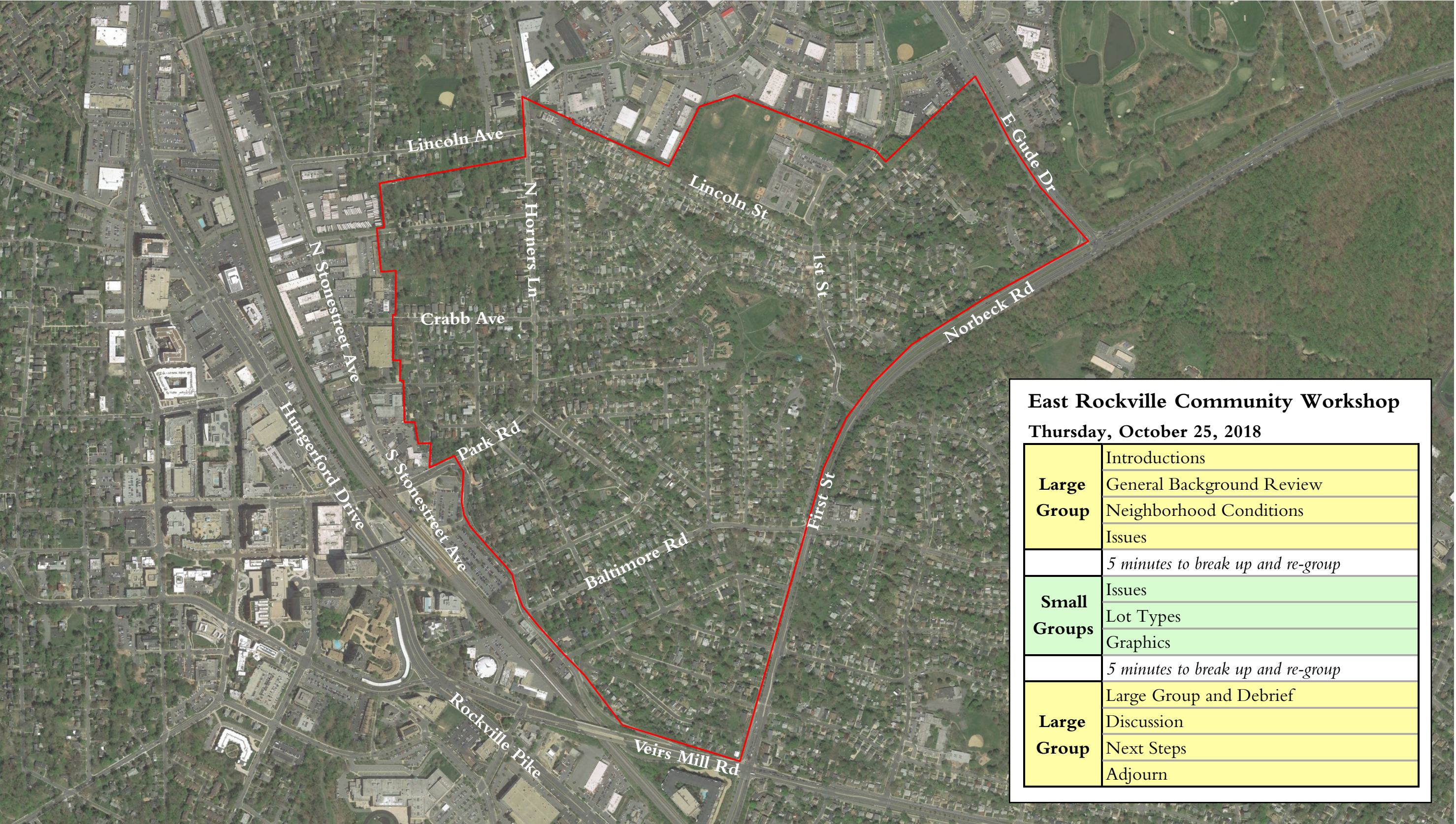


EAST ROCKVILLE DESIGN GUIDELINES
Rockville, Md.



East Rockville Community Workshop

Thursday, October 25, 2018

Large Group	Introductions
	General Background Review
	Neighborhood Conditions
	Issues
	5 minutes to break up and re-group
Small Groups	Issues
	Lot Types
	Graphics
	5 minutes to break up and re-group
Large Group	Large Group and Debrief
	Discussion
	Next Steps
	Adjourn

1. Site Visit.....
Site Tour Photos

2. General Background Review

2A. Relevant Plans and Policies.....
Rockville Plans and Documents

2C. Best Practices.....
Analysis of Urban Codes.....
Analysis of ADU Codes

Analysis of Architectural Standards

3. Neighborhood Existing Conditions

3A. Inventory of Neighborhood

East Rockville Context

Rockville Planning Areas

Planning Area: East Rockville Boundary

Subdivisions of East Rockville

Topography and Slope

Lot Slope Analysis.....

Existing Zoning (2016).....

Alley-served vs. Front-loaded Lots

Narrow and Deep vs. Wide and Shallow Lots

Owner Occupied vs Renter Occupied Lots.....

Age of Structures.....

Speed Limits.....

Traffic Counts (2004).....

On-street Parking Diagram.....

Vacant Lots.....

3B. Analysis of Recently-Built Projects Issues

Recent Builds & Additions

Photos of recent Builds and Additions

Analysis of recent Builds and Additions

3C. Analysis of Issues

3D. Analysis of Lot Types.....

Lot Types.....

Outlier Lots and Why

4A. Community Engagement Workshop (Oct. 25)

4A. Summary of the Issues Survey

5A. Draft Guidelines (Proposed Dec. 6)

4B. Community Engagement Meeting (Proposed Dec. 13)

5B. Revised Guidelines (Possibly second week in January)

6. Adoption Process

7. Final Revisions and Deliverables

x. Appendices

Bibliography

Urban Code Sample Pages

Code Sample Pages.....

SmartCode

Leander SmartCode.....

Cincinnati Form-Based Code

High River Land Use Bylaw.....

Edmonton Mature Neighborhood Overlay

Westmount Architectural Heritage Area Direct Control

Character Home Retention Incentive DC District

ADU Code Sample Pages

Gaithersburg Urban Cottage Text Amendment.....

Austin ADU Code.....

Fayetteville ADU Code.....

Portland ADU Code.....

Vancouver ADU Code.....

Garden Suites: How-to Guide

Flag Shaped Lots Pilot Program

Architectural Code Sample Pages

SmartCode Architectural Standards

Kentlands Code

WORKING DRAFT

General Background Review



An example of East Rockville’s historic character.



An example of East Rockville’s historic character.



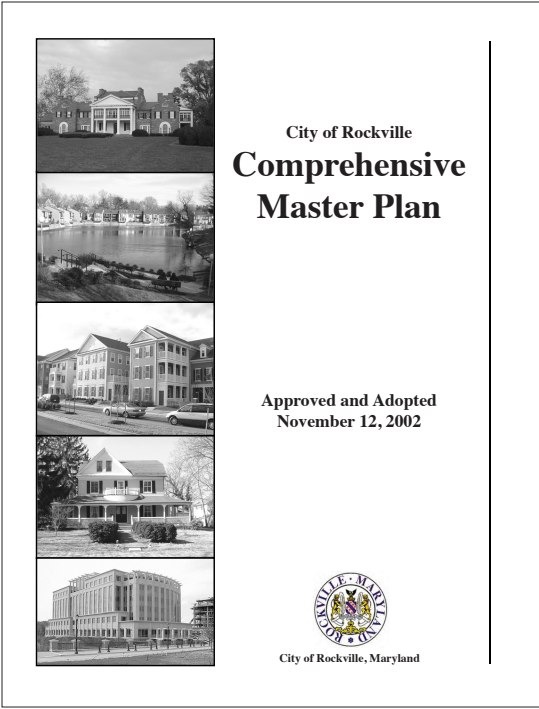
An example of a typical addition made to an original home.



An example of a typical addition made to an original home (third story).

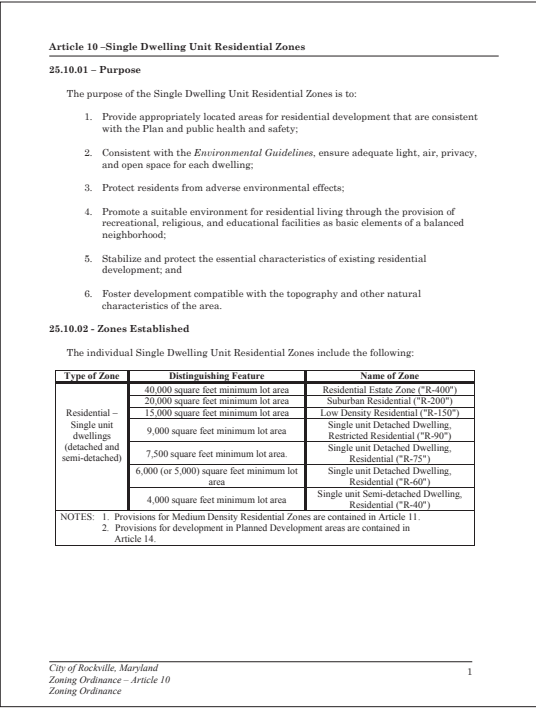
Site Tour Photos

The Design Guidelines Team was given a tour of the East Rockville Planning Area on August 27, 2018. The tour highlighted a few properties that had been recently built or added-onto, as well as some homes that represent the character of the neighborhood.

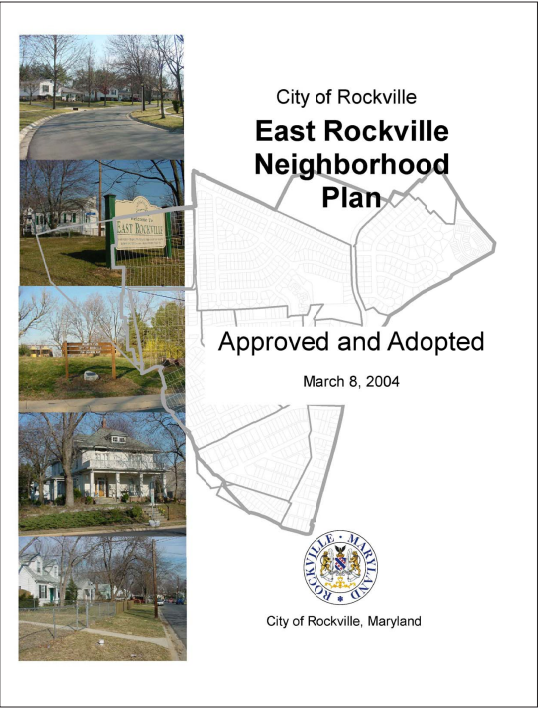


City of Rockville Comprehensive Master Plan (2002)

Planning Area 2: East Rockville



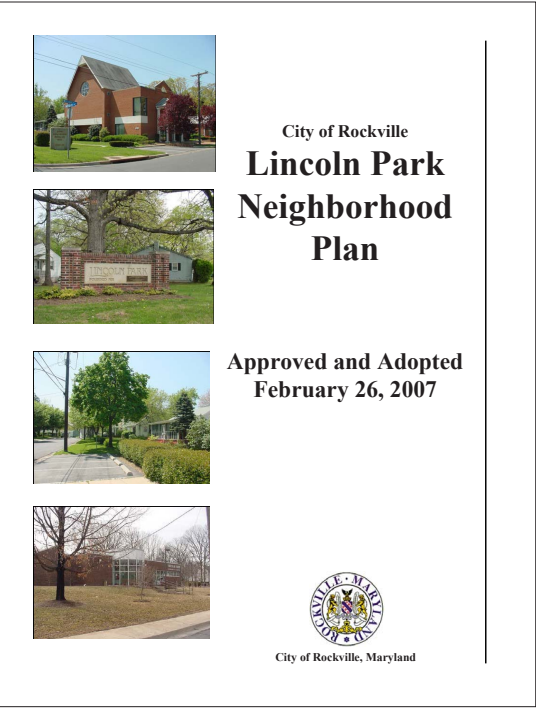
Rockville Zoning Ordinance: (Article 10 – Single Dwelling Unit Residential Zones)



East Rockville Neighborhood Plan (2004)

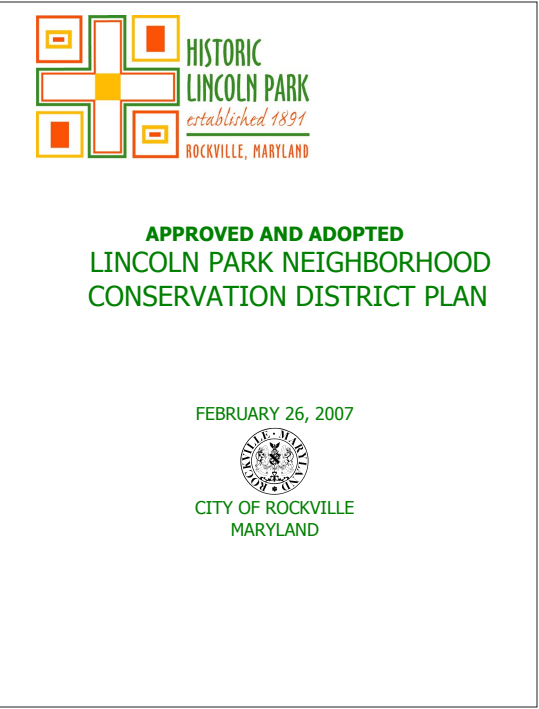
Chapter 1: Introduction

Chapter 3: Neighborhood Land Use



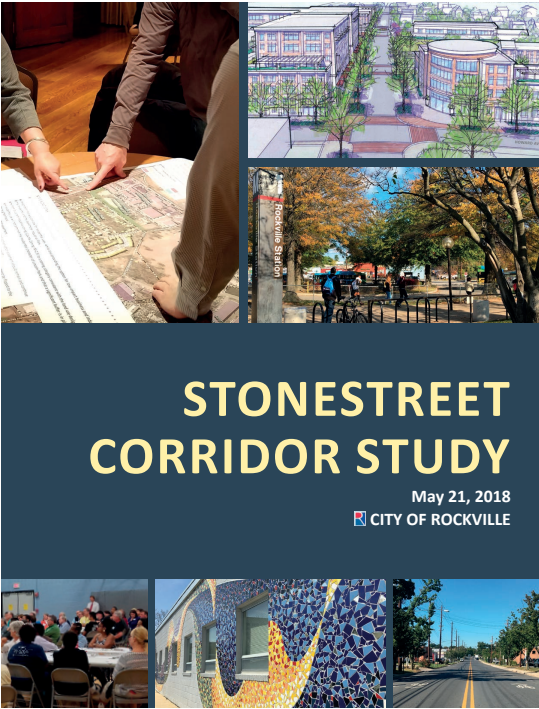
Lincoln Park Neighborhood Plan (2007)

(Reference only)



Lincoln Park Neighborhood Conservation District Plan (2007)

(Entire Document)



Stonestreet Corridor Study (2018)

(Reference only)

East Rockville Design Guidelines Discussion and Survey					
February 13, 2018			October 25, 2018		
	Very Important 2 points	Somewhat Important 1 point	Not Important 0 points	Total	
Building Mass and Scale	22	0	0	22	16+
Building Height	18	1	0	19	
Building Articulation (ex: breaking up building mass or blank walls with windows, changes in building materials, varying roof lines, etc.)	14	4	0	18	
Lot Coverage (percentage of the lot covered by buildings)	12	4	0	16	
Front Yard Paving (percentage of paving from driveways, porches, walkways)	10	4	0	14	12-14
Building Orientation (ex: where the house has its front)	8	6	0	14	
Home Additions	8	6	0	14	
Building Placement (ex: where the house is placed on the lot/how far from or close to the street)	8	4	0	12	
Porches and Stoops (ex. should new homes have them? certain styles?)	4	6	0	10	10-
Driveways and Garage Placement/Location	2	7	0	9	
Window and Door Types/Styles (architectural desgin)	4	3	0	7	
Roof Styles (architectural design)	2	4	0	6	
Building Material Types	0	6	0	6	

East Rockville Neighborhood Survey

Chapter 20.810

ACCESSORY DWELLING UNITS

Sections:

20.810.010	Purpose
20.810.020	Definition
20.810.030	Applicability
20.810.040	Development Standards
20.810.050	Submission Requirements
20.810.060	Conversions of Existing Accessory Structures.

Section 20.810.010 Purpose

Purpose. The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods.

(M-4209, Amended, 08/07/2017, Sec 2-Effective 06/20/17; M-3643, Added, 01/26/2004)

Section 20.810.020 Definition

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance.

(M-4209, Amended, 08/07/2017, Sec 2-Effective 09/06/2017; M-0931, Amended, 11/02/2009, Sec 2-Effective 12/2/2009; M-3643, Added, 01/26/2004)

Section 20.810.030 Applicability

A. Accessory dwelling unit applicability. ADUs shall be allowed as limited uses in all residential zoning districts (R-2, R-4, R-6, R-8, R-9, R-18, R-22, R-30, R-35) if in compliance with all of the development standards contained in Section 20.810.030 VMC below. ADUs shall not be allowed within non-residential zoning districts or in the following circumstances:

1. On properties not containing a detached single family dwelling
2. On properties containing activities requiring a home occupation permit pursuant to VMC 20.860.

B. Approval process. A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to Section 20.210.040 VMC, subject to the development standards contained in Section 20.810.040 VMC below. An ADU use is not subject to Site Plan Review.

(M-4209, Added, 08/07/2017, Sec 2-Effective 09/06/2017)

20.810 - 1

Vancouver ADU Code
City of Vancouver, B.C.
Vancouver, B.C.
City
Private Lot and Building
No
No
Yes
Not required
50% of primary dwelling or 800 s.f. max
No
No
Vancouver is the leader in ADU development in North America. Vancouver currently allows ADUs by-right, so there are no conditional reviews to have one built. Historically, ADUs were allowed in Vancouver, but in the 1950s the city outlawed them. In the 2000s, Planning and Housing Council proposed to have them re-legalized and was successful.
See page 42 for sample pages.

BUILDING SIZE

The total size of your building is determined by two regulations—floor area and site coverage.

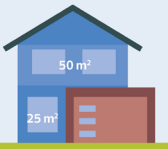
- Floor area** is the total square footage of your building.
- Site coverage** is the size of your building's footprint, or in other words, the amount of your property the building covers.

Floor Area (Square Footage)

The floor area of a garden suite includes the living area (bedroom, kitchen, etc.) and garage parking spaces.

The maximum total floor area allowed for a garden suite is **120 m²**, including living area and garage parking spaces.

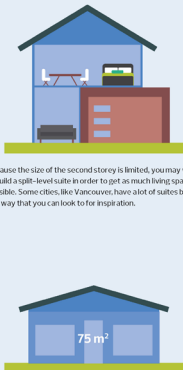
The maximum floor area of living space is **75 m²**, and the maximum is **30 m²**.



There are some restrictions on where the 75 m² living space can go—specifically how big the second storey can be. The maximum second storey floor area is the R1, R2, R3, R4, R5, R6, R7, R8, R9, and R9A zones is 50 m².



In every other zone, the maximum second storey living space can be 60 m². You can have an additional 15 m² at grade if desired.



Because the size of the second storey is limited, you may want to build a split-level suite in order to get as much living space as possible. Some cities, like Vancouver, have a lot of suites built this way that you can look to for inspiration.

On larger sites, you might also consider doing a single storey garden suite, with all living space at ground level.

If you're installing a stair case or elevator inside the building, you can include up to 4 m² from the living space for the stairs and 6 m² for the elevator and any landing areas.

10

City of Edmonton
Edmonton, Alb., Canada
City
City
No
Yes unless wheelchair accessible or near transit
No
No
484 s.f. maximum
Yes
Yes

The Garden Suite How-to Guide lays out a framework for the development of ADUs. The code was developed to promote residential in-fill in mature Neighborhoods. The code provides direction for permitted and discretionary uses, site/dwelling access, lot size, dwelling separation, height, roofs, and maximum site coverage. These regulations vary based on applicable land use district, the presence of laneways, and any additional accessory buildings on the property. The policies contained in this code are enacted via the overarching Land Use Bylaw.

See page 43 for sample pages.

BACKGROUND

Action 10 in Edmonton's Infill Roadmap (2014) is to

"Identify and support a range of pilot projects that explore creative and new forms of infill in order to provide learning opportunities for everyone. This will allow the City, builders and residents to test and learn from new ideas in creative and exciting ways."

The Flag Lot was an entry into the 2016 Edmonton Infill Competition (Action 8 of Edmonton's Infill Roadmap). It was originally titled the "Pork Chop Lot" and submitted by local architect Sherri Shorten. A flag lot subdivides a small parcel off of the rear end of an existing lot to accommodate a garden suite on its own separate title. The larger lot will retain street frontage plus access and utility servicing from the back lane through a narrow strip of land. The second, smaller lot will only have access and utility servicing via the lane.

SCENARIO 1

SCENARIO 2

Ongoing interest in garden suites and flag lots has been expressed through public engagement for Evolving Infill and the creation of the YE Garden Suites community organization.

Flag Shaped Lots Pilot Program

City of Edmonton

City of Edmonton

City

Private Lot and Building

No

Yes

No

Yes

484 s.f. maximum

Yes

No

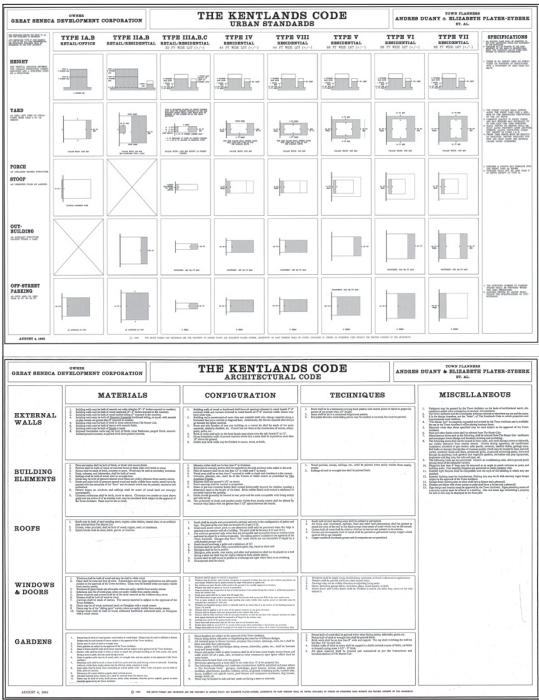
The Flag Shaped Lot Pilot is a small scale pilot project exploring the feasibility of developing/accommodating accessory dwelling units on a separate title within the City of Edmonton's mature Neighborhoods. The flag lot pilot proposes the subdivision of residential rear lane properties to create accessory dwelling units on their owned separately, while retaining rear lane access for servicing and access of the primary dwelling. The pilot is currently being implemented via DC2s on 3 properties in the City.

See page 44 for sample pages.

Design Standards

Municipalities that value their unique identity should have in place Design Standards that offer direction to property owners regarding the architecture and design issues that matter to the town.

Zoning ordinances typically address planning or “urban” issues—most notably such things as building form, placement and use. Design Standards pick up where zoning ordinances often leave off and address such things as construction materials, configurations and techniques. Design Standards come in all shapes and sizes and vary widely in their degree of specificity and detail.



