

Architectural and Site Design Guidelines and Standards



The Charles County Site Design and Architectural Review Board

Single Family Guidelines Adopted January, 2003

Latest Revision effective August 29, 2005

Commercial and Industrial Guidelines Adopted May, 2005

ARCHITECTURAL AND SITE DESIGN GUIDELINES AND STANDARDS

Charles County, Maryland

Table of Contents

All items in bold text are incorporated, all other sections are reserved for future development.

- 1.0 General Provisions**
 - 1.1 History of Charles County and Architectural Themes**
 - 1.1.1 History of Charles County**
 - 1.1.2 Architectural Themes**
 - 1.2 Purpose**
 - 1.3 Applicability**
- 2.0 The Application and Review Process**
 - 2.0.1 Concept Plan**
 - 2.1 Single Family Dwelling Submittals**
 - 2.1.1 Preliminary Plan Submission**
 - 2.1.2 Single Family Dwelling Architectural Elevation Submittals**
 - 2.2 Commercial and Industrial Submittals**
 - 2.2.1 Site Development Plan Submittals**
 - 2.2.2 Commercial and Industrial Building Elevations**
 - 2.3 Review Process**
 - 2.3.1 Preliminary Plans and Site Development Plans**
 - 2.3.2 Single Family and Commercial/Industrial Architectural Elevations**
- 3.0 Definitions**
- 4.0 Architectural and Site Design Criteria for Single Family Detached Dwellings**
 - 4.1 Introduction**
 - 4.2 Architectural Design and Review Principles and Standards**
 - 4.3 Scale, Massing, and Details**
 - 4.4 Proximity To Similar Design**
 - 4.5 Building Design**
 - 4.5.1 Facades**
 - 4.5.2 Foundations and Retaining Walls**

7.0 In Reserve

8.0 Commercial/Industrial

8.1 General Standards

8.1.1 Applicability

8.1.2 Organization & How to Use the Standards

8.1.2.1 Design Categories

8.1.2.2 Design Types

8.1.2.3 Street Relationships

8.1.2.4 Design Standards Matrix

8.1.3 Additional Submittal Requirements

8.1.3.1 Design Category Designation and Street Type Designations

8.1.3.2 Full Build Out Master Plan

8.1.3.3 Master Plan Development Agreement

8.1.3.4 Master Sign Program

8.1.4 Overall Guidance

8.1.4.1 General Design Goals

8.1.4.2 Design Categories & Types

8.1.4.3 Design Objectives by Design Categories

8.1.4.3.1 Urban Core Commercial Areas

8.1.4.3.2 Town Centers

8.1.4.3.3 Highway Corridors

8.1.4.3.4 Rural Village Centers

8.1.4.3.5 Industrial Districts

8.1.4.3.6 Industrial Parks

8.1.4.3.7 Business Parks

8.1.4.3.8 Business Districts

8.1.4.4 Design Objectives by Design Types

8.1.4.4.1 Urban Area

8.1.4.4.2 Pedestrian Friendly Suburban

8.1.4.4.3 Rural Areas

8.1.4.5 Street Relationship Requirements

8.1.4.5.1 Active Streets

8.1.4.5.2 Inactive Streets

8.1.4.5.3 Limited Access Highway

8.2 Architecture

8.2.1 General Design Standards

8.2.1.1 Design Styles

8.2.1.2 Contextual Design Approach

8.2.1.3 Exception to Standards Based on Style

8.2.1.4 Germane Styles

- 8.2.1.5 Icon or Logo Buildings
- 8.2.2 Relationship to the Surrounding Community and Existing Conditions
- 8.2.3 Level of Design Quality
 - 8.2.3.1 High Visibility or Sensitive Areas
 - 8.2.3.2 Original Town/Developed Areas
 - 8.2.3.3 Landmark Buildings
 - 8.2.3.4 Areas of Low-Level Design Quality
- 8.2.4 Building Massing
 - 8.2.4.1 General
 - 8.2.4.2 Building Scale and Height Compatibility
 - 8.2.4.3 Big Box Buildings
- 8.2.5 Building Orientation
- 8.2.6 Facade Design
 - 8.2.6.1 Foursquare Design
 - 8.2.6.2 Project Design Consistency
 - 8.2.6.3 Facade Articulation
 - 8.2.6.3.1 Commercial Buildings in Urban Areas
 - 8.2.6.3.2 Commercial Buildings in Suburban Areas
 - 8.2.6.3.3 Industrial Buildings
 - 8.2.6.3.4 Apparent Variety in Building Height
 - 8.2.6.3.5 Repeating Facade Treatments
 - 8.2.6.3.6 First Floor Facade Treatments
 - 8.2.6.3.7 Stepped Facades
 - 8.2.6.3.8 Facade Detailing
 - 8.2.6.4 Transparency Standards
 - 8.2.6.4.1 Urban Area Transparency Standards
 - 8.2.6.4.2 Suburban Area Transparency Standards
 - 8.2.6.4.3 Rural Area Transparency Standards
 - 8.2.6.5 Side and Rear Wall Treatment
 - 8.2.6.6 Blank Wall Area Limitation
 - 8.2.6.7 Murals
 - 8.2.6.8 Coordinated Facade Treatments
 - 8.2.6.9 Additional Urban Area Facade Treatment Standards
 - 8.2.6.9.1 Street Wall Effect
 - 8.2.6.9.2 Lot Edge Elements
 - 8.2.6.10 Ground Floor Facades
 - 8.2.6.11 Window Openings
 - 8.2.6.12 Additional Rural Area Facade Treatments
- 8.2.7 Building Entryways
 - 8.2.7.1 General Standards
 - 8.2.7.2 Additional Urban Area Standards
 - 8.2.7.3 Additional Rural Area Standards

8.4.6.4 Vehicular Circulation

- 8.3.7 Activity Spaces and Entry Areas**
 - 8.3.7.1 General**
 - 8.3.7.2 Orientation**
 - 8.3.7.3 Required Amenities**
 - 8.3.7.3.1 Minimum Seating**
 - 8.3.7.3.2 Minimum Planting**
 - 8.3.7.3.3 Bicycle Parking Facilities**
 - 8.3.7.3.4 Surfacing**
 - 8.3.7.3.5 Lighting & Electrical Service**
 - 8.3.7.3.6 Litter Receptacles**
 - 8.3.7.4 Additional Required Amenities**
 - 8.3.7.5 Optional Amenities**
 - 8.3.7.6 Enclosed Interior Activity Spaces**
 - 8.3.7.7 Rooftop Terraces**
 - 8.3.7.8 Entry Way Amenities**
 - 8.3.7.8.1 For Single Use Buildings**
 - 8.3.7.8.2 For Multi-Use Buildings**
- 8.3.8 Service Areas**
 - 8.3.8.1 General**
- 8.3.9 Parking**
 - 8.3.9.1 Surface Lot Design**
 - 8.3.9.2 Surface Lot Landscaping**
 - 8.3.9.3 Surface Lot Screening**
 - 8.3.9.4 Structured Parking**
 - 8.3.9.5 Bicycle Parking**
- 8.3.10 Landscaping**
 - 8.3.10.1 General**
- 8.3.11 Merchandise Displays**
 - 8.3.11.1 General**
- 8.3.12 Pedestrian System**
 - 8.3.12.1 General**
- 8.3.13 Sidewalk Cafes**
 - 8.3.13.1 General**
- 8.3.14 Bike Lanes**
 - 8.3.14.1 General**
- 8.3.15 Streetscape Planting**
 - 8.3.15.1 General**
- 8.3.16 Lighting**

8.3.16.1 General

8.3.17 Street Furniture
8.3.17.1 General

8.3.18 Environmentally Sensitive Design Issues
8.3.18.1 General
8.3.18.2 Landscaping
8.3.18.3 Maintenance
8.3.18.4 Vegetation Preservation
8.3.18.5 Tree Conservation
8.3.18.6 Greenway Enhancement

8.3.19 Storm Water Management (SWM)/Infiltration Design Issues
8.3.19.1 General

8.3.20 Grading, Soil & Forest Conservation Issues

9.0 Guidelines for the preparation of the Site Design and Architectural Codes for Planned Development Zones.

9.1 General Requirements of the Code

9.2 Site Design Concepts
9.2.1 Overall Site Design Concept
9.2.2 Pedestrian and Vehicular Circulation
9.2.3 Landscaping
9.2.4 Exterior Lighting Design
9.2.5 Open Space Treatment
9.2.6 Signs
9.2.7 Storm Water Management
9.2.8 Grading

9.3 Architectural Design Guidelines

9.3.1 Scope of Guidelines

9.3.2 Building Characters and Form
9.3.2.1 General Character
9.3.2.2 Building Lot Location
9.3.2.3 Height Restrictions
9.3.2.4 Adjacent Building Heights
9.3.2.5 Roofs
9.3.2.6 Exterior Wall Finishes
9.3.2.7 Window and Entrances Materials and Colors
9.3.2.8 Decks
9.3.2.9 Backyard Storage

- 9.4 Detached Homes**
- 9.5 Attached Homes and Multifamily Structures**
- 9.6 Special Requirements for TOD Zones**
- 9.7 Enforcement**

1.01 General Provisions

1.1 History of Charles County and Visual Theme (To be Added)

1.2 Purpose

The Site Plan and Architectural Review Board (SDARB) standards for Charles County are established to promote compatible development, to promote stability of property values, to foster the attractiveness and functional utility of the community as a place to live and work, to protect public investments in the area, and to raise the level of community expectations for the quality of its environment.

The purpose of these guidelines is to set forth requirements, procedures, and technical criteria used by the SDARB for the comprehensive review of site development plans and exterior building elements. It is the intention of the Board to establish criteria and enforcement policies in certain areas that may go beyond existing County requirements, however, nothing in these rules shall take precedence over any rules and regulations established by County, State or Federal governments.

The primary objectives in establishing these development guidelines are:

- S To achieve a harmony of each building and area of development with neighboring buildings and areas of development.
- S To protect property values and enhance the owner's investment by ensuring a well-planned and well- maintained development.
- S To achieve the adherence to superior design and planning standards consistent with the concept of Charles County as a better environment.

In order to facilitate the development process, it is encouraged that each owner provides his project builder, architect and engineer with a copy of these guidelines and design standards. The Guidelines and Design standards conform with local, state and Federal regulations applicable to land development.

It is the purpose of the SDARB to maintain and enhance the architectural design and integrity of each community in Charles County, especially within the Development District. The design intent of all new residential and commercial construction is to conform to an approved minimum level of quality.

1.3 Applicability

These Site Design and Architectural Review criteria and guidelines apply to development as follows:

1.3.1 In accordance with Article VII, § 297-110 of the Zoning Ordinance, the Site Design and Architectural Review Board (SDARB) must approve the required Design Code in any Planned Development Zone in Charles County.

1.3.2 As stated in § 297-212 of Zoning Ordinance, review authority is granted to the SDARB and Application of the standards in this section is applied to single family dwelling developments in the Development District as follows:

All Single Family Subdivisions in the RL, RM, RH, RO, RR, PRD, MX, PUD, WPC, TOD and PMH Zones that are greater than 10 lots and within sewer service areas S-1, S-3, S-5 per zoning amendment § 297-212.

1.3.3 The commercial and industrial standards apply to all construction within the following zoning categories:

| | |
|----|---|
| CV | Village Commercial |
| CN | Neighborhood Commercial |
| CC | Community Commercial |
| CB | Central Business |
| BP | Business Park |
| IG | General Industrial - In high visibility |
| IH | Heavy Industrial - In high visibility |

All new construction, renovation and expansion projects shall comply with all applicable sections of these standards except for projects that do not add more than 2000 SF of gross floor area or alter more than 25% of the building facade or of the site area shall be exempt.

1.3.4 The guidelines and standards shall apply unless the Site Design and Architectural Review Board (SDARB) finds that a modification can be made through alternative solutions and still meet the intents and purposes of this document.

2.0 THE APPLICATION AND REVIEW PROCESS

The review procedures demonstrate the method by which the Site Design and Architectural Review Board (SDARB) review each submission presented by an applicant. The following is an outline of what is generally required in each type of submission to complete the approval process .

2.0.1 Concept Plan

Prior to submission of projects, the applicant is encouraged to meet with County staff representing SDARB with concept plans in order to check for completeness and to provide direction towards relative SDARB requirements.

2.1 SINGLE FAMILY DWELLING SUBMITTALS

2.1.1 Preliminary Plan Submission (Five [5] Copies)

This submission should respond to all requirements outlined in Appendix A. In addition the following must be submitted:

- A. Community connectivity map @ scale illustrating the connectivity index to site edges. (Connectivity map is to develop a mobility-friendly environment in ensuring that origins and destinations are linked by a safe, direct and continuous network of streets and walking paths that provide a variety of alternate and viable travel options. Connectivity index is an objective means by which a proposed development can be evaluated relative to meeting the goal of providing sufficient street route and mobility options. The index is a ratio of the number of street links (road sections between intersections and cul-de-sac) divided by the number of street nodes (intersections and cul-de-sac heads). The more links relative to nodes, the more connectivity. Traditional, gridded, street networks yield an index of approximately 1.7. Contemporary networks yield about 1.2. An index of at least 1.4 is a good target for future planning purposes.)
- B. Inserts on the Preliminary Plan illustrating typical lot layouts to show that the site layout requirements of the guidelines can be satisfied.
- C. Map showing pedestrian destinations within ½ mile radius of site, if and where off site destinations (schools, parks, shopping amenities, etc.) are available.
- D. Location of entrance signs, if proposed
- E. Location of street lights heights and types of features, if proposed.
- F. Details of pathways, location of passive and active recreational areas.
- G. Show tree save areas, if any.

2.1.2 Single Family Dwelling Architectural Elevation Submittals (Seven [7] Copies)

Elevations shall depict houses as the will be built. In addition, the following information must submitted:

- A. Plan for each floor with basic footprint and overall dimensions. Do not include details of framing, electrical, etc. as this is not a review of building code.

- B. Elevations should include:
 - 1. Four views (front, both side and rear).
 - 2. Show windows, doors and associated trim.
 - 3. Details of general construction and exterior materials.
 - 4. Deck, porch, railing and stair materials, if provided.
 - 5. Roof pitch and materials.
 - 6. Height on side elevations.
 - 7. Proposed finished grades.
 - 8. Color descriptions of siding and roofing if used as a factor in determining distinct house types. If not, present colors to SDARB during meeting.
 - 9. Information on detached garages and shed, if provided.
 - 10. Location of exterior light fixtures.
- C. Proposed mitigation for high visibility lots (HV), if necessary.
- D. Proposed mitigation for garage facades, if necessary.
- E. Provide typical landscaping plan for each model. Also provide information on screening of HVAC equipment.
- F. Matrix or master site plan showing all distinct house types.
- G. Copy of preliminary plan for subdivision.

All plans must be stamped approved by the SDARB before filing for a building permit.

2.2 COMMERCIAL AND INDUSTRIAL SUBMITTALS

2.2.1 Site Development Plan Submittals (Five [5] Copies)

In addition to the site development plan, the following information must be submitted:

- A. Design Category and Type from Guidelines.
- B. Street Category and Type from Guidelines.
- C. Full build out master plan if multi-phase project.
- D. Master sign program for projects with multiple buildings, tenants or parcels.

2.2.2 Commercial and Industrial Building Elevations (Seven [7] Copies, One [1] Must be in Color

Architectural elevations may be submitted at the same time as the site development plan submission or as a separate submission. The following information must be submitted:

- A. Plan for each floor with basic footprint and overall dimensions. Do not include details of framing, electrical, etc. as this is not a review of building code.
- B. Elevations should include:
 - 1. Four views.
 - 2. Show windows, doors and associated trim.
 - 3. Details of general construction and exterior materials.
 - 4. Roof pitch and materials.
 - 5. Height on side elevations.
 - 6. Location of HVAC equipment and screening method.

2.3 REVIEW PROCESS

2.3.1 Preliminary Plans and Site Development Plans

Preliminary plans and site development plans will be reviewed and comments submitted to the applicant as part of the regular technical review prepared by Planning Staff. The applicant will not have to appear before the SDARB, unless there are issues that can not be resolved through the regular review process. The SDARB will approve or approve with conditions the preliminary plan or site development plan as a consent item.

2.3.2 Single Family Dwelling and Commercial/Industrial Architectural Elevations

SDARB will review submittal and submit comments at least two weeks prior to a scheduled SDARB meeting with the applicant. The applicant will be afforded the opportunity to discuss with the SDARB concerns or issues resulting from the comments. Prior to the approval or approval with conditions of the architectural elevation(s), all comments will have to be satisfied.

Upon approval of the architectural elevations, a stamped copy will be given to the applicant to use when applying for building permits.

3.0 DEFINITIONS

- Accessory Building A building detached from a principal building on the same lot, and customarily incidental and subordinate to the principal building or use. Often it is desirable to place limits on the number and size of accessory buildings, especially in residential districts.
- Antenna A device designed to receive or send broadcasts either as over the air signals from transmitters, including fixed television or radio signals, or microwave signals from earth orbiting communications satellite.
- A dish-shaped antenna designed to receive television broadcasts relayed by microwave signals from earth-orbiting communication satellites.
- Building Area The total area bounded by the exterior walls, as measured in square feet from the outside surface of the walls, to include only areas completely enclosed from the elements having finished interior walls, ceilings, and floors and having light, ventilation, heating and other requirements of the Building Code, but not including basements, garages, porches, breezeways, unfinished attics, and overhangs.
- Building, Detached A building surrounded by open space and not attached to any other structure by any means.
- Building Height (Residential) The vertical distance of a building measured from the horizontal projection of the closest point at the exterior grade to the highest elevation point.
- County Review Designee A Charles County Department of Planning and Growth Management staff member recognized by the Site Design and Architectural Review Board (SDARB) as acting on their behalf and in the best interests of, and consistent with the SDARB.
- Facade Any of the exterior faces of a building.
- Fence Any structure serving as a partition, enclosure, barrier, boundary, or screen. In this Ordinance, a fence shall include any structure constructed of wire, metal, wood, stone, brick, or other masonry products, but shall not include shrubs, trees, or other growing plants. A snow fence is a temporarily constructed fence for the purpose of catching wind blown snow and shall not be subject to the provisions of the Zoning Ordinance, provided that no such snow fence shall be installed earlier than November

1st of each year and shall be removed from the property where it is located not later than April 1st of the subsequent year.

Fenestration

The arrangement of windows in a building facade.

Landscaping

Living material, such as grass, ground cover, flowers, shrubs, vines, hedges, and trees; and nonliving durable material, such as rocks, pebbles, sand, mulch, and wood chips or bark, but not including paving. Landscaping is intended to be both decorative and functional. Functional uses of landscaping include protection against erosion, absorption of pollutants, sound retardation, visual barrier, buffering or screening between different land uses, shade to moderate temperatures, protection from wind, and oxygen renewal. Landscaping may serve as screening when it is densely planted.

Minor Structures

On residential property it shall mean any small, movable accessory erection or construction, such as birdhouses, birdbaths, pet houses, play equipment, arbors, and walls and fences under four (4) feet in height.

Overhang

That part of a roof or wall which extends beyond the facade of the lower wall or the portion of a vehicle extending beyond the wheel stops or curb.

Pitch

The slope of a roof in relation to the horizontal typically expressed as a ratio of vertical inches to 12 horizontal inches, such as 3 in 12 pitch.

Screening

A method of visually shielding or obscuring one abutting or nearby use or structure from another by fencing, walls, earthen berms, change of grade, dense natural vegetation or trees, or densely planted vegetation or landscaping.

SDARB

Site Design and Architectural Review Board as appointed by the Charles County Commissioners.

Sheds

An accessory building serving a dwelling unit. Sheds shall be constructed to match the dwelling in all architectural aspects, including walls, roofs, doors, windows and trims. Sheds are 120 square feet or less in area, larger structures are 'Accessory Structures'.

Story

That portion of a principal building enclosed between the surface of any floor and the surface of the next floor, or if there is no floor above, the space between the floor and the ceiling next above. A basement shall not be counted as a story if 2/3 of such basement level is concealed in earth.

Story, Half

A story which is situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor area of the story immediately below it, and which does not contain an independent dwelling unit.

Storage Areas

Provisions for dwelling care, maintenance and owner stored items.
Storage areas may be incorporated inside a dwelling envelope or main structure or may be an appendage or wing onto the main structure.
Detached storage areas are sheds.

Utilities

Public and private utilities, such as water wells, sanitary sewers, water mains, water and sewage pumping stations, water storage tanks, water purification facilities, power and communication transmission lines, electrical power stations and substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays, gas regulation stations, wastewater treatment plants, municipal incinerators, and storage yards.

View Corridor

Views from a site or on a site that extend through the site and beyond. Typically these are views of significance to the extent they are enjoyed by many people.

Vision Triangle

A triangular shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

4.0 GUIDELINES AND STANDARDS FOR SINGLE FAMILY DETACHED DWELLINGS

4.1 Introduction

The main goal of the guidelines and standards for single family dwellings is to address both architectural and site design issues. The guidelines emphasize the architectural elements that shape the building's appearance from the street, neighbors and adjacent properties. The overall height, scale and bulk relationships between buildings are the primary visual elements that establish and reinforce the architectural setting or context of the neighborhood. These visual elements deal with proportional relationships and patterns within the building facade and stylistic decorative detailing, materials and colors.

Good site planning produces well organized and functional living spaces which complement the lay of the land. Building form and street layouts should work with the existing topography. In addition, site design should preserve the quality of the land and enhance the existing vegetation and natural habitats. The guidelines offer techniques to develop a site into an amenity through appropriate site design methods, building siting, street layouts, parking arrangement and open space planning.

The basic underlying requirement for all single family dwellings is a minimum square footage of finished, livable space, not to include the square footage enclosed by garages, porches, storage and decks, of not less than 1,650 square feet. (See §297-212 (3.01.100) for additional clarifications and exclusions.)

The Site Design and Architectural Review Board (SDARB) and/or County Review Designee shall approve only those plans, after review and study of the application, that meet the intent and purposes of these guidelines.

4.2 Architectural Design and Review Principals and Standards

The architectural design of structures, their materials and colors shall be visually harmonious with the overall appearance of the community, natural land forms, vegetation and with other development plans already approved by the County. Specific consideration shall be given to compatibility with adjacent properties where such projects demonstrate properly the nature and character of the community.

