 28)



The placement of buildings should complement climatic conditions. (Image 29)

g. ARCHITECTURE/BUILDING FEATURES

1. The placement of buildings should complement climatic conditions.
   a. Minimize adverse climatic conditions.
   b. Maximize light exposure year-round and heat gain in winter months using windows with southern exposures.

2. The project design, building scale and massing should complement historic structures and grounds.
   a. Use historic buildings as the focal point of a project design. *(see image 30 and 32)*
   b. Create a positive association and identity between a new project and an historic structure and site.
   c. Design new buildings to visually relate to the historic environment by respecting the prevailing design patterns.
   d. Design new buildings to respect the massing and scale of the historic - overall size, scale, height, massing to be complementary and not overpowering.
   e. Distinguish historic buildings from the new. Avoid replicating historic styles, which diminishes the integrity of historic buildings and confuses the old from the new.
   f. Properties located within the boundaries of a County Historic District and those listed on the County Landmarks list must follow the Baltimore County Historic Preservation Design Guidelines for New Construction, Additions, and Non-contributing Structures.

(Image 30)

B. Residential Guidelines

Design new buildings to respect the massing and scale of the historic - overall size, scale, height, massing to be complementary and not overpowering. (Image 31)

Use historic buildings as the focal point of a project design. (Image 32)

Vary exterior building elements on attached housing. (Image 33)

Incorporate windows with strong vertical proportions. (Image 34)

3. The project should use regional building elements and a simple design vocabulary.
   a. Use dormers, gables, roofs and porches when possible.
   b. Incorporate windows with strong vertical proportions. *(see image 34)*
   c. Vary exterior building elements on attached housing when appropriate. *(see image 33)*

4. All dwellings should enhance the character of the street.
   a. Locate dwellings to face the street except where topographically unsuitable.
   b. Design entries in a varied but ordered manner. *(see image 35)*

Design entries in a varied but ordered manner. (Image 35)

Choose appropriate street design to support a shift in dwelling style and type. (Image 36)

5. The dwellings on both sides of a street should produce a unified image.
   a. Combine architectural elements to provide visual harmony.
   b. Relate low- and medium-rise buildings through common building lines.
   c. Choose appropriate street design to support a shift in dwelling style and type. See Compete Streets requirements. *(see image 36)*

6. Building design should reflect a consistent theme.
   a. The visibility and image of the project from the road is important.
   b. The building design should be a product of the overall design concept. The design concept should provide an identity for the development, and also relate to the surrounding locale.
   c. All exterior building finishes should be with materials that are sustainable, durable, easily maintained and weather-resistant.
   d. Materials used to construct buildings are highly recommended to be locally sourced and/or LEED certified or recycled.
   e. Incorporation of solar facilities is desirable and highly recommended. The solar facilities should be placed on the roof or rear yard, per BCZR, Section 400.1.

Ensure that community signage is clear, easily readable, and visible from a distance to effectively convey information to residents and visitors. (Image 37)

Provide pedestrian-scale lighting to illuminate sidewalks. (Image 38)

h. SIGNAGE.

(BCZR 450 & Table of Sign Regulations)

1. Welcome and Identity:
   a. Clearly display the name or identity of the residential development to welcome residents and visitors and establish a sense of place. *(see image 37)*
2. Promote visual interest.
   a. Ensure that entry signage is aesthetically pleasing and harmonizes with the overall design and landscaping of the residential development.
3. Environmental Awareness:
   a. Promote environmental consciousness by including signage encouraging recycling, conservation of resources, or other eco-friendly practices.
4. Clarity and Visibility:
   a. Ensure that community signage is clear, easily readable, and visible from a distance to effectively convey information to residents and visitors.
5. Placement and Accessibility.
   a. Place community signage in strategic locations throughout the community, such as entrances, common areas, and amenities, ensuring accessibility to all residents. *(see image 37)*

i. LIGHTING

1. Environmental Awareness:
   a. Incorporate energy-efficient lighting to minimize environmental impact.
   b. Consider implementing smart lighting solutions, such as motion sensors, timers, and dimmers, to optimize energy usage, reduce light pollution, and enhance resident comfort and convenience.
2. Safety and Security:
   a. Ensure that lighting design prioritizes safety and security by providing adequate illumination along pathways, sidewalks, parking areas, and entrances to deter crime and enhance visibility for residents and visitors.
   b. Provide pedestrian-scale lighting to illuminate crosswalks, sidewalks, and signage. *(see image 38)*
3. Uniformity and Coverage:
   a. Aim for uniformity and sufficient coverage of lighting throughout the residential development to minimize dark spots and ensure consistent visibility, particularly in areas with high pedestrian or vehicular traffic.
4. Architectural Integration:
   a. Integrate lighting fixtures seamlessly into the overall architectural and landscape design of the residential development to enhance aesthetics while providing functional illumination.

j. PATTERN BOOK, per BCC 32-4-224(d)

A residential development subdivision of four lots or more typically results in the requirement of a pattern book which demonstrates how the development meets the BCZR Section 260, Residential Performance Standards. The Department of Planning requires these pattern books to follow the requirements listed below.

PATTERN BOOK LIST
For Standard Development Plans and PUD (Planned Unit Development) Plans

Where required, a pattern book (8½" x 11", 8½" x 14" or 11" x 17" max., bound and in color) must be submitted. The pattern book for a Standard Development Plan or a Planned Unit Development Plan must include the following items:

1. A cover page that lists the name of the project, the PAI project number, all parties involved with the project complete with their contact information and the date of the pattern book. Party and contact information can be included within the first few pages of pattern book if it is not desirable to have them on the cover.
2. A table of contents page and pagination on each page.
3. A vicinity map along with a site-specific data list that includes:
    a) Site address
    b) Acreage (net and gross)
    c) Current zoning
    d) Existing and proposed land use
    e) Election and council districts
    f) Tax map and parcel numbers
4. A proposed site plan at a legible scale with proposed grading and showing lot numbers as well as indication of high visibility residential lots.
5. Architectural elevations at a legible scale of all facades including any proposed garage that shall include general massing of the buildings, major facade divisions, porches, gables, dormers, chimneys, size and placement of openings, roof treatment, materials, and colors. Elevations shall be provided of all unit types complete with dimensions, call-outs and labels of all proposed materials.
6. Floor plans of the building types complete with dimensions at a clear and legible scale.
7. If dwellings with front entry garages are to be constructed, provide a typical plan or detail showing the garage setback complete with dimensioning.
8. Typical lot layouts showing house, garage, and driveway configurations, to scale, demonstrating all required setbacks for all applicable zoning.
9. Street and alley design, streetscape treatments, and bicycle and pedestrian improvements.
10. Illustrative landscape plan.
11. Elevations and details of all proposed fencing.
12. Elevations and details of any proposed retaining walls, with top and bottom spot elevations at regular intervals.
13. Elevations and details of the proposed rear decks, indicating materials and finishes.
14. Elevations and details of proposed screening treatments of HVAC and metering systems.
15. Elevations, details and locations of proposed mail boxes.
16. Elevations and details of all proposed signage and entrance treatments, to scale, with dimension call-outs and proposed materials.
17. The design and location of the open space area(s).
18. Details of all proposed landscaping/hardscaping amenity areas, including site furniture.
19. The pattern book for a General Development PUD (Planned Unit Development) Plan must include the following additional items:
20. A copy of the resolution for the PUD.
21. An aerial photo of the existing site conditions with the property boundary shown.
22. Photographs of existing conditions of the site as well as neighborhood context with an aerial key depicting precisely where the photos were taken.
23. Surveyed existing conditions map showing site constraints.
24. Written documentation as follows:
    a) A written description of the site and the proposed development.
    b) A narrative contrasting the proposed development as a PUD versus a development that is in accordance with the underlying zoning.
    c) A statement explaining how the PUD will provide a community benefit.
    d) An impact statement of the effects of the proposed development on the environment, traffic flow and provision of public facilities and services such as sewers, water, schools, police, fire, recreation, libraries, community centers, open space, or any other public facility or service which the county requests to be analyzed.
    e) If the proposed development has a significant or adverse effect, how the effect will be addressed or mitigated.

f) How the PUD will comply with the compatibility requirements of §32-4-402 of the Baltimore County Code (BCC), including:
   i. Site Development Context--The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.
   ii. Building and Parking Layout--The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.
   iii. Road Widths and Sidewalks--The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.
   iv. Open Space Planning--The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.
   v. Site Features--Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.
   vi. Site landscaping, Streetscapes and Buffers--The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.
   vii. Exterior Signs, Lighting and Accessory Structures--The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.
   viii. Architectural Design--The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

g) Design requirements, including:
   i. Street and alley design, streetscape treatments, public open space, and the building envelope, which includes setbacks for principal and accessory buildings, build-to lines, access points, location of off-street parking and buffering from surrounding uses.
   ii. An architectural code and prototype designs for proposed buildings.
   iii. The architectural standards for each type of building accompanied by a description of each building type for each area of the PUD.

h) A statement and/or table identifying any proposed modifications to the applicable development or zoning requirements as per BCC §32-4-243(b)(3)(iv)(5).