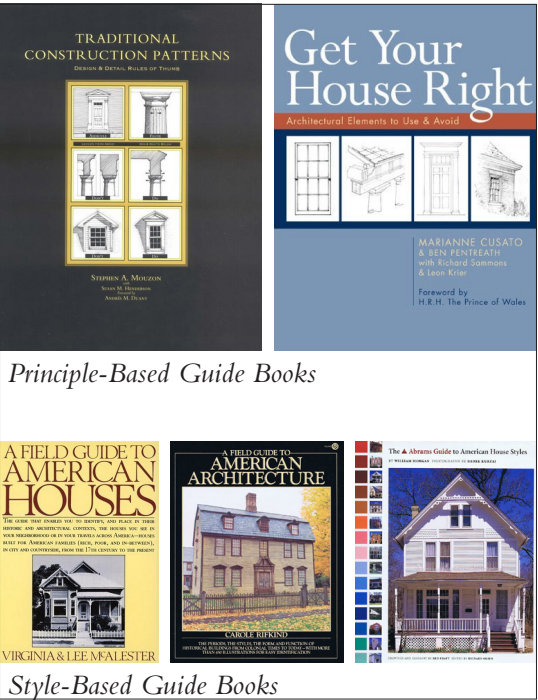
Key
Author
Jurisdiction
Jurisdiction Type
Scale
Includes Graphics
Includes Images
See Also (Similar Codes)

A Two-Page Code
DPZ & Co.
Kentlands Citizens’ Assembly
Neighborhood Association
Private Lot and Building
Yes
No
Seaside, Fl.

“The Kentlands Code” is a set of standards contained on two pages prepared for Kentlands in Gaithersburg, Maryland. The code still guides changes to homes in the community.

Sample Pages

See page 28 for sample pages.



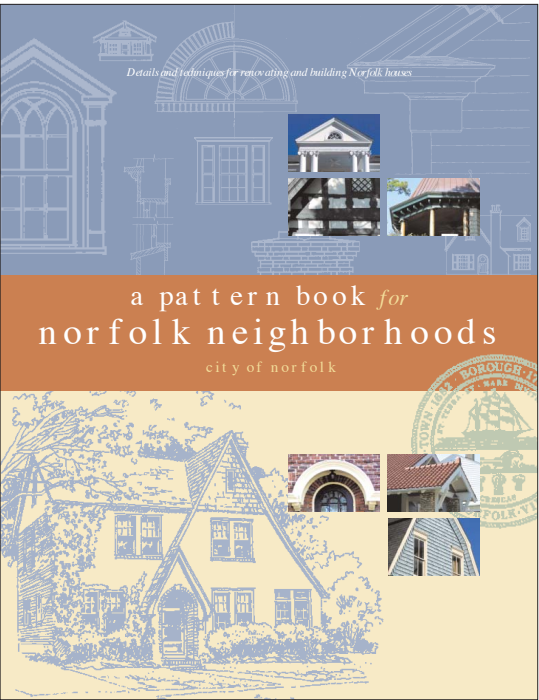
Principle-Based Guide Books

Style-Based Guide Books

“Adopt” These Books
Various
N/A
N/A
Private Lot and Building
Yes
Yes

One very inexpensive means of improving the aesthetic quality of architecture would be to “adopt” appropriate design references as either recommended or required design standards. Listed above are some of the best. In some cases, most importantly with the style guides, it would be important to identify only those portions that are appropriate for East Rockville. See “Bibliography” on page 36 for further resources.

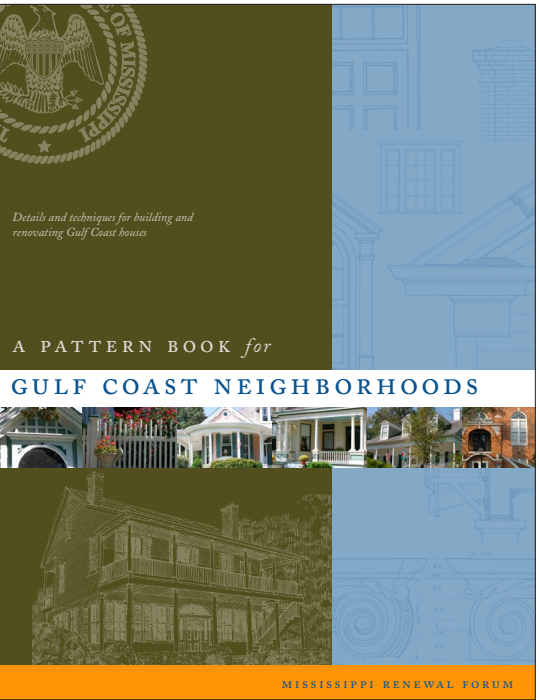
No Sample Pages



Style-Based Pattern Book
Urban Design Associates
Norfolk, Va.
City, Neighborhood
Private Lot and Building
Yes
Yes
Norton Commons,Ky., Celebration, Fl.,

A style-based pattern book is a great tool for a community that has identified the styles they would like to see in their community. Style-based standards direct designers to the massing, materials and details appropriate to particular styles thus ensuring that even designers who may not have training or experience in the selected styles can execute buildings correctly.

No Sample Pages



Principle-Based Pattern Book
Urban Design Associates
Various Coastal Mississippi Towns
City, Town, Neighborhood
Private Lot and Building
Yes
Yes
A Living Tradition (Architecture of the Bahamas) by Steve Mouzon

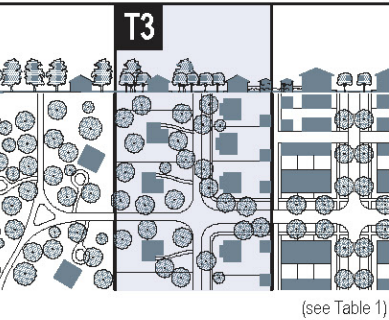
A principle-based pattern book identifies local architecture and construction patterns, without regard for style, and identifies the underlying principle. This principle becomes the design standard. An example might be to identify the pattern of very steep roofs in New England and identify that they are so because of the need to shed large amounts of snow. Thus the principle would be that roofs shall be steeply pitched to shed snow, regardless of the architectural style. This method offers designers greater freedom.

No Samples Pages

Outline of the SmartCode

	ARTICLE 2 REGIONAL SCALE PLANS		ARTICLE 3 & ARTICLE 4 COMMUNITY SCALE PLANS		ARTICLE 5 BUILDING SCALE PLANS
	A. Regional Sector		B. Community Unit	C. Transect Zones	Standards
Open Lands	01	Preserved Open Sector	None	T1 Natural Zone	Building Disposition Building Configuration Building Function Density Calculations Parking Standards Landscape Standards Signage Standards Supplementary Modules
	02	Reserved Open Sector	None	T2 Rural Zone	
New Development	G1	Restricted Growth Sector	CLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone	
	G2	Controlled Growth Sector	CLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone	
			TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
	G3	Intended Growth Sector	TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
			RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone T6 Urban Core Zone	
	G4	Infill Growth Sector	INFILL TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
Existing Development			INFILL RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone T6 Urban Core Zone	
				CB Civic Building CS Civic Space	
Other			SD Special Districts		

TABLE 15A. FORM-BASED CODE GRAPHICS - T3

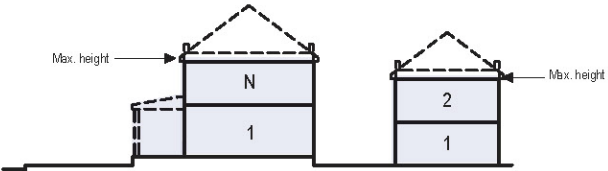


(see Table 1)

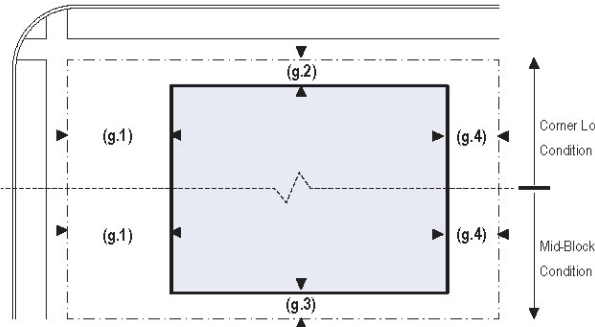
I. BUILDING FUNCTION (see Table 10 & Table 12)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
K. BUILDING CONFIGURATION (see Table 8)	
Principal Building	2 stories max.
Outbuilding	2 stories max.
F. LOT OCCUPATION (see Table 14f)	
Lot Width	72 ft. min 120 ft. max
Lot Coverage	60% max
I. BUILDING DISPOSITION (see Table 9)	
Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted
G. SETBACKS - PRINCIPAL BUILDING (see Table 14g)	
(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback
H. SETBACKS - OUTBUILDING (see Table 14h)	
(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min
J. PRIVATE FRONTAGES (see Table 7)	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Scoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted
Refer to Summary Table 14	
PARKING PROVISIONS	
See Table 10 & Table 11	

*or 15 ft. from center line of alley
*N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

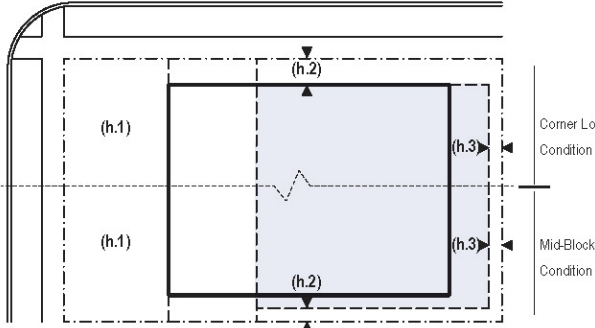
BUILDING CONFIGURATION
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



SETBACKS - PRINCIPAL BLDG
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING
1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT
1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side-rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.

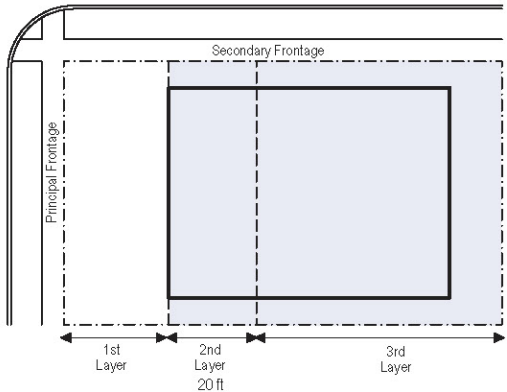
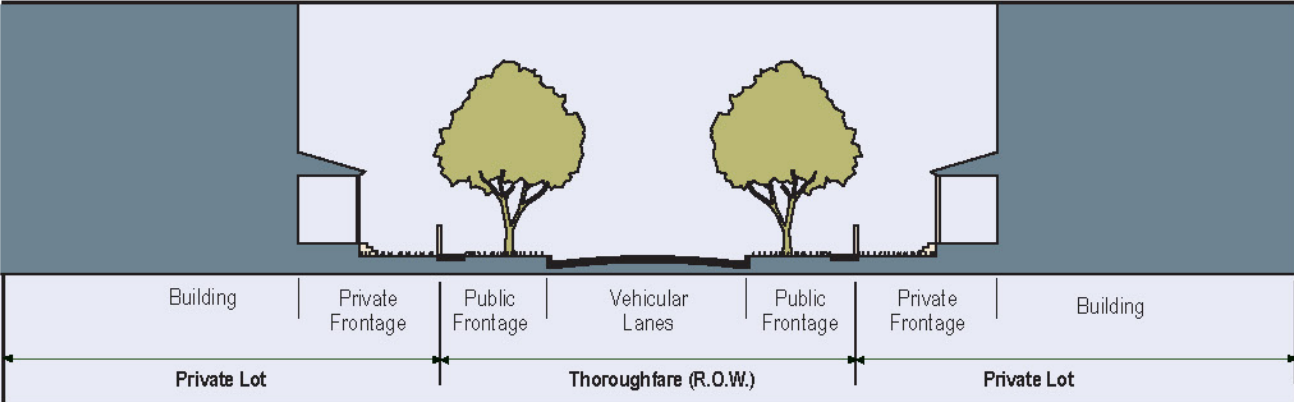
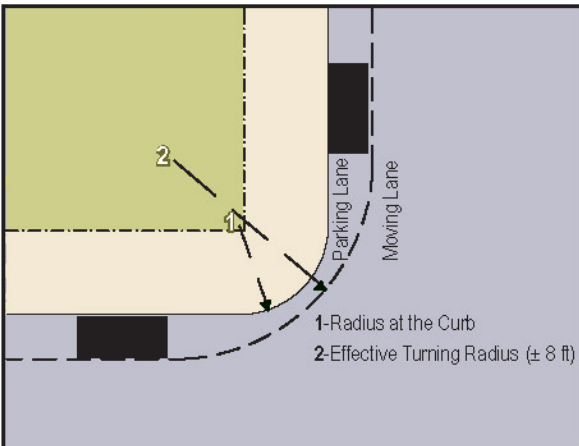


TABLE 17. DEFINITIONS ILLUSTRATED

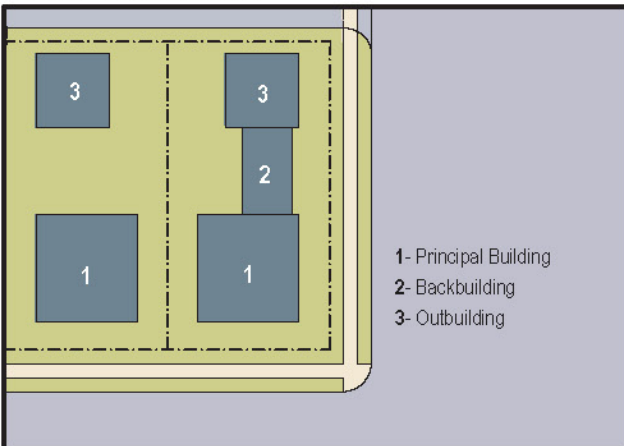
a. THOROUGHFARE & FRONTAGES



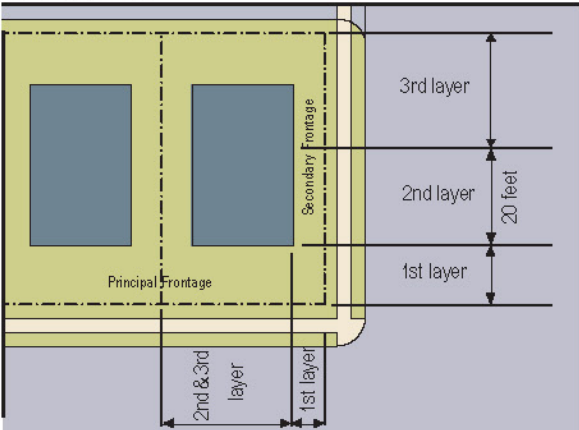
b. TURNING RADIUS



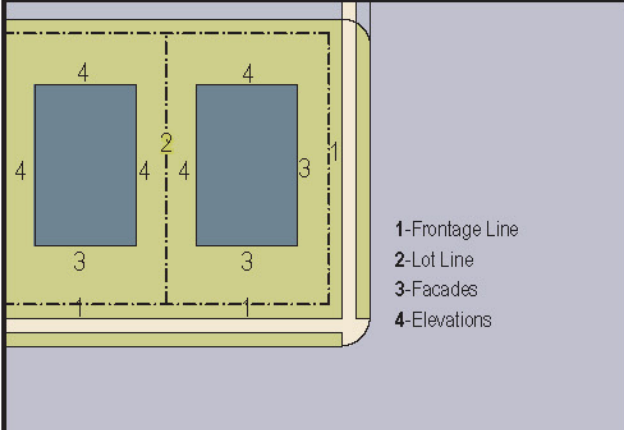
c. BUILDING DISPOSITION



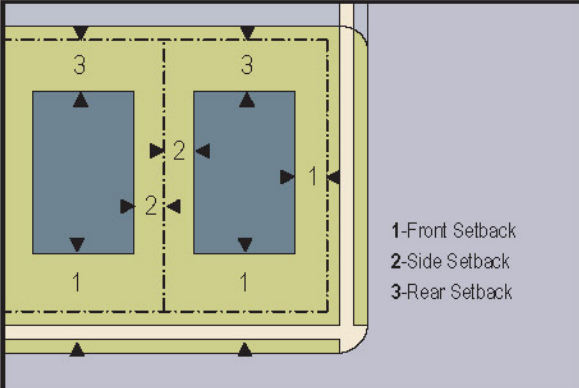
d. LOT LAYERS



e. FRONTAGE & LOT LINES

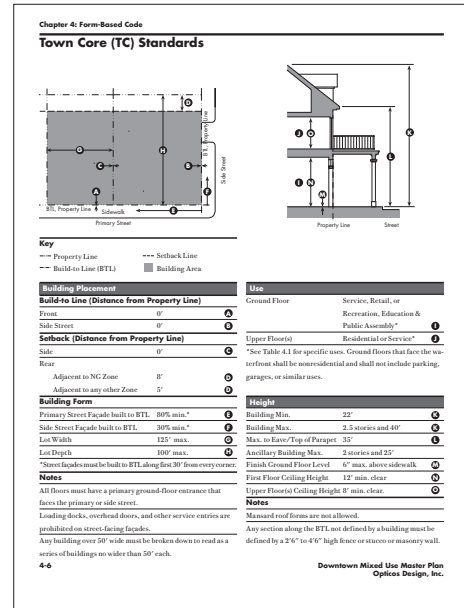
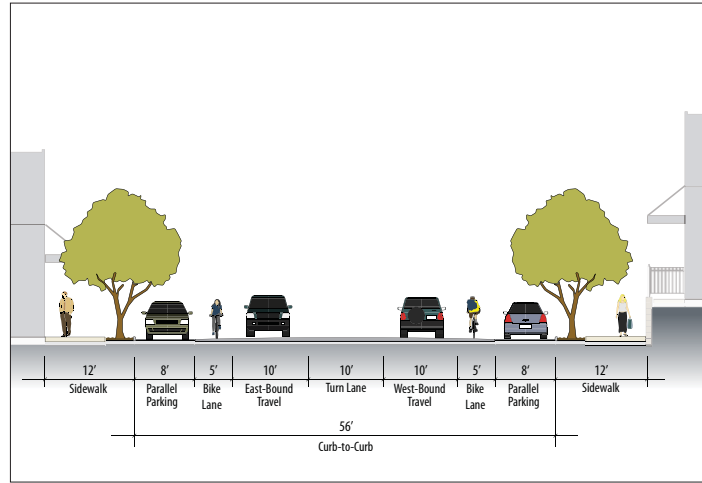


f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED





p: 510.558.6957
f: 510.898.0801
w: opticosdesign.com

T4 Neighborhood Medium Footprint (T4N.MF)

I703-2.60 T4 Neighborhood Medium Footprint (T4N.MF)



A. Intent

To provide variety of housing choices, in medium footprint, medium-density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving commercial adjacent to this zone, and support public transportation alternatives. The following are generally appropriate form elements in this zone:

Detached

Medium-to-Large Lot Width

Medium Footprint

Medium-to-Large Front Setback

Small-to-Medium Side Setbacks

Up to 2½ Stories

Elevated Ground Floor

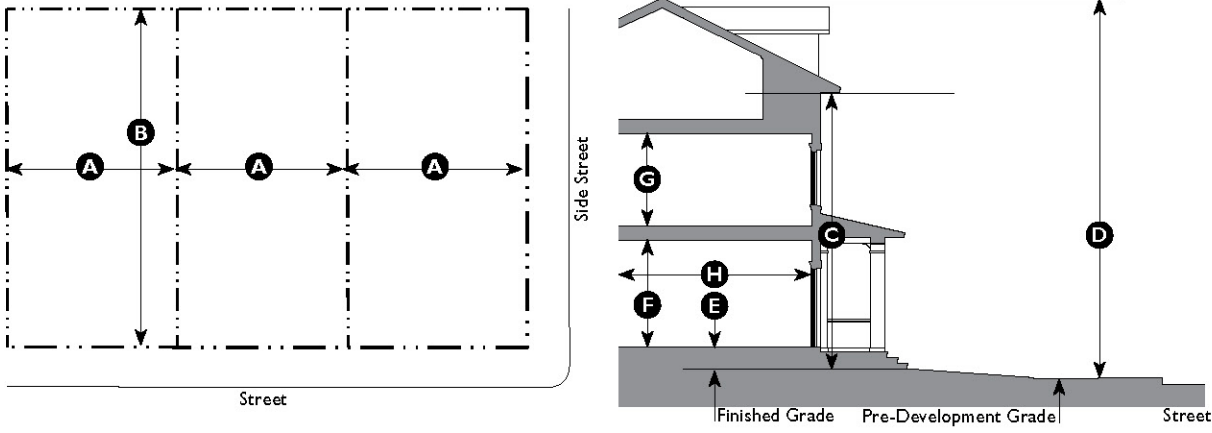
Primarily with Stoops and Porches

B. Sub-Zone(s)

T4N.MF-Open Zone (T4N.MF-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this transect zone and is illustrative only.



Key

--- ROW / Lot Line

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Carriage House	n/a	n/a	I703-3.40
Detached House: Medium	50' min.; 75' max.	80' min.	I703-3.50
Detached House: Compact	40' min.; 60' max.	80' min.	I703-3.60
Duplex	50' min.; 75' max.	100' min.	I703-3.80
Rowhouse	18' min.; 35' max.	80' min.	I703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	I703-3.100
Multi-Plex: Large	75' min.; 100' max.	100' min.	I703-3.110

D. Building Form

Height (See Section I703-5.60)

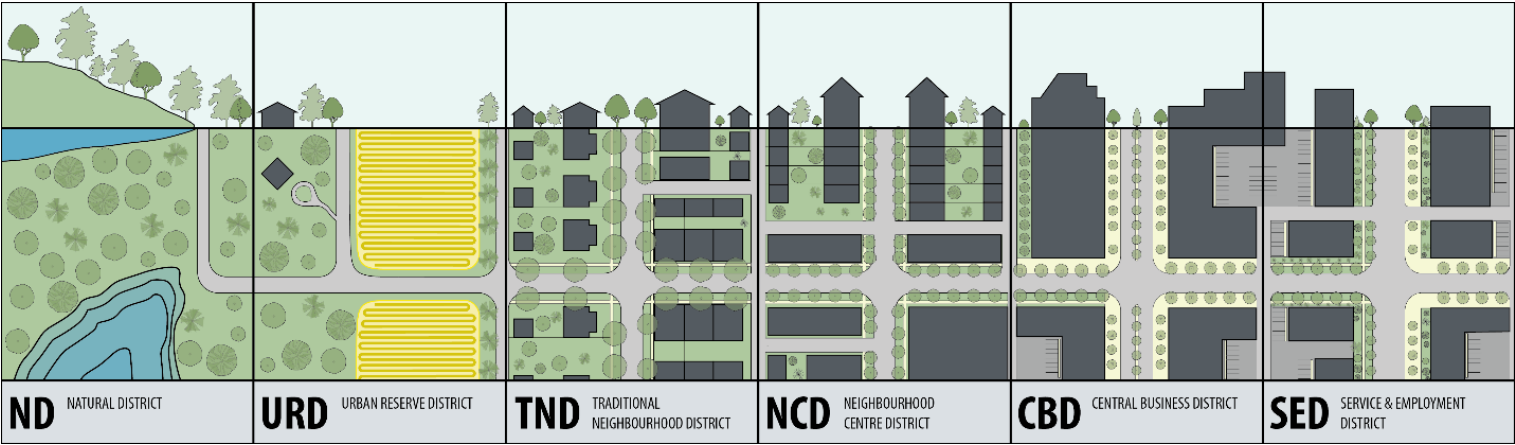
Main Building	
Stories	2½ stories max.
To Eave/Parapet	24' max. C
Overall	35' max. D
Accessory Structure(s)	
Accessory Dwellings	2 stories max.
Other	1 story max.
Ground Floor Finish Level Above Street Centerline	18" min. E
Ground Floor Ceiling	F
Service or Retail	12' min.
Upper Floor(s) Ceiling	8' min. G
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.	
Footprint	
Depth, Ground-Floor Space	24' min. H
Accessory Structure(s)	
Width	24' max.
Depth	32' max.