The exterior appearance of structures shall consist of complementary materials and design features to provide variation and value through architectural design features, such as roofed porches (screened and unscreened), sunrooms, atriums or other similar design features, and siding materials, such as brick, stone, wood or similar appearing materials, or vinyl as approved by the SDARB, that augment the neighboring dwelling units and community design. Material selection, variation and design features will require prior approval by the Site Design and Architectural Review Board (SDARB) and/or County review designee, following standards set forth in the Charles County Architectural Guidelines and Standards. (See §297-212(3.01.100) for additional clarifications and exclusions.)

The overall impact of a home design involves issues of taste and judgement that cannot be completely reduced to measurable standards of size, setbacks, roof pitch, etc. Proposals will be evaluated by these guidelines, but it may not be possible to meet all of the guidelines due to site constraints and other conditions. Creative architectural designs which enrich Charles County's architecture are encouraged.

To implement the purposes set forth herein, the following architectural guidelines are established:

4.3 Scale, Massing, and Details

OBJECTIVE: Through good architectural design, the scale, massing, and details of proposed buildings are in proportion to and complementary to those existing in the neighborhood.

4.3.1 The proportion relationship between buildings shall be maintained by avoiding abrupt and excessive differences in scale.

4.3.2 Each building shall be designed and sited in a manner which protects the natural vegetation, physical attributes, and views of the site.



Provide facade relief and interruptions

4.3.3 Each building shall be designed and sited to secure the privacy and enjoyment of property owners and neighbors.

4.3.4 Each building shall have sufficient facade relief and interruption so as not to permit any wall surface to exceed 30 feet without interruption in the plane of the wall by a minimum of 10 % or by some additional architectural features. For example, a 40-foot wall must have a 30-foot wall segment separated by a 3-foot projected or receding wall from the last 10 feet.



Give special attention to sides of buildings

4.3.5 Buildings on corner lots or buildings visible from roads shall have adequate architectural rhythm on all four sides of the building.

4.3.6 Buildings shall be designed with coordinated proportion and balance on all exposed facades, including street frontage, end or gable walls, and rear facades when visible from adjoining lots or nearby streets.

4.4 Proximity To Similar Design

OBJECTIVE: To discourage the appearance of tract-type housing by requiring a separation of similar designs on neighboring lots.

4.4.1 A separation by at least 3 lots on either side and across the street by 2 lots in each direction is required for houses with the same or very similar design when viewed from the street. (See Appendix B)

4.4.2 When a separation does not exist, more detailed elevations or artists' renderings shall be submitted to the SDARB.

4.4.3 Minimum variations in house designs shall be created by providing a minimum of two items from the two lists below, or by another methods as approved by the SDARB with a similar degree of variation.

4.4.3.1 Alterations of perceived scale and massing:

- A. Addition of significant variation of a front or side porch of at least 6 feet deep by 6 feet wide or 36 square feet in total area.
- B. Reorientation/relocation of the garage and driveway.
- C. Significant change in building height or number of stories.
- D. Change in the basic roof by a change of the roof type, the roof form through the addition of dormers and gables, and/or reorientation of the roof spine from parallel to perpendicular to the street.
- E. Addition or relocation of significant bump outs to the front or side of the house that alter the perceived massing of the house such as, two story bay windows, one story sun rooms, corner towers, balconies or other approved features.
- F. Other significant exterior features proposed by the applicant if approved by the SDARB.

4.4.3.2 Alterations of character, detail and color:

- A. Change architectural style.
- B. Change in color and/or material of significant portions (40%) of the house facade and a significant change in roof color.
- C. Addition or alteration of a significant new detailing package with altered accent color to include any three items such as, trims, shutters, style and color of a front door or garage door.
- D. Other significant exterior features proposed by the applicant if approved by the SDARB.

4.5 Building Design

OBJECTIVE: The design of buildings shall coordinate the materials and details of all sides of the building with the design of the front elevation and street sides. Materials and colors shall harmonize, rather than contrast, with the existing landscape and community. Design of each house shall be designed to emphasize house mass and entry, not the garage mass.

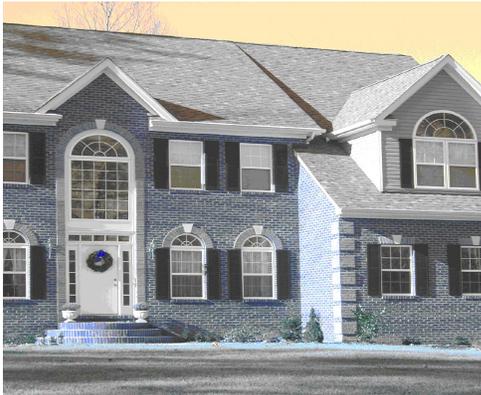
4.5.1 Facades:

4.5.1.1 Dwelling and companion buildings shall be brick, decorative masonry, stone, wood, vinyl, or other appropriate finished facade, as approved by SDARB, which shall extend to a minimum of 12" or more, or, to match the quion treatment on the front facade or to the first structural break along the sides of the building.

4.5.1.2 Vinyl siding must meet minimum requirements and be approved by the SDRAB. See Appendix A for Vinyl Siding Standards.

4.5.1.3 For homes with exposed side facades on high visibility lots at subdivision entrances, water tables or full stone/brick facade provided on the front facade shall be required to wrap to the side facades.

4.5.1.4 High visibility facades are encouraged to use winged additions to the main structures such as a screened porch, one story bay window or other functional design element. Windows and door sizes, design and trim treatments on high visibility facades should match those on the front facade. Windows should have a minimum 3" trim or shutters and a 5" trim on building corners.



Detailed brick work provides high level quality

4.5.1.5 Blank or featureless walls will not be approved. Provide a minimum of four (4) features on a two story sidewall of 30' in length or one feature for every 15' of linear foot of wall per story if the wall is longer than 30'.

4.5.1.6 No type of plywood or sheet siding with or without battens is allowed on any street side(s) or any side visible to pedestrian or vehicular traffic.

4.5.1.7 Brick facades shall include detailed treatment such as quoins, headers, accent bricks, keys and watertables.

4.5.1.8 Alternative exterior materials will be considered by the SDARB on a case-by-case basis. Samples and specifications must be submitted for evaluation and the SDARB may impose restrictions as to the grade, design and area where certain materials may be used.

4.5.2 Foundations and Retaining Walls:



4.5.2.1 Exposed concrete, concrete block foundations and/or deck footings which exceed 6 inches from grade, shall be painted to blend with the principal exterior color.

4.5.2.2 Split face blocks may be left natural if it blends with the exterior of the building.

4.5.2.3 Wood retaining walls are discouraged and

shall not be acceptable unless it blends with the general scheme of the architecture.

4.5.3 Roofs



Bring masonry materials around building sides

4.5.3.1 The visual continuity of roofs and their contributing elements (coping, cornices, etc.) and walls shall be maintained throughout the neighborhood, but not copied.

4.5.3.2 The applicant shall demonstrate the relationship of one dwelling to another with respect to roof lines and fenestration.

4.5.3.3 Low-pitched roofs shall not be acceptable unless such a roof is appropriate to the architectural style.

4.5.3.4 Roof materials shall focus on quality and architectural appropriateness.

4.5.3.5 Roof design should consider all edges of the roof, including eaves and gables. Provide an overhang on roof gable ends of 6" to 12" with a minimum 5" wide fascia board unless otherwise approved.



Steeper roof slopes are encouraged

4.5.4 Windows and Doors:

4.5.4.1 The balance and proportion of window and door elements shall be such that the building is appealing on all sides.

4.5.4.2 Gable and similar ends of dwellings require special attention for placement, size and balance of windows and doors especially when viewed from neighboring dwellings.

4.5.4.3 The frames of windows and doors shall be of wood, aluminum, metal or other material finished with an acceptable color.

4.5.4.4 Architectural trims and character of windows and doors shall fully compliment the architectural style.

4.5.4.5 Generous use of window and door details, including pediments, surround trims, keystones, and sills shall be encouraged and compatible with all aspects of the building.

4.5.4.6 Storm doors, if anticipated shall be incorporated into the developer's proposal to be compatible with the architectural style and colors of the house.

4.5.5 Garages and Carports



4.5.5.1 Front facing carports and garage facade mass shall be designed such that the total garage facade area shall not exceed 40% of the main floor length of any front facade of a building. When a building restriction line width is so narrow that the garage mass is more than 40%, but less than 50%, the SDARB may require a number of remedies to reduce the visual impact of the garage mass. The exact number will be determined on a case-by-case basis. Possible remedies may include:

- A. A portico or a covered one or two story front porch of 6' to 8' in depth, preferably the full facade width, that projects forward of the garage facade.
- B. Use single garage doors with garage lites and colors that blend with the facade color rather than contrast.
- C. A 2' to 5' deep shed roof or trellis structure over the garage doors to shade the garage face.
- D. Recessing the garage mass behind the front facade by 5' or more.
- E. Comparatively minimize the garage mass and function by adding roof articulation including, but not limited to gables over the main house mass, dormers and roof breaks.
- F. Add a side-load garage option for use on all suitable lots.
- G. The main house facade and roof shall be taller than the garage mass.
- H. Limit the use of a particular house design within a subdivision or restricting or prohibiting

its use on high visibility or corner lots.

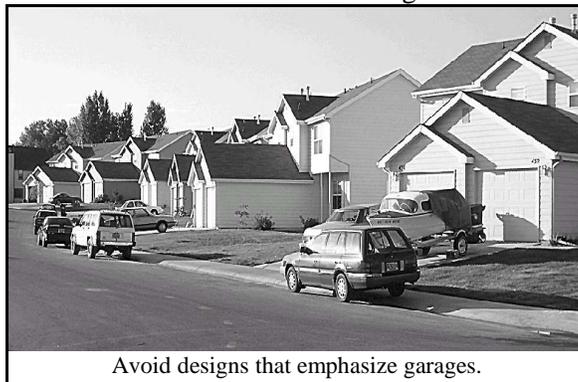
- I. Provide planting of trees and shrubbery designed to soften public views of the garage mass, garage doors and parked cars.
- J. Addition of a side bump-out or extension that increased the length of the first floor front facade.
- K. Other remedies as approved by the SDARB.

4.5.5.2 Any front facing garage facade greater than 50% of the first floor length will not be approved.

4.5.5.3 For lots with a building restriction line width of 50" or less, front facing garages more than 40% will not be approved.

4.5.5.4 Garage doors facing the street shall be designed to minimize their prominence with windows, detailing and paint colors to blend with the rest of the facade.

4.5.5.5 Garages which are setback or side-loaded are encouraged. See Section 4.3.4.1.

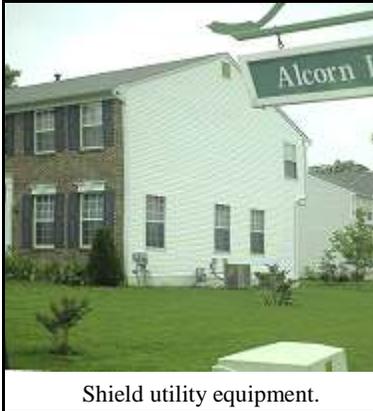


4.5.6 Ventilation equipment or penetrations

4.5.6.1 Heating, air conditions and ventilating equipment shall be located in a manner to be unobtrusive or screened from view.

4.5.6.2 Attic ventilators must be located on the rear portion of the residence roof below the ridge line and painted to match the roof color.

4.5.6.3 All exposed exterior metal and plastic, such as flashing, vents, chimneys, electrical control boxes, pipes, conduit risers, natural gas meter covers and support hangers shall be of a color which harmonizes with the structure's principal color.



4.5.6.4 Perforated black PVC underground drainage pipes are encouraged. No direct drainage onto common or neighboring sidewalks is allowed and drainage patterns should not adversely affect adjacent property.

4.5.6.5 All roof penetrations, except chimneys, shall be located on the least visible side and painted to match the roof.

4.5.6.6 Brick chimneys are encouraged for substance, massing, balance and functional purposes. Interior chase construction is encouraged for false wooded, applied, chimney flue enclosures.

4.5.7 Materials and Colors:

4.5.7.1 Building materials shall be those that are representative of houses historically built in the southern Maryland and Chesapeake Bay region.

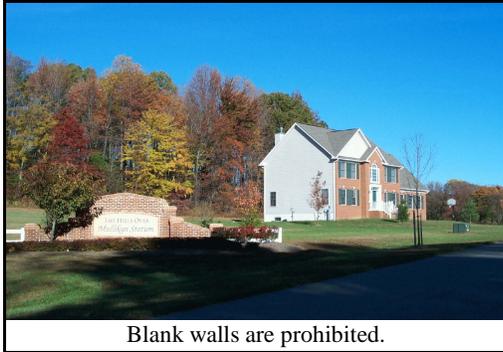
4.5.7.2 Acceptable materials include brick, stone, and wood. New materials of proven durability and longevity will be reviewed on a case-by-case basis.

4.5.7.3 Building materials, which meet minimum standards, are not to be applied in a non-traditional manner or in a manner inconsistent with sound judgement and proven structural applications.

4.5.7.4 All exterior siding and sheathing materials shall include a full compliment of trims with appropriate proportions and style to enhance the aesthetic appearance.

4.5.7.5 Trims must address window surrounds, doors, corner battens, eaves, rakes and other exterior treatments. Trims must be addressed during the plan approval.

4.5.7.6 Colors shall be selected in general harmony with existing neighborhood buildings or per concept for the neighborhood.



4.5.8 Exterior Lights:

4.5.8.1 Lights shall be shielded or hooded.

4.5.8.2 The lighting footprint must project downward and not project beyond property boundaries.

4.5.8.3 A canopy-type floodlight cover, of an approved color, that shields the light source is acceptable.

4.5.8.4 The use of motion detectors for automatic lighting control is encouraged, provided that the automatic light duration setting does not exceed 5 minutes and the sensitivity to movement is properly adjusted so as not to create an annoyance.

4.5.8.5 No vapor (sodium, mercury, etc.) lights will be allowed.

4.5.8.6 Catalogue sheets or photographs of proposed light fixtures must be submitted to the SDARB for approval prior to installation.

4.6 Additions and Accessory Uses

OBJECTIVE: Additions, enclosures and accessory uses shall yield additional diversity and independent characteristics consistent with architectural design.

4.6.1 Decks and Porches:

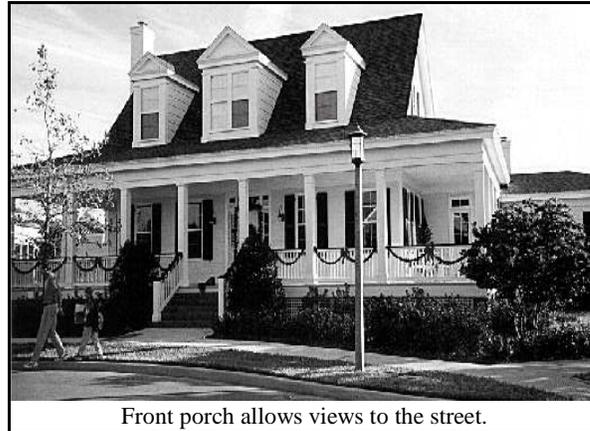
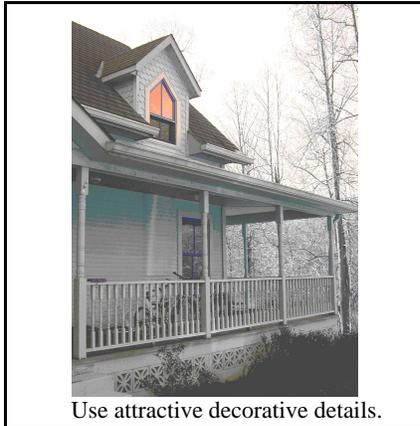
4.6.1.1 Repetitious use of standard one-design deck and porch additions and enclosure designs are discouraged.

4.6.1.2 Sundecks, raised patio decks and similar constructions may use preservative wood construction for framing and decking. Lower maintenance, more permanent materials are encouraged.

4.6.1.3 Decks constructed more than 4 feet above grade shall have the underside enclosed.

4.6.1.4 If the addition has a roof, the roof material must match the dwelling roof.

4.6.1.5 Details of the deck and roof, including details of roof materials, gables, over-hangs, etc., must be submitted to the SDARB or County Review Designee.



4.6.2 Sheds and Storage:

4.6.2.1 Provisions for storage of dwelling care equipment and maintenance, including lawn maintenance, must be provided in the dwelling design by either an attached or detached shed or storage unit.

4.6.2.2 It is encouraged to use the area enclosed beneath a deck, if designed appropriately to meet shed and storage requirements, for storage.

4.6.2.3 Maximum height for free standing structure is 12 feet measured from ground level to the top of the ridge unless proposed otherwise by the development proposal.

4.6.2.4 Shed construction must be, at a minimum, pressure treated wood.

4.6.2.5 Finish of storage and shed units must match the dwelling.

4.6.2.6 All roofs must be in a color and pattern complimentary to the dwelling or surrounding environment.

4.6.2.7 Whenever possible, storage and shed units should be shielded from view from neighbors and streets by natural means and vegetation.

4.6.3 Fencing:

4.6.3.1 Fence materials should be wood, vinyl, aluminum, brick, wrought iron, stone, other approved materials or a combination of such materials.

4.6.3.2 Solid board fences should use cedar, cypress, vinyl or cementitious planks.

4.6.3.3 Picket style fences should be a maximum height of 48 inches and have no less than 25 % open

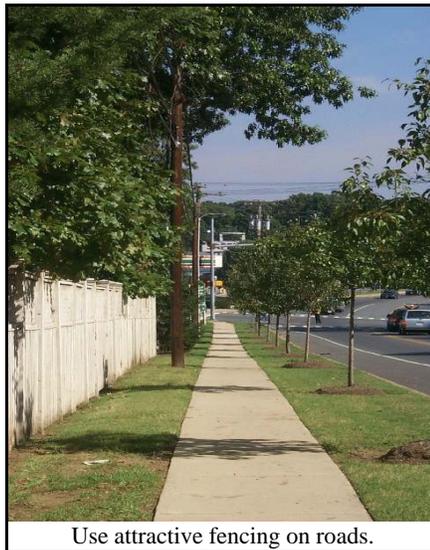
space.

4.6.3.4 Beauty-side of pickets must face out, except when adjoining open space areas of 200 feet or more and when not viewed by any other neighboring dwelling or lot.

4.6.3.5 Rail style fences should have a minimum of 3 rails for fencing up to 48 inches in height.

4.6.3.6 Rail style fences should utilize cedar, cypress, vinyl, cement, aluminum or other materials that are expected to have a life expectancy of over 25 years.

4.6.3.7 Aluminum fences shall be pre-finished pickets.



4.7 SITE DESIGN GUIDELINES

Areas of single family dwellings need to be designed to be compatible with existing neighborhoods. The concepts for new communities should focus on site and design characteristics that incorporate features of the built and natural environment into the overall design. The relationship of dwellings, streets and open spaces should form an identifiable pattern that is in harmony with the patterns and building forms of adjacent neighborhoods.

Single family developments shall be designed to present an attractive face to the community at large. In areas where there are changes in land use or residential density, new developments shall be designed to provide a transition between uses through the use of setbacks, site plan, building mass, for example. Situations where the backs of houses face highways, arterial and collector roads, or is the dominant view within the neighborhood should be avoided.

Developments shall be designed to connect with the surrounding community. The establishment of gated communities, which are isolated or barricaded from the surrounding community, is discouraged. Streets, sidewalks and bike paths shall be designed for people and neighborly activity. In addition, developments shall be designed to better interact with, as well as to preserve and enhance, the county's natural features and setting.

Single family developments, within larger existing neighborhoods, shall be sensitively designed to respect existent residential patterns and to integrate and reinforce the best character and functional relationships of that neighborhood. Significant departures from current neighborhood character, as approved by the SDARB, will be considered only where they can be found to improve the surrounding community and would help trigger upgrades to older areas and/or increase surrounding house values.

To implement the purposes set forth herein, the following site design guidelines are established:

4.8 Site Design

OBJECTIVE: To blend the development with surrounding neighborhoods by integrating site design elements with natural terrain and surrounding properties in order to create attractive, cohesive neighborhoods.

4.8.1 Lots:

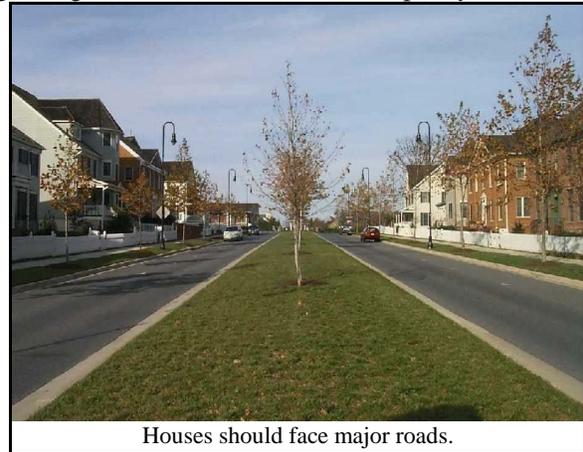
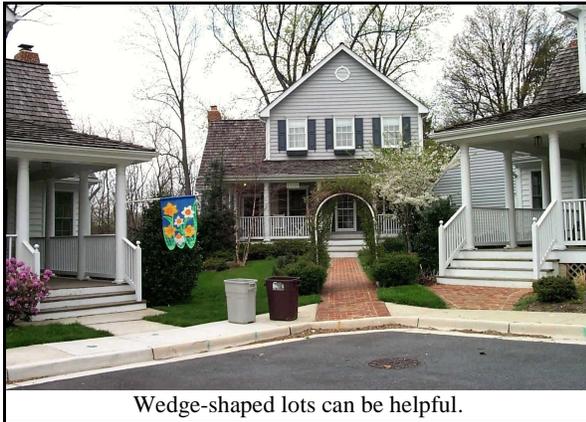
4.8.1.1 Lot shapes should generally be simple and rectilinear.

4.8.1.2 Creation of flag lots or similar irregular lots is discouraged where such parcels are not the prevailing pattern.

4.8.1.3 Lots should be planned so that adjoining houses are not sited such that one house's facade is behind the other house's rear facade.