B. Residential Guidelines

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Design Compatibility

II. RESIDENTIAL DEVELOPMENT WITHIN THE URBAN-RURAL DEMARCATION LINE

C. Residential Design Compatibility

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Design Compatibility. Introduction.

REGULATORY REQUIREMENTS, Baltimore County Code, Section 32-4-402(c)

The Baltimore County Master Plan 2030 indicates the County's vision of design for the next decade while promoting the implementation of creating compatible neighborhoods. The revision of the Comprehensive Manual of Development Policies will help facilitate the Master Plan goals of conserving and enhancing communities, promoting design quality, and protecting scenic and historic resources. The Baltimore County Development Regulations, Zoning Regulations, and Comprehensive Manual of Development Policies (CMDP) require the Director of Planning to make compatibility recommendations to the Hearing Officer for the following development:

1. Development other than single-family detached, semi-detached, or duplex housing that occurs in DR 5.5 Zones;

2. Planned Unit Development Projects; and

3. Single-family detached or semi- detached housing that involves zero lot line or "Z" lot configuration and Traditional Housing design (formerly Neo-Traditional Housing)

Guidelines and regulations for compatibility requirements and findings can be found in the Baltimore County Code (BCC) Section 32-4-402.

The Residential Transition Area for a tract of land may be modified as directed by findings pursuant to the BCC, Section 32-4-402.

In making the recommendation, the Planning Director must find that the proposed development is consistent with the following compatibility objectives:

SITE DESIGN

I. Site Development Context:

The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood. The proposed development should continue street patterns and the defined street edge.

II. Building and Parking Layouts:

The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impacts on the neighborhood, public right of way, or scenic views.

III. Open Space Planning:

The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems. Open spaces should be centrally located, easily accessible to users, and promote pedestrian circulation through connectivity paths.

IV. Site Features:

Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

V. Road Widths and Sidewalks:

The proposed streets are connected with the existing neighborhood road network where ever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood. Pedestrian and vehicular connectivity should be continued as much as is possible, and installation of sidewalks and frontage improvements should continue the neighborhood patterns.

LANDSCAPE DESIGN

VI. Site Landscaping, Streetscapes and Buffers:

The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities. Landscaping should meet the requirements of the Baltimore County Landscape Manual . Visual impacts or nuisances that will adversely impact the existing neighborhood should be mitigated.

VII. Exterior Signs, Lighting and Accessory Structures:

The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood. Lighting should be designed to minimize pollution and nuisances and be designed and located at the community scale to blend in harmoniously with the existing area

ARCHITECTURAL DESIGN

VIII. Building Scale, Proportions, Massing and Detailing:

The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood. Building materials should be complimentary to the existing surroundings.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Design Compatibility. Introduction.

Compatibility Edges (In this photo a development other then residential SFA or SFD in the DR 5.5 zone requires compatibility findings)

INTENT

The purpose of the compatibility finding is to assure that the site planning, building designs, and landscape features of new developments are appropriate and complement the existing neighborhood. The key to compatibility is to make appropriate design transitions from infill development to surrounding established neighborhoods. Design compatibility focuses on the site and design features that help the new development fit into its surroundings. The design and layout of a new development uses features from the built and natural environment. A compatible development shares visual and functional relationships with its surroundings and complements the built form. Residential design compatibility exists when the relationship of dwellings, streets, and open spaces form an identifiable pattern that is in harmony with the plan patterns and building forms of the adjacent neighborhoods.

CONTEXT AND EDGES

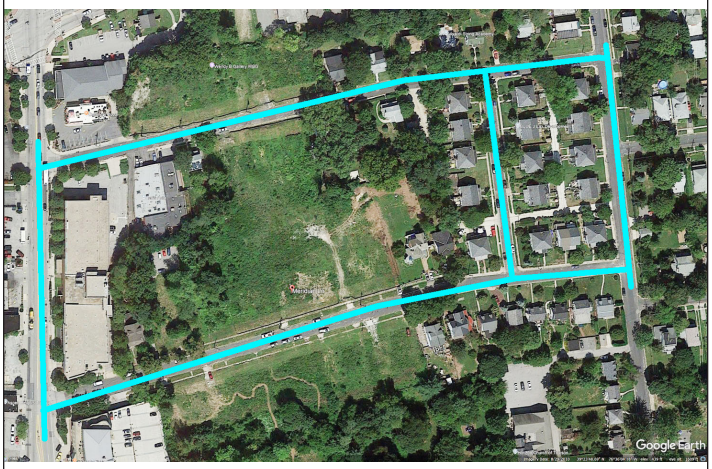
The size of the development site, the surrounding neighborhoods, and the adjacent developments are all factors in identifying the context for compatibility. The relationship between the edge of the existing neighborhood and the proposed development is most important. Within the development site, the most critical area is from the property edge to the first building façade or parking area. This critical area is shown as the priority compatible edge on the “Compatibility Edges” diagram.

APPLICABILITY

The compatibility objectives should be flexible enough to permit the most appropriate development on a particular site. Development proposals will be evaluated according to each objective. However, there are four important caveats:

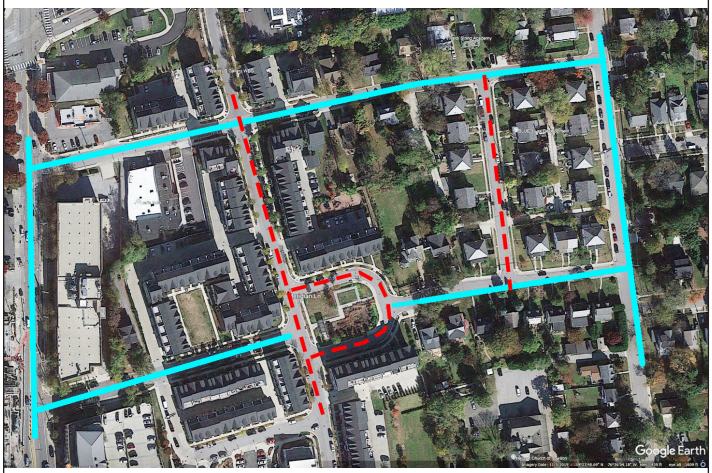
1. It may not be possible for a project to meet every objective because of other regulations or site constraints.
2. Some objectives may have greater importance and appropriateness to different development sites and surrounding conditions. Variations from the specific guidelines may be considered when compensated by improvements which contribute to making the project compatible with its surroundings.
3. The guidelines for meeting each objective are not absolute; creative design alternatives are encouraged.
4. In applying the different design guidelines in the CMDP, including compatibility, the context of the surrounding area and the Place Types (see the Baltimore County Master Plan 2030) should be taken into account. Residential Design Guidelines may be more important for projects surrounded by undeveloped land in areas of growth while the Residential Compatibility guidelines would be most important in urban infill sites.

C. Residential Design Compatibility. Site Design.



Before

Source: Goggle Earth



After

Source: Goggle Earth

The arrangement and orientation of the proposed building lots and street network are patterned in a similar manner to those in the neighborhood.

The following objectives explain and demonstrate in detail how Residential Design Compatibility is to be envisioned and interpreted and is the basis for how the county agencies should evaluate and analyze development. The following further describe the objectives for a Finding of Compatibility that is defined in BCC, Section 32-4-402(d).

OBJECTIVE I, per BCC, Section 32-4-402(d)(1)

The arrangement and orientation of the proposed building lots and site improvements are patterned in a similar manner to those in the neighborhood.