Miscellaneous

Loading docks, overhead doors, and other service entries shall be screened according to Section I703-5.50 (7) and not be located on primary street facades.

Administrative variations (Subsection I703-8.30) are available if the project meets visitability standards for Ground Floor Finish Level Above Street Centerline 18" min. requirement.

THE TOWN OF HIGH RIVER LAND USE BYLAW



BYLAW 4510/2017

Adopted April 24, 2017

PART 3: LAND USE DISTRICTS



(b) Vision The Traditional Neighbourhood District (TND) is intended to transition over time to incorporate a variety of housing forms and local services.



MATURE NEIGHBOURHOOD OVERLAY

REGULATIONS

JULY 2016



Edmonton



REGULATION 03

Where the Site Width is 18.3 m or greater:

- a. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
- b. the minimum interior Side Setback shall be 2.0 m; and
- c. on a Corner Site, the Side Setback requirements on the flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

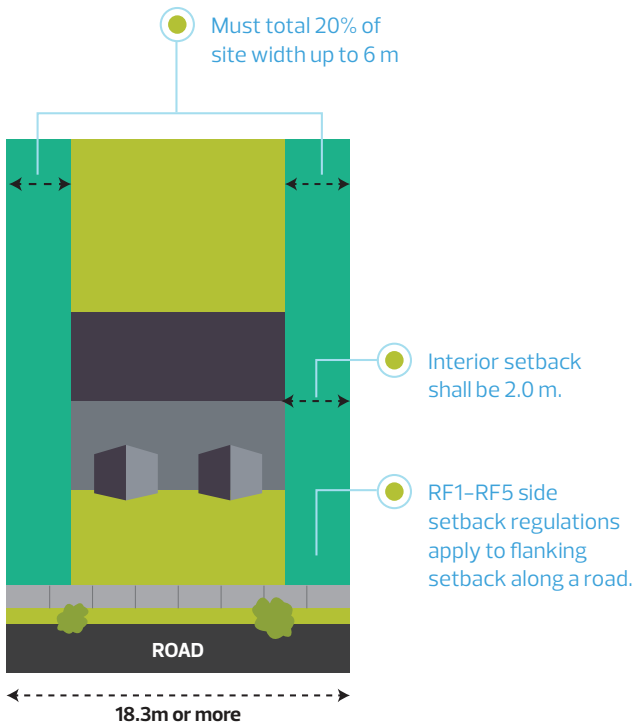
PURPOSE

Specifying special side setback requirements for wide lots. Contextually, wider lots generally have larger side yard setbacks.



Mature Neighbourhood Overlay Regulations

Edmonton



● **REGULATION 04**

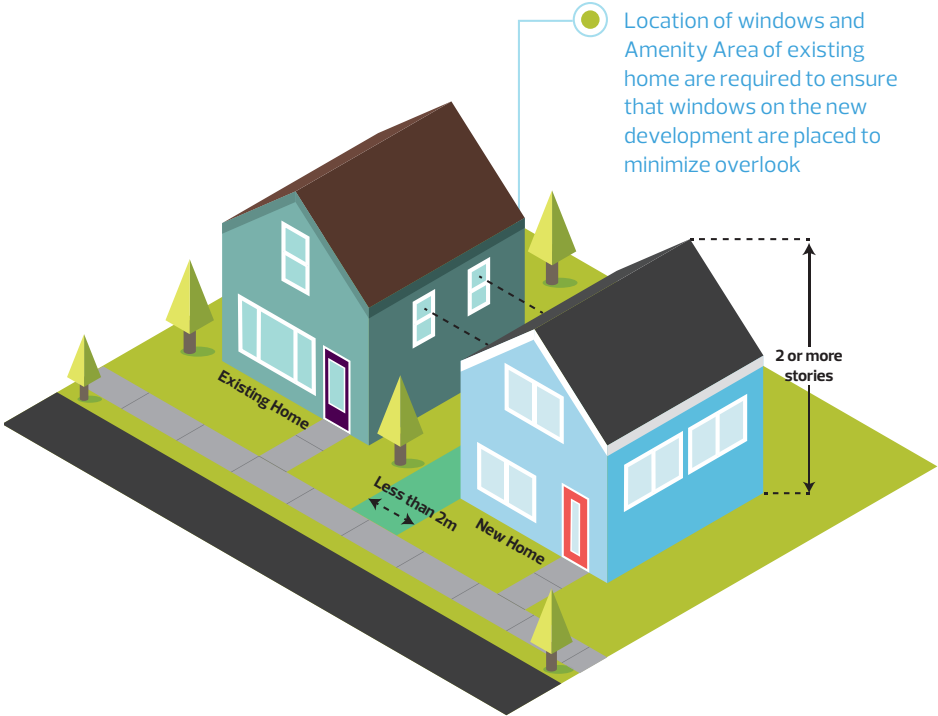
Where a structure is two or more storeys and an interior Side Setback is less than 2.0 m, the applicant may be required to provide information regarding the location of windows and Amenity Areas on adjacent properties, and the windows of the proposed development shall be located to minimize overlook into adjacent properties.

PURPOSE

To ensure that the placement of windows in new developments is contextually sensitive to the adjacent existing development ensuring adequate privacy.



Mature Neighbourhood Overlay Regulations



● **REGULATION 10**

Regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and

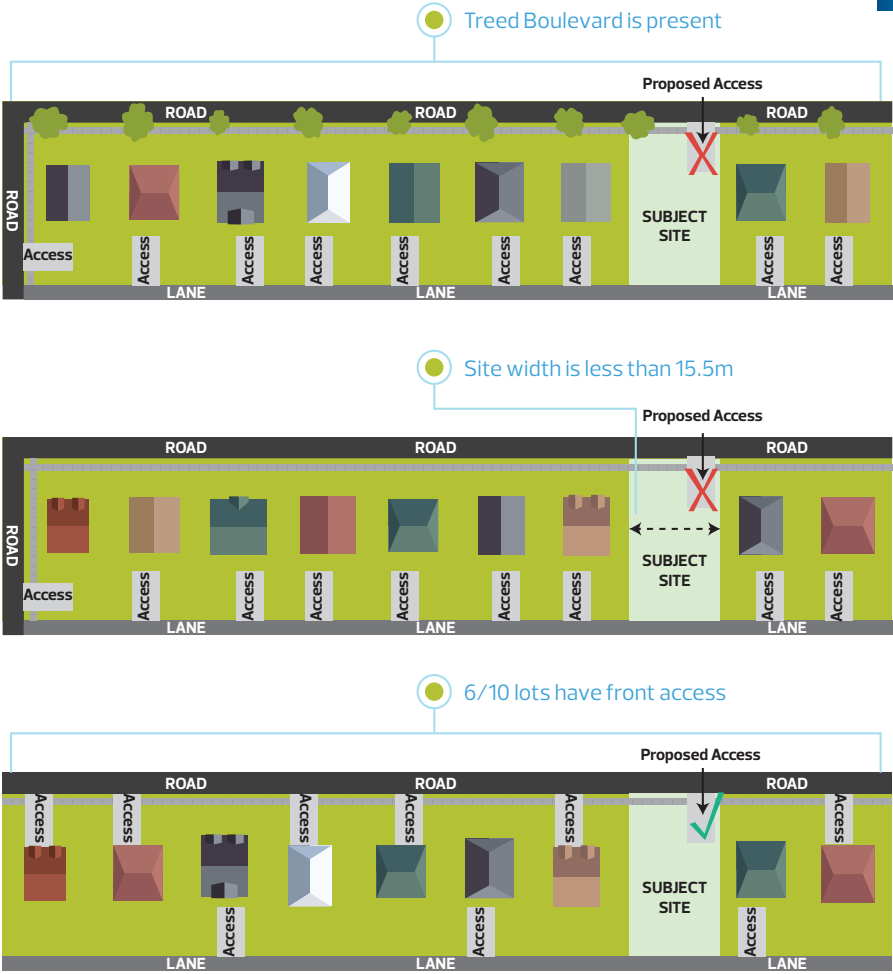
- a. a Treed Landscaped Boulevard is present along the roadway adjacent to the property line;
- b. the Site Width is less than 15.5 m; or
- c. fewer than 50% of principal Dwellings on the blockface have vehicular access from the front or flanking roadway.

PURPOSE

- a. To maintain the pedestrian environment and protect the treed boulevard by limiting curb cuts for driveways.
- b. To only allow front driveways on wider lots.
- c. To only allow front driveways in areas where 50% or more of the dwellings on a block have front access driveways.



Mature Neighbourhood Overlay Regulations



Welcome

Westmount Architectural Heritage Area Rezoning

DROP-IN WORKSHOP 2



SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

WESTMOUNT ARCHITECTURAL HERITAGE AREA: DIRECT CONTROL

Simple Foursquare



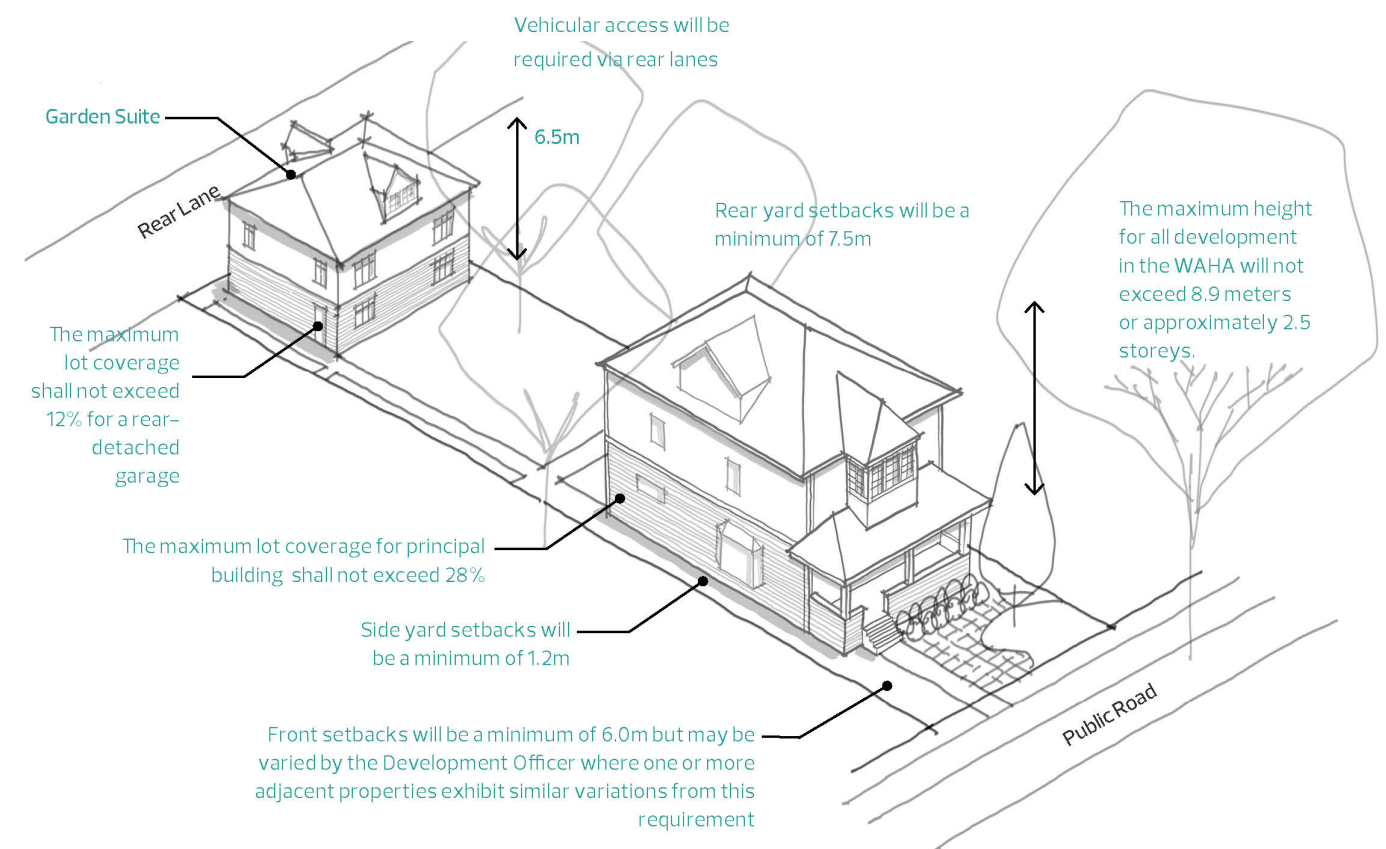
Foursquare with Craftsman Influences



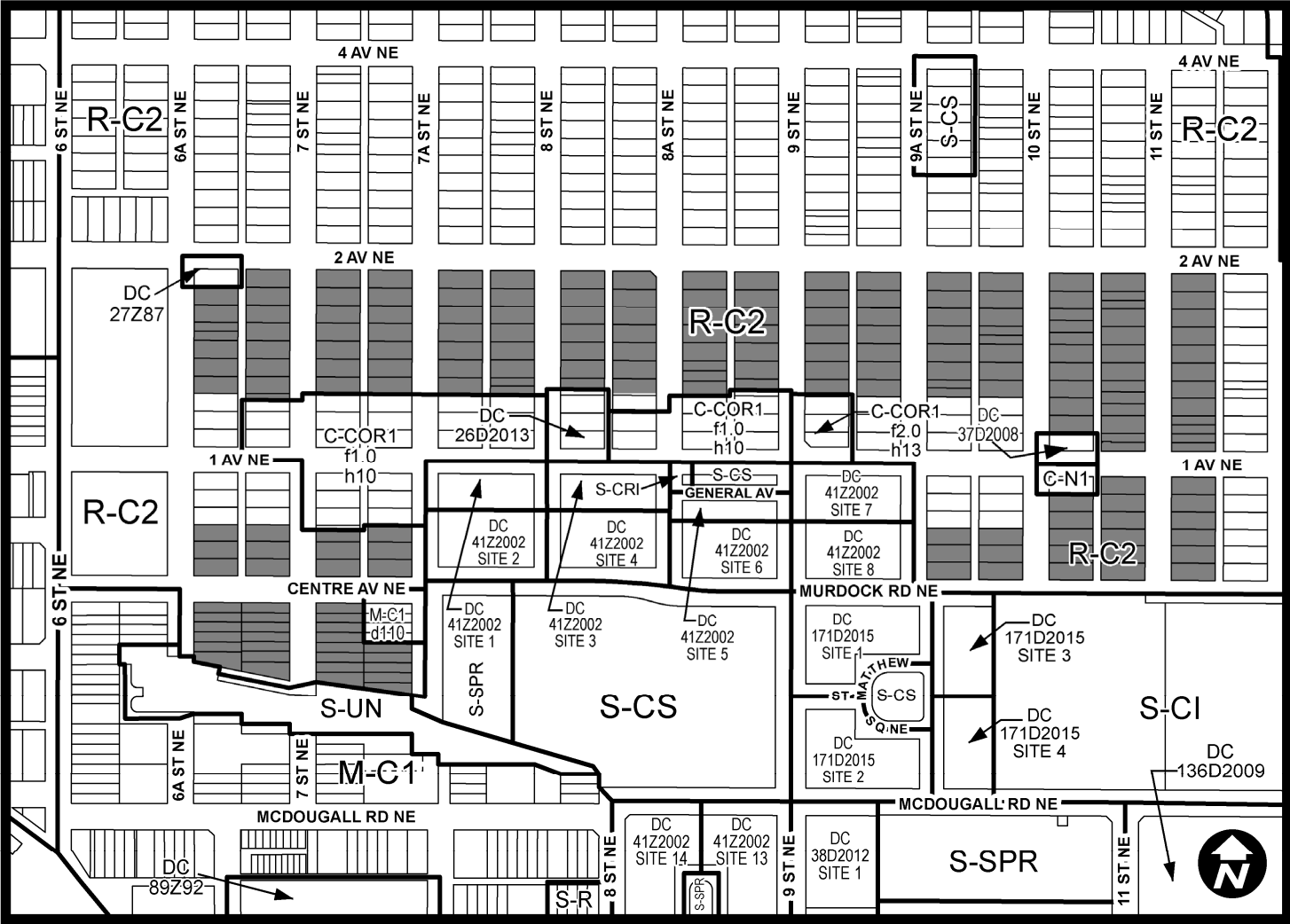
Craftsman Home



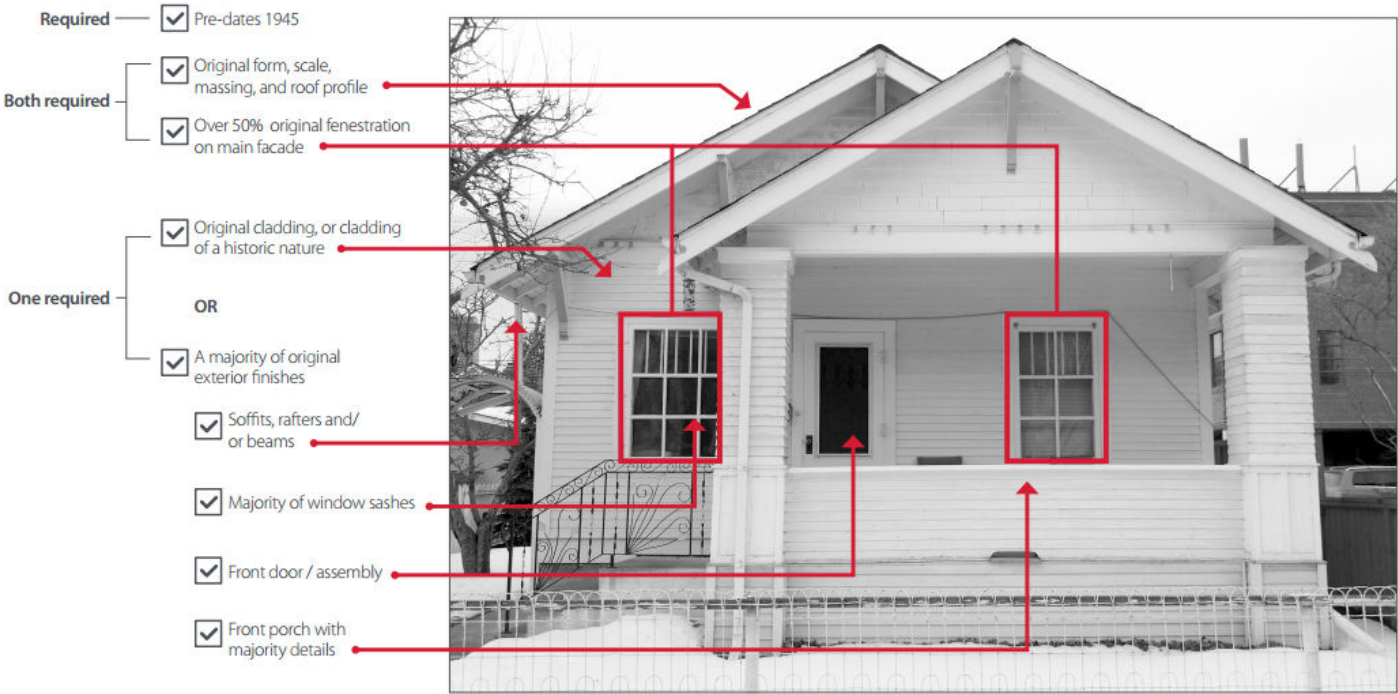
Craftsman Bungalow



SCHEDULE A



- (iv) not include:
- (A) elements of a permanent nature which have been added to the principal **street** facing façades of the **building** that would not have been present historically and which negatively impact the heritage character and integrity of the home.



OWNER
GREAT SENECA DEVELOPMENT CORPORATION

THE KENTLANDS CODE URBAN STANDARDS

TOWN PLANNERS
ANDRES DUANY & ELIZABETH PLATER-ZYBERK
ET. AL.

THE DEVELOPER RETAINS THE RIGHT TO ADJUST THE STANDARDS AS NECESSARY.
LOTS DESIGNATED "TYPE X" (FOR EXAMPLE ALL LOTS IN THE OLD FARM NEIGHBORHOOD) ARE EXCEPTIONS. STANDARDS SHALL BE DETERMINED BY THE TOWN ARCHITECT.

HEIGHT

THE VERTICAL DISTANCE BETWEEN THE AVERAGE ENFRONTING STREET ELEVATION AND A SPECIFIED POINT ON A STRUCTURE.

YARD

AN AREA LEFT FREE OF STRUCTURES MORE THAN 2 FT. IN HEIGHT.

PORCH

AN UNGLAZED ROOFED STRUCTURE.

STOOP

AN UNROOFED STAIR OR LANDING.