4.8.1.4 On hillsides or sloped areas, engineered site grading should not result in substantial differences in grade between adjacent sites.

4.8.1.5 If differences in grades appear naturally, site grading should not increase the disparity.



4.8.2 House Siting:

4.8.2.1 Avoid having backs of houses visible from highways, arterial and collector streets or a 150 foot buffer consisting of evergreen trees and shrubbery and/or fences will be required.

4.8.2.2 Create frontage roads parallel to the main road that allow houses to face major arterial and collector roads.

4.8.2.3 Create driveway access onto the frontage road with landscaped area between frontage road and major arterial and collector roads.

4.8.2.4 Create public alleys paralleling the main road, but behind the first row of houses, that permit houses to face arterial and collector roads with driveway access from behind the houses.

4.8.2.5 Siting houses to feature green spaces and for views of the natural area is encouraged.

4.8.3 Site Features:

4.8.3.1 Layout house sites and roads to complement open spaces, forest preservation areas, wetlands, and natural views.

4.8.3.2 Create defined usable open spaces that are the focus of the development.

4.8.3.3 Usable open spaces should be located in areas that are visible to the entire community and not hidden behind houses.

4.8.3.4 Open spaces should include both active play space and passive neighborhood spaces.

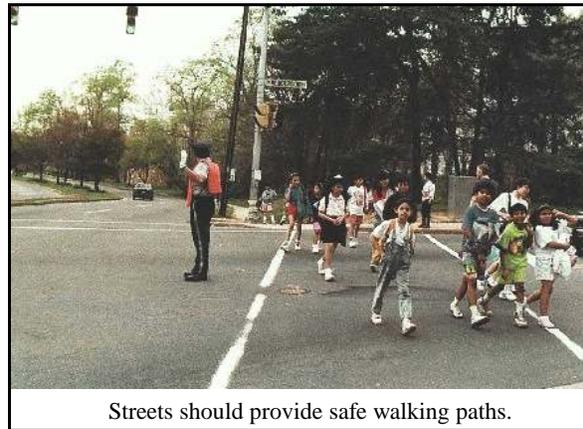
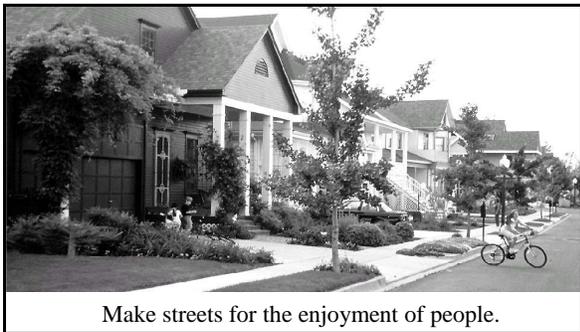
4.8.3.5 Site houses and roads to create attractive vistas and terminations.



4.8.3.6 Minimize the amount of forest removal that is needed to build houses and roads.

4.8.3.7 Preserve natural attributes of the development and incorporate them as a feature in the design or common areas or on lots.

4.8.3.8 Configure on-site preservation areas to connect with adjoining off-site natural areas in order to create continuous wild life corridors and greenways through the larger community, county, and region wherever possible.



4.9 Connectivity

OBJECTIVE: To develop street, pedestrian walkways and bikeway patterns to connect with adjoining areas whenever possible.

4.9.1 Sidewalks and bikeways should be designed to provide safe and direct access to on site amenities and nearby off site services.

4.9.2 A map shall be prepared showing all schools, parks, and shopping areas within a ½ mile radius of the site with the location of all existing and proposed paths/routes within the development and within one

mile of the development (see attached sample maps).

4.9.3 Streets should connect to adjoining residential areas whenever possible.

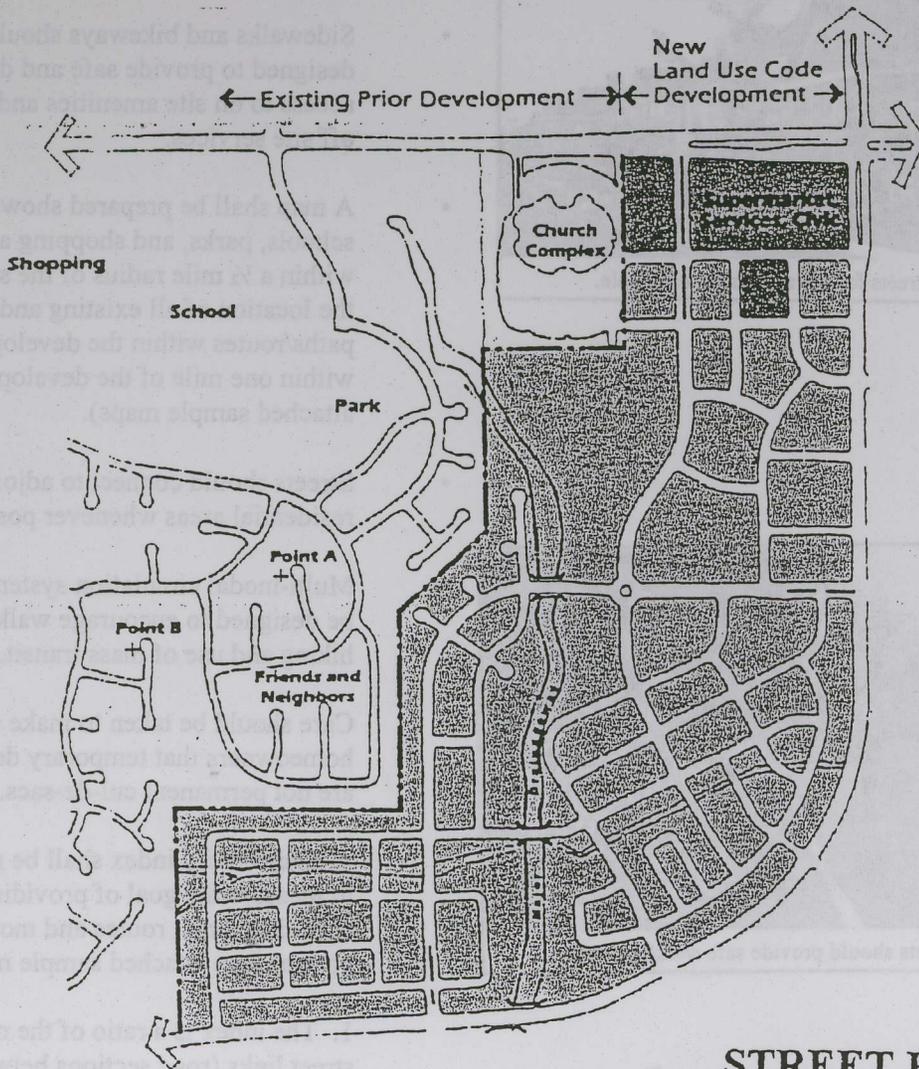
4.9.4 Multi-modal circulation systems shall be designed to encourage walking, biking and use of mass transit.

4.9.5 Care should be taken to make clear to homeowners that temporary dead ends are not permanent cul-de-sacs.

4.9.6 A connectivity index shall be prepared to measure the goal of providing sufficient street routes and mobility options (see attached sample maps).

A. The index is a ratio of the number of street links (road sections between intersections and cul-de-sacs) divided by the number of street nodes (intersections and cul-de-sac heads).

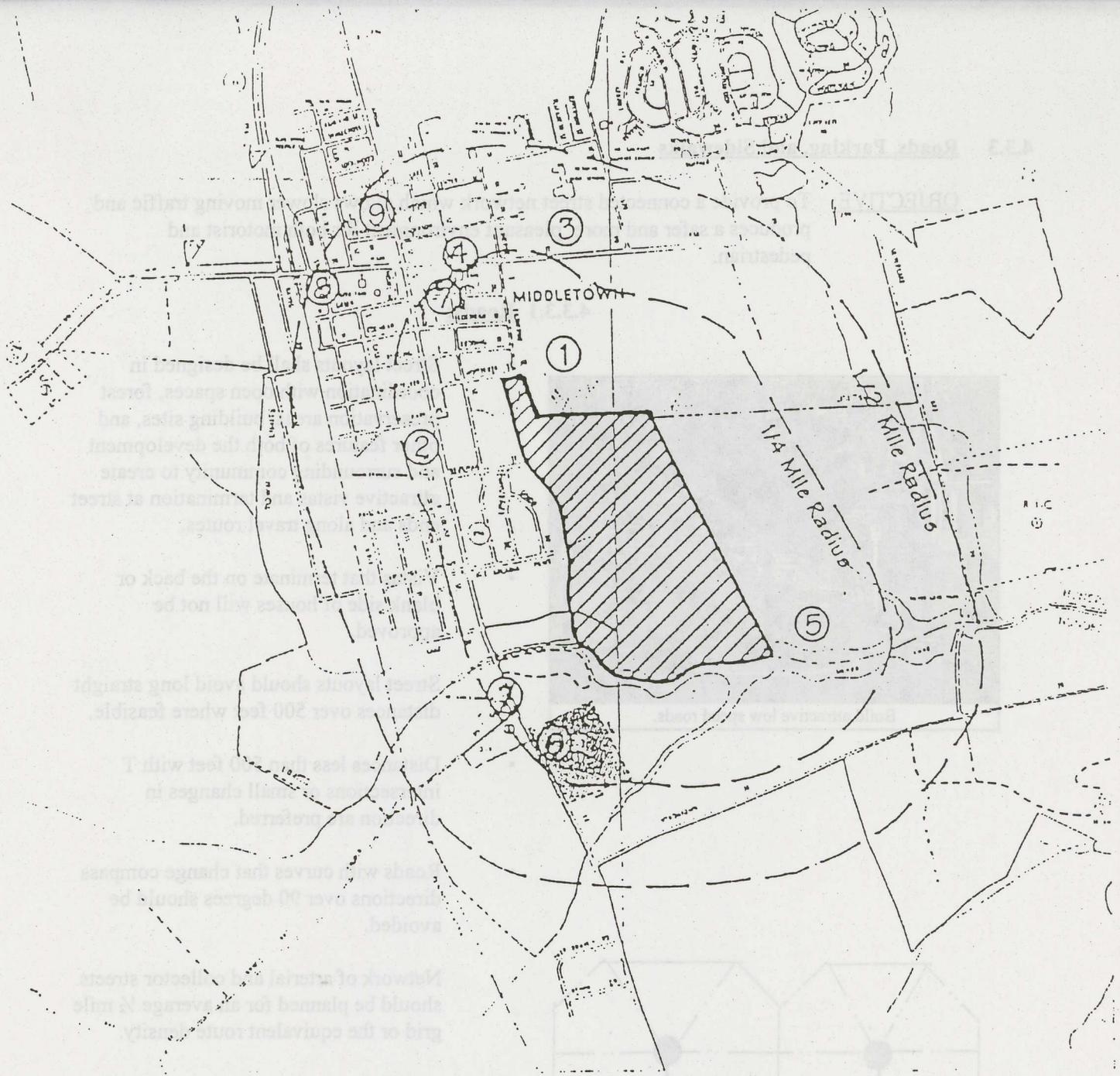
B. The more links relative to nodes, the more connectivity. Traditional gridiron street networks yield an index of approximately 1.7. Contemporary networks yield about 1.2. An index of 1.4 is a good target for future planning purposes and shall be required unless the SDARB or Planning Division accepts a lower number.



STREET PATTERN & CONNECTIVITY STANDARDS

In the existing prior development above, the street pattern was allowed to form nearly a mile-long barrier. The complicated, disconnected layout thwarts movement and way-finding within the development, as well. A premise of the guidelines is that traffic can be tamed in other ways that better support personal mobility.

In the new development example above, a major drainage channel creates some disconnections, but otherwise the plan forms a simpler, more interconnected network. Varied dwellings, services, businesses, and spaces will be linked along shared streets. Two bike paths will follow small drainageways across the line between developments, but otherwise there is no way for many people to easily access the park, school, shopping, services, or friends' homes across the line. The guidelines call for many street connections along this line.



- 1. Silver Lake Elementary School and Park
- 2. Former Middletown High School Site
- 3. Hedding Middle School
- 4. Main Street Commercial District
- 5. Proposed Park

- 6. Future Neighborhood Commercial
- 7. Churches
- 8. Post Office
- 9. Town Hall

IDENTIFYING LOCAL TRIP GENERATORS

(EXAMPLE: MIDDLETOWN, DELAWARE)

4.10 Roads, Parking, and Sidewalks

OBJECTIVE: To provide a connected street network which allows slower moving traffic and produces a safer and more pleasant environment for both motorist and pedestrian.

4.10.1 Roads

4.10.1.1 Street layouts shall be designed in coordination with open spaces, forest preservation areas, building sites, and other features of both the development and surrounding community to create attractive vistas and termination at street ends and along travel routes

4.10.1.2 Vistas that terminate on the back or blank side of houses will not be approved.

4.10.1.3 Street layouts should avoid long straight distances over 500 feet where feasible.

4.10.1.4 Distances less than 500 feet with T intersections or small changes in direction are preferred.

4.10.1.5 Roads with curves that change compass directions over 90 degrees should be avoided.

4.10.1.6 Network of arterial and collector streets should be planned for an average ½ mile grid or the equivalent route density.

4.10.1.7 Cul-de-sacs shall be restricted and will be permitted only when approved by the Planning Commission, Planning Division or SDARB based on findings that topography or property boundary configurations make other solutions impractical.

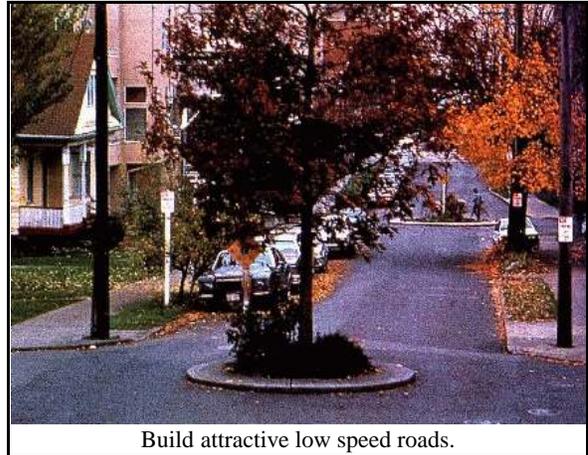
4.10.1.8 When cul-de-sacs are permitted, they should not exceed 500 feet in length with the preferred length being no more than 250 feet.

4.10.1.9 Loops or ways are preferred to cul-de-sacs (see illustration).

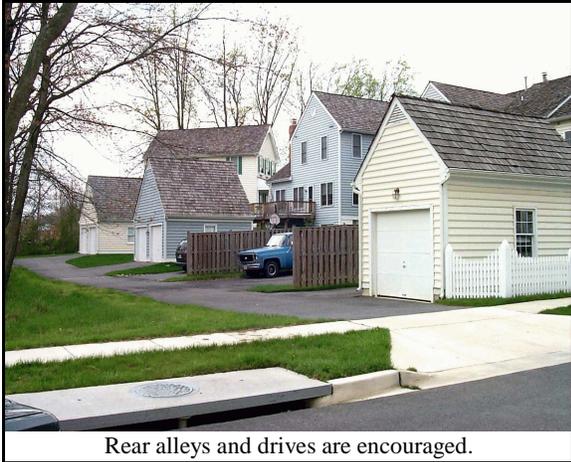
4.10.1.10 Public alleys are encouraged where lots are less than 50 feet wide.

4.10.1.11 Public alleys shall be required to have a right-of-way width of 30 feet with a minimum pavement width of 12 feet.

4.10.1.12 Public utilities shall be routed into the alleys rather than the street if utility easement is placed in the right-of-way and agreement with public utility entities is obtained.



Build attractive low speed roads.



4.10.1.13 Bump-outs may be used at intersections or mid block crossings along streets that provide on-street parking to narrow pedestrian crossing distances and slow traffic.

4.10.1.14 Other traffic calming methods, mid block bump outs, raised and textured intersections, and speed tables, for example, are encouraged.

4.10.1.15 Consider reducing curb returns.

4.10.1.16 Reduce posted speed by 5 mph.

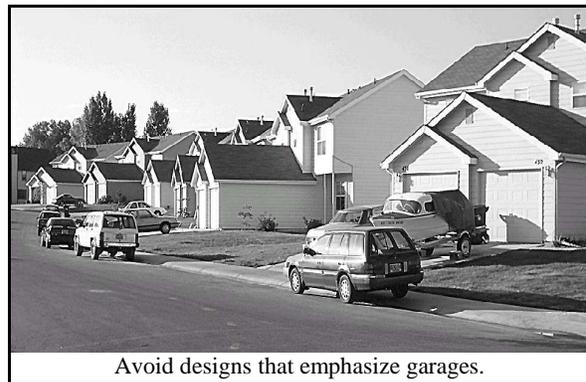
4.10.2 Parking:

4.10.2.1 Parallel on-street parking is encouraged in neighborhoods where house lots cannot accommodate guests or excess household cars.

4.10.2.2 One side of the street should be used for parking in areas of large lots.

4.10.2.3 Parking should be provided on both sides of the street in areas of small lots.

4.10.2.4 In areas where lots are less than 50 feet wide, rear parking courts or alleys are encouraged.



4.10.3. Sidewalks:

4.10.3.1 Sidewalks should generally be 5 feet wide if a green strip is provided between the sidewalk and street.

4.10.3.2 The Planning Commission, Planning Division or SDARB shall set the required widths and placement of sidewalks on a case by case basis depending on the amount of foot traffic anticipated and the degree of safety needed for pedestrian comfort and safety.

4.10.3.3 In areas where there are more than two units per acre, sidewalks are required on both sides of the street.

4.10.3.4 In areas where there one to two units per acre, sidewalks are required on one side of all streets.

4.10.3.5 In areas where there is less than one unit per acre, sidewalks are required only on major collector streets.

4.10.3.6 In all cul-de-sacs, sidewalks are required on both sides of the street.

4.10.3.7 Direct pedestrian connections from cul-de-sacs to other cul-de-sacs, collectors, minor arterial or other community facilities may be required.

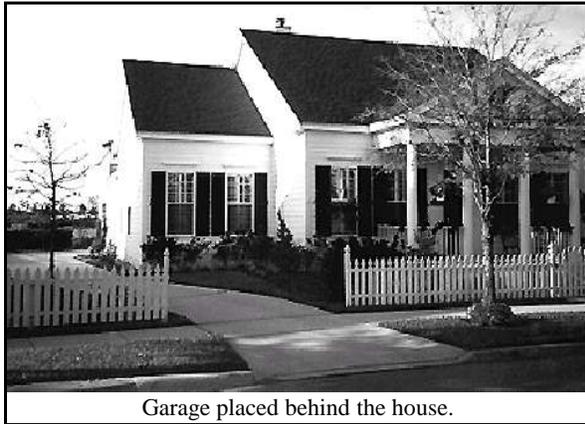
4.11 Garage and Driveway Placement

OBJECTIVE: To avoid having site and architectural designs in which the streetscape is dominated by garage doors and parked cars.

4.11.1 Garages:

4.11.1.1 On small lots with a building restriction line width of 40' or less, garages shall be accessed from the rear, the side or recessed by 10' or more, or garage dominance shall be mitigated by the SDARB.

4.11.1.2 Subdivisions with a minimum building restriction line width of 80', shall meet the one of the following standards:



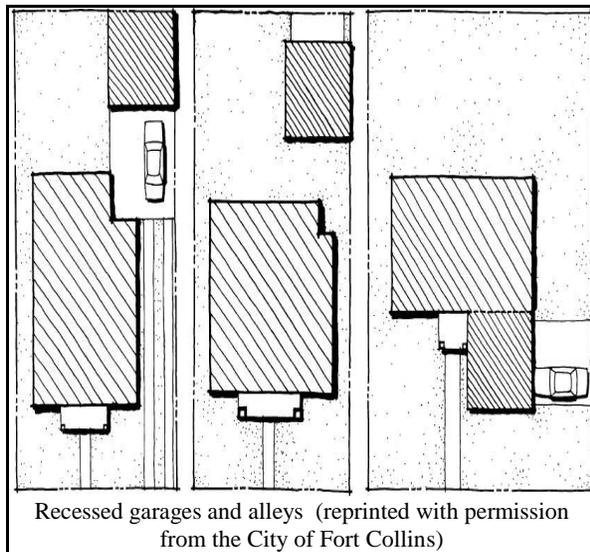
A. Detach garage and place behind the house.

B. Recess attached garages behind the plane of front facade.

C. Turn to allow side entry with window or other facade ornamentation on the front facade.

D. Turn to permit access from rear alleyways.

E. Provide other techniques, as approved by the SDARB, that down plays the garage from the public street. Accepted remedies may include, but are not limited to, several of the following:



1. The addition of a covered one or two story front porch, preferably extending the full facade width, that creates the appearance of a significant offset.

2. A porch-like roof, trellis structure and/or projecting balcony, dormer or bump-out above the garage doors to create a shadow on the garage face and the impression of an increased recess.

3. Planting of trees and continuous hedges of at least 3' in height arranged along the side yard and driveway in a manner that screens views of parked cars.

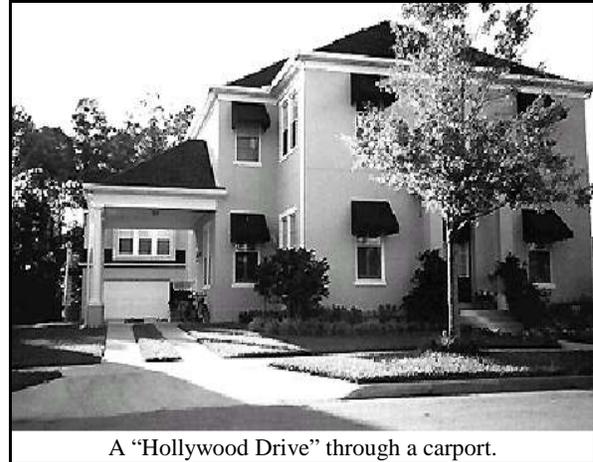
4.11.2 Driveways:

4.11.2.1 All front yard driveways intended to be used as parking spaces shall be a minimum of 20 feet in length, exclusive of sidewalk or curb to reduce the chances of cars from parking on public sidewalks.