Intent:

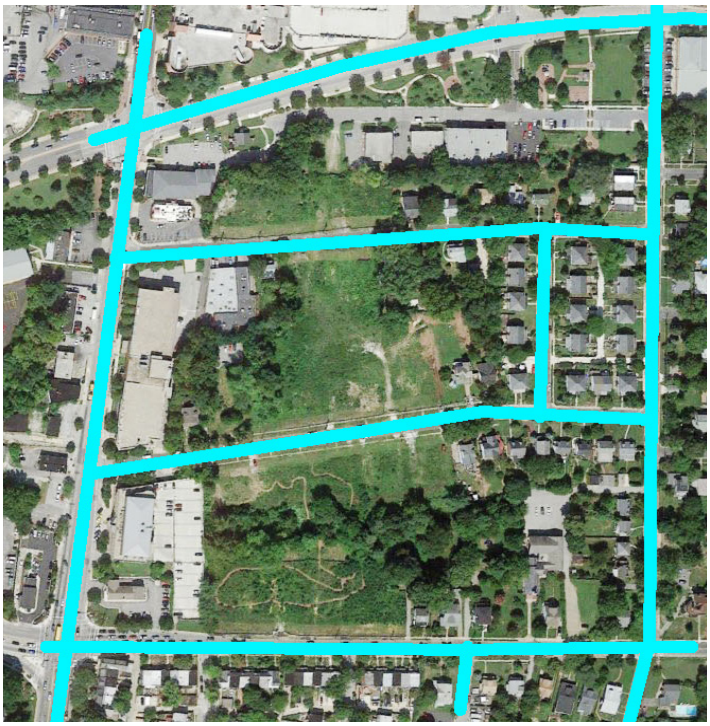
1. To integrate the physical patterns of the proposed infill development with the established developments that comprise the neighborhood.
2. To assure that the buildings, parking areas and site improvement patterns are similar in proportion to the surrounding developments.
3. To maintain the land form characteristics of the surrounding properties and neighborhood.
4. To incorporate natural terrain and maintain pleasant views.

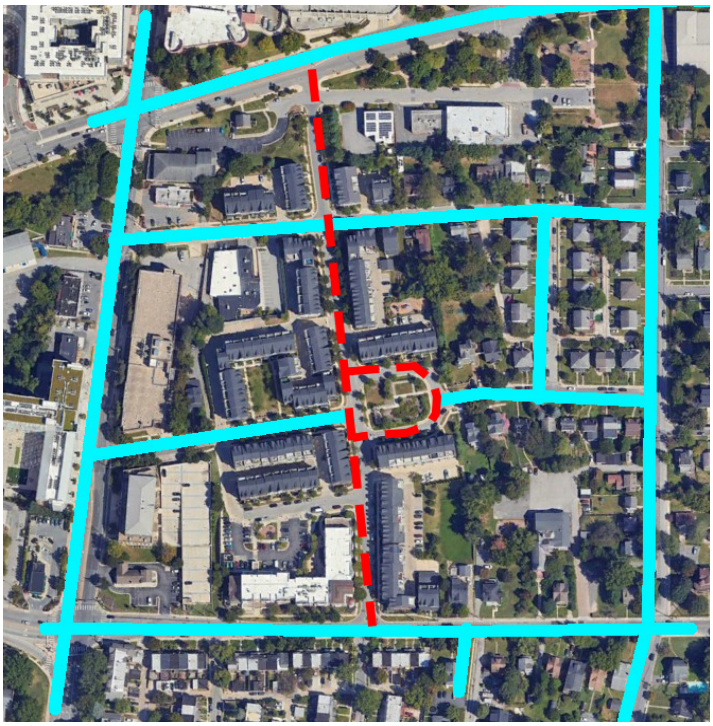
The land development patterns of a neighborhood are characterized by the street layout, property lots, size and configuration, house orientation, natural terrain, and vegetation. The infill development design needs to respond and integrate the following neighborhood development components:

1. Continue established street patterns by connecting streets wherever possible;
2. Pattern lots and buildings layout to reflect adjacent building mass; and
3. Incorporate natural terrain, vegetation, historic settings and pleasant views, minimizing cut and fill to the greatest extent possible.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Design Compatibility. Introduction.





Continue the alignment of existing streets when extending these streets through the proposed development. Before and after. Source: Goggle Earth

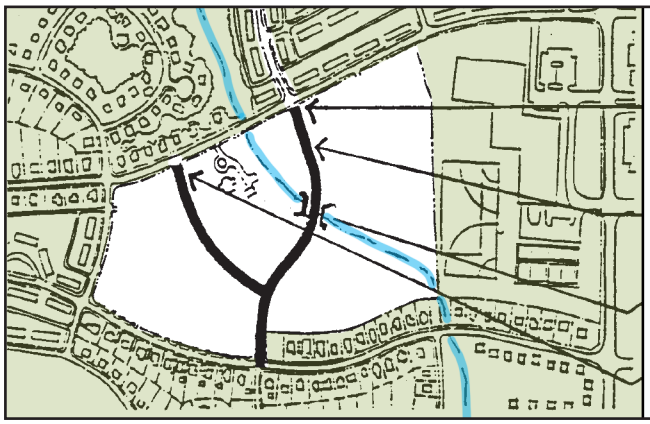
Guidelines:

Street Patterns/Character/Continuity

- Emulate local street patterns such as interconnecting streets that influence the overall arrangement of buildings and outdoor spaces within the neighborhood.
- Develop streets to fit the contours of the land, avoiding high terraces and harsh straight lines. Avoid extensive grading that results in steep side slopes.
- Continue the alignment of existing streets when extending these streets through the proposed development.
- Align intersections at right angles. Avoid offset intersections.
- Continue established alley patterns and functions in the existing neighborhood and adapt similar patterns and functions into the proposed development.
- Avoid dead-end streets and cul-de-sacs.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Design Compatibility. Site Design.



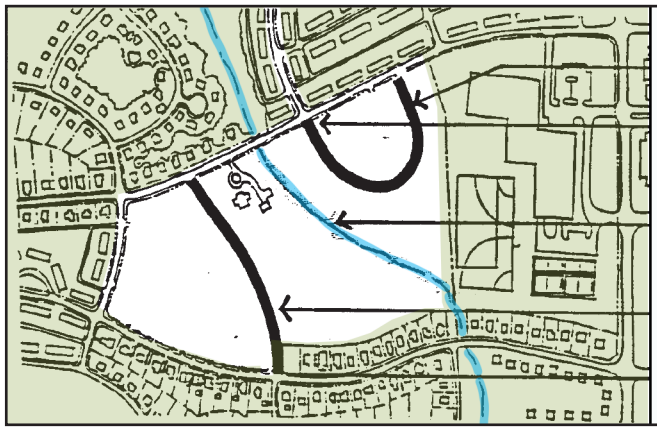
Street aligned with existing intersection.

Connecting residential street completes neighborhood circulation pattern.

Provide bridge when crossing is permitted.

Multiple access points disperse traffic flow.

Compatible - Stream crossing allowed



Looped drive avoids dead end circulation. Outlet provided.

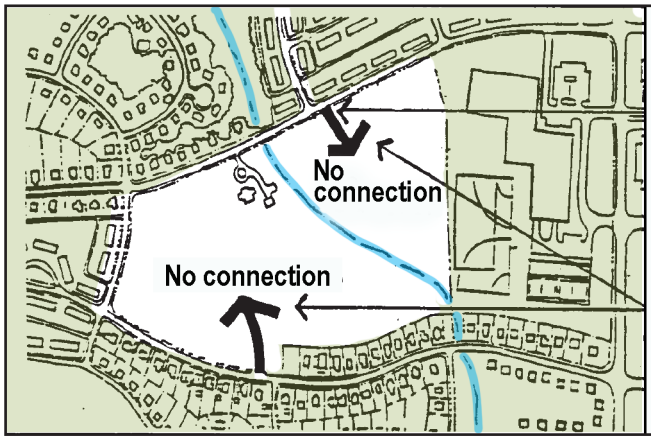
When crossing of major stream not permitted.

Provide bridge when crossing is permitted.

Residential through street eliminates local street.

Intersect streets at right angles.