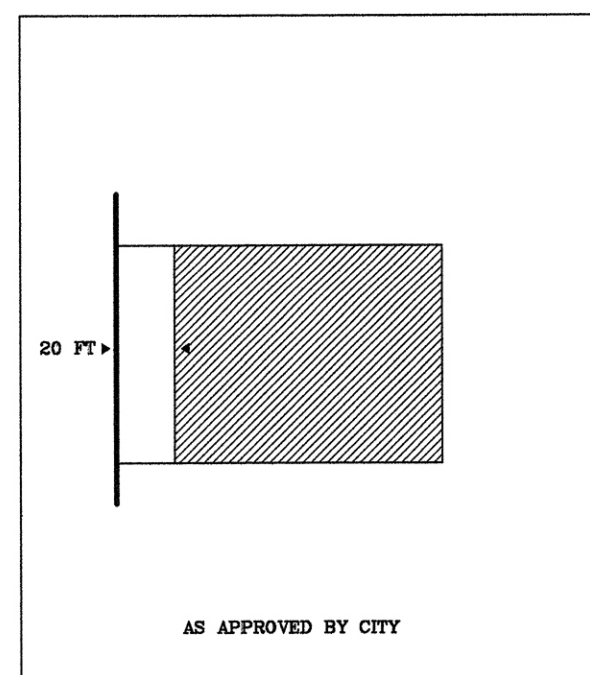
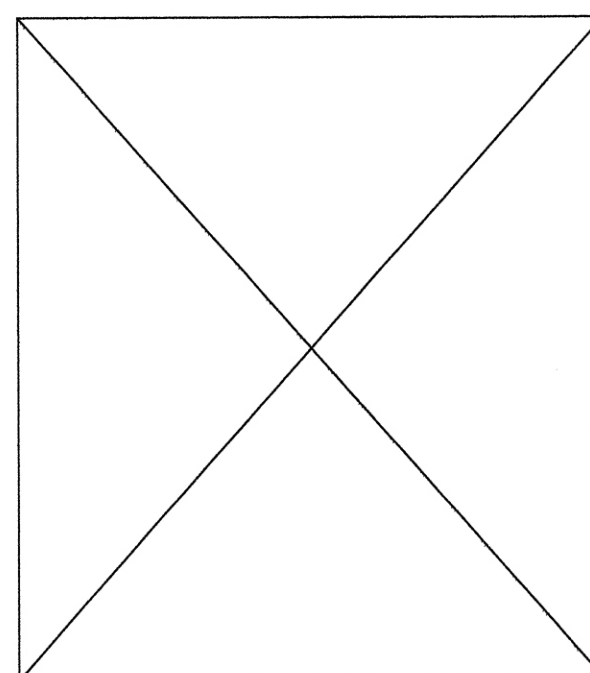
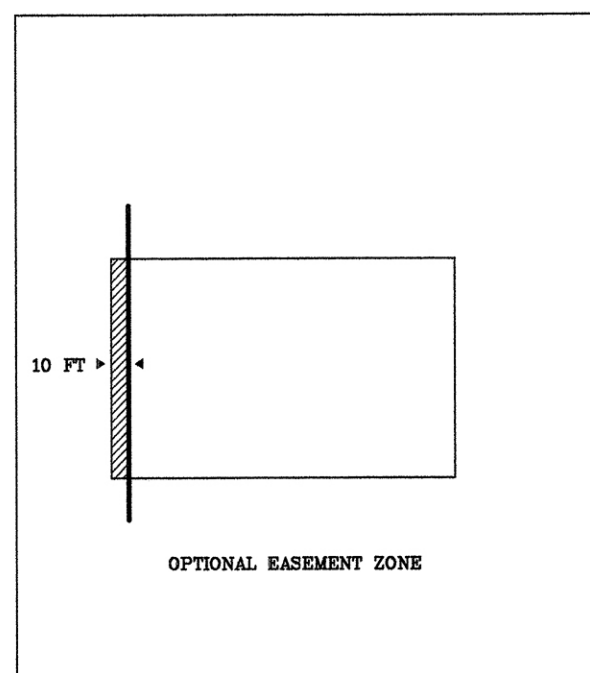
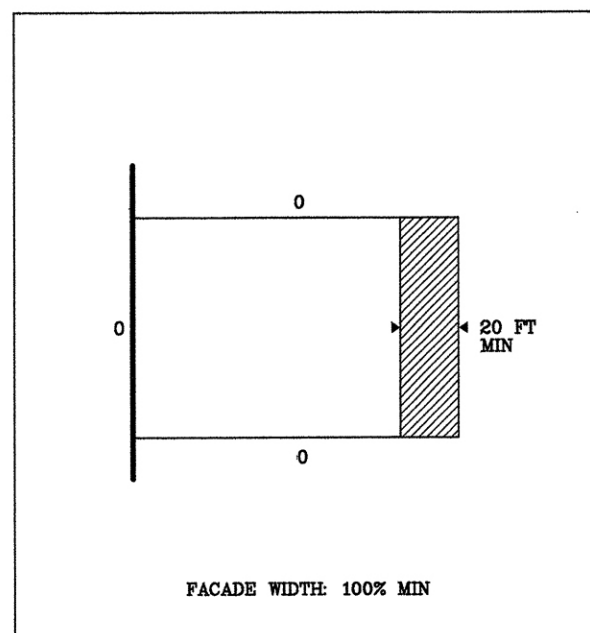
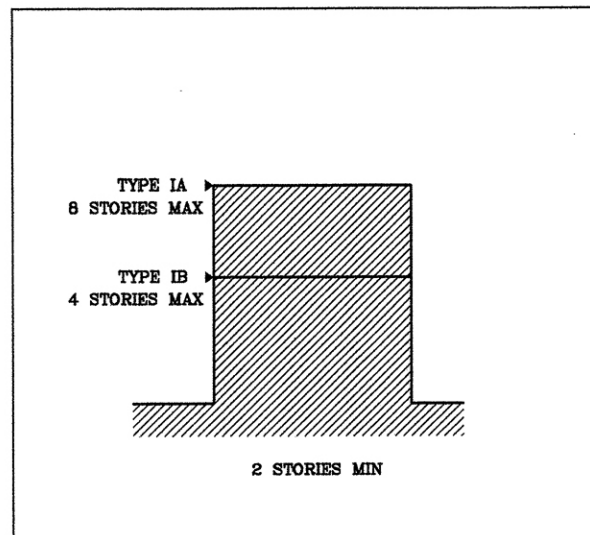
OUT-BUILDING

AN AUXILIARY STRUCTURE LOCATED WITHIN A YARD.

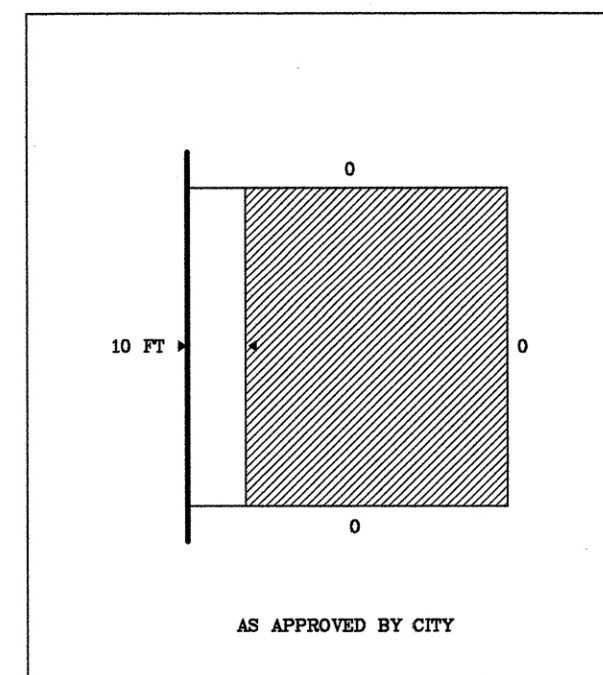
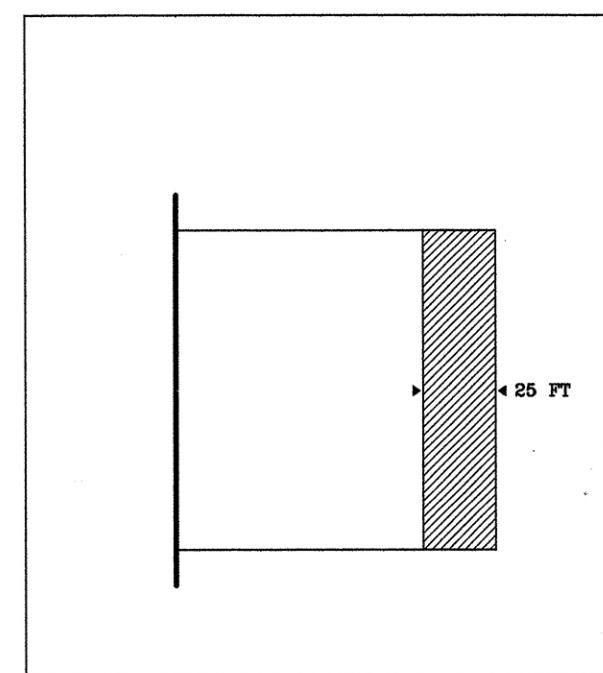
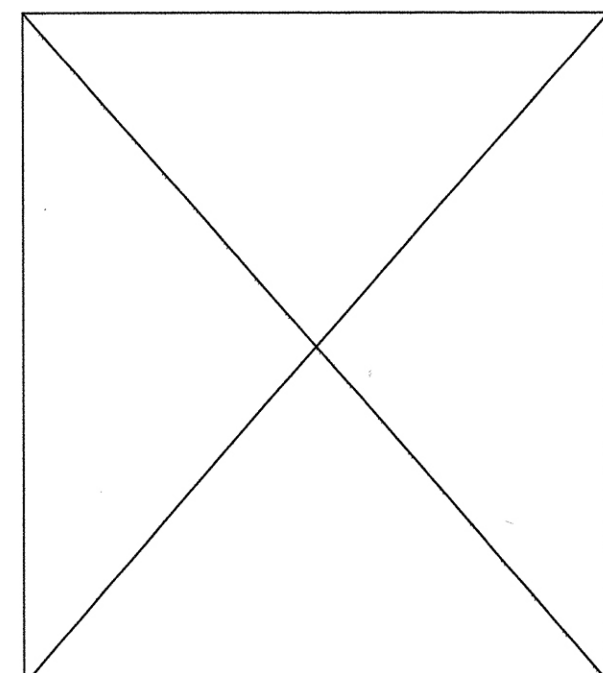
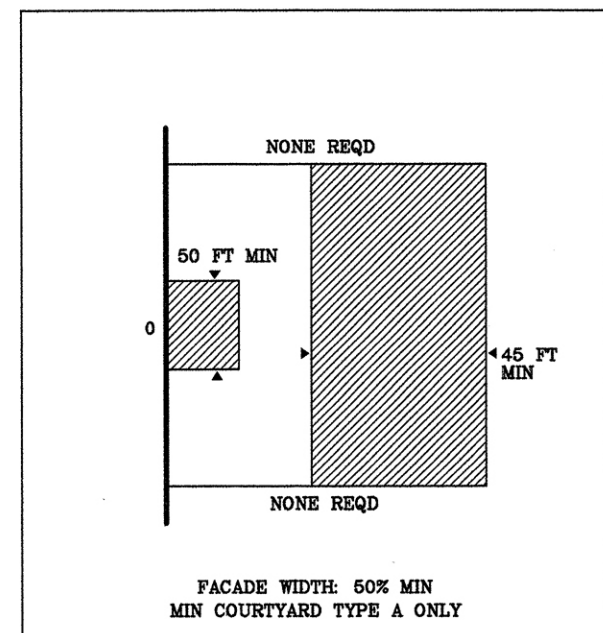
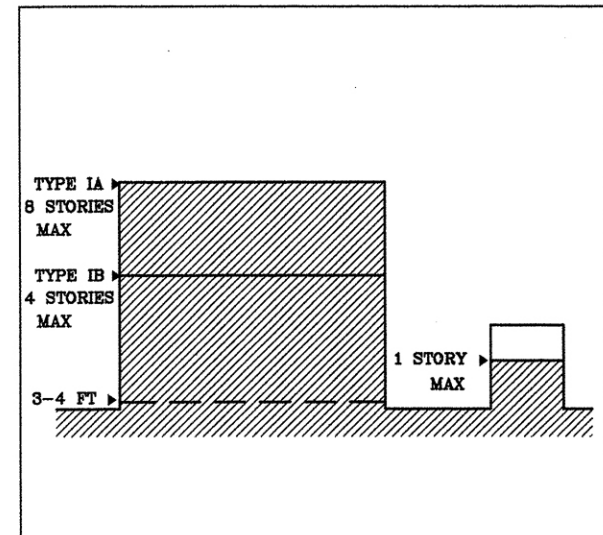
OFF-STREET PARKING

AN OPEN AREA NO LESS THAN 10 FT. BY 20 FT.

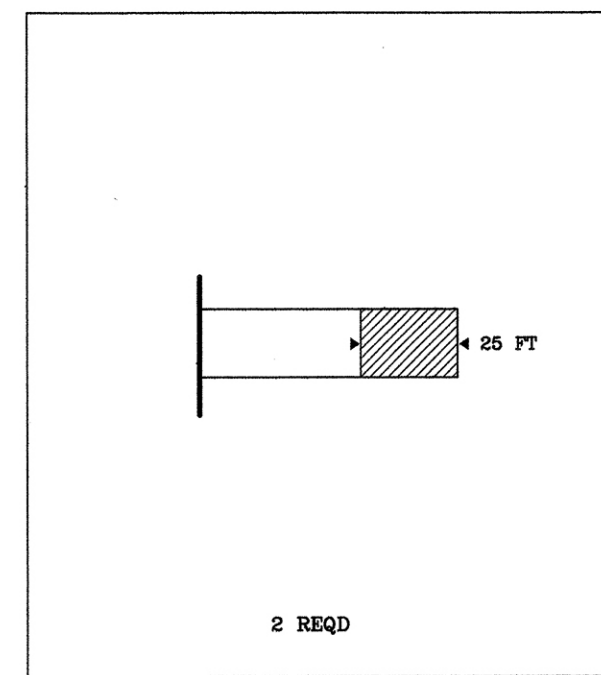
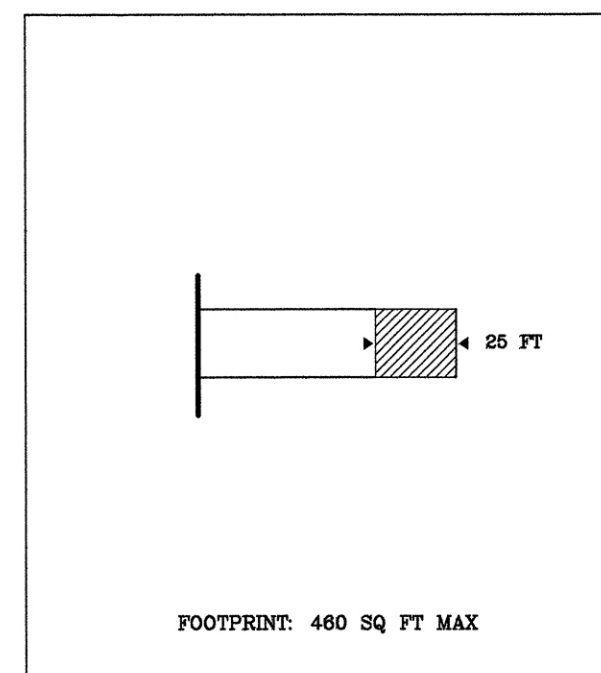
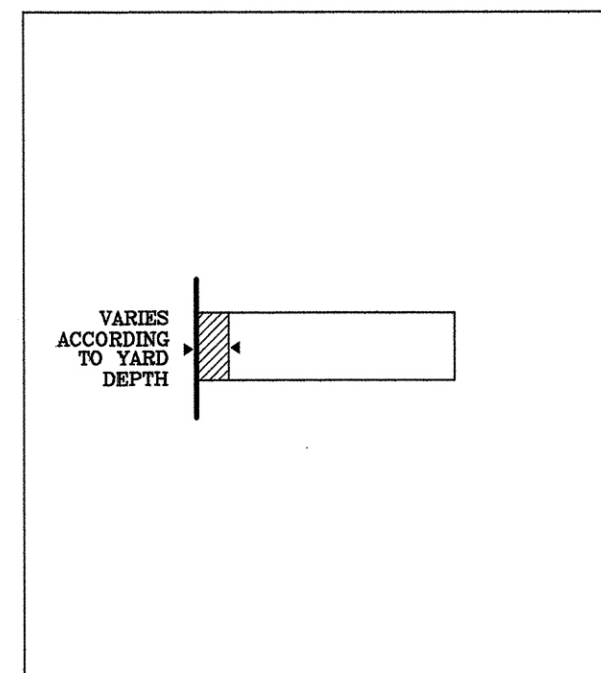
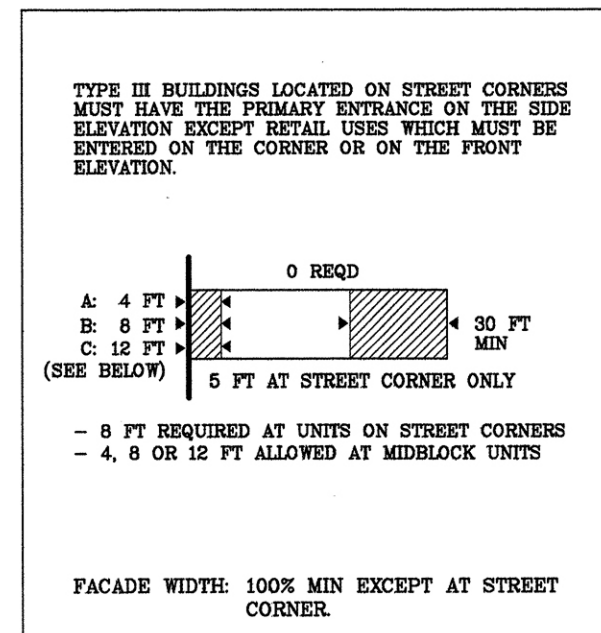
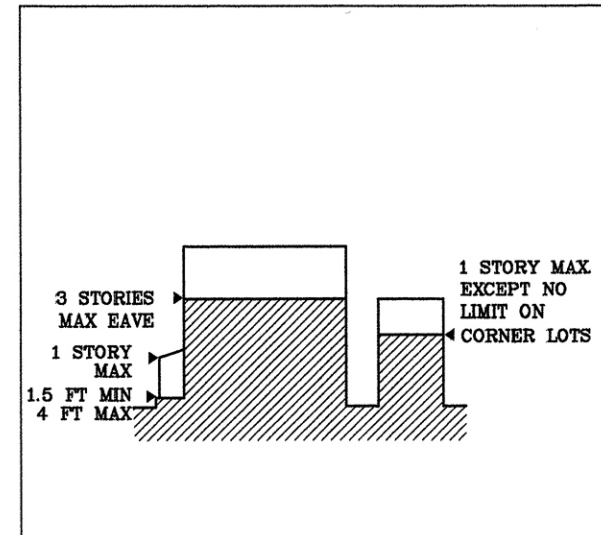
TYPE IA,B RETAIL/OFFICE



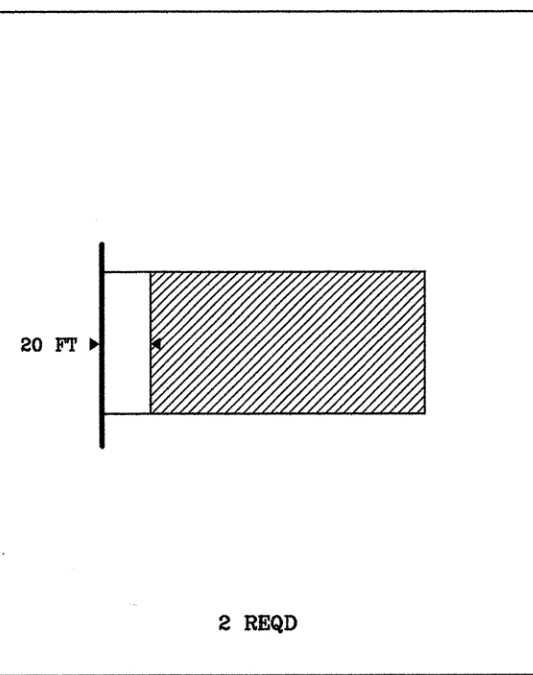
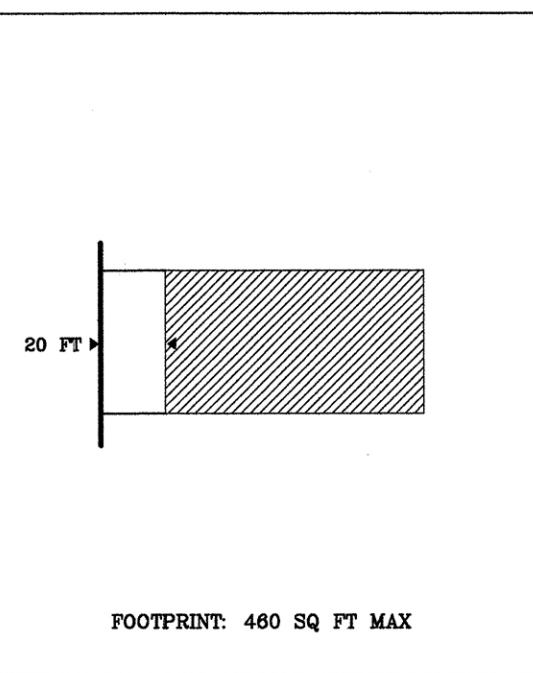
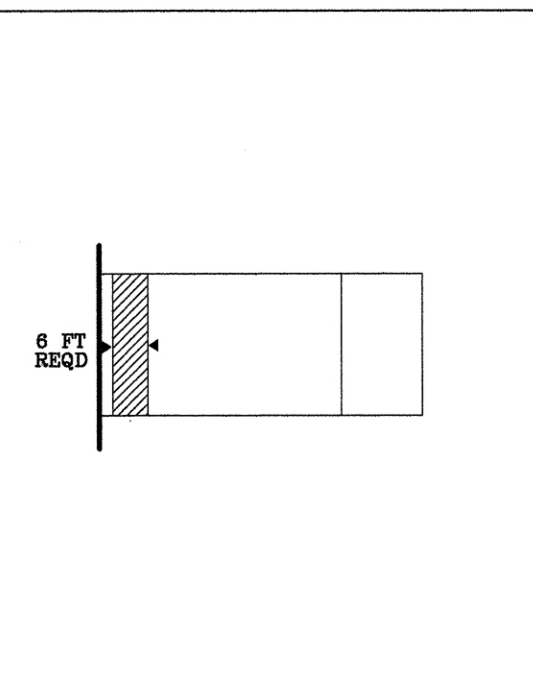
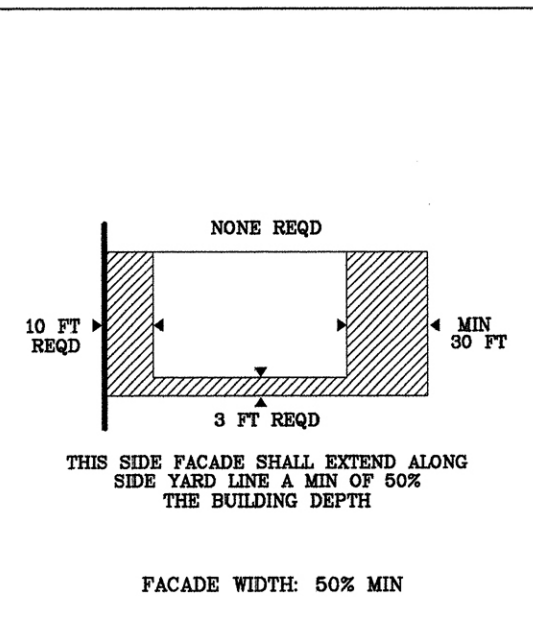
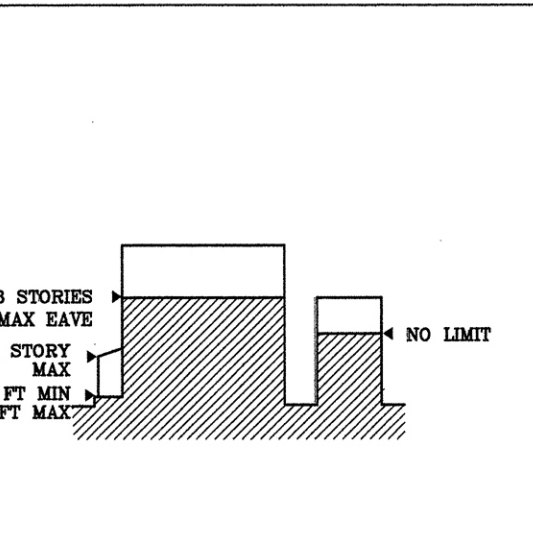
TYPE IIA,B RETAIL/RESIDENTIAL