4.11.2.2 Driveways should be designed such that cars can be parked to the side of the house, in screened parking courts, or in the rear of houses wherever physically possible.

4.11.2.3 Driveways should be designed and constructed such that the pavement material of the sidewalk shall continue across and be uninterrupted by the driveway material.

4.11.2.4 “Hollywood” drives with pairs of narrow paved drive lanes with planting between are encouraged on smaller lot houses to reduce the amount of pavement.

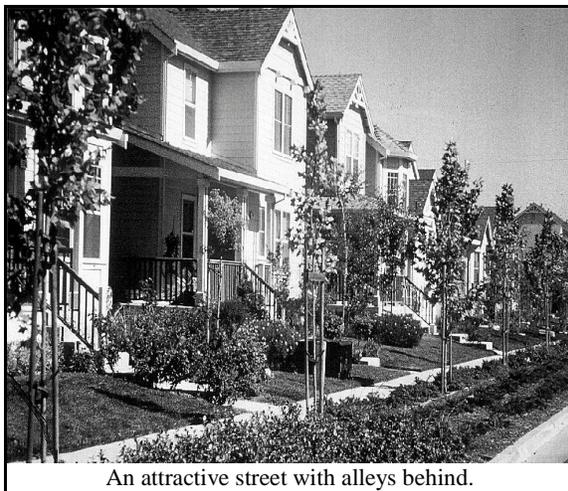


4.11.2.5 The SDARB encourages single family developments with smaller lots to provide either shared or abutting driveways in certain locations.

4.11.2.6 The SDARB encourages driveways of more than 30' in length to be narrowed to 12' wide at the back of the sidewalk.

4.12 Open Space Design and Natural Features Preservation

OBJECTIVE: Developments shall integrate environmental preservation areas and open space as part of the overall site design.



4.12.1 Configure on-site preservation areas to connect with adjoining off-site natural areas in order to create continuous wild life corridors and greenways through the larger community, county, and region wherever possible.

4.12.2 Designs that place the street along green space and site houses for views of natural areas are encouraged.

4.12.3 Minimize the amount of forest removal to that which is needed to build roads and house sites.

4.12.4 Preserve both individual specimen trees and selected stands of vegetation within the

development and incorporate them as features in the design either on lots or common areas.

4.12.5 Create defined usable open spaces, whether required or offered, that are the focus of the development.

4.13 Landscape Design

OBJECTIVE: To add texture, create scale, compliment architecture, frame views, and provide screening between public and private spaces.



4.13.1 The use of pavers or other environmentally sensitive materials which allow infiltration of storm water is encouraged.

4.13.2 The use of Maryland State DNR's "Bayscape" landscape approach is encouraged.

4.13.3 Use low maintenance, low impact native plant materials and designs that require less fertilization, pesticides and/or watering.

4.13.4 Adjustments in sidewalk placement, grading and other site designs are encouraged to protect existing trees and their roots.

4.13.5 Use plants that are useful as food or habitat to local wildlife.

4.13.6 Avoid plant species that have been shown to invade and damage natural areas.

4.13.7 Use plants, lawn and other lawn features to promote infiltration of storm water runoff.

4.13.8 Place storm water management ponds away from entrances wherever physically possible, unless it can be designed as an aesthetically pleasing feature.

4.13.9 When possible, design storm water management ponds with decorative plants.

4.13.10 Dry storm water management ponds should be designed for use as grassy play areas when possible.

4.13.11 Residential entrance features are encouraged to employ 80% native Bayscape plants.

4.13.12 For developments that provide complete for sale houses, a minimum standard planting package shall be offered for each unit type as part of the sales.

A. Unless otherwise approved by the SDARB, the minimum planting required per house shall be 25 shrubs and 1 shade or ornamental tree per lot excluding required street trees in the abutting right-of-way. SDARB may approve plans with fewer plants or a change in the types of plants for smaller lots or creative home design if the SDARB deems the proposed change will result in a

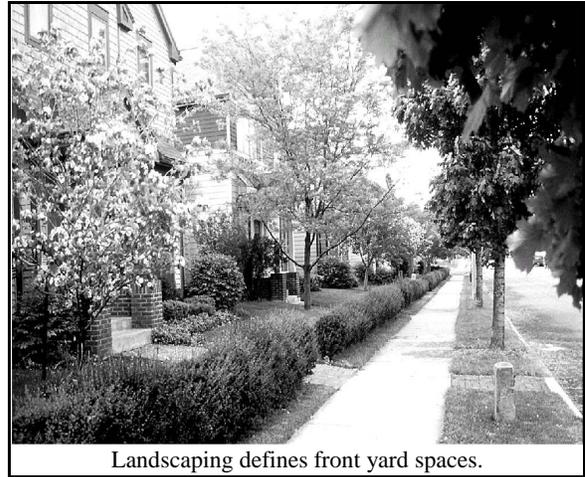
quality condition. SDARB may request additional planting for mitigation of certain conditions including, but not limited to, corner lots, high visibility lots, dominating garages and drives, and front yard equipment.

- B. All lawn areas shall have sufficient soil quality to sustain a viable lawn.
- C. Developers are encouraged to retain existing topsoil during clearing and re-spread the topsoil after rough grading.

4.13.13 As required by current subdivision code, all residential streets shall have street trees.

4.13.14 Whenever practical, street trees should be installed within the public right-of-way between the curb and the sidewalk.

- A. Full size trees shall normally be planted at no more than 40 foot intervals.
- B. . Mid-size trees shall normally be planted at no more than 30 foot intervals.
- C. Small trees shall normally be planted at no more than 25 foot intervals.



4.13.15 Street trees should be planted at least 3 feet away from public sidewalks.

4.13.16 Street trees should be planted at least 10 feet away from sewer or water lines.

4.13.17 Street trees should be planted at least 5 feet away from a driveway.

4.13.18 Use Table 2.09 of Appendix A of *Charles County Road Ordinance* for approved list of trees for street planting (attached).



4.13.19 Any existing street tree that constitutes a specimen or a mature tree may be substituted for the required street tree.

4.13.20 All street trees shall be a minimum of 2½ caliper-size when planted and meet American Association of Nurserymen Standards.

4.13.21 All trees are to be staked or guyed.

4.13.22 All trees are to be guaranteed for two years.

4.14 HISTORIC AND ARCHEOLOGICAL SITES

The preservation of existing features which add value to land development within the County or to the County as a whole, including natural or man-made assets of the County such as historic sites, historic or architecturally significant buildings, vistas, archeological resources, and similar irreplaceable assets should be preserved, insofar as possible, through harmonious and careful design. (See Subdivision Regulations, Article V, Section 55 and Appendix A for additional clarification.)

4.15 Site Identification and Evaluation

OBJECTIVE: Identify historically significant sites and maintain the integrity of those areas of the County.

4.15.1 Preliminary subdivision plans submitted shall show any historic resources identified by the following:

- A. National Register of Historic Places
- B. Maryland Inventory of Historic Properties
- C. National Historic Landmarks
- D. *Charles County Comprehensive Plan* historic sites map
- E. Buildings 50 year old or older
- F. Cemeteries and burial grounds shall be identified.
- G. Known archeological sites shall be identified.

4.16 Site Preservation

OBJECTIVE: Identify appropriate methods for preservation of significant and important historic districts, sites, properties, landscapes and structures.

4.16.1 The significance and integrity of all existing historic, archeological and landscape resources within a proposed subdivision shall be evaluated.

4.16.2 A preservation plan shall be proposed for the protection and preservation of all such resources. This plan shall include:

- A. A scope of work.
- B. Schedule for completion.
- C. Information on how the resource will be used.

D. Information on how the resource will be maintained.

E. Steps necessary to accomplish above items.

4.16.3 Proposed preservation plans shall be reviewed and subject to approval of staff and the Planning Commission.

4.16.4 Good cause shall be shown that a historic resource cannot be preserved and be approved by the Planning Commission.

4.16.5 If historic resource cannot be preserved, that resource shall be documented according to the standards established by the Historic American Building Survey (HABS).

4.17 Site Design

OBJECTIVE: To incorporate into the overall design and plan of a subdivision historic sites and structures.

4.17.1 Subdivision located on historic properties shall use lighting, landscaping and signage that compliments the site's historic character.

4.17.2 New construction in or adjacent to historic sites or properties shall compliment the character of existing historic resources in terms of style, materials, scales and massing.

4.17.3 Subdivisions adjacent to a historic or archeological resource shall provide adequate buffering and screening.

8.0 INDUSTRIAL AND COMMERCIAL

8.1 General Standards

8.1.1 Applicability

The extent and limitations of applicability to new construction, improvements, renovation and expansion of pre-existing uses and structures is defined in Section 1.3-General Applicability section of these Standards.

8.1.2 Organization & How to Use the Standards

These standards provide overall guidance on site and architectural design for all commercial and industrial areas of the county. They establish differing design requirements for the various areas of the county planned and zoned for commercial and employment activity based on their differing functions, character and location. The structure of these standards provides specific guidance appropriate for different locations while permitting flexibility and discretionary decisions by SDARB in response to changing conditions and creative development proposals. In order to determine the applicable standards for a site, the applicant should review the following based on the sites physical location and zoning category:

8.1.2.1 Design Categories

Identify the site's design category. There are eight categories as defined in Section 8.1.4.2. The boundaries of the eight categories are generally mapped on current Zoning and Comprehensive Plan maps and may be further defined in the Small Area Plans. Definitive identification of the applicable category shall be confirmed, or established, at the time of application review by SDARB and staff.

8.1.2.2 Design Types

Identify the site's design type. There are three choices as defined in Section 8.1.4.2. These are Urban, Pedestrian Friendly Suburban or Rural Village.

8.1.2.3 Street Relationships

Identify the required design character and relationships that development must give to the adjoining and internal streets. These are defined in Section 8.1.4.3.

8.1.2.4 Design Standards Matrix

This matrix helps identify which standards are applicable in the various areas and to each category and type in order to assist applicants in determining their requirements.

8.1.3 Additional Submittal Requirements

In addition to the submittal requirements provided in Section 2 of these standards, the following requirements apply to all commercial and industrial development permit applications.

| Design Categories | | | | | | | |
|--|-----------------------------------|--|--|--|--|--|--|
| (bolded items are in progress, others are to be developed later) | | | | | | | |
| A | B | C | D | E | F | G | H |
| Urban Core Commercial | Town Center | Highway Corridors | Village Center | Industrial Districts | Industrial Parks | Business Parks | Business Districts |
| Location | | | | | | | |
| as mapped by Co. Comp. Plan | as mapped by Co. Comp. Plan | as mapped by Co. Comp. Plan & outside areas of other categories | as mapped by Co. Comp. Plan and defined by P&Z | as defined by P&Z, SDARB within the zones below |
| Applicable Zone Categories | | | | | | | |
| CC,CN,MX,PEP | CC,CN,MX,PEP | HC | CV w/w/o HC | IG,JH, w/w/o HC | IG,JH w/w/o HC | BP w/w/o HC | BP w/w/o HC,MX,PEP |
| Design Type | | | | | | | |
| Type 1: Urban Type 2: Suburban | Type 1: Urban Type 2: Suburban | Type 1: Urban Type 2: Suburban Type 3: Rural | Type 1: Suburban Type 3: Rural | Type 1: Urban Type 2: Suburban | Type 2: Suburban Type 3: Rural | Type 2: Suburban Type 3: Rural | Type 1: Urban Type 2: Suburban |

Design Standards

| Design Standards | | | | | | | | | |
|------------------------------|---|-----|-----|-------|-----|-----|-----|-----|-----|
| 8.1 General Standards | | | | | | | | | |
| 8.1.1 | Applicability | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.1.2 | Organization how to use | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.1.3 | Additional submittal requirements | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.1.4 | Overall Guidance | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | General design goals | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Design categories and types | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Design objectives by design category | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Design objectives by design type | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Street relationships | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2 ARCHITECTURE | | | | | | | | | |
| 8.2.1 | General Design Standards | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Design Style | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Relationship to adjoining areas | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Level of design quality | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2.2 | Building Massing | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | General | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Building scale and height compatibility | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Big box buildings | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2.3 | Building Orientation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2.4 | Facade design | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Facade articulation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Repeating facade treatments | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | First floor facade treatments | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Stepped facades | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Facade detailing | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Transparency requirements | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Side and rear facades | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Blank wall limitations | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Murals | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Coordinated Façade treatments | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Additional urban treatments | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Street wall effect | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Lot edge treatments | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Ground floor facades | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Window openings | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Additional rural facade treatments | - | - | 3 | 3 | - | 3 | 3 | - |
| 8.2.5 | Building Entryways | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | General | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Additional urban standards | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Additional rural standards | - | - | 3 | 3 | - | 3 | 3 | - |
| | Additional suburban standards | 2 | 2 | 2 | - | 2 | - | 2 | 2 |
| 8.2.6 | Materials and Color | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | General intent | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Material standards | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Plausable use of materials | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Color Standards | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Trim colors | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2.7 | Roof Treatments | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |

Note:
1,2,3 denotes the Design Type are where the section is applicable

| | | A | B | C | D | E | F | G | H |
|--------|----------------------------------|-----------------------|-------------|-------------------|----------------|----------------------|------------------|----------------|--------------------|
| | | Urban Core Commercial | Town Center | Highway Corridors | Village Center | Industrial Districts | Industrial Parks | Business Parks | Business Districts |
| 8.2.8. | Service and mechanical equipment | Location | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2.9 | Ancillary structures | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.2.10 | Canopies | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |

| 8.3 Site Design | | | | | | | | | |
|-----------------|---------------------------------------|-----|-----|-------|-----|-----|-----|-----|-----|
| 8.3.2 | Design Character and Relationships | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Street relationships | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Design types & categories | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Design Style | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Site access management & connections | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Street continuity | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.3 | Level of Design Quality | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.4 | Development Layout Objectives | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Urban Areas | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Pedestrian friendly suburban areas | 2 | 2 | 2 | - | 2 | - | 2 | 2 |
| | Rural village areas | - | - | 3 | 3 | - | 3 | 3 | - |
| | Highway frontage | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.5 | Development Setbacks & Build To Lines | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.6 | Site Access & Circulation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | General circulation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Pedestrian circulation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Bicycle circulation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Vehicular circulation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.7 | Activity Spaces & Entry Amenities | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Orientation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Elevation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Required Amenities | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Minimum Seating | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Minimum Planting | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Bicycle Parking Facilities | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Drinking Fountains | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Surfacing | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Lighting & Electrical Service | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Litter Receptacles | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Additional Required Amenities | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Optional Amenities | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Enclosed Interior Activity Spaces | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Rooftop Terraces | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| | Entryway amenities | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.8 | Service Areas | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.9 | Parking | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Surface Lot Design | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Surface Lot Landscaping | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Surface Lot Screening | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Structured Parking | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Bicycle Parking | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.10 | Landscaping | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.11 | Merchandise Displays | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.12 | Pedestrian System | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.13 | Sidewalk Cafes | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.14 | Bike Lanes | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.15 | Streetscape Planting | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.16 | Lighting | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.17 | Street Furniture | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.18 | Environmentally Sensitive Issues | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Landscaping | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Maintenance | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Vegetation Preservation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Tree Conservation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| | Greenways Enhancement | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.19 | SWM/ Infiltration Issues | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |
| 8.3.20 | Grading, Soil & Forest Conservation | 1,2 | 1,2 | 1,2,3 | 1,3 | 1,2 | 1,3 | 2,3 | 1,2 |

Note:
1,2,3 denotes the Design Type are where the section is applicable

8.1.3.1 Design Category Designation and Street Type Designations

All applications shall indicate the site's designated design and street categories and types. For those sites not pre-mapped, developers may make a request for designations, however final designations shall be established by SDARB and staff at the preliminary site development plan review.

8.1.3.2 Full Build Out Master Plan

All multi-phase development projects shall provide a concept plan depicting full site build out and general phasing as well as features of the phase one application as part of the preliminary site development plan submittal.

8.1.3.3 Master Development Agreement

Projects with multiple buildings, tenants or parcels for sale, shall establish preliminary covenants and master development agreements that shall be provided for review at the time of site development plan review. These shall address coordinated development of parking, onsite circulation, access points, storm water management facilities, coordinated architectural design and coordinated renovation and signage. The final master development agreement shall be submitted and approved prior to building permits.

8.1.3.4 Master sign program

All projects with multiple buildings, tenants or parcels for sale or lease shall submit a preliminary master sign package as a part of the site plan and a final master sign package at the time of building permits.

8.1.4 Overall Guidance

8.1.4.1 General Design Goals

Commercial and industrial design standards are intended to achieve the following goals. SDARB reviews shall be based on evaluation of compliance with both the applicable standards and these goals.

- **Improve the quality of commercial and industrial development throughout the county** and to attract and support quality retail, office, and industrial businesses to and within the county.
- **Improve the visual image of the county** as seen along its most heavily used highways and arterials.
- **Create cohesive communities** throughout the county that have a highly desirable living and working environment by ensuring that commercial and industrial sites are arranged as an integral part of the larger community rather than isolated developments.
- **Promote the appropriate urban, rural or pedestrian friendly suburban environment for each community** in order to create high quality livable communities, embrace the principals of smart growth and promote transit ridership.

- **Create a greater sense of connectivity and mobility** by building human scaled communities (towns, neighborhoods and villages etc.) that promote walking, biking and transit as attractive alternatives to the car.
- **Create a greater sense of place and heritage** within county by requiring commercial and industrial development to be designed in a manner that is germane to the county as a whole and to the specific communities within the county.

8.1.4.2 Design Categories & Types

All development is required to comply with design intent from one of the following design categories and types as listed below. The boundaries of the eight categories are generally mapped on current Zoning and Comprehensive Plan maps and may be further defined in the Small Area Plans. Definitive identification of the applicable category and type shall be confirmed, or established, at the time of application review by SDARB and staff.

A - Urban Core Commercial Districts

Type One: Urban

Type Two: Pedestrian friendly suburban

B - Town Centers

Type One: Urban

Type Two: Pedestrian friendly suburban

C - Highway Corridors (outside Town Centers, Urban Core & Villages Centers)

Type One: Pedestrian friendly suburban

Type Two: Rural

D - Village Centers

Type One: Rural

E - Business Parks

Type One: Pedestrian friendly suburban

Type Two: Rural

F - Industrial Parks

Type One: Pedestrian friendly suburban

Type Two: Rural

G - Business Districts

Type One: Urban

Type Two: Pedestrian friendly suburban

H - Industrial Districts

Type One: Urban

Type Two: Pedestrian friendly suburban

8.1.4.3 Design Objectives by Design Categories

8.1.4.3.1 Urban Core Commercial Areas (Rte 5 and Rte 301 Area)

This area defined as the Urban Core is intended to have the highest density development in Charles County. The design objective for the commercial areas in the core is to cause a reorientation of communities away from highway frontage, suburban style strip commercial development and isolated park-like employment developments. Instead, it will create clusters and corridors of high density shopping and office development that form coordinated districts. Commercial uses in the core shall connect to and/or integrate with higher-density residential areas to create a more traditional mix of uses. Standards are intended to ensure that development is designed to encourage transit use and enable people to walk from building to building and in some areas, walk to/through the entire commercial district. Circulation design will enable people to move from site to site by car without re-entering the main arterials or highways.

Existing commercial sites are encouraged to meet these new standards through renovation, redevelopment or intensification.

In areas designated as urban, the objective is to create a small town or urban character with buildings lining the sidewalk edges, in a storefront style with active façades, on-street parking, wide pedestrian walkways, and parking set behind or to the side of the buildings.



Desired Urban character in selected areas and streets

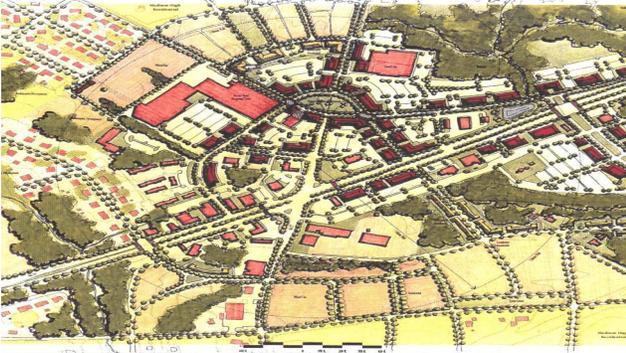


Do This



Not This

The town centers would provide an environment for people to eat, shop and congregate. Buildings will be two to three stories and parking would be limited to on-street parking, shared parking, or located behind buildings.



Town Center Core Plan from Bryans Road Sub-Area Plan



Illustrative View of Proposed Bryans Road Town Center

Buildings are to be built close to the street and would provide retail on the first floor and office and/or residential use on the upper floors. Wide sidewalks, street furniture, open green spaces, street trees, and marked sidewalks will distinguish the town centers. The architectural and site design will reference the Sub-Area Plans for guidance when appropriate.

8.1.4.3.3 Highway Corridors

This designation applies to highway corridors that overlay zoned land outside the limits of the Town Center, Urban Core, and Village Centers. The objective of this category is to permit attractive, retail-oriented commercial development along the county's highway corridors, to enhance the corridor's visual image and reduce clutter. A second important objective is to help preserve traffic capacity of existing roads and improve traffic patterns and minimize congestions through coordinated access points, shared rear access roads, connected parking lots and other means.



8.1.4.3.4 Rural Village Centers (designated as village centers in comprehensive plan)

The design objective is to permit small scale, retail oriented, commercial development that is appropriate to Charles County's rural and village character, in terms of building design, site layout and use of materials. Design shall be compatible with the special visual character and heritage of each individual village, such as historic Bryantown or the coastal character of Benedict.



8.1.4.3.5 Industrial Districts

The objective of this category is to regulate the creation of coordinated districts of high quality industrial, office, and warehouse development in areas that may contain multiple ownerships and that are intended to have a traditional town character. The White Plains area is an example of this. These areas are encouraged to incorporate a mix of office, flex or industrial uses with both small and larger scale retail. Standards are designed to ensure that development support greater mobility choices and use of transit where available. As some of these districts occur in the Urban Core area, two character types will be established. Type One will have a true urban character and Type Two will have a pedestrian friendly, suburban character.