Compatible - Stream crossing not allowed

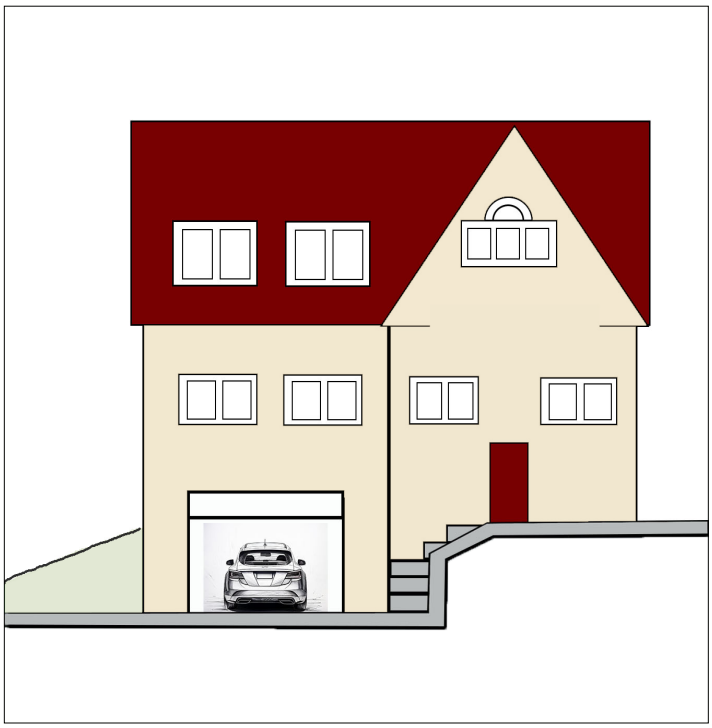


Offset intersection.

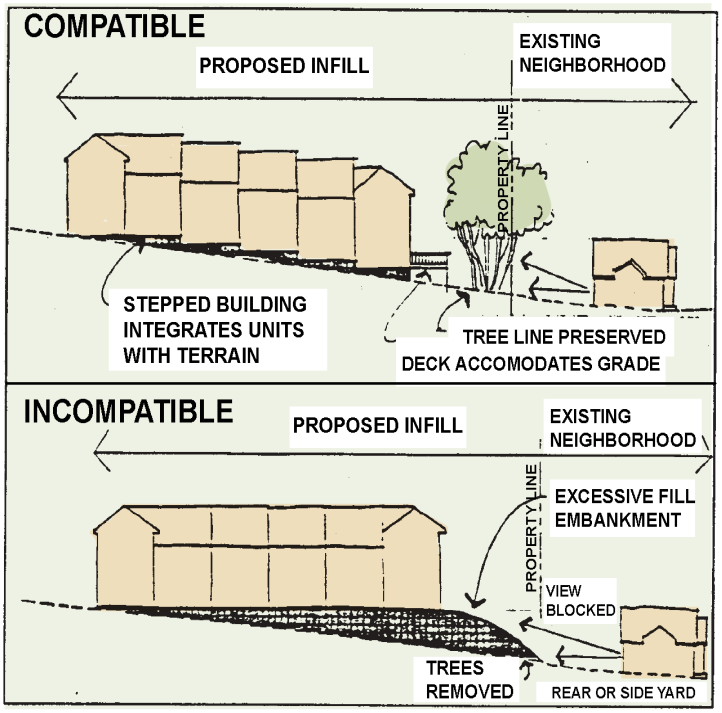
Dead end streets create inconvenient local circulation.

Incompatible

C. Residential Compatibility. Site Design.



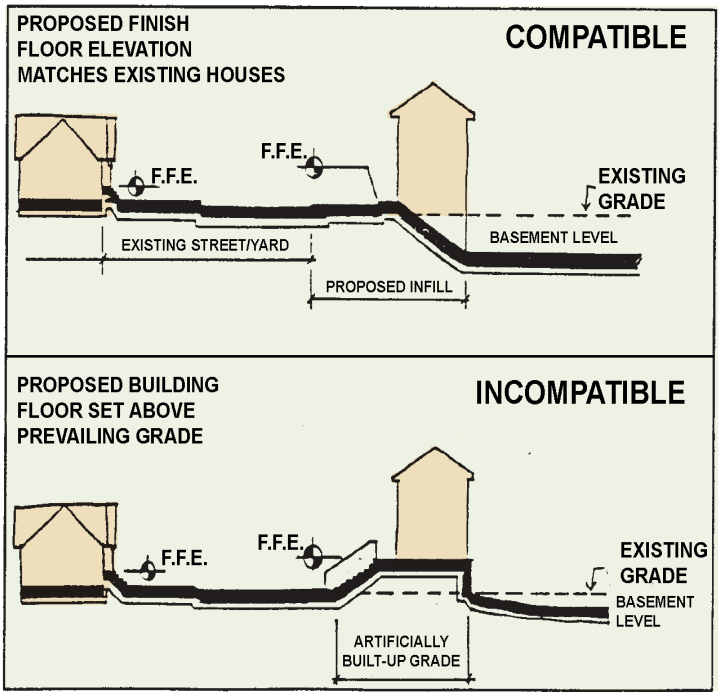
Basement garage utilizes slope; retaining wall and steps integrate house with sloping terrain



Set first floor elevations to match existing houses

Terrain

- Terrace building masses and large parking areas with the existing slope.
- Provide smooth grade transitions between newly graded areas, undisturbed terrain and adjacent properties.
- Avoid placement of earth embankments or cut slopes along adjacent properties that may create drainage problems, restrict light or block views.
- Incorporate distinctive topographic features into the site design.
- Respect prevailing grading techniques and building relationships to topography.
- Maintain similar building-to-street grade relationships.
- Avoid construction of extensive slope areas which are visible from the neighborhood.
- Provide visual relief by varying the slope ratios along embankments visible from the neighborhood and connecting public streets.



Set first floor elevations of longer buildings to follow the terrain

II. Residential Development Within The Urban-Rural Demarcation Line

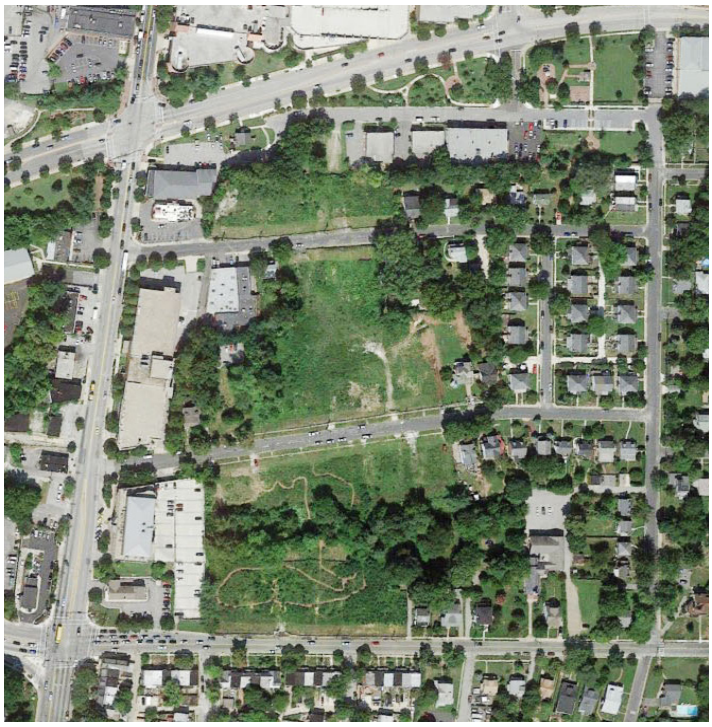
C. Residential Compatibility. Site Design.

Arrange buildings, parking areas, and other site improvements to approximate the development massing of the adjacent neighborhood.

Building Layout Pattern

- Arrange buildings, parking areas, and other site improvements to approximate the development massing of the adjacent neighborhood.
- Organize buildings to define useable outdoor spaces that contribute to the neighborhood overall design pattern of the site plan.
- Group buildings around existing tree groves, rock outcrops and other natural features.
- Arrange buildings to take advantage of significant views.

C. Residential Compatibility. Site Design.



Pattern building fronts facing the street curb in a way that complements the existing neighborhood. Before and after. Source: Goggle Earth

OBJECTIVE II, per BCC, Section 32-4-402(d)(2)

The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have a beneficial impact on the neighborhood.