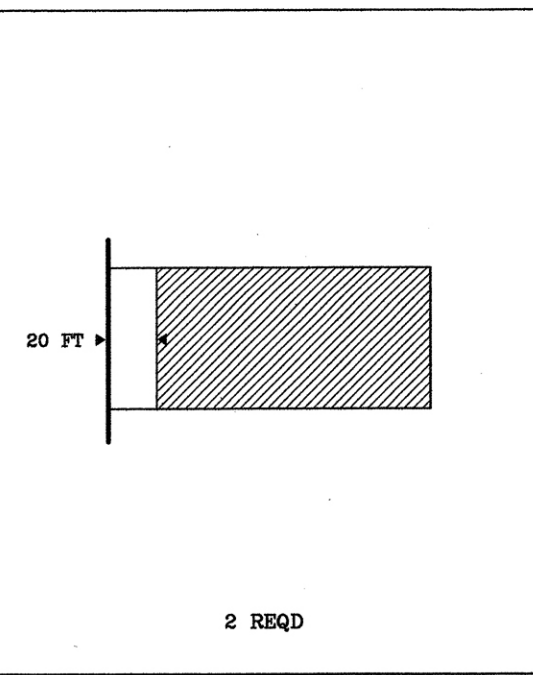
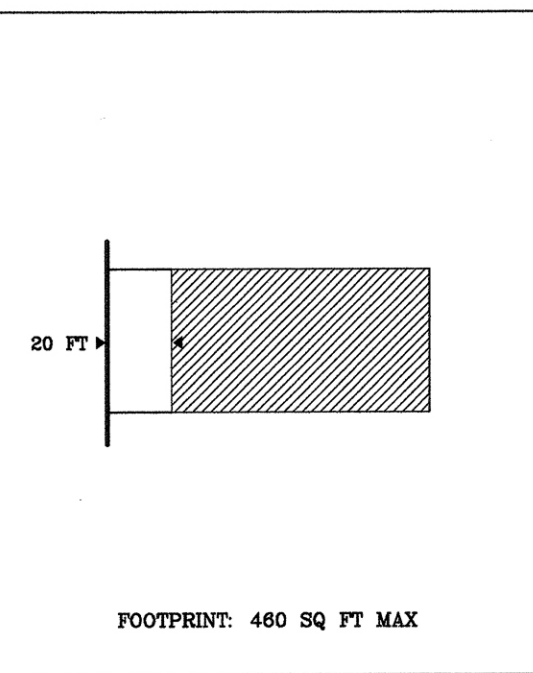
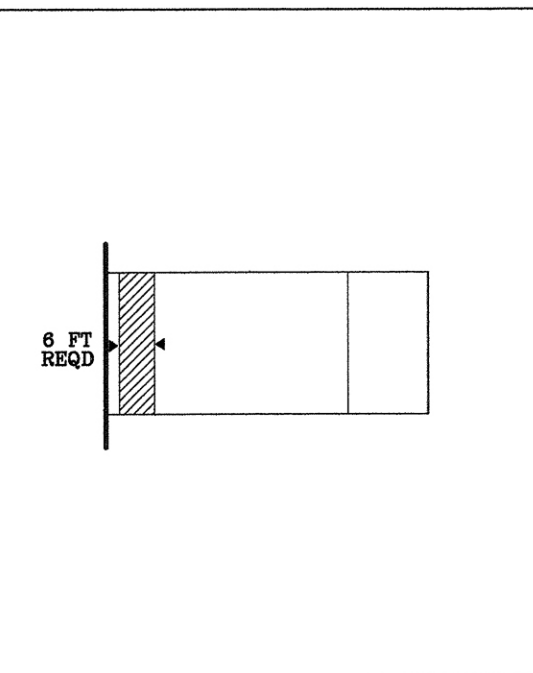
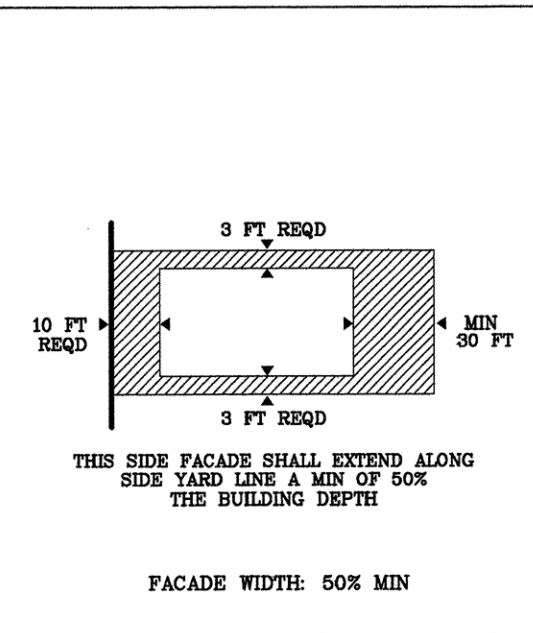
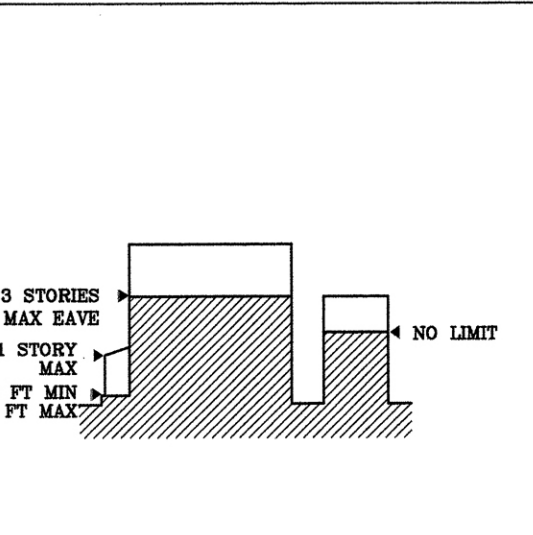
TYPE IIIA,B,C RETAIL/RESIDENTIAL 22 FT WIDE LOT (+/-)



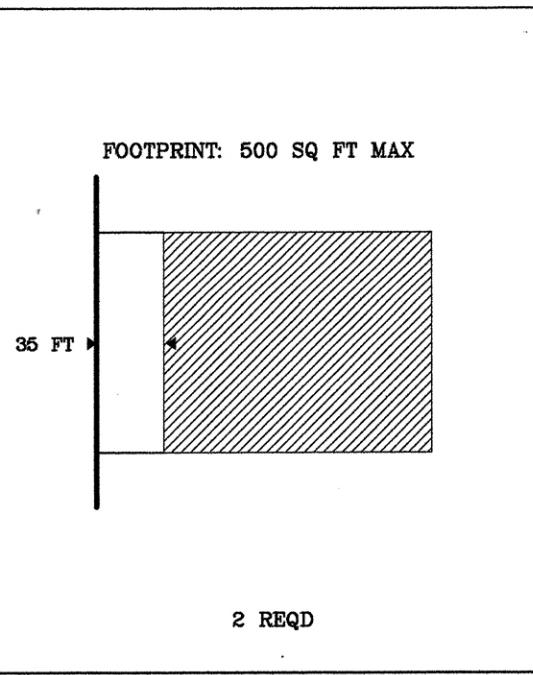
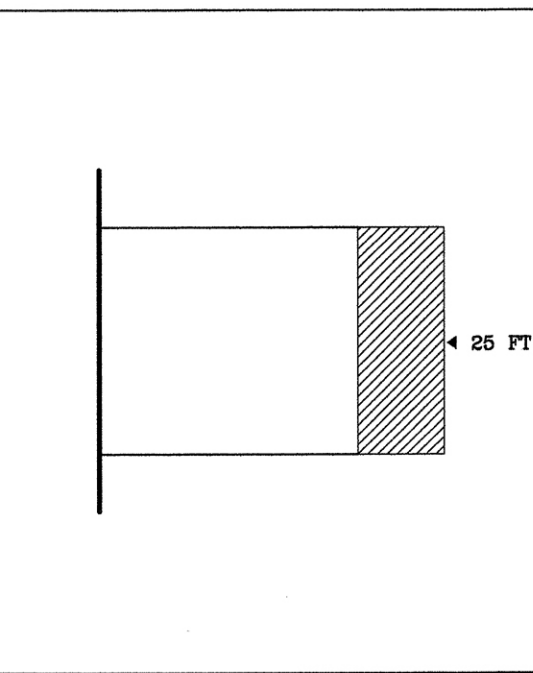
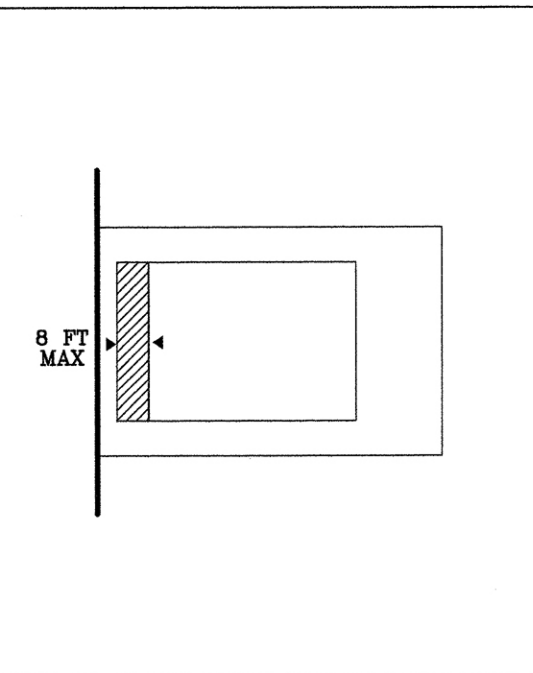
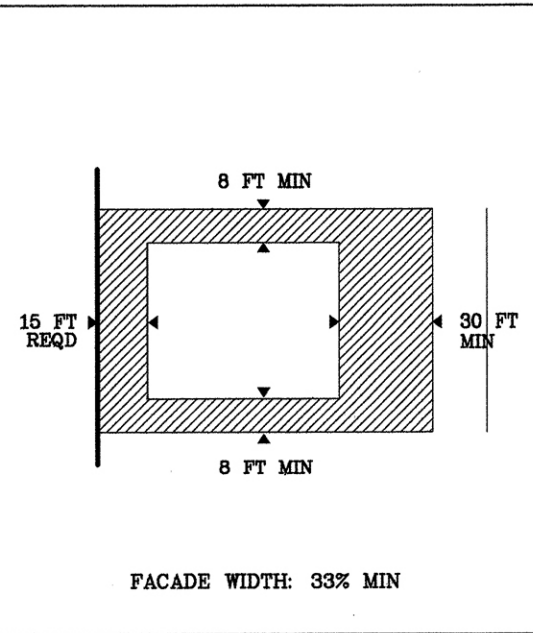
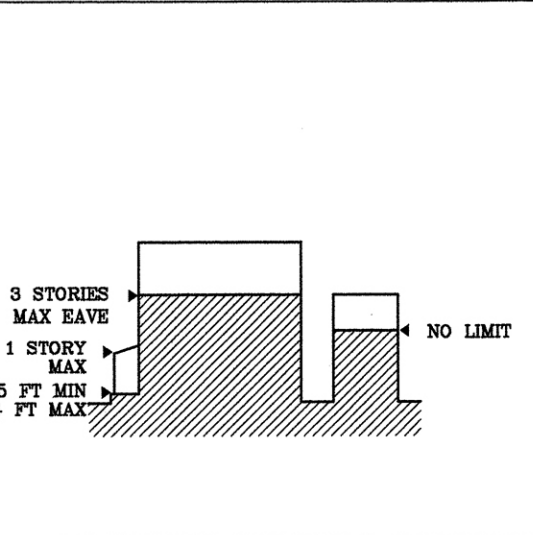
TYPE IV RESIDENTIAL 44 FT WIDE LOT (+/-)



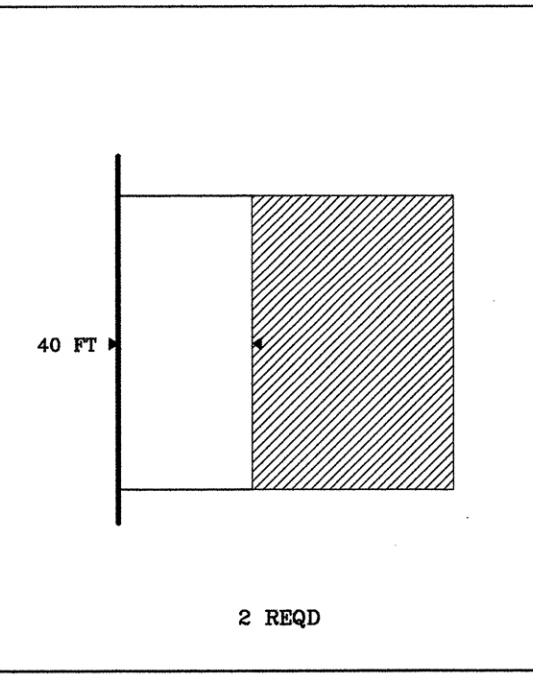
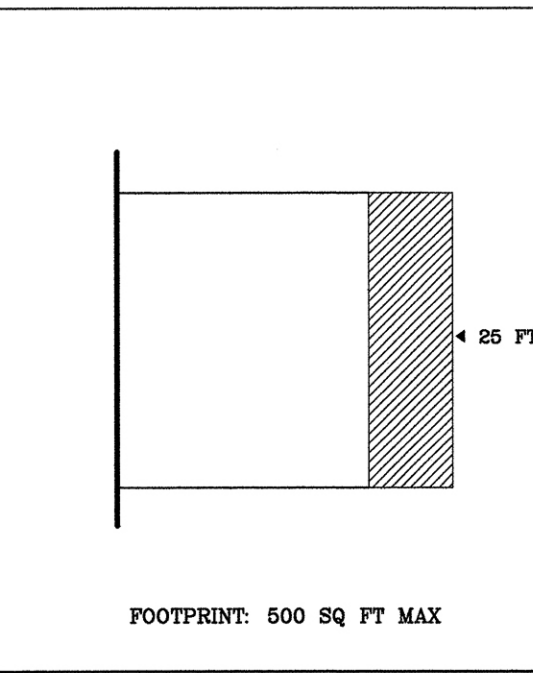
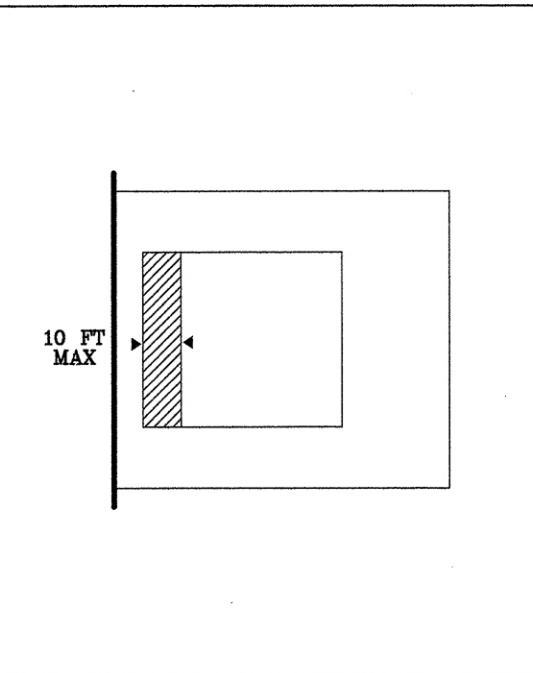
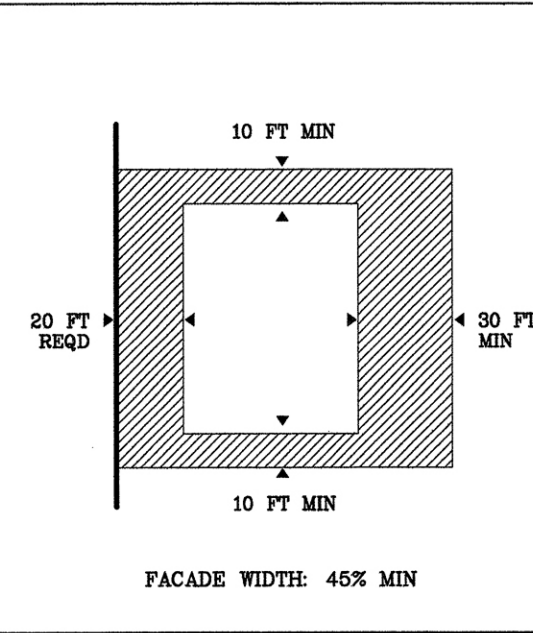
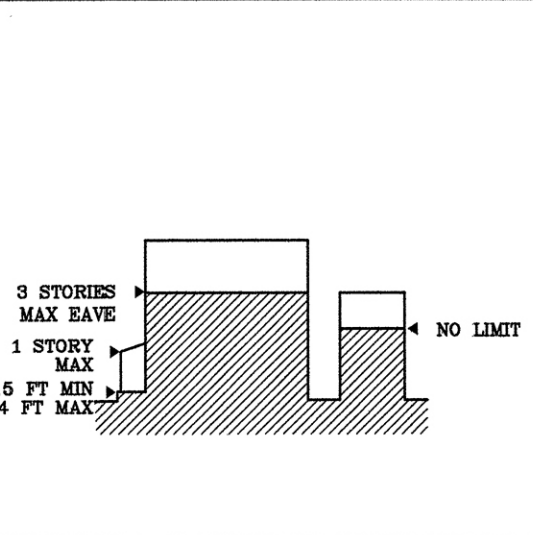
TYPE VIII RESIDENTIAL 44 FT WIDE LOT (+/-)



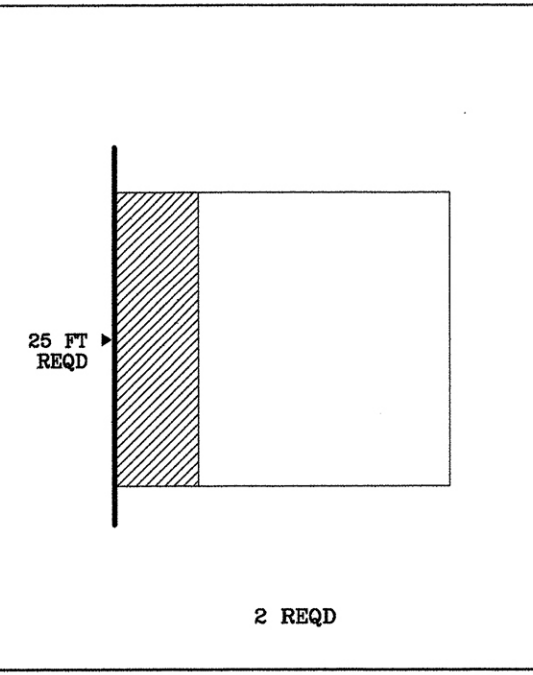
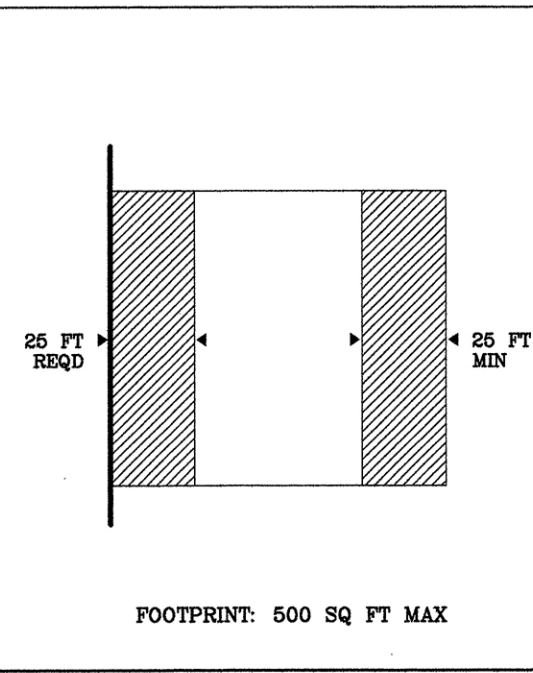
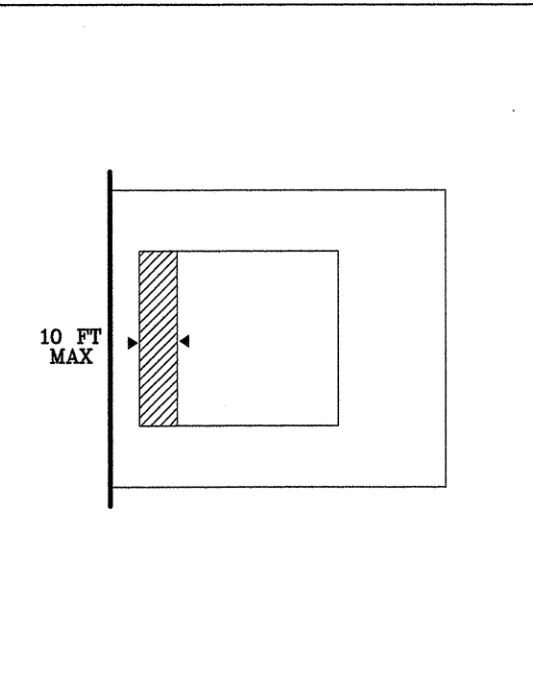
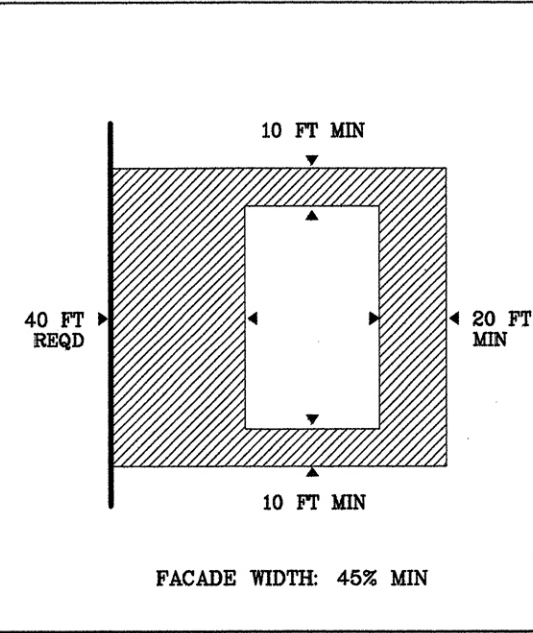
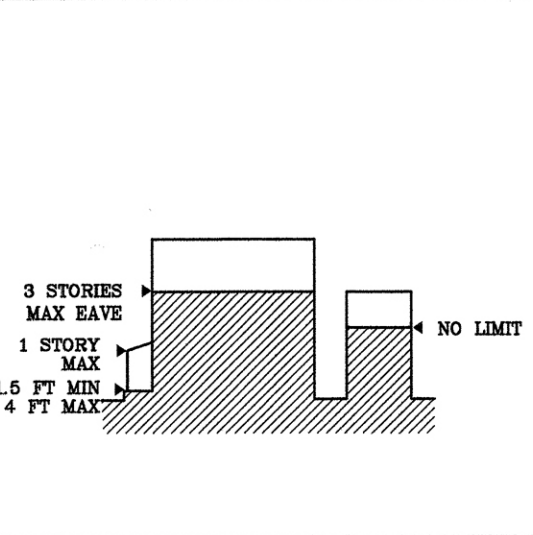
TYPE V RESIDENTIAL 66 FT WIDE LOT (+/-)



TYPE VI RESIDENTIAL 88 FT WIDE LOT (+/-)



TYPE VII RESIDENTIAL 88 FT WIDE LOT (+/-)



SPECIFICATIONS

1. ALL BUILDING PLANS SHALL BE SUBMITTED TO THE TOWN ARCHITECT'S OFFICE FOR CONFORMITY TO THE STANDARDS.
2. VARIANCES MAY BE GRANTED BY THE TOWN ARCHITECT ON THE BASIS OF ARCHITECTURAL, VISUAL, SITE CONDITIONS AND/OR OTHER EXTENUATING OR UNUSUAL CIRCUMSTANCES.