8.1.4.3.6 Industrial Parks

These areas will be attractive, comprehensively planned clusters of high quality industrial, office, and warehouse development with employment in campus or park-like site settings. These areas may be either single ownership comprehensive planned areas, or multi-ownership coordinated developments. Industrial parks that occur within the growth boundary area shall be Type One with a pedestrian friendly, suburban character. Industrial parks outside the boundary shall be Type Two with a rural character. Park style industrial development will not be permitted in the urban core area.

8.1.4.3.7 Business Parks

These areas are envisioned as attractive, comprehensively planned clusters of high quality office and other employment development in an internally oriented campus or park-like site setting designed to support a mix of uses or only office, flex or industrial uses with some ancillary retail. This would replace the narrow strips of development sited along the county's highway corridor frontage. Standards are designed to support greater mobility choices and use of transit where available. Where sites do not encompass the entire zoned district, coordination between parcels is required. In larger sites, a self sufficient isolated design may be permitted. Business parks that occur within the growth boundary area, shall be Type One with a pedestrian friendly suburban character. Business parks outside the boundary shall be Type Two with a rural character. Park style business development is not permitted in the urban core area.



8.1.4.3.8 Business Districts (mapped and/or floating)

The objective of this section is to regulate the creation of coordinated districts of high quality office development, in a more traditional town setting. These areas will be designed to support either a mix of uses or only office, flex or industrial uses with some ancillary retail. Standards ensure that developments support greater mobility choices and use of transit where available. Two Types of business parks are regulated. Type One will have a true urban character and Type Two will have a pedestrian friendly suburban character. Those districts within the Urban Core area may be either Type One or Type Two. All others shall be Type Two unless otherwise directed by SDARB.

8.1.4.4 Design Objectives by Design Types

All development is required to comply with design objectives from one of the three design types below in order to help bring about the community character defined below:

8.1.4.4.1 Urban Area

These areas are intended to be like traditional towns. They should have medium to high density developments of office, retail and other employment uses in multi-story buildings with multi-family housing nearby or above the stores. The sites and buildings should be designed to encourage people to walk from one use to another, to gather in public spaces and to use transit. In these areas, buildings should be placed close to each other and to the public sidewalk with entrances facing the street. Off-street parking should be placed between or behind buildings to reduce the distances between buildings. The streets should be designed as public spaces with wide streetscapes, street trees, pedestrian lighting and street furniture and on-street parking. Development sites should have plazas, pocket parks, courtyards and village green-like spaces to provide areas to people to gather.

8.1.4.4.2 Pedestrian Friendly Suburban

These areas are intended to be greener and less dense than urban areas. They are more attractive and accessible to pedestrians than much of the suburban areas of the county today. They should have office, retail and other commercial multi-story buildings set behind a green front lawn. Public and private sidewalks should connect all the buildings so that it is safe and attractive for people who want to walk within the commercial areas and to nearby residential areas. The sites and buildings should be designed to encourage people to walk from one use to another, to gather in public spaces and to use transit. Most off-street parking should be placed between or behind buildings to reduce the distances between buildings, and on-street parking should be provided. Development sites should have attractive green areas and small plaza like amenities near building entrances where people can gather.

8.1.4.4.3 Rural Areas

These areas are intended to be low density low scale retail, office and employment areas that are pedestrian friendly with a rural village-like character like the traditional rural villages of the County and the State. In these areas, low buildings are set near sidewalks that have street trees. Development sites may have village green-like spaces to provide areas for people to gather. Parking is placed on the streets, between or behind the buildings.

8.1.4.5 Street Relationship Requirements

Development applicants are required to design their sites to relate, in certain ways, to existing and proposed streets abutting and traversing each site. These requirements are intended to ensure that development has an appropriate relationship to the function, character, access potential of these streets, and is consistent with other development along that street in order to create cohesive communities. Several street types are established for this purpose with requirements regarding interactions or buffering for each type. Designation of street type is not pre-mapped throughout the County, although sub-area plans may do so in the future. These designations shall be applied at the time of design review by SDARB and staff. They will take into consideration street designations already applied to nearby sites as well as the applicable Public Works road standards requirements. Street designations are as follows:

8.1.4.5.1 Active Streets

Streets envisioned to have regular pedestrian activity, low traffic speeds with building entrances, windows and storefronts that open onto the sidewalks.

8.1.4.5.2 Inactive Streets

Streets envisioned to have light or occasional pedestrian activity and with building windows that overlook the sidewalks.

8.1.4.5.3 Limited Access Highways

Roads with high traffic speeds, where pedestrian activity is officially banned along its edges but that have attractive green front yards and either building facades that front onto the corridor or a buffered green edge.

8.2 ARCHITECTURE

This architecture section addresses the following design issues:

- General Design Standards
- Building Massing
- Building orientation
- Facade Design
- Building Entryways
- Material and Colors
- Roof Treatments
- Service and Mechanical Equipment
- Ancillary Structures
- Canopies

8.2.1 General Design Standards

8.2.1.1 Design Styles

These standards do not establish a specific architecture style or thematic look for commercial and industrial buildings in Charles County. Rather they seek to promote variety and creativity of design, within a certain framework of choices, selected to ensure buildings are of good quality and that they make a positive contribution to the community.

8.2.1.2 Contextual Design Approach

Buildings are required to incorporate good architectural design with respect to scale, proportion, massing and balance. They shall be human scaled and designed to serve both the needs of the buildings' intended users, to create a positive contribution to the street upon which they sit and to the surrounding community. As a result, each building design will be considered from all sides. Building designs are intended to respond to three basic community characteristics: urban, suburban and rural as defined elsewhere in this text. The following are examples of buildings that achieve this standard.



An urban building



A suburban building



A rural village building

8.2.1.3 Exception to Standards Based on Style

All building must meet the standards of this section regardless of their design style, unless the applicants can show to SDARB's satisfaction, that the proposed alternative design approach meets the intent of these standards.

8.2.1.4 Germane Styles

Developers are encouraged, but not required, to consider building design styles and elements or decorative features common to similar scale buildings in the region built prior to W.W.II. These are considered germane to the heritage of the county. Thematic building styles from other climatic conditions, such as southwest adobe styles, are generally discouraged.

8.2.1.5 Icon or Logo Buildings

Individual "corporate image" architectural design elements and colors should be incorporated ONLY as secondary elements to the development and not as the dominant element. Such elements should be consistent and blend with the architecture of the larger development project and community.



Bell Atlantic Building, La Plata



Pembroke Square, Waldorf

Office buildings incorporating conventional materials and themes have historically been received as landmarks in the community.

8.2.2 Relationship to the Surrounding Community and Existing Conditions

These standards seek to raise the design quality of commercial and industrial development in the county and to bring about a transformation in the character from the current condition of highway oriented, auto dominated developments to a more urban, community oriented and pedestrian friendly pattern of development. As a result, these standards do not always require new buildings to emulate the design of existing buildings in order to fit into the existing neighborhood. New development is generally required to set a new aesthetic standard and may be required to start a new community pattern to be added into over time by other new projects and by renovations of older sites. Developments will be reviewed with the objective in mind that each project should contribute to creating, enhancing and preserving livable towns, villages, rural areas and urban cores.

8.2.3 Level of Design Quality

The required level of quality of materials and degree of detailing required in a building may vary according to the location of a building, its visibility, prominence in the community, and proximity to pedestrian activity as well as its intended use. Required design quality standards vary based upon the following, which shall be determined by SDARB and Staff:

8.2.3.1 High Visibility or Sensitive Areas

The special development consideration, regarding building materials and architectural design, is required for buildings on sites within this category. Properties subject to this category are those with the following attributes:

- Properties located along, or visible from, an arterial roadway, highway, or other major roadway.
- Properties located adjacent to residential development.
- Properties located in corridors that are key to the community image through which the corridor leads.
- Properties located near significant structures in the community, either historic or identified as a special landmark site as identified in the Sub-Area Plans.

8.2.3.2 Original Town / Developed Areas

Buildings proposed to be developed or redeveloped in older established areas that already meet the goals of these standards and of the comprehensive plan, will be expected to incorporate building materials and architectural designs consistent with the surrounding area. Examples of these areas may include places that represent part of the county's heritage and have been identified as areas to preserve and enhance. Washington Avenue, Waldorf, Hughesville, and Bryantown areas are examples of this. Architectural styles and building materials must compliment the area's historic development patterns and preserve its distinct character. Building quality should meet or exceed that of the surrounding area to upgrade building conditions and appearances; to improve economic viability and to reduce blight.

8.2.3.3 Landmark Buildings

Government buildings, houses of worship, and buildings housing other civic uses, may be granted variances from the standards to blend into the surrounding scale and character if applicants request such status. These buildings will be treated as landmark buildings that vary from the mass scale and style of surrounding buildings, in a way that permits the building to stand out as a landmark in the community. All such landmark buildings will be designated for a high level design quality.

8.2.3.4 Areas of Low-Level Design Quality

When approved by the SDARB, certain building facades or building sites, that are hidden or screened from view from adjoining development parcels and streets, may be designated as low priority areas. For instance, while an industrial property must incorporate attractive quality facades along roadways and site entrances, it may be permitted to utilize appropriate materials and construction methods that are more economical on building sides that are not visible to the public or neighbors now or in the future.

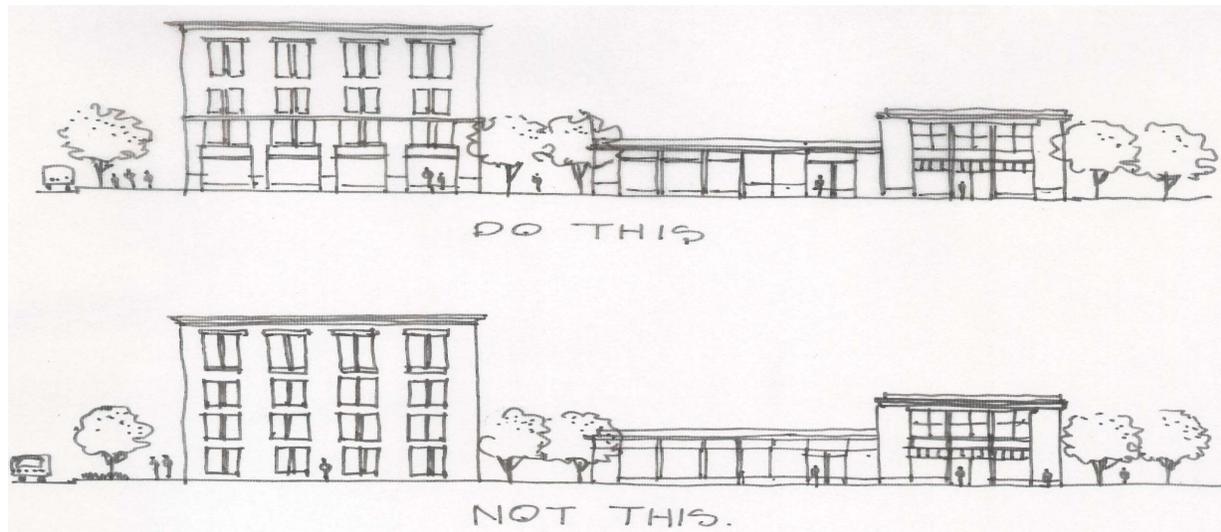
8.2.4 Building Massing

8.2.4.1 General

The apparent mass and scale of buildings shall be designed to fit within the context of its setting to create a consistent scale to other buildings in the community. Further building mass should be varied to create a logical hierarchy of building forms; to break up long unadorned expanses of facade; to create visual interest through shade and shadow; and to create a "human scale" in pedestrian active areas. Specific standards, regarding facade articulations, are provided in section 8.2.6 in order to reduce the apparent length, monotony and mass of larger buildings. This may be required, to create the illusion of several smaller buildings with common walls and a consistent small scale rhythm of facades in order to establish a compatible community scale.

8.2.4.2 Building Scale and Height Compatibility

In general, buildings should relate in scale and proportion to other buildings in the area. Buildings of different sizes can be made architecturally compatible through skillful design. Buildings placed within 300 feet of another building, that would be more than twice the height of the other buildings, should incorporate transitional massing elements into the building form on the side towards the lower building. This transitional section should be no taller than twice the height of the lower building. The facade design of the taller building shall also employ cornice lines and other treatments to coordinate the line of the lower building to the taller one.



8.2.4.3 Big Box Buildings

Big box buildings, such as department stores, variety stores, warehouse retail centers, grocery stores, furniture warehouse outlets and similar buildings generally over 30,000 square feet, shall be designed such that the exterior facade has the appearance of several smaller, human scale, buildings through the use of vertical treatments and elements to break up the horizontal wall.

8.2.5 Building Orientation

The front facades and primary pedestrian entrances of buildings should generally be oriented to face the street - either internal or adjoining - that is designated for pedestrian activities and that serves as the main pedestrian way within the site and the connection to other sites. The longest dimension of the building shall be oriented parallel to this street, wherever feasible. Buildings on corner sites shall generally be oriented to have their primary facades and primary pedestrian entrances facing the corner of streets with pedestrian activity.

8.2.6 Facade Design

Building facades are key to creating an active street frontage that encourages pedestrians to stroll and creates an interesting character along the street. Lively interaction between the building

faces along the street, with the people along the street, should be created using human scale features, large windows, colorful detailing, creative signage, and quality materials. All facades of larger buildings, which are visible from adjoining properties and/or public streets, should be designed in a manner that visually reduces the massive bulk and uniform appearance typical of large scale, to create a consistent scale and rhythm to the facades along each street.

8.2.6.1 Foursquare Design

All visible sides of a building should be equally attractive. Architectural details such as texture, pattern, color, and building form used on the front facade should be incorporated on all building facades. Such requirements shall not apply to any facade(s) that have been approved as low priority design area by the SDARB, such as those facing service courts or other areas not visible to the public.

8.2.6.2 Project Design Consistency

Consistent architectural design, including general building details, materials and color tones (i.e.; brick of varying colors), shall be carried throughout all the buildings of a development site including ancillary buildings, and pad sites subdivided from the main parcel. Preliminary design covenants shall be provided at site development plan application, on all sites with multiple buildings and all commercial subdivisions to ensure that architecture coordination shall be maintained over time as tenants and future owners renovate and update their facades. The final design covenants shall be submitted prior to building permits.



'Big Box' building has monotonous elevations at high visibility views and no sense of human scale.



'Big Box' building has front wall divided to avoid monotony, although vertically the roofline has remained too horizontal. The design has introduced human scale features, although close inspection recognizes that the front wall divisions are superficial with no display windows or similar human scale.

8.2.6.3 Facade Articulation

Each building or development, whether in urban, suburban or rural areas, shall have sufficient relief which interrupts the horizontal and vertical plane of the wall to create relief as follows:

8.2.6.3.1 Commercial Buildings in Urban Areas

No wall surface should exceed 30 feet in length without an interruption in the horizontal plane of the wall of a minimum of 2 feet and a vertical change in height of at least 4 feet for a length of least 15 feet, unless the SDARB agrees the design warrants a departure.

8.2.6.3.2 Commercial Buildings in Suburban Areas

No wall surface should exceed 40 feet in length without an interruption in the horizontal plane of the wall of a minimum of 3 feet and a vertical change in height of at least 4 feet for a length of least 15 feet, unless the SDARB agrees the design warrants a departure.

8.2.6.3.3 Industrial Buildings

No wall surface should exceed 75 feet without interruption in the horizontal plane of the wall by a minimum of 10 percent (i.e.: 200 feet wall should have at least two wall breaks approximately 75 feet apart and offset approximately 7.5 feet per wall step) unless the SDARB agrees the design warrants such wall length.

8.2.6.3.4 Apparent Variety in Building Height

Commercial developers are encouraged to create two story buildings. Where this is not feasible, they are encouraged to create the visual impression of a second story on sections of the building and to create a design that gives the impression of several smaller common wall buildings rather than one monolithic building. Such vertical variety shall give visual emphasis to the primary customer entrance. Large commercial buildings with facades over 100 feet in length are also encouraged to add a second usable story, but at a minimum should have the appearance of two stories for at least 30% of their length. This may be accomplished through the use of taller parapet walls, dormers on pitched roofs, extra tall ceilings and other creative means to achieve the two-story appearance if an occupied second floor is not planned.



Large buildings that appear to be many smaller ones through articulation of the facade.

8.2.6.3.5 Repeating Facade Treatments

Building facades should include in their detailing some form of a repeating pattern that should include no less than one of these design elements that shall repeat horizontally and one that shall repeat vertically.

- Color change
- Texture change
- Material module change

8.2.6.3.6 First Floor Facade Treatments

The first floor of multi-story buildings shall meet special standards in order to create a human scale and interaction between pedestrian and building activities. Differentiate the ground floor portion of the facade from upper stories of all non-residential buildings in recognition of the differences in the uses and activities at the pedestrian level. Use architectural devices such as cornice lines, changes of material, and stepped building faces, sign bands, and other devices to create a distinction and pedestrian scaled detailing on the first floor.



This building has a defined base, middle and top to the façade with a strong base treatment on the ground floor and a step back above the third floor

8.2.6.3.7 Stepped Facades

Buildings that are more than three stories in height should step the facade back a minimum 5 feet for every additional 24 feet in height on all facades that face public streets.

8.2.6.3.8 Facade Detailing

Buildings should be designed with a visually distinct base, middle and top through the use of changes in three dimensional detailing and shadow lines, color and texture changes.

8.2.6.4 Transparency Standards

Create a minimum amount of window space on buildings on all the ground floor facades between the height of 3 feet and 8 feet on facades facing the public street or street like drives internal to the site as follows:

8.2.6.4.1 Urban Area Transparency Standards

- Retail buildings should have no less than 75% transparency
- Office buildings should have no less than 50% transparency
- Industrial should have no less than 30% transparency

8.2.6.4.2 Suburban Area Transparency Standards

- Retail buildings should have no less than 70% transparency
- Office buildings should have no less than 45% transparency
- Industrial should have no less than 25% transparency

8.2.6.4.3 Rural Area Transparency Standards

- Retail buildings should have no less than 60% transparency
- Office buildings should have no less than 50% transparency
- Industrial should have no less than 25% transparency

Three dimensional merchandise display boxes of the same general design and size of other display windows on the facade may be used in lieu of windows for up to 25% of the required transparency requirement with SDARB approval in suburban and rural areas as well as urban areas that are not pedestrian oriented.



8.2.6.5 Side and Rear Wall Treatment



Articulated sidewalls.

Side and rear walls that will be visible to public streets, highways and pedestrian areas, should include windows and shall be articulated with recesses, three dimensional trim, cornice lines, chimneys, downspouts, or other architectural features which provide interest contrast and shadow patterns on an otherwise plain facade. Such detailing shall be consistent with the style and level of finish on the front facade.



Blank side walls are prohibited

8.2.6.6 Blank Wall Area Limitation

Building facades shall have no blank wall areas that are visible to public streets, highways and pedestrian areas and that measure more than 20 feet horizontally or 30 feet vertically without any changes in color, texture detailing, material change or changes in facade planes.



Faux architectural details

8.2.6.7 Murals

For side facades located in areas away from pedestrian activity or existing blank facades in need or renovation, and when approved by the review staff, faux detailing may be created with paint to simulate three-dimensional relief. Realistic architectural style detail similar to that on the front facade is recommended. Such murals may not be used as signage.

8.2.6.8 Coordinated Facade Treatments

Auxiliary structures, including freestanding pad structures, shall be architecturally consistent with the primary structures on the site in the use of color, material and detailing, if not form. Where multi-building developments require updating, auxiliary and pad buildings shall be remodeled in conjunction with an upgrade of the entire development. When buildings on multiple building sites, such as in-line shopping centers, require remodeling, comprehensive upgrades for the entire center, not just one tenant, are strongly encouraged.

8.2.6.9 Additional Urban Area Facade Treatment Standards

Within urban areas, special standards apply to designated active shopping streets in order to ensure that each of the ground floor spaces of all buildings have storefront style spaces and are designed to create an active shopping street.

8.2.6.9.1 Street Wall Effect

Building lots along active urban streets should have continuous building facades along at least 80% of the street frontage, except where existing historic buildings are to remain. All other urban streets should have building facades along at least 50% of the street frontage with at least another 30% of the remaining edges defined by attractive fences, walls, or hedges along the sidewalk edge.



8.2.6.9.2 Lot Edge Elements

Fences, walls or hedges shall be at least three feet tall and no higher than six feet tall as measured from the pedestrian pathway level.



Outdoor dining area

8.2.6.10 Ground Floor Facades

Facades that face active urban streets should provide a complex active street face that incorporates no less than three of the following:

- A. Recessed or projecting display windows
- B. Window boxes or other planters
- C. Contrasting window framing or shutters
- D. Pedestrian-oriented signage
- E. More than two colors
- F. Awnings at any floor level
- G. Canopies or porticos
- H. Overhangs
- I. Facade recesses/projections
- J. Arcades or colonnades along the public walk
- K. Peaked roof forms
- L. Arches
- M. Decorative architectural details such as tile work and moldings integrated into the building structure and design
- N. Small public activity areas in alcoves along the sidewalk edge.



Projecting display windows

Ground floor facades that face public roads in the urban areas should develop a complex street face that incorporates no less than two of the features listed above.



Ground floor facades that face active shopping streets should have arcades, display windows, entry areas, awnings, or other such features along no less than another 30% of their horizontal length.



8.2.6.11 Window Openings

Windows should generally be vertical or square in proportion rather than horizontal ribbon window or other long horizontal window arrangements. Glass curtain walls should be only behind colonnades or arcades. Window frames should be recessed into the wall and shall have prominent detailing around the opening such as sills, shutters, relief, trim boards to create a frame around the opening.



8.2.6.12 Additional Rural Area Facade Treatments



When new buildings are built adjacent to or between existing buildings, they should respond to and complement the existing buildings with architectural devices that provide a transitional treatment between old and new. Such devices may include complementary rooflines, window placements and/or treatments, similar building materials and relating building proportions. Within village centers, design for commercial buildings shall emulate, but not necessarily duplicate, the styles and massing of the historic structures of the area or country.

8.2.7 Building Entryways

Entrances define where pedestrian activity will occur and how pedestrian movement will happen. Entrance design also creates architectural focal points and breaks up large facades. On larger buildings, multiple entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenient access to individual businesses, or identify departments in a business. Entryway design elements and variations should give orientation and aesthetically pleasing character to the building.