Intent:

1. To provide guidance for the placement of buildings and parking as they relate to the street and adjacent properties.
2. To maintain the continuity of existing building-to-street and building-to-building setback relationships.
3. To maintain the rhythm or pattern of buildings and parking along the street frontage.
4. To minimize visual impact of parking lots on adjacent neighborhoods.

A neighborhood street provides an organization of alternating building forms and open spaces that creates a predictable pattern or movement. The beginning and end of the street rhythm (pattern) may identify a neighborhood's-built form. The rhythm of a neighborhood street is determined by the intervals between building forms and open spaces. The interval is dictated by the length of the buildings and the width of the side yards. The closer the buildings are to the street, the greater the intensity and movement of the pattern.

Closely spaced buildings with little side yard space create a rapid tempo of repeated building forms. The buildings dominate the streetscape pattern. Buildings set on wider lots and spaced further apart may evoke a slower tempo, with open spaces playing a greater role in the street pattern. It is vital that new buildings conform to the predominant setbacks and street patterns of the neighborhood in order to integrate the new development with its surroundings. Variations may occur in the setbacks in the newly developed portions of the neighborhood, provided the transitions are gradual and do not disrupt the visual appearance of the neighborhood.

Guidelines:

Building and Parking Location

- Provide front side and rear yard relationships that approximate prevailing building to building and building-to-street setbacks.
- Pattern building fronts facing the street curb in a way that complements the existing neighborhood.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Compatibility. Site Design.

New development continues and reinforces existing pedestrian circulation patterns. Source: Goggle Earth

Maintain Building Placement Continuity

- Locate buildings on infill site entry locations in the same manner as buildings in the adjacent neighborhood so that the edge between each is not distinguishable.
- The building dimension should be similar to those of the adjacent neighborhoods.

Maintain Rhythm and Pattern

- The building and parking locations parallel to the existing neighborhood should incorporate similar open space and landscape patterns.

Parking Design

- Continue similar parking arrangement characteristics of the surrounding neighborhood.
- Allow for on-street parking where precedent is established.
- When a new development is across the street from or along the same street as an existing neighborhood, then the parking pattern should be located in a manner that is similar.

OBJECTIVE III, per BCC, Section 32-4-402(d)(3)

The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are sized and located to support the visual and functional patterns of the neighborhood.

Intent:

1. To provide continuity of the neighborhood's streetscape.
2. To encourage sensitive application of public works standards in older neighborhoods.
3. To continue and reinforce existing pedestrian circulation patterns.

The road network is an organizing element for the neighborhoods form. The configuration or pattern of the streets, the width of the driving lanes and the treatment of curbs, gutters and landscaping within the public right-of-way contribute to the visual character and identity of the neighborhood. A neighborhood is usually viewed and experienced by walking or driving its streets. The street provides continuity to the houses and buildings that front it. In turn, the architecture defines and articulates the street.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Compatibility. Site Design.

Sidewalk connect existing development and new amenity open space.

New streets that are added to the existing road network should retain the character of the neighborhood streetscape by coordinating with the existing street hierarchy and the sizing of the paving widths according to traffic intensity.

Treatment of the curb and gutter, sidewalk, landscaping and lighting should be considered carefully. Public works standards for new developments may not match the construction details of older neighborhood streets. New streets should be integrated as much as possible into the neighborhood so as not to dominate or appear intrusive.

In addition to access and circulation, the public street serves as the principal space for parking vehicles. With the increased parking demands for town houses and apartments, parallel parking along the street has given way to large parking areas that replace the front lawns traditionally connected with residential development. The oversized parking areas often create large open areas of pavement that disrupt the continuity of houses and buildings that traditionally lined the street.

The visual continuity of existing neighborhoods can be reinforced and new developments integrated with the surroundings by responding to the existing road network of the neighborhood and through sensitive placement, sizing and landscaping of parking areas and lots.

Guidelines:

Streetscape

- The road width, curb to sidewalk dimension, and sidewalk width should be similar to the edge of the adjacent neighborhood along the perimeter of the site and when new streets connect to existing streets as much as county standards will allow.

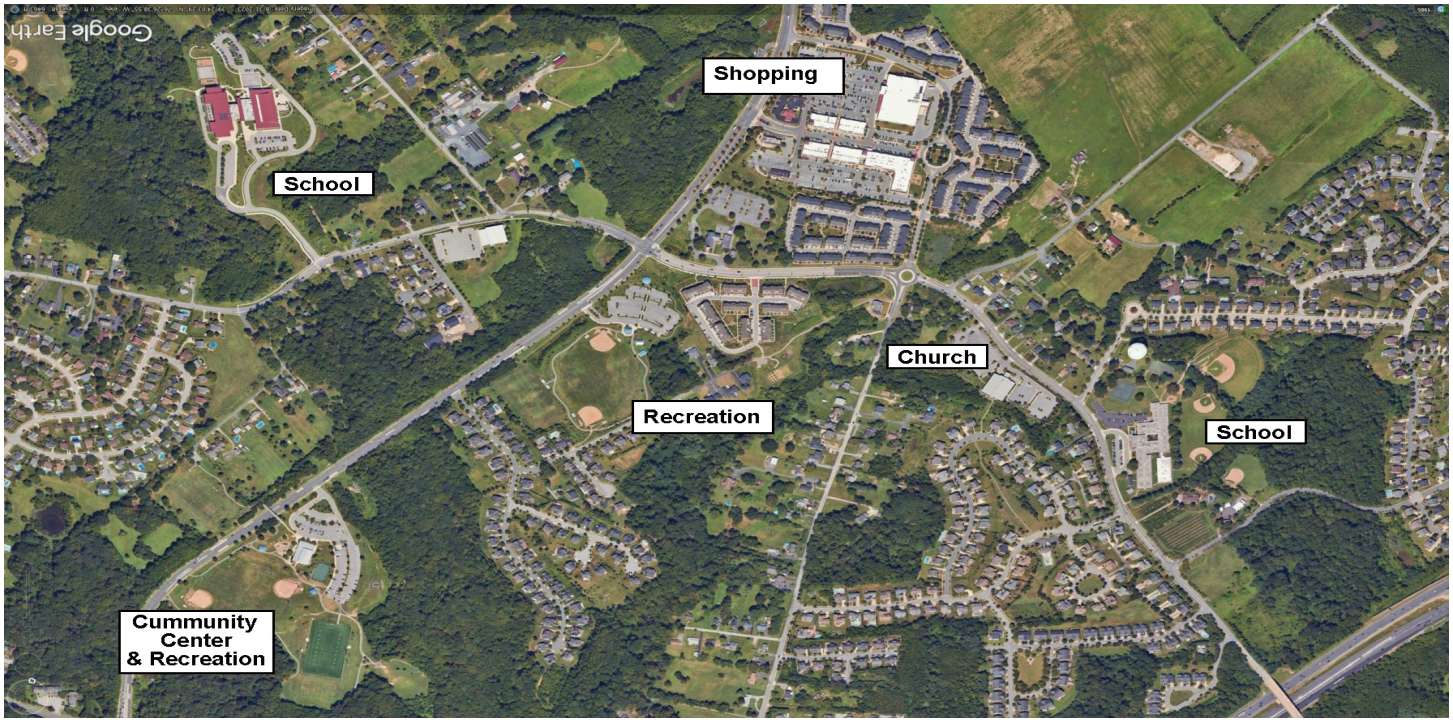
Road Construction Details

- Accommodate ancillary parking parallel to the curb, where possible.
- Match existing street cross sections, where possible.
- Continue existing curb and gutter and sidewalk details.

Pedestrian Circulation

- Continue pedestrian circulation patterns.
- Connect new projects to existing pedestrian network.
- Provide needed sidewalks in neighborhoods to accommodate anticipated pedestrian flow and that is ADA compliant.
- Sidewalk on perimeter and internal streets should connect new development with convenient neighborhood access to parks, schools, mass transit and stores.

C. Residential Compatibility. Site Design.



Create continuity in the open space system.