1. THERE IS NO HEIGHT LIMIT ON STRUCTURES OR PORTIONS OF STRUCTURES WITH A FOOTPRINT OF LESS THAN 215 SQ. FT.

1. THE STREET FACADE SHALL EXTEND ALONG THE FRONT YARD LINE A MINIMUM OF THE DESIGNATED PERCENTAGE OF THE LOT WIDTH.
2. CHIMNEYS (EXCEPT IN FRONT YARDS) AND BAY WINDOWS MAY ENCROACH UP TO ONE-HALF THE YARD SPECIFIED.
3. WALLS, FENCES OR HEDGES SHALL BE BUILT ALONG PROPERTY LINES ABUTTING STREETS, ALLEYS, FOOTPATHS, PARKS ETC. EXCEPT IN TYPES I & II.
4. FRONT YARD DEPTH MUST BE EXACTLY AS INDICATED. DEPTHS INDICATED FOR SIDE AND REAR YARDS ARE MINIMUM, UNLESS NOTED OTHERWISE.

1. PORCHES & STOOPS MAY ENROACH INTO THE FRONT YARD AS SHOWN.
2. PORCHES SHALL NOT BE LESS THAN 6' IN DEPTH EXCEPT AT TYPE III.

1. THE SPECIFIED NUMBER OF PARKING SPACES SHALL BE PROVIDED WITHIN THE AREA DESIGNATED.
2. GARAGES SERVED BY ALLEYS SHALL FOLLOW THE SPECIFICATIONS OF OUT-BUILDINGS.

ORDINANCE NO. O-12-89

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE (CITY ZONING ORDINANCE), INCLUDING: ARTICLE I, SECTION 24-1, ENTITLED "DEFINITIONS" SO AS TO ADD A DEFINITION FOR THE TERM "URBAN COTTAGE"; AND ARTICLE III, ENTITLED "REGULATIONS APPLICABLE TO PARTICULAR ZONES", SO AS TO AMEND DIVISION 19, ENTITLED "MXD ZONE, MIXED USE DEVELOPMENT", SECTION 24-160D.3 ENTITLED "USES PERMITTED"; AND ARTICLE XI, ENTITLED "OFF-STREET PARKING AND LOADING", SO AS TO AMEND SECTION 24-219(b) ENTITLED "PARKING REQUIREMENT SCHEDULE"; FOR THE PURPOSE OF ALLOWING BOTH A PRINCIPAL AND A SECONDARY DWELLING UNIT ("URBAN COTTAGE") ON A SINGLE LOT AND TO PROVIDE DEVELOPMENT AND PARKING STANDARDS FOR URBAN COTTAGES

TEXT AMENDMENT T-257

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that the following sections of the City Code are hereby amended to read as follows:

ARTICLE I. IN GENERAL

Section 24-1. Definitions

Urban Cottage. A subordinate dwelling unit, either freestanding or part of another structure on a lot, that because of its size, facilities or usage is secondary to the primary dwelling unit located on the lot.

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES.

Division 19. MXD ZONE. Mixed Use Development.

Section 24-160D.3 Uses Permitted

- (a) Residential. All type of residential uses allowed by right or by special exception in Chapter 24 of the City Code shall be permitted, as well as all accessory buildings thereto.

ORDINANCE NO. 20151119-080

AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2 AND 25-6 RELATING TO ACCESSORY DWELLING UNITS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-2-774 (*Two-Family Residential Use*) is amended to read as follows:

§ 25-2-774 TWO-FAMILY RESIDENTIAL USE.

- (A) For a two-family residential use, the base zoning district regulations are superseded by the requirements of this section.
- (B) For a two-family residential use the minimum lot area is ~~[7,000 square feet]~~ equivalent to a standard lot.
- (C) The second dwelling unit:
- (1) must be contained in a structure other than the principal structure;
- (2) must be located:
- (a) at least ~~[15]~~ 10 feet to the rear or side of the principal structure; or
- (b) above a detached garage;
- (3) may be connected to the principal structure by a covered walkway;
- ~~[(4) may not have an entrance within 10 feet of a lot line;]~~
- ~~[(5) unless the second dwelling unit has vehicular access from a rear alley, it must be served by a paved driveway, and the portion of the driveway that crosses the front yard must be at least 9 feet and not more than 12 feet wide;]~~
- ~~[(6)]~~(4) may not exceed a height of 30 feet, and is limited to two stories; ~~[and]~~
- ~~[(7)]~~(5) may not exceed ~~[a gross floor area of:]~~



ACCESSORY DWELLING UNITS

Category: Residential Construction

Revised: June 22, 2016 [Paul L. Scarlett], Director

Responsible Bureau Sections: Development Services Center
1900 SW Fourth Avenue
Portland, OR 97201
503-823-7310

Residential Inspections
1900 SW Fourth Avenue
Portland, OR 97201
503-823-7388

I. BACKGROUND

The Portland Zoning Code allows Accessory Dwelling Units (ADUs) to be added to a site accessory to a house, attached house, or manufactured home in all Residential zones, all Commercial zones, and the Central Employment (EX) zone as described in Chapter 33.205 of the City Zoning Code. ADUs provide additional housing units that are compatible with the look and scale of single dwelling development, make more efficient use of existing housing stock and infrastructure, and provide a mix of housing options. They can be created by converting part of an existing house, adding area to an existing house, converting an existing structure, or constructing a new building.

This program guide outlines the application and review procedures for obtaining a permit to create an ADU and provides a summary of key zoning and construction standards. This guide does not address the use of additional kitchen agreements which address additional kitchens that are not part of an ADU. For information regarding the use of additional kitchen agreements, please see City Code Guide CC/33/#2 at <http://www.portlandoregon.gov/bds/article/174914>.

II. ADU DEFINITION

The Zoning Code defines an Accessory Dwelling Unit as a smaller, auxillary dwelling unit on the same lot or within a house, attached house or manufactured home. The unit includes its own independent living facilities with provisions for sleeping,

BUILDING SIZE

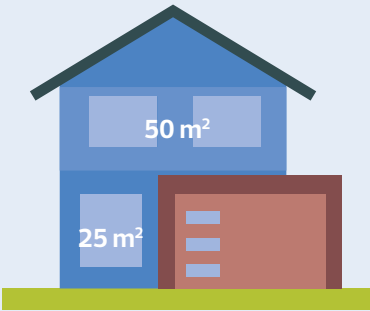
The total size of your building is determined by two regulations—floor area and site coverage.

- **Floor area** is the total square footage of your building.
- **Site coverage** is the size of your building's footprint, or in other words, the amount of your property the building covers.

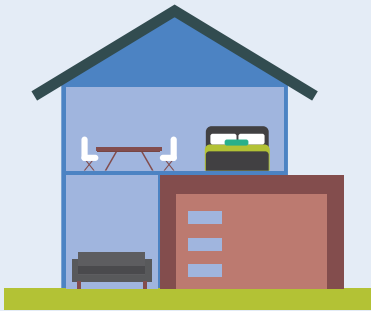
Floor Area (Square Footage) – The floor area of a garden suite includes the living area (bedrooms, kitchen, etc.) and garage parking spaces.

The **maximum total floor area** allowed for a garden suite is **120 m²**, including living area and garage parking spaces.

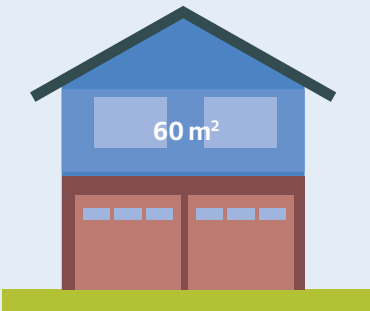
The **maximum floor area of living space** is **75 m²** and the minimum is 30 m².



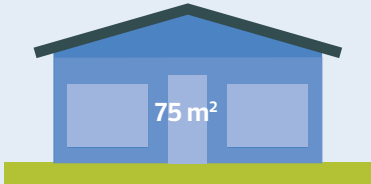
There are some restrictions on where the 75 m² living space can go—specifically how big your second storey can be. The maximum second storey floor area in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 zones is 50 m².



Because the size of the second storey is limited, you may want to build a split-level suite in order to get as much living space as possible. Some cities, like Vancouver, have a lot of suites built this way that you can look to for inspiration.



In every other zone, the maximum second storey living space can be 60 m². You can have an additional 15 m² at grade if desired.



On larger sites, you might also consider doing a single storey garden suite, with all living space at ground level.

If you're installing a staircase or elevator inside the building, you can exclude up to 4 m² from the living space for the stairs and 6 m² for the elevator and any landing areas.

Building Footprint (Site Coverage) – The total footprint of your building is calculated as a percentage of your property's overall size. The percentage of your property your garden suite can cover depends on:

- Your property's zone
- Whether you have a large main house

In the **RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 zones**, your garden suite can cover up to 18% of your lot. However, the total amount that all the buildings on your property can cover is 42%. This means that if you have a larger house that covers more than 24% of your lot, your suite's footprint will be limited to less than 18%.

In all cases, the garage parking areas and other accessory buildings (such as sheds) on your property cannot cover more than 12% of your property. The extra site coverage can only be used to accommodate living spaces on the ground floor, including storage and staircases.

In **all other zones**, your garden suite can cover 2% more of your lot than you'd be allowed for a normal accessory building, like a detached garage. You're also allowed 2% more total site coverage for all the buildings on your property.

To determine the site coverage you're allowed, look to your property's zone and find the site coverage regulations. Add 2% to the number specified for accessory building coverage to find the maximum footprint for your garden suite. Add 2% to the number specified for total site coverage to find the maximum footprint for all structures on your property.

In all cases, the garage parking areas and other accessory buildings (such as sheds) on your property cannot cover more than the number specified for accessory building coverage. The extra site coverage can only be used to accommodate living spaces on the ground floor, including storage and staircases.

Table 3: Maximum Site Coverages

Zone	Maximum Site Coverage for the Garden Suite	Maximum Total Site Coverage for All Structures	Maximum Site Coverage for Parking Areas in the Garden Suite, and Other Accessory Buildings
RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, RA9	18% 	42% 	12%
All Other Zones	Add +2% to the maximum accessory building coverage in your zone 	Add +2% to the maximum total site coverage in your zone 	Equal to the maximum accessory building coverage in your zone

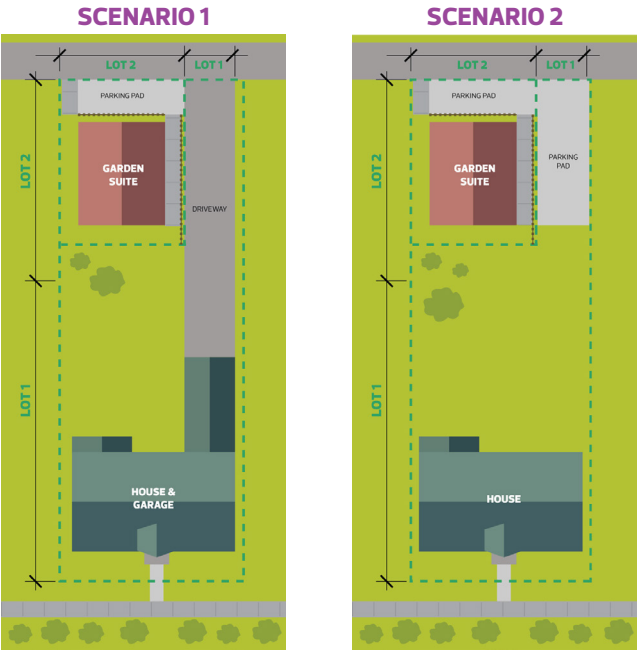
The space underneath balconies and other structures higher than 1 m above the ground are counted in site coverage.

BACKGROUND

Action 10 in Edmonton's Infill Roadmap (2014) is to

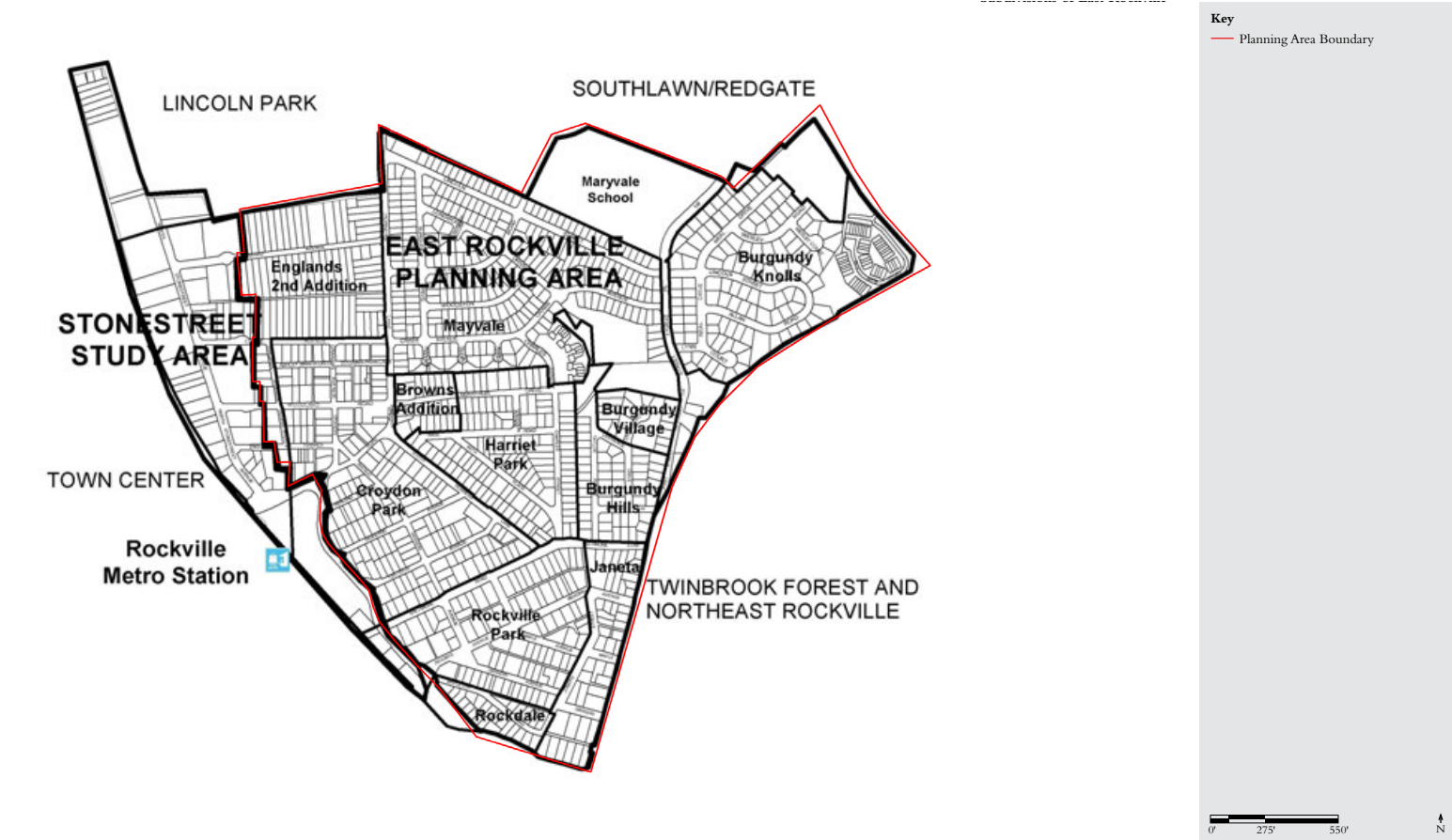
"Identify and support a range of pilot projects that explore creative and new forms of infill in order to provide learning opportunities for everyone. This will allow the City, builders and residents to test and learn from new ideas in creative and exciting ways."

The Flag Lot was an entry into the 2016 Edmonton Infill Competition (Action 8 of Edmonton's Infill Roadmap). It was originally titled the "Pork Chop Lot" and submitted by local architect Sherri Shorten. A flag lot subdivides a small parcel off of the rear end of an existing lot to accommodate a garden suite on its own separate title. The larger lot will retain street frontage plus access and utility servicing from the back lane through a narrow strip of land. The second, smaller lot will only have access and utility servicing via the lane.



Ongoing interest in garden suites and flag lots has been expressed through public engagement for Evolving Infill and the creation of the YEGarden Suites community organization.

Neighborhood Existing Conditions



GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Subdivisions of East Rockville
East Rockville Residential Design Guidelines

3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
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GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Topography and Slope
East Rockville Residential Design Guidelines

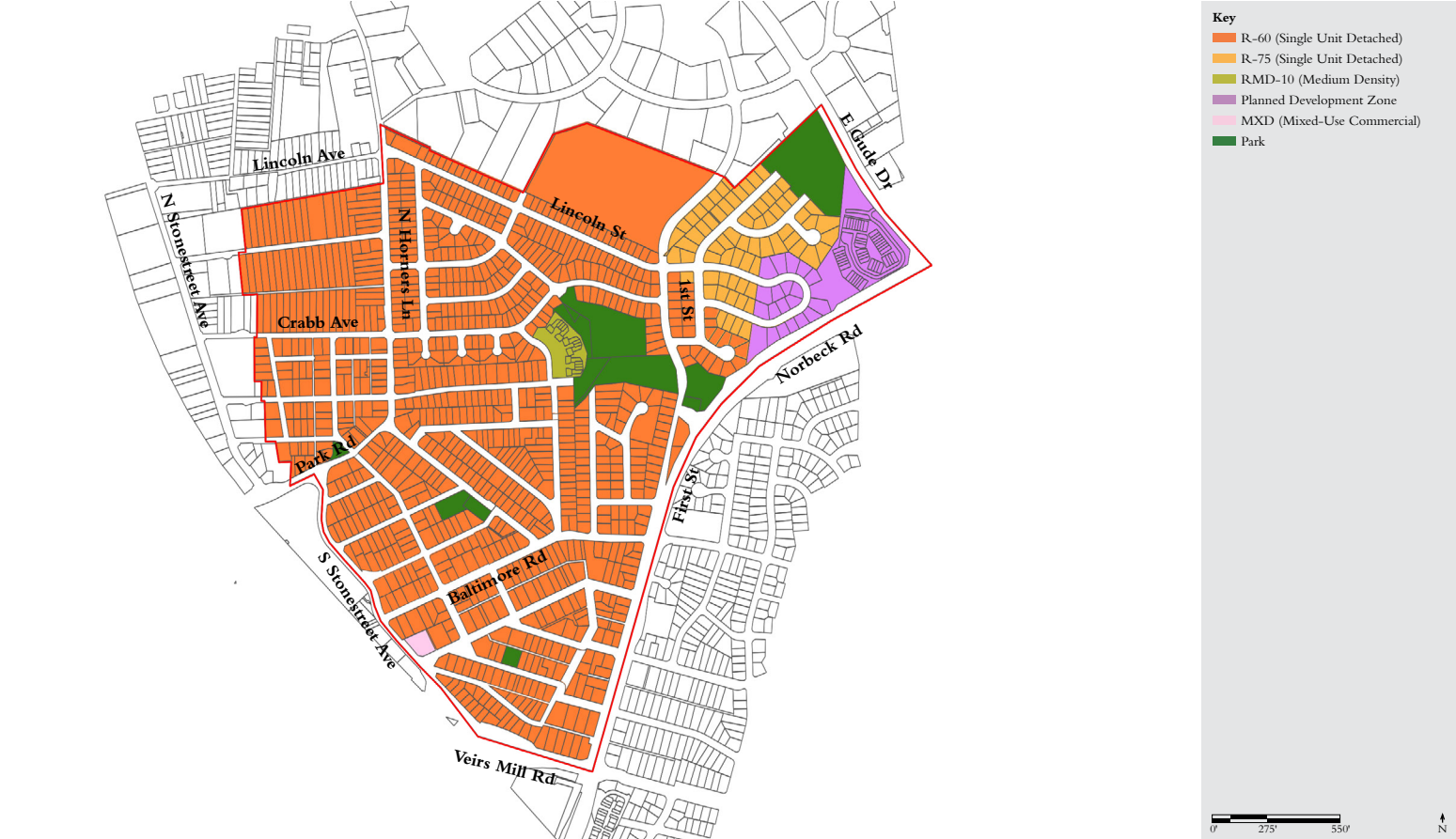
3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
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GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Lot Slope Analysis
East Rockville Residential Design Guidelines

3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
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GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Existing Zoning (2016)
East Rockville Residential Design Guidelines