8.2.7.1 General Standards

All commercial buildings shall feature at least one customer entrance on the side of the building directly abutting the primary street.



8.2.7.2 Additional Urban Area Standards

The primary entrances of buildings should be oriented to face the public sidewalk and street, not parking lots.

Buildings located on corner lots abutting primary street intersections should have a customer entrance at the corner facing the intersection.

Each principal building on a site shall have clearly defined, highly visible primary entrances featuring no less than three of the following:

- A. Canopies or porticos
- B. Overhangs
- C. Recesses/projections
- D. Arcades
- E. Raised corniced parapets over the door
- F. Peaked roof forms
- G. Arches
- H. Outdoor patios
- I. Windows
- J. Architectural details such as tile work and moldings integrated into the building structure and design.
- K. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.



Where additional stores will be located in the principal building, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements.

8.2.7.3 Additional Rural Area Standards

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than two of the elements listed above.

8.2.7.4 Additional Suburban Area Standards

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the elements listed above. Where additional stores are located in the principal building, each store shall have at least one exterior customer entrance which conform to the above requirements.



All sides of a principal building that directly face an abutting public street should feature at least one customer entrance. Where a principal building directly faces more than two abutting public streets, this requirement shall apply only to two sides of the building, including the side of the building facing the primary street and another side of the building facing a second street.

8.2.8 Materials and Colors

8.2.8.1 Intent

Exterior materials and colors shall be well designed and of good quality in order to contribute positively to the visual impact a building makes in the community in addition to defining an identity of that development. Exterior material and colors shall be coordinated to create a comprehensive design style for projects with more than one building and shall be used more or less consistently on all building faces as required by section 8.2.6 without abrupt transitions. They shall harmonize with the design of the surrounding area in order to instill a sense of quality and sense of place to the larger community.

Building materials should be generally similar to the materials of existing structures in the area. Dissimilar material may be permitted when the design incorporates other characteristics of area structures such as scale, form, architectural detailing and color to make the new building compatible with the area.

8.2.8.2 Material Standards

Materials requiring low maintenance are recommended over high maintenance materials. For instance, materials with integral color are generally recommended over materials that require painting.

A. Predominant building materials should include but are not limited to

1. Brick or stone
2. Stucco or stucco substitutes such as drivit and similar modern products of proven durability
3. Masonry units that are tinted, polished, textured and/or ribbed but not with a smooth cast finish
4. Other materials as approved by the SDARB

B. Prohibited predominant building materials include

1. Plastic siding
2. Corrugated or reflective metal panels
3. Smooth cast faced concrete block
4. Applied stone veneers in an obviously false facade

8.2.8.3 Plausible Use of Materials

Building material shall not be implemented in a manner so as to satisfy a minimum materials requirement yet to be applied in a non-traditional manner or in a manner inconsistent with sound judgment and proven structural applications. For example, artificial stone or brick applied in a manner so as to be structurally impossible had authentic materials been utilized. Such brick, masonry, stone, or other decorative facing shall extent to, at least, the first structural break along the sides of the structure.

8.2.8.4 Color Standards

Exterior paint colors should be compatible with those used on other buildings in the area. The natural colors of brick and stone are more appropriate than bright hues. The choice of a base color and hue should begin with the natural colors of the building itself, or traditional colors used on other buildings in the community. Built-in features, such as doors, window frames, moldings, and cornices can be contrasted with an accent color that is a shade lighter or darker than the base color. As a general rule, masonry surfaces (e.g. brick, stone, or terra cotta) that are unpainted should not be painted to avoid making a low maintenance surface material into a high maintenance surface.

A. Predominant building colors are encouraged to be

1. Earth tones
2. Light pastel colors

B. Predominant building colors shall not include

1. Black or florescent colors
2. Intense primary colors shall generally be restricted to trim and secondary colors and to no more than 10% of the facade area except by approval of the SDARB

8.2.8.5 Trim Colors

Color bands used as building trims and accent colors may feature any color provided that they are limited to 10% of the effected facade segment and have a height of no more than 24 inches.

8.2.9 Roof Treatments

8.2.9.1 Intent

The following standards require that roof design treatments and features help to provide interest and an appropriate sense of scale and mass for each building's function, location and context within the community. Roofs are to be constructed of durable, high quality, materials that will enhance both the immediate and long term attractiveness of the community.



8.2.9.2 Variety

For all rooflines that are over thirty (30) feet in length and are visible from a public street or neighboring development, there shall be at least one change in roof edge treatment and/or parapet treatment. Changes shall be a minimum of four (4) feet in apparent roof height from the dominant roof height. One additional change in roof edge treatment and/or parapet treatment shall be added for each additional sixty (60) feet in length. These treatments shall be coordinate with facade designs to provide emphasis to the building's primary customer entrances.

8.2.9.3 Required Roof Treatments

All roofs shall meet at least two of the following requirements. Selection of options should reflect and harmonize with conditions of nearby building roofs where possible.

- A. A parapet that conceals flat roofs and all roof top equipment.

- B. Where overhanging eaves are used, overhangs shall be two (2) or more feet beyond the supporting wall with a minimum fascia width of eight inches.
- C. Three or more roof planes per facade.
- D. Sloping roofs which do not exceed the average height of the supporting walls with an average height of one foot of vertical rise for every three feet of horizontal run and less than an average slope equal to one (1) foot of vertical for every one (1) foot of horizontal run.
- E. Additional three dimensional vertical roof changes that have a minimum vertical change of two feet.

8.2.9.4 Prohibited Roof Treatments and Materials

The following roof types and materials are prohibited:

- A.. Translucent, backlit fixed awnings used as a mansard or canopy roof.
- B. Sloping roofs of less than 2 to 12 pitch unless combined with a parapet of at least three (3) feet in height.
- C. Mansard roofs unless they have a minimum height of eight (8) feet and an angle of at least twenty-five (25) degrees and no more than seventy-five (75) degrees.

8.2.9.5 Roof Penetrations

All penetrations, except for chimneys but included plumbing vents, exhaust ventre, pipes, and flues, must be located on the least visible side and painted to match the sloped roof.

8.2.10 Service and Mechanical Equipment

All rooftop heating, air conditioning and ventilating equipment shall be screened from view and located in a manner to be screened from all views above and below. Noise, odor and heat generating equipment should be located well away from pedestrian areas and set well above such areas where possible.

8.2.11 Ancillary Structures

All onsite structures for storage that are over 120 square feet in floor area should meet the basic design standards for buildings of this section and should be designed to complement the design of the primary structure.

The use of sea crates or trailer boxes or unlicensed trucks for onsite storage is prohibited unless they are stored in an area not visible to the public and screened with an opaque fence.

Play structures, either indoors or outdoors, shall not be permitted to be the dominant feature of a building facade.

Shopping cart storage structures shall be designed as low key elements on the site. Any signage, other than identification of the function, will count in the site's sign age area calculation.

8.2.12 Canopies

Both attached and detached or freestanding canopies shall be designed to meet all roof standards above and shall be designed to complement the roof design of the primary structure onsite. Note that such a structure may be considered as a freestanding sign. Drive through windows and their canopies should be placed to the sides of buildings away from public streets unless otherwise approved by the SDARB. Canopies along the street edge may require additional site screening.



8.3 SITE DESIGN

8.3.1 Introduction

This site design section addresses the following elements.

- Design character and relationships
- Level of design quality
- Development orientation and layout
- Development setbacks and build-to lines
- Site access and internal circulation
- Activity spaces and entryway amenities
- Service areas
- Parking areas
- Site landscaping
- Merchandise displays
- Pedestrian systems
- Sidewalk cafes
- Bike lanes
- Streetscapes planting
- Site Lighting
- Street furniture
- Environmental sensitive design issues
- Storm water management design issues
- Soil conservation design issues

8.3.2 Design Character and relationships

Site designs are required to incorporate good landscape architectural design with respect to scale, proportion, massing and balance. They shall be human-scaled and designed to serve the needs of the buildings' intended users, to create a positive contribution to the street upon which they sit and to the surrounding community. As a result, site designs are required to comply with the following:

8.3.2.1 Street Relationships

Site designs shall comply with the standards for the street relationships for the specific streets that they abut as defined in section 8.1.4.5 Street Relationship Requirements.

8.3.2.2 Design Types & Categories

Each site shall be designed in a manner that helps to create the appropriate design community character for its location as designated by Staff and the SDARB. The three community types are urban, suburban and rural and the eight community categories are defined in section 8.1.4.2.

8.3.2.3 Design Style

Site design shall also comply with the requirements regarding design styles as defined in 8.2.1.1 and the contextual relationship to surrounding communities and existing conditions as defined in 8.2.1.2

8.3.2.4 Site Access Management and Connections

Sites along certain arterials and collectors may be required to provide cooperative access solutions in order to manage congestion and traffic capacity on county roads. Requirements may include connections to adjoining sites in the form of parking drive lane connections, driveways, shared alleys or service roads in order to permit access to side streets for the entire block of parcels. This will also reduce the condition of long rows of parcels that have access only to the main arterials. Site designs will be required to provide connections in terms of sidewalks, streetscapes, paths and trails so that commercial areas are accessible by means other than a vehicle.

8.3.2.5 Street Continuity

Site designs may be required to coordinate placements of buildings, parking, open areas and signs and other features with the conditions on abutting sites in order to create a consistent character along a street front. Site designs may also be required to utilize a limited amount of similar materials and detailing to those on adjoining sites in order to create a consistent character along the block front of a street. This may include plant species, walkway paving colors, materials and details, as well as other site features. This requirement is not intended to deprive property owners of the ability to create a individual identity for their commercial or industrial businesses and complexes.

8.3.3 Level of design quality

The required level of quality for materials and the degree of detailing required for site design may vary according to the location of the site. The required level of design quality for site design shall be governed by the requirements defined for Architecture in section 8.2.1.3.

8.3.4 Development Layout Objectives

In order to create a uniform character in the urban, suburban and rural areas of the County and along highway corridors, development shall comply with the overall site layout requirements below.

8.3.4.1 Urban Areas

Development patterns should create urban-scaled blocks and modified street grids. Buildings should line the streets and parking lots and service alleys should be placed internal to the block.

Public roadways and sidewalks shall be treated as essential pedestrian environments that are reinforced and enhanced by abutting development. Buildings should be placed close to each other and at the back of the public sidewalks. Customer entrances should be oriented toward a pedestrian friendly street so that customers use the public walk to arrive at the building entrance. All the streets should be lined with generously wide streetscapes. Street trees, pocket parks, pedestrian scaled street lighting and street furniture, side walk cafes, and awnings covering the walk are encouraged. Wherever possible, streets should have on-street parking. Development sites should have plazas, courtyards and village green-like spaces along the street edge to provide areas for people to gather. Offstreet parking should be placed along the street, between or behind the buildings.



Active public streets with street front shipping and on-street parking



Active outdoor spaces for public gathering



8.3.4.2 Pedestrian Friendly Suburban Areas

Freestanding buildings should be placed near a public or private sidewalk and should be set either at the back of the walk or behind a small front yard space. Larger buildings should be located behind a screen of smaller, outparcel buildings along the street to maintain the pedestrian environment along the street. No more than a single row of parking and a single drive lane may be placed between a building and the street. Internal circulation patterns should create street-like spaces lined with on-street parking and buildings and should connect to adjoining sites. Building customer entrances should face or be visible from the street. Sidewalks should connect all buildings with the site and to adjoining sites. Sidewalks should have street trees and pedestrian lighting. Development sites should have seating nooks, café spaces, plazas, courtyards and village green-like spaces within the site near building entrances or inside the building, to provide areas for people to gather. Parking should be placed on the streets, between or behind street edge buildings.



Buildings line the public streetscape

8.3.4.3 Rural Village Areas

Buildings and sites should create a rural village-like character. Buildings should be placed near sidewalk with entrances facing the street. Sidewalks are wide enough for two people to pass and be shaded by street trees. Development sites should have small seating nooks, courtyards and village green-like spaces to provide areas for people to gather. Parking should be placed on the streets, between or behind the buildings.





8.3.4.4 Highway Frontage

This applies wherever commercial or industrial development faces limited access highways where little or no pedestrian activity is permitted, whether the site is in an urban, suburban or rural village area.. Developments will be required to create an attractive frontage per the Highway Corridor overlay zoning standards, with landscape buffers as required by zoning, in addition to other standards in these Standards. Developments designed to front onto other roads and that turns the building rear to the highway will be fully screened from view.



8.3.5 Development Setbacks and Build to Lines

In order to create a uniform character along streets and create pedestrian friendly environments, the requirements of these design standards that bring buildings and open areas to the public sidewalk, may vary from the building and parking lot setbacks required by zoning.

Proposed setbacks will be reviewed based on the design layout objectives in 8.3.4 and the requirements below. Setbacks should generally be calculated from the back of the existing or proposed sidewalk, at the instruction of County Staff, unless no sidewalk exists or is planned, then they should be calculated from the back of the existing or planned curb, also upon instruction of County Staff. The intent is to have buildings relate to sidewalk location, but in some cases proposed future road improvements may necessitate setbacks relating to where the sidewalk will be located in the future rather than where it currently exists. Consult the County Staff for more information regarding setback locations.

8.3.5.1 General

- A. Buildings should be placed within 15 feet of the minimum front yard setback line and are encouraged to follow minimum requirements to create a visually continuous street front.
- B. On corner lots, buildings should be placed at the corners respecting site line requirements.
- C. Side yard and rear yard setbacks should be minimized to create an urban character where applicable.
- D. All buildings must meet the minimum setback along active urban roadways or shall provide pedestrian pavements pavement as needed to meet the public streetscape edge using a similar material as the sidewalk.
- E. Arcades, awnings, and other similar building extrusions approved by the County Staff may encroach into the required setback or public right of way provided they do not interfere with traffic sight distances, pedestrian movements or utilities.





Screen gas station fueling areas in urban areas



Screen all parking areas that front along public streets with either a continuous hedge or wall



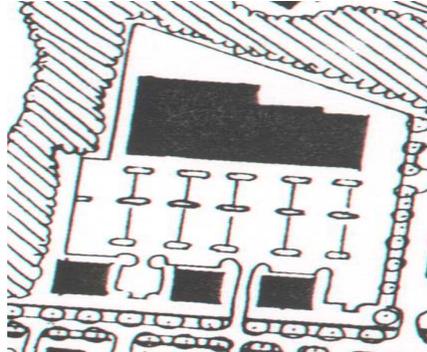
Buildings in urban areas should be set at the back of the public sidewalk

- F. On large deep parcels, selected buildings may be exempted from the maximum setback requirements if other buildings on the site have ground level walls within the maximum setback along public streets according to the following:

In Urban Areas: At least eighty (80) percent of the length of the property frontage along the street;

In Suburban Areas: At least fifty (50) of the length of the property frontage along the street;

In the Rural Areas: At least thirty (30) percent of the length of the property frontage along the street.



Building setback past the maximum setback allowances must create a strong streetwall with outparcel buildings

These buildings must be designed so they are not only oriented towards the fronting streets, but have a relationship and orientation towards the other buildings in the development. These buildings should be constructed at the same time as the large retail store.



Create a street like circulation system with deep sites fronted with buildings.



8.3.6 Site Access and Circulation

The following standards apply to circulation systems internal to the site. Section 8.3.9 and 8.3.10 define requirements for pedestrian and bike circulation around the edges of the site.

8.3.6.1 General Circulation

Circulation systems shall be designed to minimize conflicts between vehicular, bicycle and pedestrian traffic.

8.3.6.2 Pedestrian Circulation

- A. The pedestrian system shall take precedence over the vehicular patterns and pedestrian paving shall continue through vehicular paving areas.
- B. Sidewalks of no less than 8' feet in width shall be provided along the full length of the commercial buildings not fronting a public street along any facade featuring a customer entrance, and along any facade abutting customer or public parking areas. Permanent planters or landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length shall be provided. If facade treatments such as awnings, arcades or window displays are provided, this requirement can be reduced by twenty-five (25) percent.



Generous widths and plantings buffer pedestrians from cars and make sidewalks and internal walkways more comfortable for strolling. This walk is between parking bays.

- C. Continuous pedestrian walkways, no less than eight (8) feet in width in urban areas, six (6) feet in suburban areas and five (5) feet in rural areas, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site and shall feature either adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials, or arcades, awnings, or window displays for no less than fifty (50) percent of their length.
- D. At a minimum, additional walkways no less than eight (8) feet in width, shall be provided to connect focal points of pedestrian activity such as, but not limited to, transit stops, school crossings, and building and store entry points and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials, or arcades, awnings, or window displays for no less than fifty (50) percent of their length.
- E. A pleasant, conveniently paved pedestrian walk that coordinates with adjacent properties should be provided between a high concentration of uses. This includes along dirt paths that develop from extensive pedestrian traffic as well as logical links between areas such as housing and shopping.
- F. All pedestrian walkways should be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.



Courtesy of Fort Collins, CO

Clearly and attractively delineate special pedestrian paths as they cross over or roadways and driveway



Pedestrian walkways can become a site feature when defined by arcades other architectural elements.

- G. All pedestrian paving should continue across all curb cuts and driveways. Materials for walkways in these locations shall be upgraded to support vehicular loads.
- H. Use special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and/or other architectural elements to define pedestrian walkways.

8.3.6.3 Bicycle Circulation

- A. When the site abuts a planned or existing county and regional trails for pedestrian and bicycle users, a connection shall be provided.
- B. Connections for bicycle users from bike lanes along roadways into internal access systems shall be constructed.
- C. See 8.3.10 for offsite for bike improvements required as part of APF requirements.

8.3.6.4 Vehicular Circulation

- A. Redevelopment and new development shall help to create street and alley connections consistent with the plan. Where vehicular connections are not feasible, pedestrian walkways and visual connections are encouraged.

- B. All circulation patterns must be designed to minimize curb cuts onto arterials in Rural Areas and onto arterials and collectors in Urban and Suburban Areas. Adjoining properties may be required to share or coordinate curb cuts, service alleys, frontage roads and other features to achieve this.
- C. Driveways must be coordinated with existing or planned median openings when the abutting road has or is planned for medians.
- D. In certain locations, property owners may be required to create alley linkages with neighboring properties to create a continuous service alley and access to signalized intersections.
- E. Drive-thru elements that are for intended for auto pick-up services are prohibited unless they are architecturally integrated into the building design rather than appearing attached to the building. Drive-through shall not be located on the street side of the building and shall be visually screened from public streets. Rather than having curb cuts directly onto public roadways, drive-through must be served by the internal circulation of the site.



Outparcels, including franchises, should be designed to cater to pedestrians along the sidewalk, with vehicle accommodations to the side and rear.

- F. An internal circulation system that meets the following standards must be provided.
 1. Internal access ways that are similar to streets should divide the parking field into bays that are no greater than fifty-five thousand (55,000) square feet;
 2. Each internal access way must have at least one auto travel lane with curbs and sidewalks along both sides. Sidewalks should be at least four (4) feet wide or larger if there is heavy pedestrian activity.
 3. Internal access ways that intersect a public street should have no parking along its edges for a distance of seventy five (75) feet from the public street intersection, as measured from the street lot line.

8.3.7 Activity Spaces and Entry Amenity Areas

The following standards ensure that the business areas of the County incorporate areas where workers, customers and the general public can gather, linger, eat lunch, watch passersby, and provide visual interest to pedestrians, drivers, and residents.



8.3.7.1 General

- A. Retail or office commercial development in an Urban Area, more than 2000 square feet shall either provide, an activity space at a rate of 1 square foot of activity area for every 200 square feet of retail or office building area or contribute a fee to a County Activity Space Fund, if established, in lieu of the activity area. This fund will be used to create public activity areas in the urban areas of the county. This requirement will be for an entire site, not calculated by individual builders.
- B. For Suburban areas, the rate shall be 1 square foot of activity area for every 500 square feet of retail or office building area.
- C. Development in Rural Areas shall comply with the entry amenities standards in section 8.2.7.8 in lieu of the activity area requirement.
- D. All activity spaces shall have direct access to the public sidewalk network.
- E. All contiguous activity spaces on a lot shall be considered one activity space.
- F. All activity spaces shall be accessible to the public during normal business hours, In addition, activity spaces directly associated with residential developments may restrict access to residents only.
- G. No activity spaces shall be constructed of materials that are inferior to the principal materials of the buildings and the landscape.

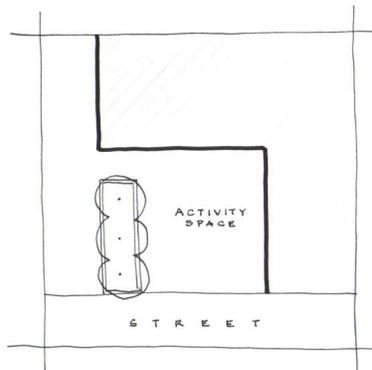


A variety of spaces within an activity space provide areas for many types of activities such as dining, people watching and sunbathing.



Activity space materials must be of a quality equal to, or exceeding, the quality of associated buildings and landscape. The quality of the space above is completely unacceptable.

H. Define activity spaces on at least three sides with buildings, walls, and/or landscaping. Buildings entrances, overlooking balconies, and windows looking into the activity space are encouraged.



Outdoor activity spaces should feel sheltered. Use building edges, plantings, walls, and other means to define edge activity spaces on at least three sides.

- I. Property owners shall maintain their activity spaces in good repair including litter control, care and replacement of vegetation, sidewalk maintenance, snow removal and all other contained amenities including kiosks, furniture, and lighting.
- J. No driveways, parking spaces, passenger drop-offs, loading areas, or trash collection facilities larger than forty-five (45) gallons shall be permitted in an activity space. If such uses are located near an activity space, they shall be separated and visually screened through the use of walls or plant materials.

8.3.7.2 Orientation

Developments should arrange activity spaces to provide southern exposure where possible in order to provide maximum sunlight in the spaces.

8.3.7.3 Required Amenities

All amenities included in activity spaces shall be compatible with the architectural character of the building where the establishment is located in terms of style, color, materials, and similar elements.