OBJECTIVE IV, per BCC, Section 32-4-402(d)(4)

The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

Intent:

1. To integrate proposed open space areas into a comprehensive existing open space system of the surrounding neighborhood.
2. To preserve distinctive natural features, scenes and view corridors within a site.
3. To provide a setting for the neighborhood's identity and image, define neighborhood edges and serve as buffers between noncompatible design features and site functions.

Open spaces may organize or reinforce the neighborhoods plan arrangement; provide a focal point or landscape setting for significant structures, views, and activities; contain recreational facilities; or connect the neighborhood with the larger community or region through a network of greenways and trails. The neighborhood open spaces may include natural undisturbed woodlands & waterways, farm and orchard lands, manicured school grounds, golf courses, landscaped gardens and buffers, or civic spaces and plazas. They may be arranged along distinctive topographic features or may be defined and articulated by buildings. Understanding the role of open space within the neighborhood is crucial to developing sites adjacent to existing open spaces, developing the open space itself or creating new open spaces. Buildings, parking areas and roads can be organized on the site to create meaningful open space and landscape areas that not only enhance the design quality and usefulness of the proposed improvements, but also contribute to the projects image presented to the neighborhood.

Guidelines:

Neighborhood Identity and Image

- Design open spaces to define the neighborhood and provide appropriate buffers.
- Locate local open spaces or amenity open spaces in view of the project entrance or public street.
- Open space should typically be located in a centralized area and easily accessible to the public.
- Buffer between adjacent properties with different densities or use intensities.
- Where large tracks of institutional land or golf courses are planned for development, retain or enhance the original open space relationships and functions that contribute to the appearance and livability of the neighborhood.

C. Residential Compatibility . Site Design.

Retain mature trees, historic buildings, and vistas.

Comprehensive Open Space Systems

- Create a visual and functional continuity of open spaces between the newly developed areas and established neighborhood open spaces, and public recreational grounds and trail systems.
- Organize landscaping to make appropriate linkages to surrounding open space areas.
- Continue or make appropriate linkages to existing pedestrian walks and bike trails. Incorporate multi-use paths and trails

Preserving Natural Features and Views

- Preserve and restore historic settings and incorporate them into the site design.
- Use local open space requirements to take advantage of existing views, historic and distinctive structures and landscape scenery that have become a feature(s) for surrounding neighborhoods.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Compatibility

Historic and distinctive structures and site features provide reference points and contribute to the image and identity of the neighborhood.

OBJECTIVE V, per BCC, Section 32-4-402(d)(5)

Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

Intent:

1. To retain historic or distinctive structures features, and monuments that contribute to the visual character and identity of the neighborhood and setting.

2. To retain viewsheds, to and from the site that contribute to the visual quality and identity of the neighborhood and setting.

3. To retain significant landscapes and settings.

Historic and distinctive structures and site features provide reference points and contribute to the image and identity of the neighborhood. They may be located on the proposed development site or on adjacent sites.

Significant site features should be incorporated into the proposed design. The visual and functional integrity of the site features should be retained. Style or theme can be borrowed from surrounding historic and distinctive structures providing a context for the proposed development.

Viewsheds to historic and distinctive structures should be retained.

Development transitions should be made to preserve the prominence of historic and distinctive structures existing on or adjacent to the site. New buildings should be complementary and not compete against existing historic and distinctive structures. New landmarks may be created where appropriate and meaningful to the image and context of the neighborhood.

C. Residential Compatibility

Incorporate on-site historic and distinctive structures into the site design.

Provide appropriate architectural transitions and connections to existing distinctive structures.

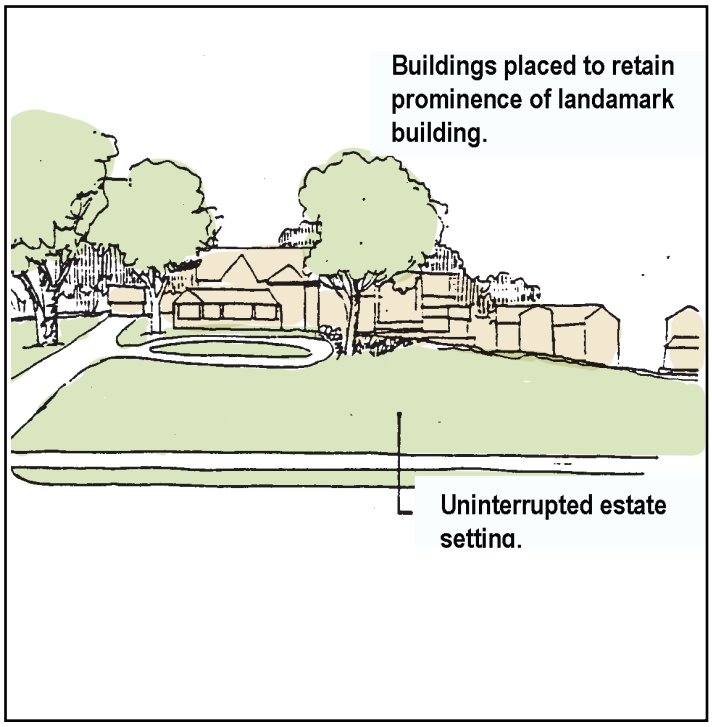
Views of prominent building forms or landscape scenery contribute to the visual integrity of the neighborhood. Some views provide a backdrop to houses and buildings of the neighborhood and other views present focal points along the neighborhood street. Preserving the hierarchy and sequence of views along the street should be considered when developing within existing neighborhoods.

Guidelines:

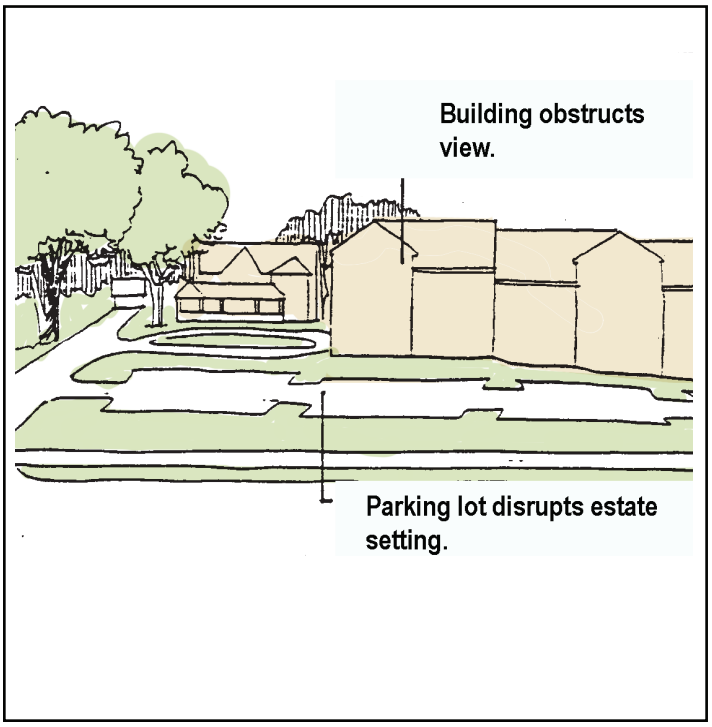
Historic or distinctive structures and monuments

- Retain the prominence, character and setting of historic and distinctive structures through the arrangement of new buildings and site features.
- Provide appropriate architectural and landscape transitions and connections to existing historic and distinctive structures.
- Retain major view corridors to significant buildings and landscape scenery.
- Incorporate on-site historic and distinctive structures into the site design.

C. Residential Compatibility. Site Design.



Compatible - Landmark view from street retained



Incompatible - Landmark view from street blocked

Views/Vistas

- Retain significant views and vistas
- Retain views from street to historic and distinctive structures.

Landscapes

- Retain significant natural or designed landscapes and gardens.
- Preserve and restore historic settings and incorporate them into the landscape design.
- Retain terrain that is important to preserving historic settings.
- Retain terrain that is important to preserving historic settings and the integrity of archaeological materials and features.

Compatible - Landmark view from street retained

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Compatibility. Landscape Design.

Landscape design complements neighborhood's landscape and streetscape patterns

OBJECTIVE VI, per BCC, Section 32-4-402(d)(6)

The proposed landscape design complements the neighborhood's landscape and streetscape patterns, and reinforces its functional qualities.