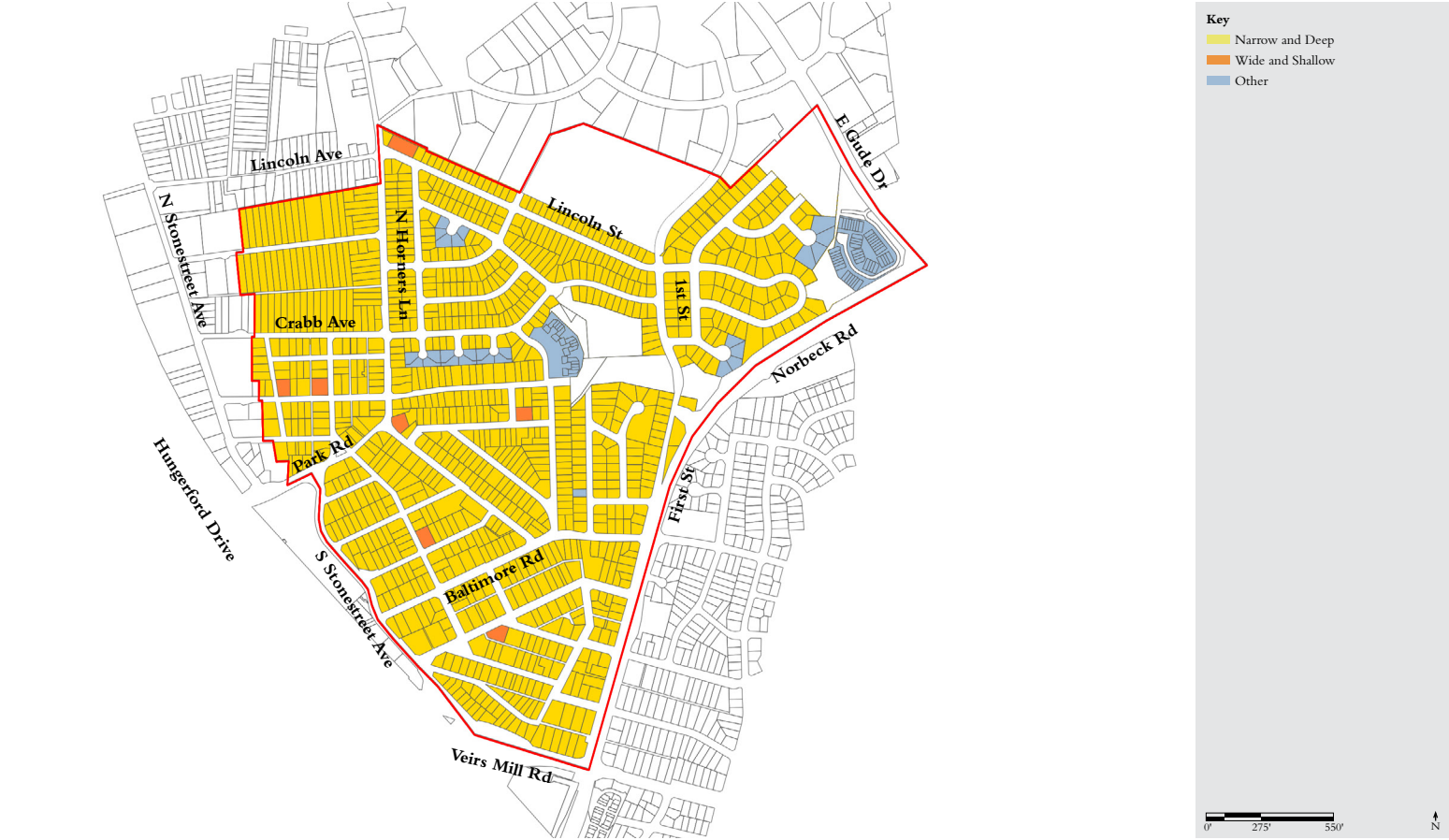
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GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Alley-served vs. Front-loaded Lots
East Rockville Residential Design Guidelines

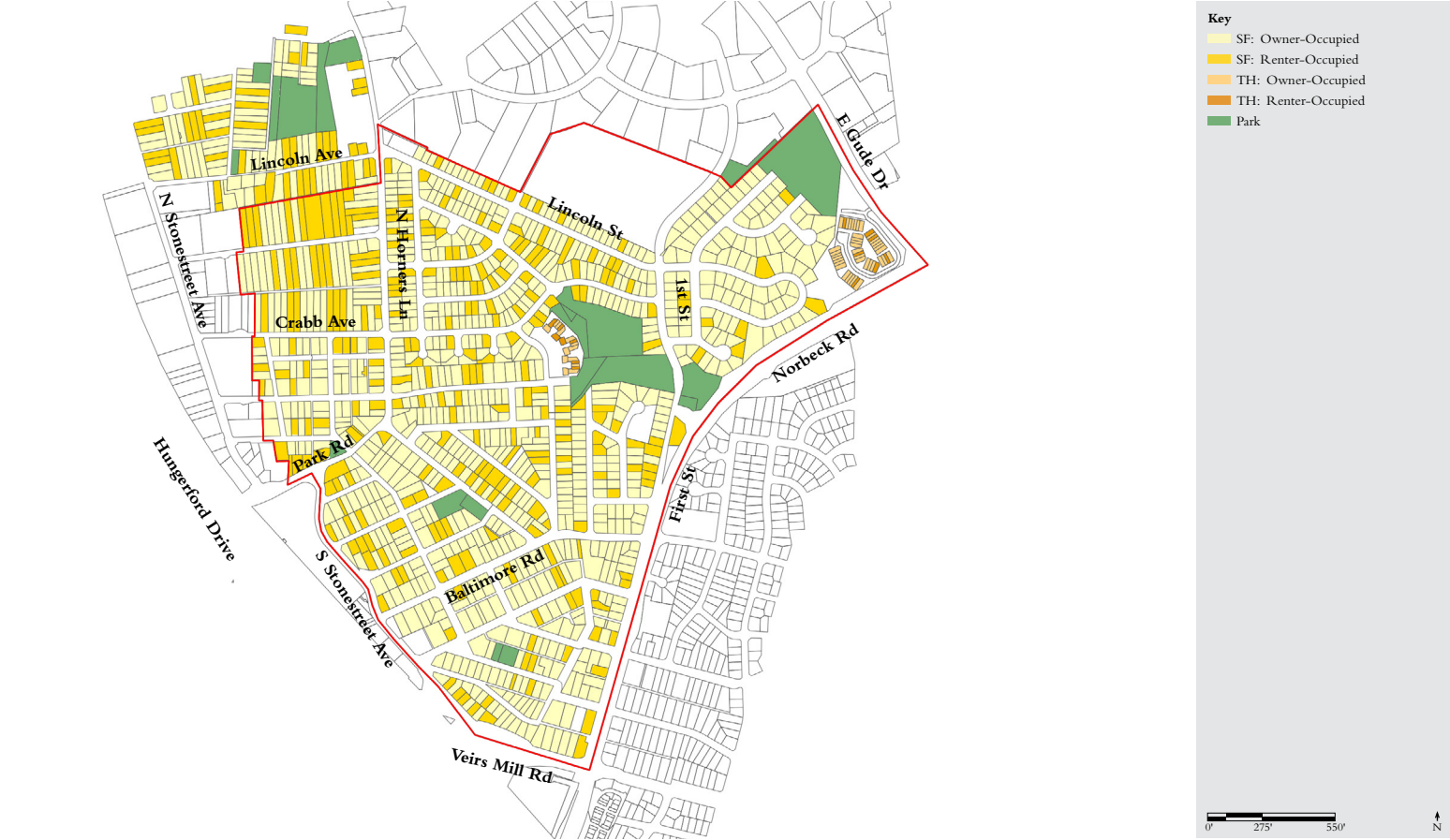
3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
October 25, 2018
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GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Narrow and Deep vs. Wide and Shallow Lots
East Rockville Residential Design Guidelines

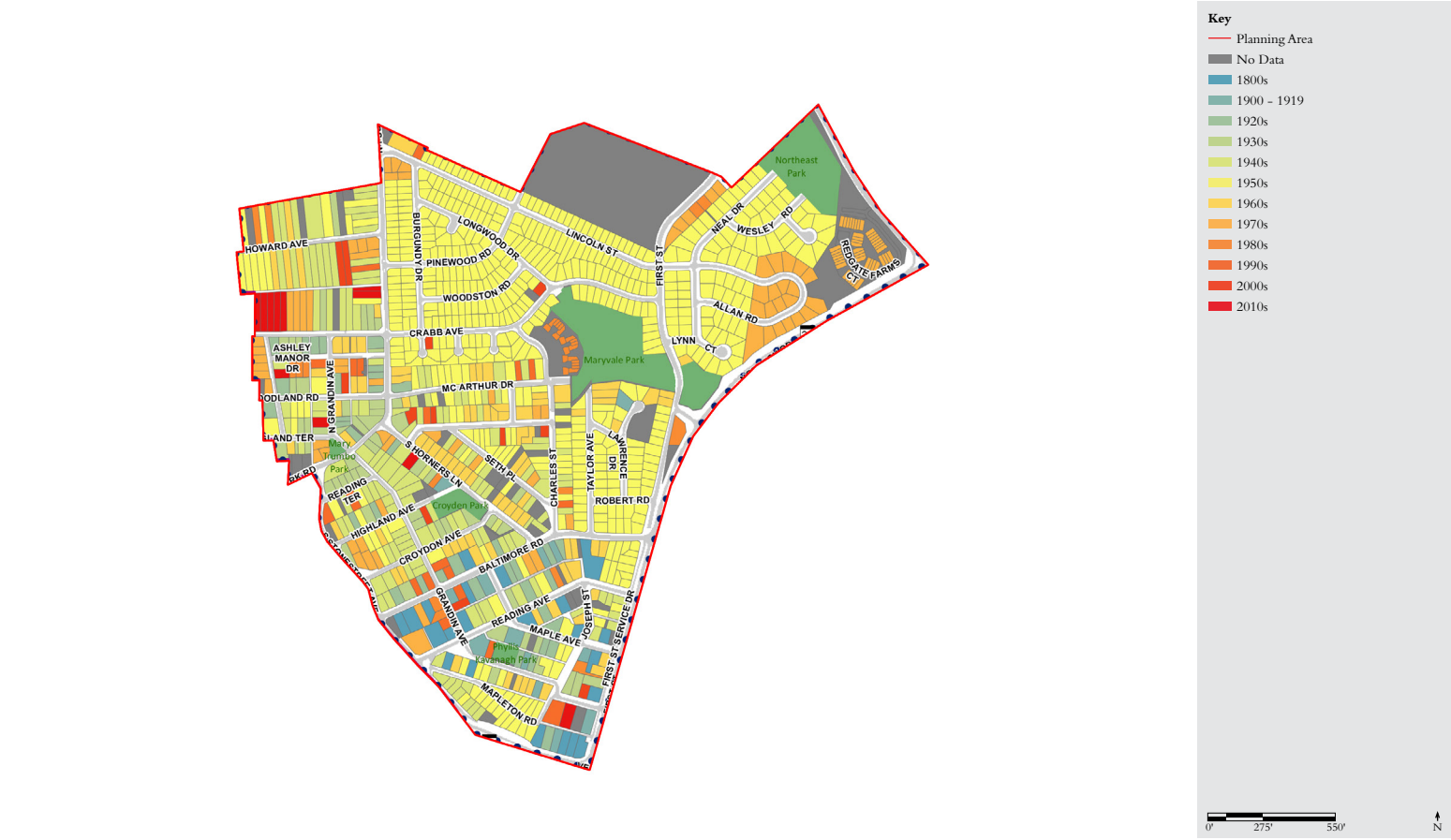
3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
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GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Owner-Occupied vs Renter-Occupied Lots
East Rockville Residential Design Guidelines

3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
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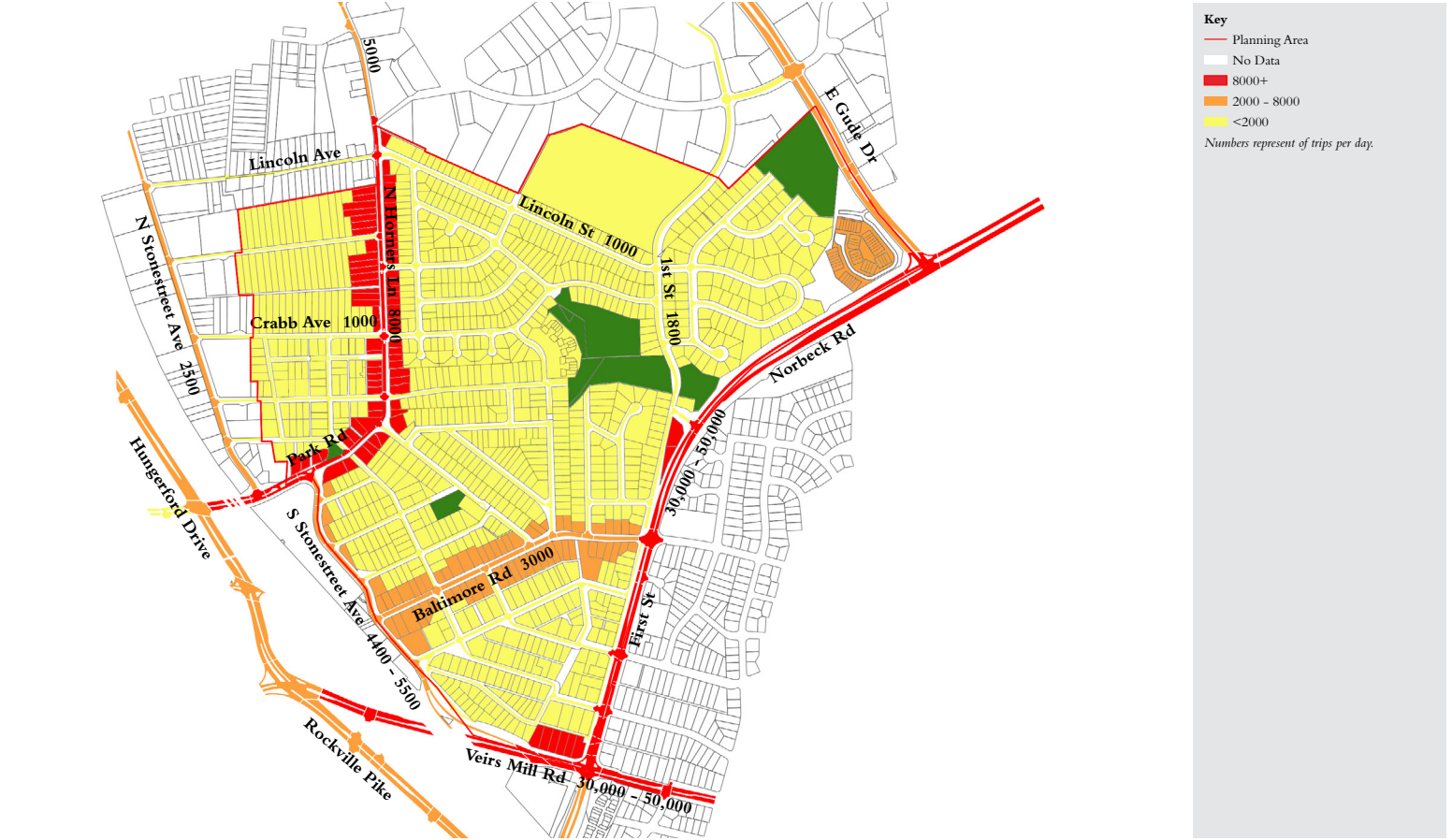
GSA URBAN DESIGN AND PLANNING
LSG LANDSCAPE ARCHITECTURE
MICHAEL WATKINS ARCHITECT, LLC

Age of Structures
East Rockville Residential Design Guidelines

3. Existing Conditions and Issue Analysis: 3A. Inventory of Neighborhood
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Speed Limits
East Rockville Residential Design Guidelines



Traffic Counts (2004)
East Rockville Residential Design Guidelines



















East Rockville Design Guidelines Discussion and Survey

February 13, 2018

October 25, 2018

	Very Important	Somewhat Important	Not Important	Total	
	2 points	1 point	0 points		
Building Mass and Scale	22	0	0	22	16+
Building Height	18	1	0	19	
Building Articulation (ex: breaking up building mass or blank walls with windows, changes in building materials, varying roof lines, etc.)	14	4	0	18	
Lot Coverage (percentage of the lot covered by buildings)	12	4	0	16	
Front Yard Paving (percentage of paving from driveways, porches, walkways)	10	4	0	14	12-14
Building Orientation (ex: where the house has its front)	8	6	0	14	
Home Additions	8	6	0	14	
Building Placement (ex: where the house is placed on the lot/how far from or close to the street)	8	4	0	12	
Porches and Stoops (ex. should new homes have them? certain styles?)	4	6	0	10	10-
Driveways and Garage Placement/Location	2	7	0	9	
Window and Door Types/Styles (architectural desgin)	4	3	0	7	
Roof Styles (architectural design)	2	4	0	6	
Building Material Types	0	6	0	6	

East Rockville Design Guidelines Discussion and Survey

February 13, 2018

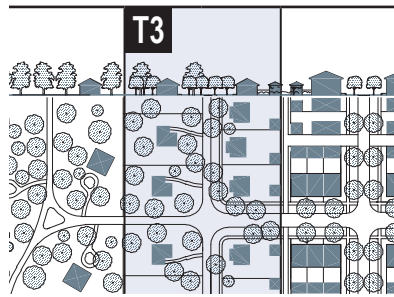
October 25, 2018

	Very Important	Somewhat Important	Not Important	Total	
	2 points	1 point	0 points		
Building Orientation (ex: where the house has its front)	8	6	0	14	Urban
Building Placement (ex: where the house is placed on the lot/how far from or close to the street)	8	4	0	12	
Lot Coverage (percentage of the lot covered by buildings)	12	4	0	16	Lot
Front Yard Paving (percentage of paving from driveways, porches, walkways)	10	4	0	14	
Driveways and Garage Placement/Location	2	7	0	9	
Building Mass and Scale	22	0	0	22	Mass
Building Height	18	1	0	19	
Building Articulation (ex: breaking up building mass or blank walls with windows, changes in building materials, varying roof lines, etc.)	14	4	0	18	
Home Additions	8	6	0	14	
Porches and Stoops (ex. should new homes have them? certain styles?)	4	6	0	10	
Roof Styles (architectural design)	2	4	0	6	
Window and Door Types/Styles (architectural desgin)	4	3	0	7	Architecture
Building Material Types	0	6	0	6	

Issues

Building Placement

8 of 13



(see Table 1)

I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	72 ft. min 120 ft. max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS

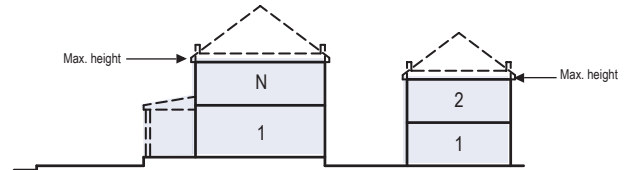
See Table 10 & Table 11

*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

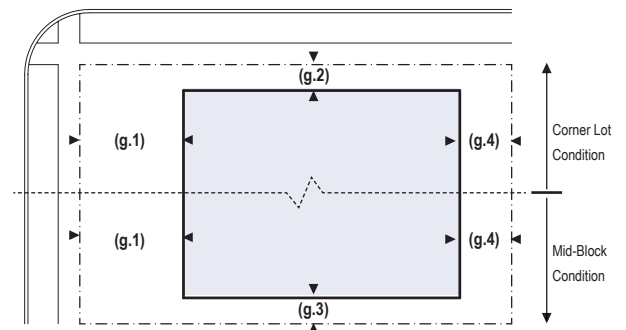
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



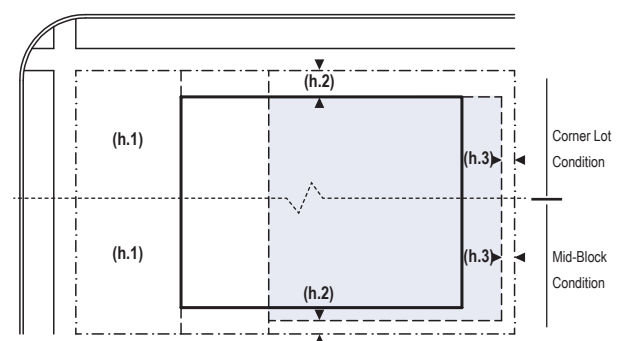
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



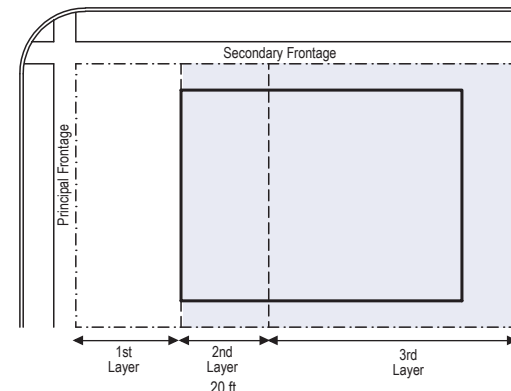
SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.



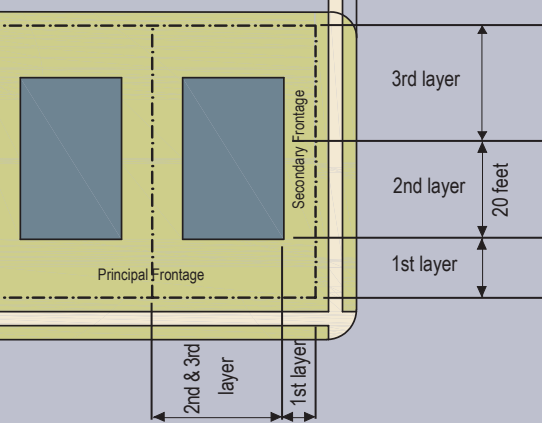


Building Orientation

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Lot Coverage

4 of 13



Front Yard Paving

5 of 13



T3



Gravel Tire Strips

T4



Flagstone in grass

T5



Poured Concrete

SURFACES

Paved areas should be kept to an absolute minimum in T3, limited in T4, and abundant in T5. As the Transect zone becomes more urban, the paved surfaces increase. In T3 and T4 the use of tire strip drives and shared drives are encouraged to minimize paving. Private drives and parking pads may be poured concrete, brick or gravel, with appropriate borders. Private walkways may be concrete, brick, stone, gravel or pine straw, but must be appropriately bordered. Where paved areas are adjacent to the public right-of-way, choice of color shall be determined by what is compatible with the public area. With the exception of poured surfaces, all paving should be dry-set. To reduce overall lot imperviousness the more porous surfaces are recommended. For the same reason, shared driveways that served two or more lots are encouraged.



Pine Straw



Flagstone



Grouted Brick

Additional Notes

Terraces. Terraces visible from frontages shall be brick, brick pavers, flagstone or slate. They shall be faced with brick or stone and have low walls or balustrades of brick or precast concrete.

Walks. Walks and lead walks (those approaching doors to buildings) shall be brick, brick pavers, stained concrete or concrete. Walks and lead walks shall be flush with the ground. Lead walks shall be of the same or better material than the adjoining public walk and shall not be extended into the planting strip in the R.O.W. Materials are listed in descending order with the best listed first.

Paths. Paths shall be stone, slate or stone dust, or, at Private Yards, pine straw and pine bark.

Driveways. Driveways are only permitted on lots without alley access and shall be a max. of 10' wide where they cross a sidewalk.

Driveways, Garage Aprons, and Parking Materials. Driveways, garage aprons and parking materials shall be granite, brick, grass blocks, concrete pavers, concrete (preferably stained) or asphalt.

Grass. Grass is prohibited at T5.

Mulch. Hard wood mulch (natural colors only - brown, gray and black), and pine straw are permitted.

Rock and Gravel. Rock, lava rock, gravel, stone and the like is prohibited as a ground cover, except where not visible from frontages, inside yards enclosed by hedges, fences and/or garden walls or where used as a drainage conveyance of 12" in width or less.