8.3.7.3.1 Minimum Seating

- A. There should be a minimum of one linear foot of seating for each thirty (30) square feet of activity space in Urban Areas.
- B. There should be a minimum of one linear foot of seating for each sixty (60) square feet of activity space in Suburban and Rural Areas.
- C. Not more than fifty (50) percent of the seating capacity shall be moveable.
- D. Moveable seating or chairs may be credited as eighteen (18) inches of linear seating per chair.
- E. Seating should have a minimum depth of sixteen (16) inches; however, seating with backs should have a minimum depth of fourteen (14) inches and a maximum depth of twenty-two (22) inches and the backs should be at least twelve (12) inches high. Seating thirty (30) inches or more in depth shall count double, provided there is access to both sides.
- F. Flat tops of walls including, but not limited to, those that bound planting beds, fountains, and pools may be counted as seating when they conform to the dimensional requirements listed above and are made of stone, concrete, wood, plastic or other materials approved by County Staff with a smooth surface and rounded upper edges with a radius of at least one inch to ensure seating comfort.
- G. Steps and seating reserved for open-air cafes does not count towards meeting the seating requirement. However, chairs provided for customers of food vendors may be counted if they are open to the public and not reserved solely for customers.

8.3.7.3.2 Minimum Planting

- A. For an urban activity space not exceeding two thousand (2,000) square feet in area, four trees are required.

- B. For an urban activity space exceeding two thousand (2,000) square feet in area, but not exceeding six thousand (6,000) square feet, one tree is required for every six hundred (600) square feet, or part thereof, of activity space area.
- C. For an urban activity space greater than six thousand (6,000) square feet in area, one tree is required for every six hundred (600) square feet, or part thereof, for the first six thousand (6,000) square feet, and one additional tree is required for every one thousand (1,000) square feet, or part thereof, of the remaining activity space area.
- D. For all activity spaces in Urban Areas, at least fifty (50) percent of the trees shall be planted in grates or planting beds flush to grade.
- E. All urban activity space trees shall measure at least two and one-half (2 ½) inches in caliper at time of planting. Oversize root balls are encouraged.

8.3.7.3.3 Bicycle Parking Facilities

All activity spaces in should provide parking for at least two bicycles for every one thousand (1,000) square feet of area.

8.3.7.3.4 Surfacing

Urban activity spaces should be surfaced with unit pavers such as bricks or quarry tiles, and/or poured-in-place materials of non-skid durable materials that are decorative and compatible in color and pattern with surrounding architecture. Use of semi-permeable materials is encouraged. County Staff may consider usable lawns designed for intense public use in focal areas. County Staff may also approve stone dust paths for walkways in park-like settings.

8.3.7.3.5 Lighting & Electrical Service

- A. Activity spaces in Urban Areas shall be illuminated with a minimum level of illumination of not less than two (2) horizontal foot candles throughout all walkable and seating areas and a minimum level of one half (0.5) a foot candle throughout all other areas. Such level of illumination shall be maintained from sunset to sunrise. A lighting schedule, including fixtures, wattage, their locations and their designs, along with a diagram of light level distribution, shall be submitted as part of the required detailed site plans.
- B. Electrical power shall be supplied in one or more outlets, furnishing a total of at least one thousand two hundred (1,200) watts of power for every four thousand (4,000) square feet, or fraction thereof, of activity space area.

8.3.7.3.6 Litter Receptacles

Litter receptacles should be provided with a minimum capacity of one (1) cubic foot for each two thousand (2,000) square feet of activity space area excluding the area of any sidewalk widening. An additional capacity of one (1) cubic square foot of litter receptacle should be provided for every two thousand (2,000) square feet of activity space associated with outdoor eating services or other uses permitted within activity spaces.

8.3.7.4 Additional Required Amenities

An activity space shall provide at least two (2) of the following amenities:

- A. Trees - A minimum of one (1) tree per two thousand (2,000) square feet in addition to the standard tree requirement.
- B. Planting – Planters, including hanging planters, moveable planters, or planting beds that contain live plant materials such as seasonal flowers, shrubs, ivy, or other plants occupying a total area of not less than one hundred fifty (150) square feet for each one thousand (1,000) square feet of activity space area.
- C. Ground cover – A total of one hundred fifty (150) square feet of evergreen groundcover for each one thousand (1,000) square feet of activity space.
- D. Game Tables – Game tables and seating to accommodate sixteen (16) persons. The seating should conform to the dimensional standards for seating.
- E. Artwork – A work of art such as a sculpture, as approved by County Staff. County Staff may also approve a rotating display of art contracted through agreement with an established arts organization.
- F. Fountains and pools – An ornamental fountain or reflecting pool occupying an area not less than two hundred (200) square feet.
- G. Play Equipment – One (1) play apparatus or facility such as cross bars, climbers, swings, sandbox, or other play facility approved by County Staff, for each one thousand (1,000) square feet of activity space area. The play equipment shall not be located within twenty (20) feet of any roadway edge. The play equipment shall not be located within forty (40) feet of any Urban Boulevard or Campus Boulevard right-of-way line and shall not be located within one hundred (100) feet of an Urban Highway right-of-way line. All play equipment must meet safety standards set forth by the Federal Consumer Products Safety Council. When this amenity is chosen, the mandatory tree requirement may be reduced to half the required amount set forth for activity spaces.



Play equipment in urban activity spaces provides a welcome environment for families

- H. Kiosks – Where a kiosk is provided, it shall be a one (1) story structure made predominately of metal, glass, plastic, or fabric as approved by County Staff. The aggregate area of kiosks in an activity space less than six thousand (6,000) square feet shall not exceed one hundred (100) square feet. The aggregate area occupied kiosks in a plaza consisting of more than six thousand (6,000) square feet shall not exceed one hundred and fifty (150) square feet or one and one half (1.5) percent of the total area, whichever is greater, provided that no one kiosk exceeds one hundred and fifty (150) square feet. A kiosk may be freestanding or attached with one side to a building wall adjacent to the activity space. Kiosks shall be excluded from building floor area calculations. They may house occupied uses such as news and magazine stands, candy stands, flower stands, or information booths.
- I. Activity Shelter – An activity shelter shall have direct open access from the sidewalk or surrounding activity space, and maintain clear visibility into the interior of the shelter from the street.



Kiosks may be unoccupied or they may contain occupied uses



An open-air activity shelter could range from a modest gazebo for small band concerts to a large shelter for ice-skating.

- J. Open Air Cafes – Open air cafes are permanently unenclosed restaurants, eating, or drinking places which may have waiter or table service located wholly within an activity space (no part within public right-of-way). A café may have a temporary fabric roof, but must be accessible from all sides where there is a boundary with the activity space. No kitchen equipment may be installed within the open air café; however, kitchen equipment may be contained in a kiosk adjoining the open air café. Open air cafes area shall be excluded from all building floor areas calculations. Outdoor eating services or other approved kiosk uses may serve customers in activity spaces through open windows.

8.3.7.5 Optional Amenities

Urban activity spaces are encouraged, but not required, to include additional numbers of the amenities listed above and other amenities such as the following:

- A. Arbors and trellises
- B. Litter receptacles.
- C. Outdoor furniture
- D. Light stands
- E. Flag poles
- F. Public telephones
- G. Awnings and canopies
- H. Bollards
- I. Mass transit shelters
- J. Drinking fountains accessible to wheelchair users
- K. Significant public amenities

8.3.7.6 Enclosed Interior Activity Spaces

In Urban Areas, ground floor interior spaces may count towards up to thirty (30) percent of the public activity space requirement provided they meet the following requirements:

- A. Interior activity spaces shall be highly visible and easily accessible from the street and public sidewalks through the use of highly transparent facades and easily visible entrances and lines of sight.
- B. Interior activity spaces shall meet the requirements for size and amenity activity space standards.
- C. Interior activity spaces shall be accessible and welcoming to the general public to the satisfaction of County Staff from 8:00am to 8:00pm on the days the building or development is open for business.

8.3.7.7 Rooftop Terraces

In Urban Areas, rooftop terraces on commercial buildings may count towards up to twenty (20) percent of the activity space requirement.

- A.. Rooftop terraces must be easily accessible from the street along a direct interior or exterior route that is clearly marked with signage.
- B. Rooftop terraces shall be accessible and welcoming to the general public to the satisfaction of County Staff from 8:00am to 8:00pm on the days the building or development is open for business.
- C. Planters, including hanging planters, moveable planters, or permanent planting beds containing live plant materials such as seasonal flowers, shrubs, ivy, or other plants shall occupy a total area not less than two hundred (200) square feet for each one thousand (1,000) square feet of rooftop terrace.
- D. Umbrellas or other fixed or moveable shade producing covering should be provided at a rate of one hundred (100) square feet per one thousand (1,000) square feet of rooftop terrace. Coverings shall be made of incombustible materials, such as safety glass or fabric which has been treated to be fire resistant as approved by County Staff. At no point should the height of umbrellas be less than six (6) feet while all other coverings shall not be lower than seven (7) feet above the floor of the rooftop terrace.

In addition to the above requirements, a minimum one amenity from those listed in 8.3.3.4 must be provided. A rooftop terrace may also include additional numbers of the amenities listed above and as listed in 8.3.3.5.



8.3.7.8 Entry Way Amenities

All commercial projects, not in the urban area, that are not required to provide activity areas will provide an entry way amenity. Entryway design elements and variations are intended direct users to the appropriate building entrance and to give protection from the sun and adverse weather conditions to building users. These elements are to be integrated into a comprehensive design for the project. Customer entrance requirements shall include the following:



This attractive entry area was built in front of a grocery store that sells package lunches

8.3.7.8.1 For Single Use Buildings

A clearly defined and highly visible customer entrance area shall be provided that includes the following:

- A. An outdoor patio adjacent to the customer entrance that is a minimum of 200 square feet and incorporates the following:
- B. Benches or other seating components for a minimum of 4 people with additional seating provided at the rate of 1 seat per 1000 square feet of the building floor area up to a required maximum of 15 seats,
- C. Decorative landscaping in planters, pots and/or beds which lends the seating area a partial sense of closure and interest,
- D. Structural or vegetative shade over 50% of the seating.

8.3.7.8.2 For Multi-Use Buildings and Multi-Building Projects

A clearly defined and highly visible customer entrance areas shall be provided that include the following:

- A. All anchor tenants shall comply with single use standards above,
- B. Additional shaded seating areas shall be spaced intermittently around the site near customer entrances and along major circulation areas. Required patio space shall be calculated using the ratio of one percent of the gross building square footage and shall meet the amenities requirements above.

For buildings with no significant customer traffic, the spaces shall be designed for use by employees.

8.3.8 Service Areas

Service areas for loading, trash collection, and outdoor storage need to be screened from neighboring properties and public streets in order to mitigate visual and noise impacts.

8.3.8.1 General

- A. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.



All service area screening should blend with the surrounding building and landscape.

- B. All commercial developments shall provide loading areas to the design standards and quantity established Charles County zoning unless County Staff approve one of the following alternative approaches.
 1. Designated truck parking areas in locations where trucks will not back into public streets or obstruct site circulation.
 2. Permanent, or time specified, loading zone spaces for trucks in neighboring parallel spaces along public or private streets.
 3. Loading access through public or private alleys.

4. Designated loading areas in parking garages that do not obstruct garage circulation.
- C. Electrical transformers installed as part of a new project shall be located to the rear of the site or underground. Existing transformers located at the front of the site shall be screened by substantial landscaping and/or an architectural barrier such as a wall or a fence.
- D. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public street (except public alleys), public sidewalk, or internal pedestrian way.

8.3.9 Parking

Parking areas should be visually de-emphasized and the visual impact and presence of vehicles shall be minimized by locating parking areas to the rear or side of the property rather than along street frontages, providing structured parking, and screening parking areas from views both interior and exterior to the site.

8.3.9.1 Surface Lot Design

- A. Parking lot areas shall not exceed fifty-five thousand (55,000) square feet without division by internal pedestrian paths, vehicular access ways or landscaped buffers of at least four (4) feet in width to the back of the perimeter curb stop.
- B. The driveway entry "throat" in parking lots that exceed fifty-five thousand (55,000) square feet shall provide at least fifty (50) feet clear before a turning movement occurs to provide sufficient queuing room for cars entering off the street.
- C. Parking areas shall provide five (5) feet clear behind sidewalks and walkways prior to starting the first parking space. This five (5) feet shall be attractively landscaped with plant materials and/or decorative walls or fencing. Paved connections to the walkway from the parking area shall be made at least every fifty (50) feet.
- D. Curb stops shall be provided to prevent vehicles from encroaching on adjoining landscaping and walkways.
- E. Walkways through parking lots shall be provided and separated from vehicular circulation, where possible. When a pedestrian walkway must cross a vehicular way, distinct markings such as striping or paving changes must be used to define the walkway.
- F. Over parking areas used less often than once a week may be paved with reinforced grass or other permeable surfaces to reduce pervious surfaces if approved by county staff..



This walkway has many wonderful elements including large display windows, recessed, entries, and awnings; however a lack of curb stops allows cars to encroach into the pedestrian space.

8.3.9.2 Surface Lot Landscaping

- A. Trees installed within parking lot areas shall be protected from vehicle damage by concrete curbing, curb stops or bollards as approved by County Staff.
- B. Landscape planting areas shall be provided an average of two hundred (200) square feet for every seven (7) onsite surface parking stalls for parking lots less than 100 spaces and every ten (10) for parking lots for 100 spaces or more in order to provide visual relief and summer shade. All landscape planting areas used for separation between banks of parking stalls shall be a minimum of four (4) feet in width and be designed for infiltration, where possible.
- C.. Landscaping shall permit adequate sight distance for motorists and pedestrians entering and exiting a site and shall not interfere with circulation patterns.



Plantings in parking lots visually break up large spaces and provide shade to cars

8.3.9.3 Surface Lot Screening

- A. Parking lots should connect onto alleys or local service roads, where possible instead of feeding directly onto major public roads. Screening is not required along alleys or local service roads, except where parking areas are visible from other public spaces such as activity spaces or neighboring roadways. In those cases where screening is necessary, evergreen vegetative buffers, decorative low walls, or decorative fences may be used.
- B. Parking lots shall not abut Active Urban streets. Developments in blocks along these streets shall locate parking in the center of the block permitting buildings to ring the parking areas along the street edges.
- C. Parking lots for properties along streets other than Active Urban streets shall minimize their frontage along the roadway. Where feasible, parking lots shall comply with one of the following:
 - 1. Placed behind buildings so that the buildings are up against the road and the parking is visually screened behind
 - 2. Or placed beside buildings that are up against the road such that the parking lot's shortest dimension along the roadway and that shortest dimension does not exceed the length of the building facade against the roadway.
- D. In certain cases, where appropriate for high volume short term parking turnover, County Staff may permit a single double-loaded row of parking between the building and the roadway, specifically reserved for short-term parking. This parking area shall be visually screened from the roadway using level changes, berms, plantings, hedges, low walls, or other approved means.
- E. Where parking lots roadways, an evergreen hedge, an attractive brick or stone wall, or a decorative fence shall be constructed along the property edge abutting the roadway, for the length of the parking lot abutment, at a height of no less than three (3) feet.



Low walls and hedges screen parking lots from the front of a street without obstructing views.



If short-term parking is permitted in building, screen the parking area.

8.3.9.4 Structured Parking

- A. Structured parking adjacent to an Active Urban street should have active uses such as shops, offices, or other commercial space along the ground level of street frontage.
- B. Structured parking adjacent to a public street that is not designated as an Active Urban street should minimize the street frontage of the structure by placing its short dimension along the street edge.
- C. Pedestrian walks from streets to garages shall incorporate active street frontage elements, landscaping, and/or other means of making an attractive pedestrian connection.
- D. Auto entrances shall be located to minimize pedestrian and automobile conflicts.
- E. Above ground structured parking shall be architecturally consistent with the project and the surrounding area.
- F. Locate garage and emission exhaust systems away from fresh air intakes, public plazas, and pedestrian ways.
- G. Use landscape berms and other landscape techniques to screen parking garage facades that do not maintain an active street frontage.



When active street frontage along a garage facade fronts is not desirable, it should be attractively screened with substantial evergreen vegetation.



Individual retail and/or commercial shop along the ground level of parking garages are excellent for blending the large mass of a garage into the urban landscape.

8.3.9.5 Bicycle Parking

- A.. The ratio of bicycle parking spaces to auto parking spaces should be two (2) percent. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of the bicycle with a user-provided six (6) foot cable and lock.
- B. All racks and lockers shall be consistent with their environment in color and design and be incorporated whenever possible into building and street furniture design.
- C. Bicycle parking should generally be provided within fifty (50) feet of the main building entrance in a visible and prominent location that is lit at night, and physically separated from automobile parking to prevent vehicles from intruding into the bike parking area.
- D. A minimum aisle of five (5) feet shall be provided for bikes to maneuver in when accessing the rack.
- E. Lockers are recommended for employee and longer-term parking. Bicycle lockers provide secure weatherproof storage for bike parking. Bicycle parking spaces shall be provided in convenient and secure locations

8.3.10 Landscaping

8.3.10.1 General

- A.. All landscaping shown on plans approved by the County shall be continually maintained in a healthy and weed-free condition.
- B. All plant materials shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years of planting. In some cases, upon review of planning staff, a larger caliper of plants may be required to provide intense bufferyards.
- C. At least fifty (50) percent of the required trees for each site shall be at least two and one half (2.5) inch caliper.
- D. In cases where existing highly protected trees are allowed to be removed for new development, substantial additional trees, other landscaping, and/or additional mitigation measures may be required beyond the standards established in this section as determined by County Staff and consistent with County and State regulations.
- E. All proposed shrubs except accent, color or ground cover planting shall be a minimum of five (5) gallon size.

- F. Shrubs and ground cover plants shall be spaced close enough together to ensure an attractive and mature planting effect.
- G. A minimum of seventy-five (75) percent of all site plant materials should be native species.
- H. Tree species shall be selected with root growth habits that will not cause damage to sidewalks, or such tree species should be sited away from such hardscape areas.
- I. Proposed landscaping must coordinate with landscaping of surrounding properties.

8.3.11 Merchandise Displays

8.3.11.1 General

- A.. Temporary merchandise displays are permitted to occupy onsite walkway space or activity space area at a ratio of one- half (0.5) square feet per one (1) linear foot of the primary building facade, provided that a minimum clearance width of eight (8) feet is maintained. The intent of this standard is to allow retailers to display small racks of books, sidewalk sale items, or other teaser merchandise intended to draw customers into adjacent stores. It is not intended to permit significant outdoor sales areas or outdoor storage. County Staff maintains the discretion to ban displays that do not meet the size restrictions or the intent of this standard.
- B. All merchandise displays must be completely moveable and must be removed from the public view at all times the associated establishment is closed.

Pedestrian System

8.3.12

Safe and convenient pedestrian walkways and pathways that are a part of a well conceived public environment should establish connections within residential areas, between residential and commercial centers, and between employment centers and supporting commercial uses. The pedestrian system should provide the framework for an intricate landscape of public and private activity spaces and building masses.

8.3.12.1 General

- A. Public sidewalks should be provided along all public streets in commercial areas unless prohibited. Wide streetscape widths are encouraged. Public walks shall be provide a minimum clear width of 8 feet in urban areas, 6 feet in suburban areas and 5 feet in rural areas. Clear widths shall be free of all pedestrian obstructions including utility poles, fire plugs, signs, and trees. As measured from curb to building facades, urban areas should have a overall minimum streetscape width of 15 feet.
- B. All primary use buildings on a site and all building entrances that will be used regularly by employees or customers should be connected to the street edge public sidewalk system by a sidewalk of not less than 5' wide. The site's primary pedestrian connection shall be no less than 8' feet wide.

- C. All minimum sidewalk widths shall be considered clearance widths from obstacles such as trees, lights, street furniture, and signage.



Clearly marking pedestrian crosswalks is especially important in areas where vehicles have previously dominated over pedestrian traffic.

- D. Sidewalks should be set directly against the curb along Active Urban streets.
- E. Sidewalks shall be set behind the required planting strips along all other roadway types.
- F. Sidewalks in active urban areas should be created as streetscape with street furnishings and decorative paving.
- G. Crosswalks and pedestrian-on demand traffic signal systems must be provided at all intersections that meet the following criteria:
 - 1. It is signalized;
 - 2. Sidewalks are required along at least one of the intersecting roadways.
- H. Crosswalks must be provided at all intersections that have stop signs facing the roadway perpendicular to the required sidewalks to be joined by a crosswalk.
- I. County Staff may review and consider an alternative to a street sidewalk if they determine such an alternative would better serve the purpose of connecting commercial and residential destinations due to one (1) or more of the following constraints:
 - 1. High volume of traffic and/or speed of traffic on an adjacent street
 - 2. Landform
 - 3. An established pattern of existing buildings that makes a pedestrian-oriented street front infeasible.

Such an alternative to the street sidewalk must include a hiker biker trail, a connecting walkway internal to the site or other directly connecting outdoor spaces such as plazas, courtyards, squares, or gardens.



8.3.13 Sidewalk Cafes

Outdoor cafes are encouraged throughout the commercial districts of the county. The following standards apply to cafes that sit next to or on the public sidewalk or on required private sidewalks where the maintenance of the public right-of-way or of pedestrians ability to pass needs to be preserved.

8.3.13.1 General

- A. There should be a minimum of eight (8) feet clear distance or fifty (50) percent of the sidewalk width, whichever is greater, free of all obstructions, in order to allow adequate pedestrian movement along the sidewalk. This minimum distance shall be measured from the portion of the café which is nearest either the curb line or the nearest obstruction. For the purpose of this minimum clear path, parking meters, traffic signs, and trees that have gratings flush to grade without fences or guards, shall not count as obstructions.
- B. All sidewalk cafes shall maintain a clear width of at least fifteen (15) feet from bus stop shelters, newsstands, or any other objects greater than fifteen (15) square feet in area. The closed end of a kiosk may abut a sidewalk café.
- C. Furnishings of a sidewalk café shall consist solely of moveable elements such as tables, chairs and other moveable accessories.
- D. No structure or enclosure to accommodate the storage of garbage may be erected or placed adjacent to, or separate from, the sidewalk café on the public right-of-way.

- E. Awnings over sidewalk cafes are encouraged. Where provided, they shall be adequately secured, retractable and made of a non-combustible frame covered with flame-proofed canvas or cloth, slow burning plastic or other equivalent material, but not including glass, as approved by County Staff.
- F. At no point shall the awning of an enclosed sidewalk café be lower than seven (7) feet above the floor of the café.