Intent:

1. To assure that the proposed landscaped areas are functionally and visually integrated into the existing landscape patterns of the neighborhood.
2. To provide adequate screening and buffering of parking, loading and service areas, utilities, and unattractive on-site functions.
3. To preserve mature trees, distinctive landscapes, and other significant vegetation. A neighborhood may have a landscape appearance that distinguishes it from other areas around it.

The landscape treatment of the street rights of-way and the proximity of parks, institutional lands, plazas and open space systems contribute to the visual character of the existing neighborhoods landscape. New developments should respect, complement and preserve the following determinants of the visual character the neighborhoods landscape.

C. Residential Compatibility. Landscape Design.

Preserve mature trees, groves and hedgerows and incorporate these features into the site plan

Guidelines:

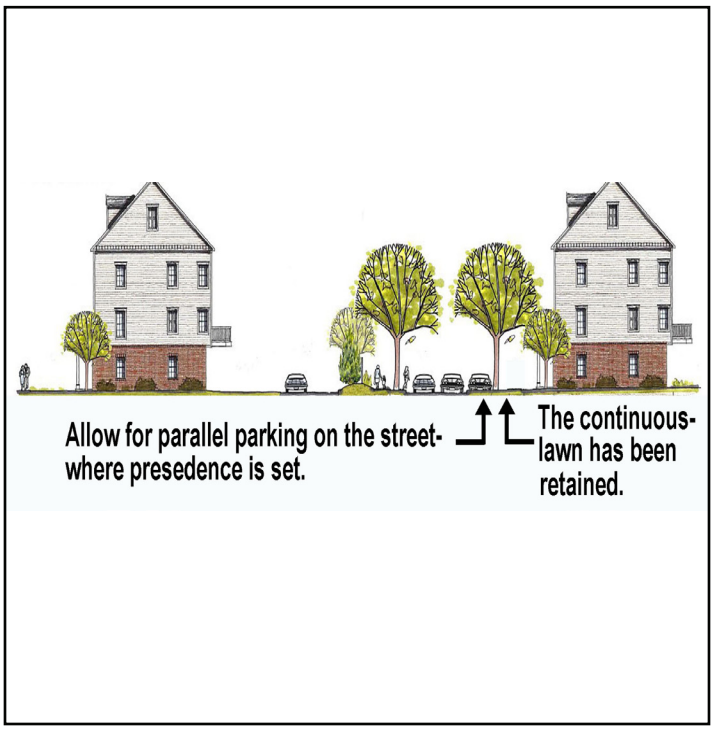
Predominant Landscape Character

- Follow recognizable landscape styles or themes that identify the unique character of the neighborhood.
- Repeat similar planting patterns, spacing, intensity and plant types.
- Design the proposed landscape to complement and enhance the neighborhood.
- Preserve mature trees, groves and hedgerows and incorporate these features into the site plan.
- Provide appropriate landscape transitions between new and existing buildings, drives and parking areas.
- Landscaping recommendations should include native and or sustainable plantings. Provide vegetative or fencing buffer to mitigate undesirable orientations and lessen visual impacts.

Streetscape

- Follow existing street tree patterns, spacing and relationship to curbs, and sidewalks where possible.
- Reinforce and maintain the continuity of the street canopy by using trees with design characteristics and growth habit that are similar to the existing street trees.
- Preserve healthy street trees where possible.
- Existing street trees removed during construction should be replaced with an equivalent species so that when mature the landscape functions and patterns of the original trees are restored.
- Coordinate the proposed streetscape plan with other streetscape plans and planting programs approved by the County.

C. Residential Compatibility. Landscape Design.



Compatible parking

Incompatible parking

Landscape Buffers and Screening

- Buffer parking lot areas from residential areas.
- Buffer objectionable onsite activities.
- Re-establish landscape buffers and screens previously concealing objectionable views and activities that were removed or rendered ineffective.
- Screen blank building ends from the street, and the side and rear yards of adjacent residences.
- Incorporate plant materials with fences, walls, and earth forms to provide effective and attractive landscape screens and buffers.
- Follow simple design patterns and planting palette to provide conformity in the design and avoid costly maintenance practices.

OBJECTIVE VII, per BCC, Section 32-4-402(d)(7)

The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

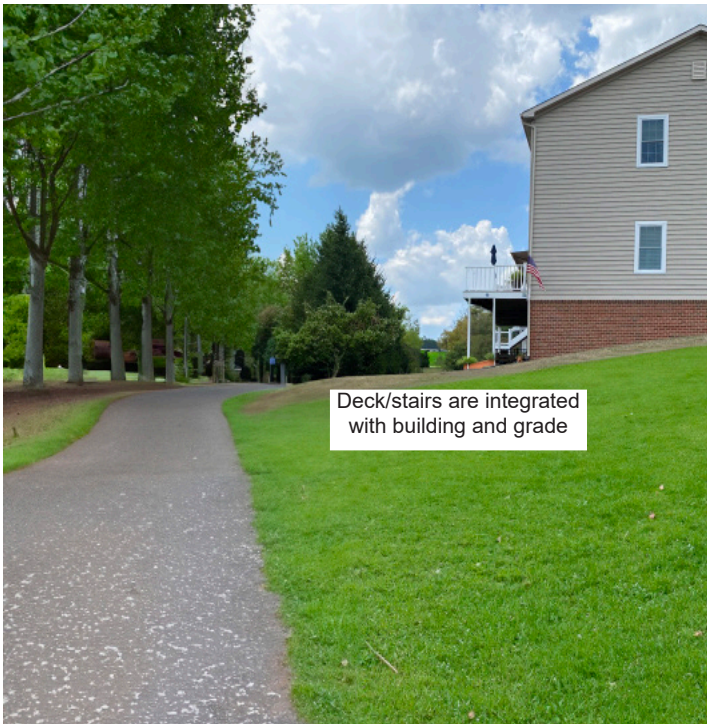
Intent:

1. To protect the appearance of the neighborhood from visually disruptive or incongruent signs, lighting, and accessory structures.
2. To provide screening of unpleasant site elements, storage and service areas.
3. Promote design uniformity of proposed building and ground mounted signs, lighting, accessory structures, and site furniture.
4. To encourage integrated designs of building additions and site improvements with existing structures.

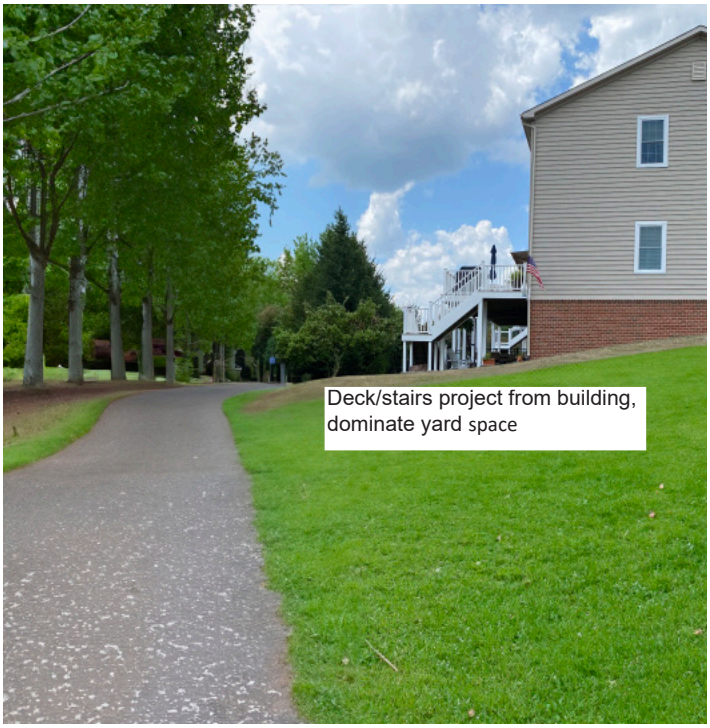
The careful and logical follow through of the project design to include signs, lighting, accessory buildings, site structures and furniture is needed to provide a unified, coherent appearance and function of the proposed development.

Uncoordinated site improvements and accessory structures create visual clutter and inefficient use of the site. These are difficult to integrate with the surrounding neighborhood. Often, new residential and nonresidential projects require improvements that are not traditionally found in the neighborhood, i.e., parking lot lighting, trash dumpsters, or commercial signs. Inappropriate selection or use of such improvements can detract from the appearance and image of the neighborhood. Piecemeal improvements to existing structures should be discouraged. Additions to existing structures or site improvements should be integrated with the principal structure on the site and consistent in style and materials.