Movable railings help define the sidewalk café space and allow diners to feel more protected from sidewalk traffic.



Umbrellas provide shade for the dinners in sidewalk cafes.

- G. All planters, railings and fences placed within an unenclosed sidewalk café shall be self-supporting.
- H. In order to maximize visual access, the height of all railings or planters including the vegetation therein, should not be higher than thirty (30) inches.
- I. All obstructions shall be removed from the sidewalk during periods when the unenclosed sidewalk café ceases operation for the season, except for the planters which may alternatively be placed with their longest sides against the wall of the restaurant, provided that such planter does not prevent egress from the building.
- J. The sidewalk café should be at the same elevation as the adjoining sidewalk. Paint, grass or artificial turf, carpet, platforms, or any other surface cover or treatment of any kind, shall not be permitted to be placed upon the area designated for an unenclosed sidewalk café, at any time. However, in the event of a major grade change, County Staff may permit the floor level to be elevated.

8.3.14 Bike Lanes

8.3.14.1 General

Bike lanes and or hiker/biker trails should be accommodated in site designs and in required road improvements as set forth in the relevant sections of the County's Comprehensive plans the Sub-Area Plans and Tri County Council plans and the Road code.



Integrating bike lanes into the road system provides a valuable transportation option for commuters in a mixed-use community.

8.3.15 Streetscape Planting

8.3.15.1 General

- A. Street trees should be planted at a minimum average interval of forty (40) feet on center, along each side of the all streets.
- B. Except on Active Urban streets, trees should be accommodated in a planting strip in the minimum width 4 to 10 feet between the street and the walk. This planting strip shall be located at the back of the curb. If this width is proven to the County Staff not to be achievable, then the maximum width possible must be established.
- C. Street trees along Active Urban Streets should be accommodated in tree wells at least four (4) feet in width by eight (8) feet in length, set in the sidewalk abutting the curb. A minimum clearance of ten feet must be maintained from the tree trunk to the building edge.
- D. Active building frontage directly abutting roadways is preferred to street trees. Therefore, if a building directly abuts the sidewalk, and meets the requirement for active street frontage, street trees are not required for the length of the active frontage. However, along the length of the facade where street trees are not provided, a permanent awning or arcade providing shade

must be provided. In addition, stationary or moveable planters or window boxes shall be provided and maintained with plantings along at least twenty-five (25) percent of the facade.

- E. Where provided, roadway medians shall be landscaped with trees, groundcover, and/or specialty plantings.
- F. Highways must be buffered from neighboring properties with a low-maintenance, heavily landscaped buffer composed of a mix of deciduous and evergreen trees set in a clustered pattern to provide a naturalized appearance.
- G. Streetscape plant species and planting methods used along all roadways should be chosen to be consistent with other plantings along the street, to provide an effective tree canopies where street trees are required, to avoid sidewalk damage, and to minimize water consumption.
- H. All street trees must be at least a three (3) inch caliper at planting to provide an immediate visual presence and provide shade.
- I. Full size trees with a high canopy and no dropping branches are recommended for retail areas to avoid obscuring first floor storefronts and signage. Smaller ornamental trees should be used under power lines. See the Charles County landscape manual for recommended species.



Urban streets need not lack plant materials.
Plantings in permanent and moveable planters can add color
and texture to the urban landscape

8.3.16 Lighting

8.3.16.1 General

These standards are intended to ensure that adequate light levels are provided for pedestrians and vehicular safety in urban, suburban and rural commercial areas. Furthermore, they are intended to protect adjoining areas from both glare and inappropriate light levels, and to protect drivers from disruption to their night vision. Site design shall be required to comply with the following:

- A. All site lighting fixtures shall be selected and placed in a such a manner such that:
 - 1. The light source is not visible from public streets, adjoining non-commercial areas or from the air.
 - 2. Exterior light levels on the site or on the adjoining areas do not exceed 1.5 foot candles.
 - 3. Site lighting should be directed to shine on both public and private pedestrian areas within and abutting the site but shall not be directed into residential land.
- B. All light fixtures, to be placed in County rights-of-way, shall be approved by County Staff. Street lights are encouraged along urban streets and sidewalks
- C. **Urban Areas** - Lighting levels of at least 0.9 foot candles shall be provided along sidewalks along all Urban streets. Pedestrian scale streetlights shall be provided along all Active Urban streets
- D. **Suburban Areas** - Lighting levels of at least 0.6 foot candles shall be provided along sidewalks along all Suburban commercial streets.
- E. **Rural Areas** - Lighting levels of at least 0.9 foot candles shall be provided along sidewalks along all rural commercial streets.
- F. All light fixtures to be placed in County rights-of-way along urban streets and sidewalks shall be approved by County Staff.

8.3.17 Street Furniture

8.3.17.1 General

- A. Outdoor furniture and amenities such as lighting fixtures, planters, benches, trash receptacles, bus stop shelters, and phone booths must be integral elements of the streetscape and shall reflect and enhance the building architecture and landscape design. All streetscape furniture to be placed in public rights of way, shall be approved by County Staff.
- B. Waste receptacles should be provided at a minimum of one per block on each side of the street in Urban Areas, except along Active Urban streets where the minimum shall be three (3) per block per side of the street, and along alleys, where none are required.
- C. At least one bench per fifty (50) feet of frontage of eating establishment and civic attractions should be provided.
- D. Hanging baskets and planter boxes should be placed on light poles, utility poles, and building fronts whenever possible.

- E. Civic art should be integrated into streetscape elements such as bollards, fencing, and paving. In addition, art should be integrated into public activity spaces.
- F. Exterior vending machines are prohibited within public right-of-way. They are permitted on private sites if they are screened from public streets.
- G. All streetscape furniture and design elements shall be shown on all site plans and landscape plans.



Street furniture helps to turn the streetscape into an attractive, usable urban environment.

8.3.18 Environmentally Sensitive Design Issues

Like the urban form standards, the environmental standards are designed to orchestrate development as an interconnected, interdependent landscape. Before specific design decisions can be made, each development site must understand its context within the environmental framework of the area. The following standards facilitate this process of understanding and provide direction for actions to preserve and protect environmental resources.

8.3.18.1 General

- A. Prior to development, each lot must be identified according to location within the watershed such as uplands, steep slopes, coastal, and/or stream corridors. Site design and extent of site use shall reflect and respect the location's qualities.
- B. All development shall avoid excessive earthwork and terra-forming.
- C. Impervious areas on lots shall be kept to a minimum through creative use of semi-permeable surfaces, green roofs, and efficient shared uses of pervious areas such as parking lot.

8.3.18.2 Landscaping

- A. Plantings shall be designed using species that need minimal fertilization, pesticides and herbicides. Referral to the State Department of Natural Resources (DNR) bay friendly plant lists is recommended.
- B. The use of native species and wildlife useful plants is strongly encouraged. Suggested lists are available from State DNR.
- C. Invasive plants as determined by State DNR shall not be planted.
- D. Creation of new lawnsapes shall be minimized. Instead, less dense groundcover, shrubbery, or natural forest are encouraged, where possible.
- E. Except in areas programmed for specific human activities requiring lawn, existing lawnsapes are encouraged to be replaced with other less dense ground covers, shrubbery, or natural forest, where possible.

8.3.18.3 Maintenance

All plantings shall be maintained with a regimen that does not increase nutrient release to surface or ground waters.

8.3.18.4 Vegetation Preservation

- a. New plantings shall be designed to reconnect remaining isolated natural elements, such as forest stands to the overall greenway open space network, where possible.
- b. Removal of existing trees, wherever possible, shall be minimized.

8.3.18.5 Tree Conservation

Existing forest, woodlands, and trees shall be incorporated into development proposals, where practical by using site planning and construction techniques that will best protect these natural features.

8.3.18.6 Greenways Enhancement

- A. Design new on-site green spaces to connect to existing greenways, where possible.
- B. Design paths, activity spaces, and buildings to overlook and visually interact with greenways, wherever possible.

- C. Consider converting unused lawns that are located away from activity spaces, back to forested conditions to expand the greenway and promote infiltration, where possible.



Stormwater infiltration along parking edges.

8.3.19 Storm Water Management (SWM) / Infiltration Design Issues

All developments must comply with the County stormwater management manual. The standards below are not intended to replace the SWM manual, but to add additional options for integrating good stormwater management practices

8.3.19.1 General

- A. Connect all roof drains to sub-surface infiltration beds or other SWM systems.
- B. Design all SWM facilities to be attractive amenities such as integrated into site usable and open areas.



- C. Encourage all surface parking areas to promote infiltration on sites with soils determined to be suitable for infiltration. All parking lots must use at least two of the techniques listed below or other techniques approved by County Staff:
 - 1. Create infiltration strips in lieu of landscaping islands required in the landscape manual, and grade lots to direct water to infiltration strips.
 - 2. Use discontinuous curbing, wheel stops, bollards or other means to protect planting and keep vehicles in designated areas while allowing free flow of water to infiltration areas.
 - 3. Use pervious paving on parking stalls with infiltration beds underneath the stalls.
 - 4. Use reinforced grass for overflow parking areas as approved by County Staff.
- D. Where feasible, design required green spaces in parking lots to also serve as infiltration areas, and direct appropriate amounts of water to these areas.
- E. Design activity spaces and other pedestrian areas with semi-pervious paving, where possible.
- F. Green roofs or roof gardens on flat roofs of existing and new buildings, and on parking garages, are encouraged.
- G. Consider retrofit of existing, or creation of new stream channels, or day-lighting buried channels in areas where such channels would be appropriate amenities both aesthetically and environmentally.



Courtesy of Andropogon Assoc.
Greenroofs are environmental sensitive and visually pleasing to neighboring buildings that overlook the roof.

8.3.20 Grading, Soil & Forest Conservation Issues

- A. Topographic landform features shall be retained, where possible, including slopes and drainage courses as well as tree and habitat areas. Features may be incorporated into portions of activity spaces, into site visual or usable residual spaces areas, or in open spaces.
- B. New development on sloping sites shall generally follow the natural contours.
- C. Utility systems shall be designed in coordination with specimen tree preservation, street tree plantings and tree preservation areas to avoid disruption and grading in these areas.
- D. Site grading shall be minimized through sensitive building and parking layout, and flexible architectural design. Where major disturbance is unavoidable, restoration of natural buffers along streams or wetlands is required.
- E. Graded sites shall be stabilized as soon as possible and at least four to six (4-6) inches of topsoil shall be applied to exposed areas to reduce the oxidation rate within the soils.
- F. Soils testing positive for deposits of Glauconite and Pyrite shall require additional design considerations to prevent long-term exposure or runoff from these soils.
- G. Regeneration of soil conditions in areas that have been excessively compacted, to increase permeability and planting feasibility, is encouraged.

9.0 Guidelines for the Preparation of the Site Design and Architectural Codes for Planned Development Zones

The Site Design and Architectural Codes are required by Section 110 (old edition) or §297-110 (new edition) of the Zoning Ordinance for all **Planned Development Zones**. The Codes will meet the goals and objectives that are outlined in the 1997 Charles County Comprehensive Plan in Chapter 14 - Community Development by integrating existing and future developments into a cohesive whole that creates a distinct, attractive and healthy community character for Charles County. These design codes will meet the following guidelines as well as the standards set forth in County Ordinances and the Architectural and Site Design Guidelines and Standards set forth herein.

A concise written design concept statement, along with graphic details, shall be submitted as part of the design review application which identifies significant site features, supports the reasoning behind the architecture and site plan proposed, and explains how site features are incorporated into the project design.

9.1 General Requirements of the Code

Each proposal shall embrace the context of the surrounding community and character. Planned developments shall be encouraged to connect to surrounding developments through active recreational areas and circulation configurations. As each proposal seeks to create an identity through a sense of uniqueness and visual attractiveness, it should connect with the surrounding landscapes both physically and aesthetically. Where the architectural character of the new development differs substantially from surrounding areas, the proposal shall show how an esthetically pleasing transition will be achieved from the existing to the new development. The proposal should address all needs of the community that are identified.

Design Codes shall provide through text and graphic documents:

- The overall general architectural theme for the development.
- Define neighborhood boundaries (map).
- Connectivity to adjoining and surrounding developments (map).
- Relationship to the community at large (map).
- Methods of addressing area needs, as applicable.
- Setback and yard requirements which would provide greater variation towards creative and environmentally focused design.
- Vertical relationships between streets, other structures and differing land uses.
- Required housing mix of style, size and types.

- Natural topography, steep slopes, and established tree canopies preserved to enhance site's resources.
- Landscaping, lighting, and parking requirements and orientation.

9.2 Site Design Concepts

9.2.1 Overall Site Design Concept

A concise, written design concept statement shall be submitted as part of the design review application. The design concept defines the basic architectural character which takes into account attractive visual themes and diversity of design styles that will enhance and be compatible with the character of the surrounding area. (Sketches and drawings are preferred rather than written descriptions.) In addition, the site design concept will identify the significant site features and show site features are incorporated into the project design.

9.2.2 Pedestrian and Vehicular Circulation

Each project should seek to incorporate circulation systems that promote the safe passage of pedestrian and non-motorized travel. A logical and organized system of streets and alleyways shall be designed and oriented to permit safe access for emergency vehicles and other service transport vehicles, yet to a scale that minimizes the creation of impervious surfaces. Connectivity of lesser internal roads should join other lesser roads and, through such a network, seek to connect to surrounding developments. Cul-de-sacs should be only the result of natural terrain constraints or termination points between differing land uses.

Design Code shall address through text and graphic documents:

- Hierarchy of roads and parking areas.
- System of walkways and paths.
- Appropriate selection of surface types and widths to provide variation and creative design.
- Requirement for connectivity of both road and pathways between all surrounding developments.

9.2.3 Landscaping

Each project should seek to minimize the need to landscape through the preservation of the existing foliage and incorporate structures accordingly. Landscaping that needs to be replaced or enhanced should be similar and compatible with the type and species of what was removed or is required to meet plan approval. Outdoor spaces, buffers, privacy barriers, screening, and neighborhood boundaries shall utilize landscaping and lighting techniques appropriately and abundantly.

Design Code shall address through text and graphic documents:

- Site evaluation of natural vegetation and an indexing of all mature under story and canopy tree cover, prior to site plan approval.
- Provisions for the expanded use of sensitive areas, provided that the development meets restrictive criteria and would promote identity and conservation of such areas.
- Planting requirements as to mix of types and species, location of planting, and size requirements of new plants.

9.2.4 Exterior Lighting Design

Design Code shall address:

- Details and requirements of light styles and placement for streets, walkways and other paths.

9.2.5 Open Space Treatment

Each proposal shall seek to incorporate an internal recreation and open space element with easy and safe access to all. These areas should also be designed so as to promote connection to all future developments. Active and passive uses should be incorporated through innovative concepts and designs.

Design Codes shall address through text and graphic documents:

- Type, style and mix of recreational amenities.
- Orientation to internal lots and surrounding areas, including existing and future uses.
- Methods for maintenance, means of lighting, promotion of safety.
- Methods of maintaining green ways and wildlife corridors.

9.2.6 Signs

Purpose of this design code shall be in compliance with the Charles County Zoning Ordinance, Article XV (old edition) or Article XIX (new edition).

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building.

All signs shall complement their surroundings without competing with each other, shall convey their message clearly and legibly, shall be vandal-proof and weather resistant, and if illuminated, shall not be overly bright for their surroundings.

9.2.7 Storm Water Management

Each project shall include an overall design and maintenance concept of the storm water management system.

Design Code shall address:

- Aesthetic treatment of storm water management system facilities.
- Multiple or individual placement of storm water facilities.

9.2.8 Grading

9.3 Architectural Design Guidelines

9.3.1 Scope of Guidelines

Each project should be an outward expression of identity through its use of architectural styles and accouterments as a complement to the site design itself. The blending of form should seek to incorporate the architectural style with surrounding building forms and the land shapes.

Residential and commercial structures alike have many design variations. Where the style is often defined with texture or color, it is the base form this element will address.

The Architectural Guidelines shall address through text and graphic documents:

- Residential themes, highlighting architectural styles which portray the heritage germane to Charles County. Where design features play the dominant role to establishing the style, composition of materials should be addressed.
- Commercial structure styles will provide variety and permanence to the business district landscape.
- Mixed use developments, such as TOD zones, have unique opportunities for the shifting of design standards to more density. Building orientation and streetscapes should reflect a “Main Street” development.
- Building setbacks, offsets, massing, and adjacency.
- Natural light and sight lines.
- Building elevation and FAR limits.
- Accouterments and fenestration and materials.
- Accessory structures.

9.3.2 Building Character and Form

9.3.2.1 General Character

Architectural design shall be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color and materials.

The design code should carefully consider model mix to avoid monotony, yet maintain continuity of scale and character.

9.3.2.2 Building Lot Location

The code shall address the selection of each lot as it relates to characteristics of the lot. The basic land form of each lot must be preserved. The house type must be compatible with the grade conditions.

9.3.2.3 Height Restrictions

Height restrictions shall be established, where appropriate, within the development project.

9.3.2.4 Adjacent Building Heights

Attention to multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings.

9.3.2.5 Roofs

This guideline is primarily focused upon commercial and multiple family residential projects. (Footnote reference)

The codes shall include explanations and illustrations of how to minimize the visibility of rooftop equipment by grouping all plumbing vents, ducts and roof-top mechanical equipment away from the public view.

9.3.2.6 Exterior Wall Finishes

The codes shall address the exterior building design and detail on all elevations and will be coordinated with regard to color, types of materials, architectural form, and detailing to achieve harmony and continuity of design.

The codes shall address exterior materials and their durability.

9.3.2.7 Decks

9.3.2.8 Backyard Storage

All exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, fire sprinkler valves, irrigation backlog prevention devices, transformers, etc., shall be screened from view in a manner that is compatible with the building and site design. Generally, all such elements should be located to the rear of the site and/or away from major streets.

9.4 Detached Homes

The mass of the building should be compatible with those on adjacent lots, and also, appropriate to the lot on which it is located. Particular attention should be given to privacy in detached units on reduced lot sizes.

Design Codes must provide through text and graphic documents:

- Appropriate thematic architectural elements.
- Entrance location and treatment.
- The distribution of unit types and architectural styles.
- Landscape detail specifics for each lot.

9.5 Attached Homes and Multifamily Structures

In a Planned Development project, attached housing should meet all the appropriate requirements of detached housing.

Particular attention should be given to privacy in attached residential areas (i.e., visual contact between units, acoustical separation between units).

Design codes must provide through text and graphic documents:

- Maximum and minimum number of units per building.
- Requirements for periodic breaks in the facade.
- Treatment of corner units.
- Entrance treatments.
- Treatment of grade breaks between units.
- Treatment of major breaks in roof lines (i.e. full one story difference).

- Treatment of trash storage areas or solid waste management.
- Decks and patios.
- Private road standards.
- RV and Boat Storage.
- Accessory structures.
- Lot specific including landscaping treatment.

9.6 Special Requirements for TOD Zones

Design codes must provide, where appropriate:

- Orientation of commercial buildings to the streets.
- Orientation of parking.
- Location of sidewalks and streetscape.
- Bike parking areas.
- Design of Park and Ride/Kiss and Ride areas.
- Parking garage/ retail relationships.
- Design of bus stops or pullover areas.
- Design of grid pattern streets and avoidance of cul-de-sacs.

9.7 Enforcement

Design code must provide information regarding the following as it pertains to subdivision development and management:

- Transition plan from developer/builder to the Homeowner's Association.
- Covenants
- Establishment of long term Community Design Review Board.

Appendix A

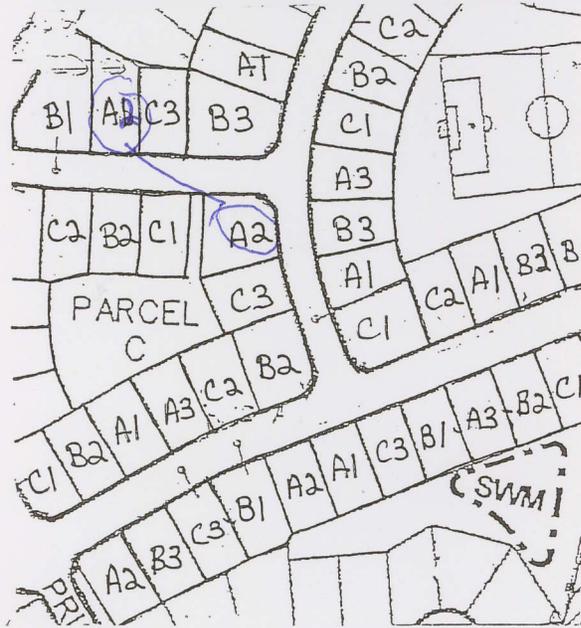
VINYL SIDING STANDARDS

Vinyl siding materials will be pre-approved by the SDARB based upon the following standards:

1. Vinyl products are certified by the Vinyl Siding Institute. Such products meet or exceed the requirements specified by ASTM D3679-Standard Specification for Rigid Vinyl Siding (American Society for Testing and Materials).
2. Installers should follow all the basic guidelines for installation provided by the manufacturer of the siding, best construction practices, and the guidelines provided by the Vinyl Siding Institute. The following items should be used as a guideline for the proper installation of siding:
 - A. Installed panels must freely move from side to side.
 - B. Nails or other fasteners must be placed in the center of the nailing slot. Allow about a 1/32" clearance between nail head and siding panel.
 - C. Rigid OSB or equal backerboard product must meet or exceed building standards.
 - D. A weather-resistant underlayment should be used under the vinyl siding panels.
 - E. Panels must be fully locked along the length of the bottom before attaching.
 - F. All flashing should be installed before installing siding.
3. A double nailing hem or flange shall be used.
4. Mill thickness of 0.42 or higher shall be used.
5. A lap height of 5/8 inch or greater shall be used.
6. Adequate trim detail and color variety shall be used.

APPENDIX B

Proximity to Similar Design Illustration
3 Floor Plans With Different Elevations



Lennox (Printed with permission of Brookfield Homes)

Model A



One



Two



Three

Oliver (Printed with permission of Brookfield Homes)

Model B



One



Two



Three

Preston (Printed with permission of Brookfield Homes)

Model C



One



Two



Three