C. Residential Compatibility. Landscape Design.



Compatible decks, balconies and porches



Incompatible decks, balconies and porches

Guidelines:

Site Signage

- Design attractive exterior ground-mounted signs. Pole-mounted signs are strongly discouraged.
- Incorporate ground signs into the landscape design.
- Control glare from lighting of building mounted and ground-mounted signs. Prevent light from spilling over onto adjacent sites.
- Design signs that are not obtrusive, calling attention to themselves beyond their purpose of identifying place or direction.

Screening Fences and Walls

- Design fences and walls as extensions of the building so that they are consistent with the design of the building facade.
- Fences and walls should be architecturally designed to prevent monotony.
- Incorporate fences and walls into the landscape and create logical ending points having a finished appearance.
- Fences or walls along the street frontage that block the view of the buildings are not desirable. Develop the site so that fences and walls along the street frontage are unnecessary.

Decks, Balconies and Porches

- Design decks, balconies and porches as integral components of the building following dominant building lines, proportions and style.
- Design balconies and decks so that they are set in an appropriate scale relationship to the available space on the lot.
- Use materials and finishes that are consistent with the building, providing uniform and visually attractive extensions of the building.

Accessory Structures and Canopies

- Design storage buildings and garages with the same architectural theme as the principal buildings on the site, being consistent in materials, colors, design and roof pitch and style.
- Design accessory structures at an appropriate scale to the major buildings and the surrounding neighborhood.

C. Residential Compatibility. Landscape Design.

Place outdoor furniture at useful locations.

Site Lighting

- Select private area light poles and fixtures to be of a scale and style that are appropriate to the neighborhood character.
- Site and architectural lighting should be downcast, shielded or directed so that the glare or intensity of light does not adversely affect the surrounding properties.
- Light color should be the same as that of the surrounding neighborhood, where possible.

Street Furniture

- Provide individual mail boxes at each townhouse residence. Clustered mail boxes are discouraged.
- Locate clustered mail boxes out of view from existing residences.
- Design clustered mail boxes to be simple, low profile, and consistent with the design and materials of the proposed building design.
- Relate outdoor furniture such as bus shelters, gazebos, benches, tables, planters, and play equipment to the building architecture and place at useful locations.

II. Residential Development Within The Urban-Rural Demarcation Line

C. Residential Compatibility. Architectural Design.

OBJECTIVE VIII, per BCC, Section 32-4-402(d)(8)

The scale, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

Intent:

To assure that the proposed building designs:

1. Are visually similar to surrounding buildings;
2. Complement the neighborhood's architectural character;
3. Respect neighborhood image and aesthetic values;
4. Provide visual and functional continuity with its surroundings;
5. Foster creative, innovative and sustainable approaches to the infill development, and;
6. Improve overall design quality.

This objective addresses the design quality of the proposed buildings and the visual and functional relationships between existing and proposed buildings.

A cohesive and orderly relationship between existing and proposed buildings can be accomplished by providing visual connections defined by the predominant architectural characteristics of the neighborhood. Copying existing building styles is not the intention of the compatibility guidelines. Creativity, innovation, sustainability and diversity is encouraged. While a new development may have a distinctive architectural style and identity, its overall effect should support and reinforce the architectural setting of the neighborhood. The guidelines emphasize the architectural elements that shape the building's appearance from the street, adjacent properties, and existing buildings. The overall height, scale and bulk relationships between buildings are the primary visual elements that establish and reinforce the architectural setting or context of a neighborhood. The second level of visual elements address proportional relationships and patterns within the building facade. The next level includes the stylistic, decorative detailing, materials, and color.

Guidelines:

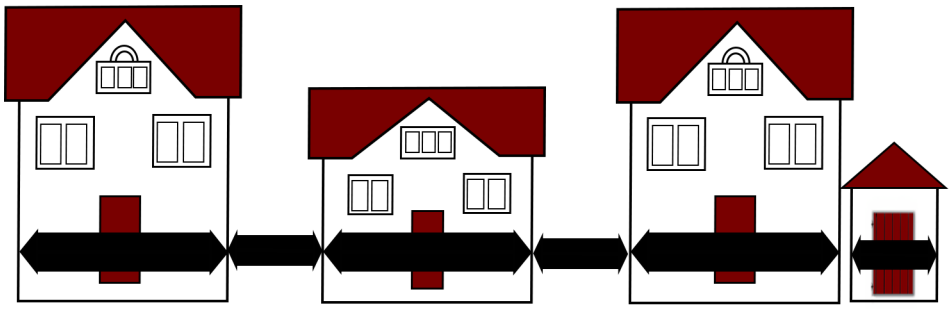
Bulk, Scale, and Massing

- Relate the height of new buildings to the predominant building height of the neighborhood.
- Step back from the property line that portion of building mass exceeding the predominant height of surrounding buildings.
- Make gradual transitions in building width and height, avoiding abrupt and excessive differences in scale.
- Make desirable visual linkages between surrounding buildings and proposed buildings by repeating or incorporating similar ridge lines, eaves, window and door openings.
- Repeat predominate width dimension of building facades facing the street.
- Offset building walls and roof lines to approximate widths and heights of surrounding buildings.
- Incorporate similar roof forms and slopes to reduce the scale of new buildings and relate them to nearby residential structures.

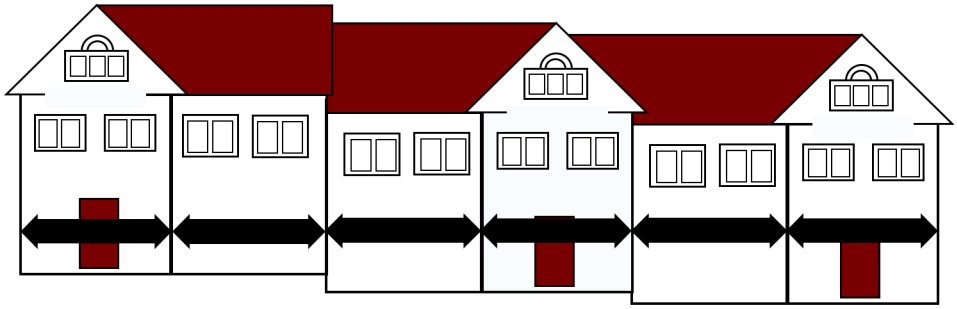
Design - Proportion and Details

- The dwellings on both sides of a street should produce a unified image.
- Incorporate similar facade components.
- Utilize predominant patterns of windows, doors and walls in the facades of surrounding buildings.
- Incorporate similar or complementary building materials and detail elements of surrounding buildings into architectural design.
- Integrate add-on structures such as garages, porches and stairs into the existing building design. Consider high quality, sustainable building materials.

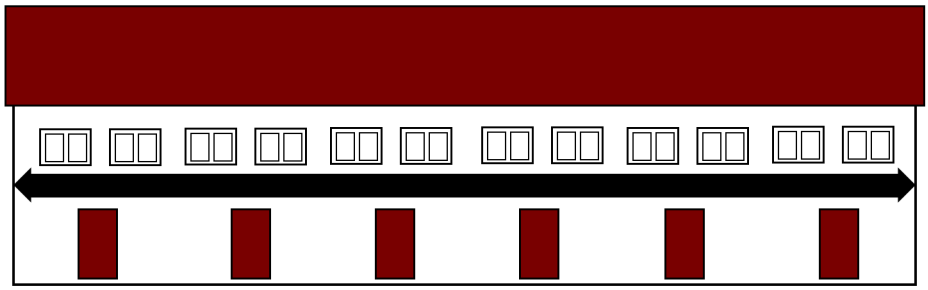
C. Residential Compatibility. Architectural Design.



Existing development - Building mass and side yards create a pattern along the street



Compatible development - Differentiated town house units create a pattern along the street



Incompatible development - Block town house units provide no scale reference to existing development or the street pattern

C. Residential Compatibility. Architectural Design.

Compatible - Architectural design futures. Building end treated with porch, window, and chimney in scale with wall

Incompatible architectural features. Window not in scale with the building wall and building materials not wrapped around the facade