Crushed Stone



Brick Pavers



Stamped Concrete

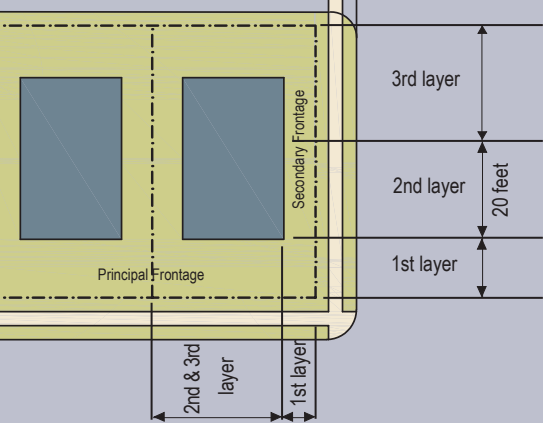
Driveways and Garage Placement/Location and Parking

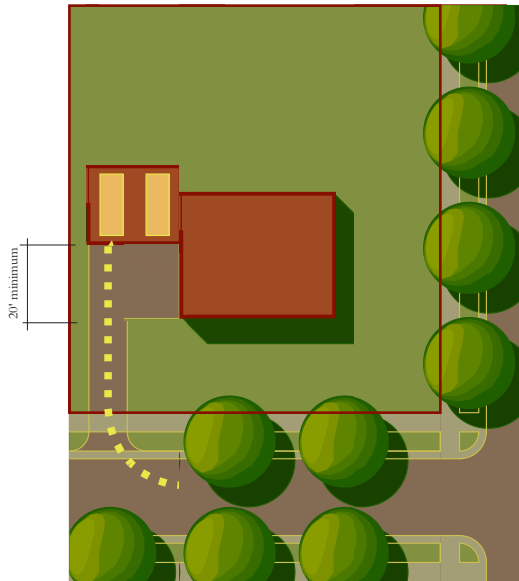
10 of 13



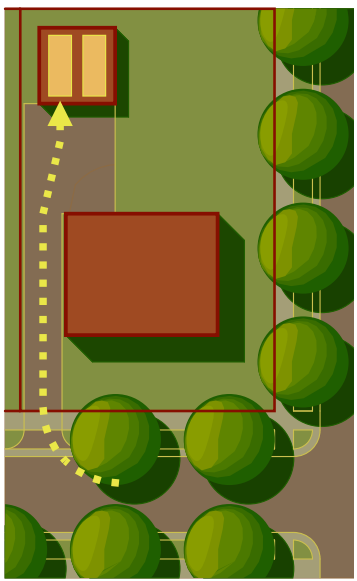




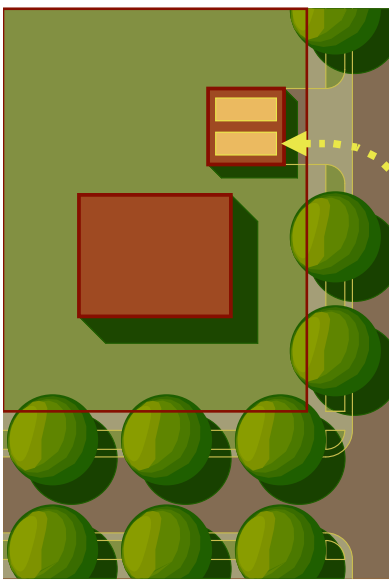




Front
Attached Outbuilding
Outbuilding may be freestanding, or attached, but must be a minimum of 20' behind the front of the house.



Front
Detached Outbuilding
This method works best where the space between adjacent houses is 24' wide or less, which helps to hide the garage.



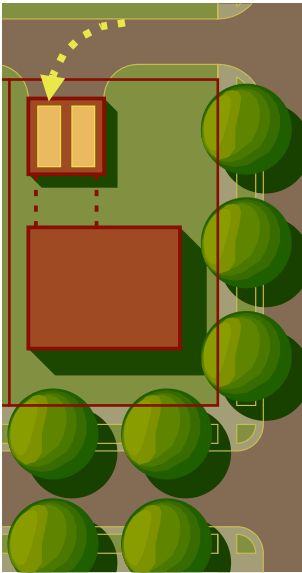
Side Street
Outbuilding
This method shall only be used with approval of the Town Architect. The outbuilding may be freestanding or attached.

PARKING STANDARDS

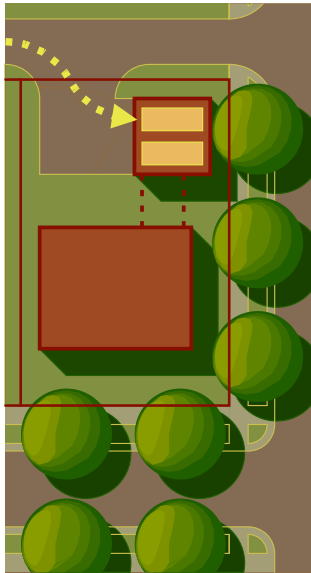
These standards deal only with parking on private property. Large numbers of on-street parking spaces are available, which may be used for guests, clients, customers and family. On-street parking spaces may be counted toward the required parking for a lot with the approval of the Town Architect. These on-site parking standards do not allow cars to dominate the faces of the buildings.

Access Preference. Alleys or rear lanes shall be used for vehicular access for every lot at which they exist unless otherwise allowed by the Town Architect. Street frontage may be used for access at lots where alleys or rear lanes do not exist, in which case, driveways shall be a max. of 10' wide where they cross a sidewalk.

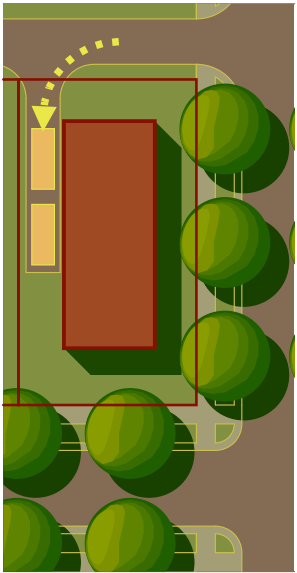
Parking Lots. Reduce the overall imperviousness associated with parking lots by providing compact car spaces, minimizing stall dimensions, incorporating efficient parking lanes, and using pervious materials in the spillover parking areas where possible.



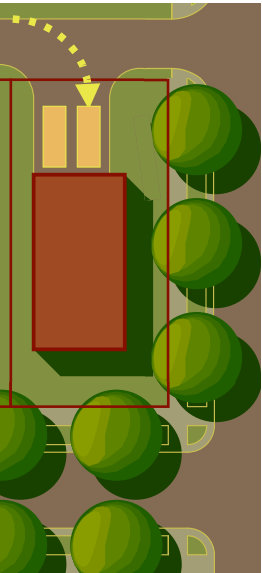
Rear
Outbuilding
The method of choice where alleys or rear lanes exist. At street corner lots place garage at far side of lot as shown.



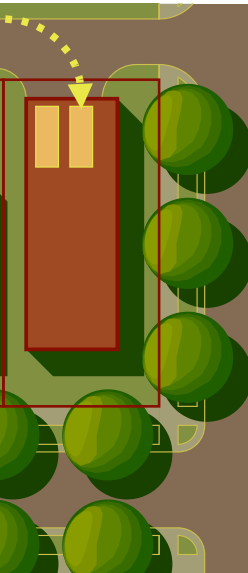
Rear
Outbuilding Court
Court should be fenced or walled. At street corner lots place garage at near side of lot as shown.



Rear
Park Beside
At street corner lots place spaces at far side of lot as shown.



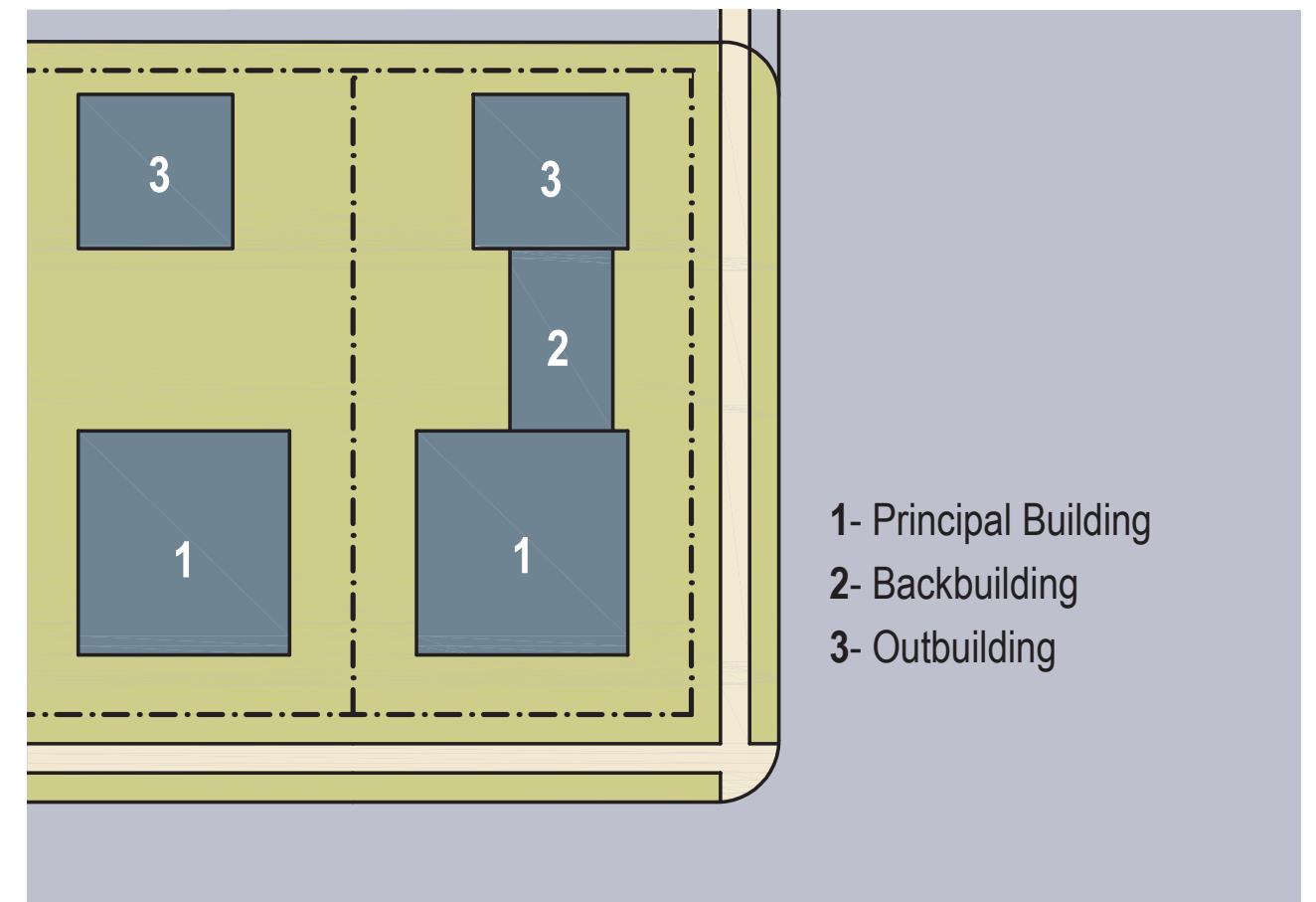
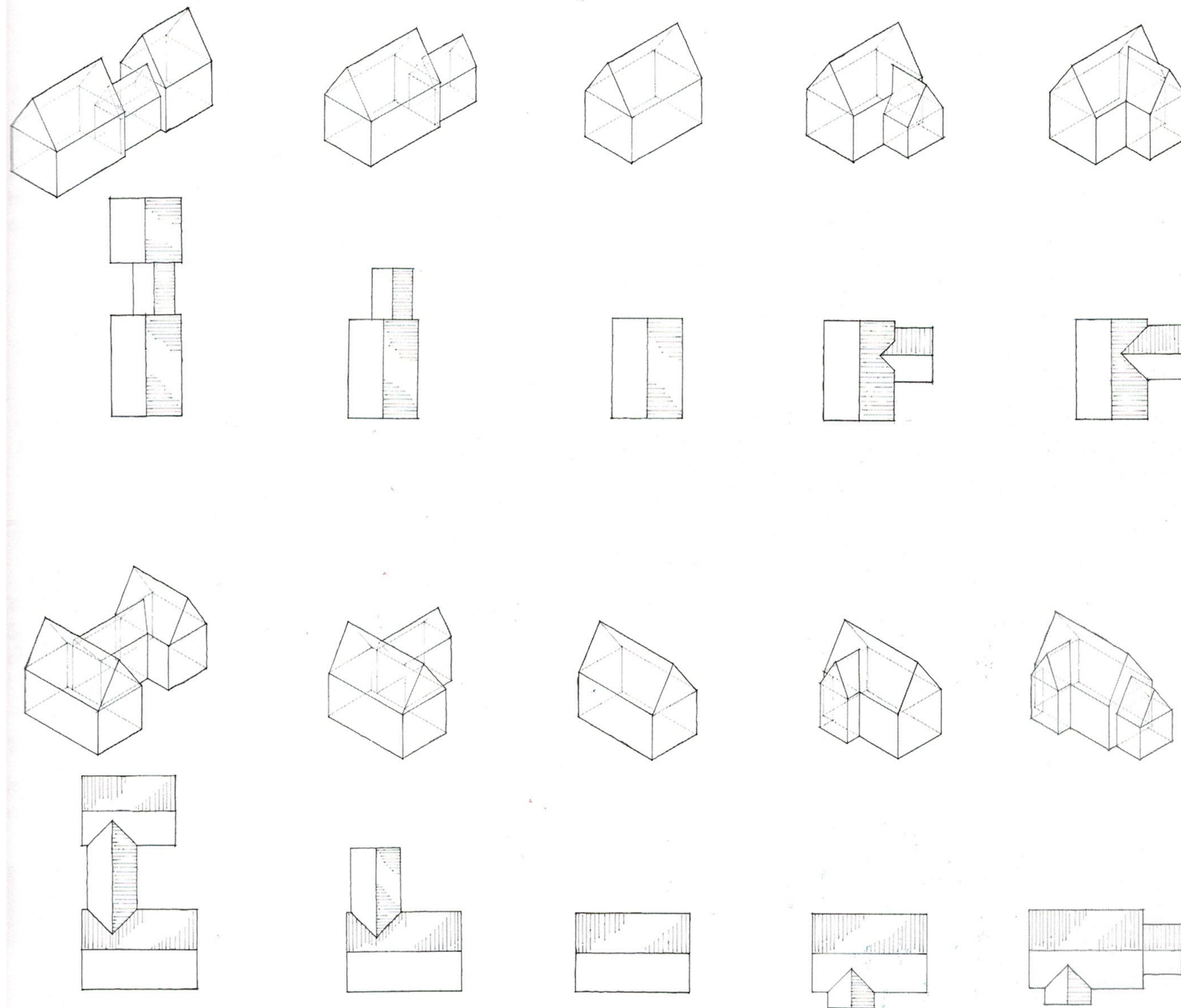
Rear
Park Behind

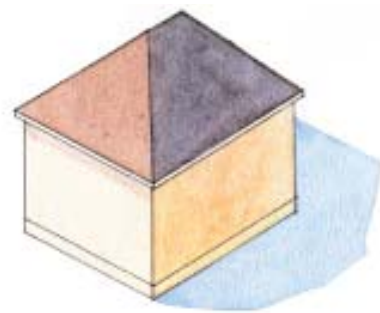


Rear
Park Within
This method shall only be used with approval of the Town Architect.

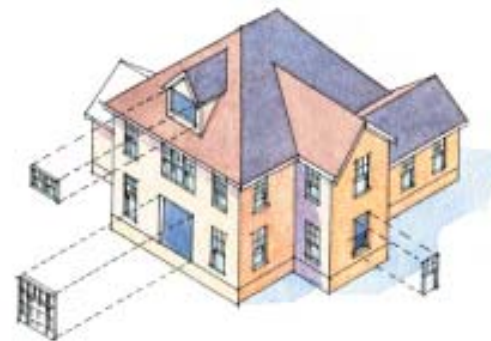
Building Mass and Scale

1 of 13

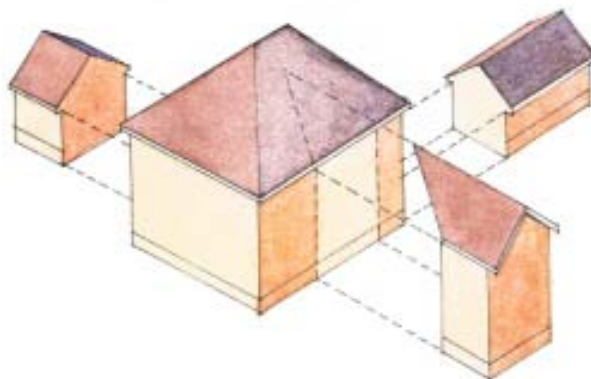




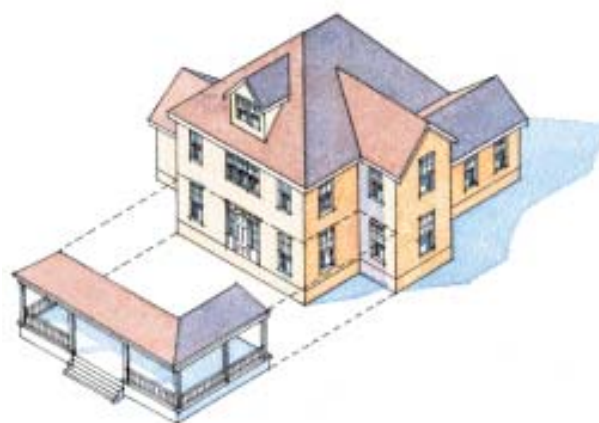
Most traditional houses are distinguished by a **Main Body** that is always the most important form. Additional space is treated as secondary additions to this Main Body. The first step in designing a house is to determine the Main Body Massing Type. This will guide the development of your house plan or the modifications to your existing house.



While windows and doors are available today from a wide range of manufacturers and come in almost any shape and size, correctly proportioned and detailed **Windows and Doors** are key to the design of the house. The Pattern Book illustrates standard window and door types used for each architectural style and special windows and doors used as accents.



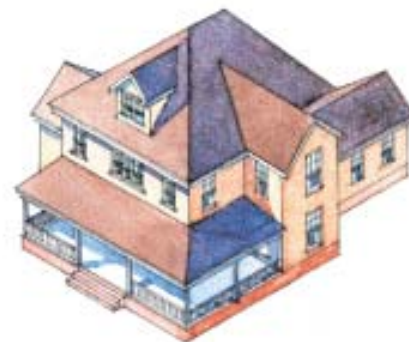
In general, additions are treated as **Wings**. Side wings can be either one, or one-and-one-half stories, set back from the front facade of the Main Body. Two-story additions can be added to two-story Main Bodies, but should be set back from the front facade and limited in width to a maximum of one-third the width of the Main Body. Side wings and rear wings can be added in many combinations.



Porches are important elements in the Norfolk environment and find expression in almost every architectural style or vocabulary. Setting the appropriate column types, porch cornices, railings, and balustrades is key to establishing the character of the house. The Pattern Book offers options found within a particular style complete with sample profiles that illustrate the correct dimensions and components.



Once the massing and the floor-to-floor heights are determined, various **Door and Window Compositions** can be explored. Most styles have very definite patterns that were used to produce balanced or picturesque compositions that produce a harmonious and pleasing image. Window proportions, location and spacing were all important and well understood by early house builders.



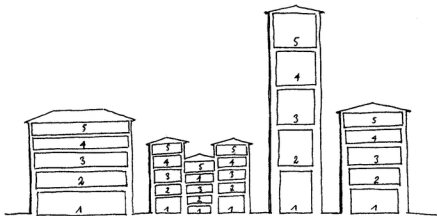
The final assembly of the various components should produce a house of recognized character and quality no matter what the size. Appropriate materials are discussed in the Appendix. A series of illustrated possibilities within each style section demonstrates the effective application of the Pattern Book guidelines.





Building Height

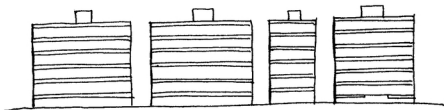
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Limited Number of Floors

No Height Limit ~ Maximum Variation of Building & Ceiling Height

VARIED SKYLINE



Limited Building Height

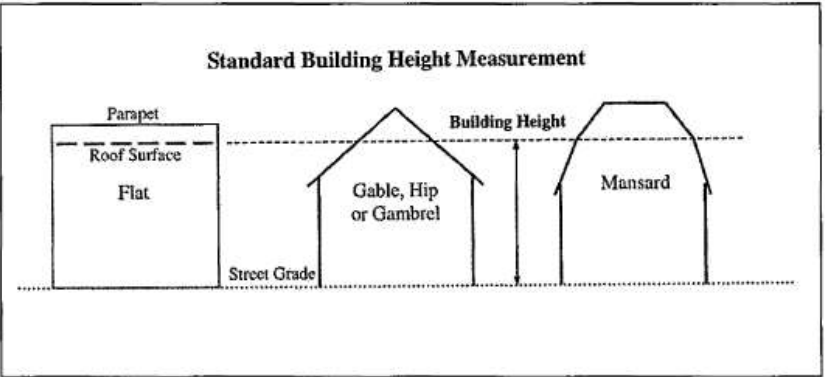
Maximum realisation of rentable floors ~ Minimum Ceiling Height

UNIFORM SKYLINE

3. The mean height level between the eaves and ridge or peak of a gable, hip, or gambrel roof, except as set forth in Section 25.10.09 (relating to special height provisions in the R-60, R-75, and R-90 zones)

(b) **Exceptions:**

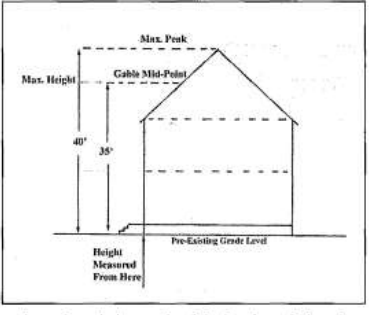
1. **Greater Than 35' Setback** – If a building is set back 35 feet or more from the street line, the building height is measured from the average elevation of the finished grade along the front of the building.
2. **Corner Lot Exceeding 20,000 Square Feet** – On a corner lot exceeding 20,000 square feet of area, the height of a building may be measured from either adjoining street grade.
3. **Terraces above Street Grade** – If the building is located on a terrace above the street grade, the height is measured from the top of the terrace.
4. **Through Lots** – For a through lot, the height may be measured from either street grade, provided that the maximum height permitted on the higher street extends to a point 150 feet from the lower street line, at which point the



maximum height must be measured from the lower street.

5. **Special Provision for Lots in the R-60, R-75, and R-90 Zones** – (from Section 25.10.09) –
 - a. **Height of Residential Buildings** – The height of residential dwellings in the R-60, R-75, and R-90 Zones is limited to 35 feet, measured at the mid-point of the front of the building from the surface of the pre-existing grade to the mid-point of a gable, hip, or mansard roof or to the roof surface of a flat roof. In the case of a gable, hip or mansard roof, the height to the peak of the roof cannot exceed 40 feet.

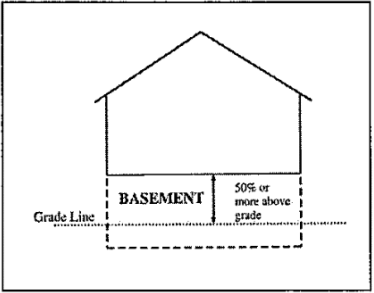
- b. In cases where the existing grade of the lot slopes below the street grade, building height will be measured from the finished street grade, provided that construction of the dwelling required re-grading of the lot for purposes of positive drainage of wastewater and stormwater to the street.



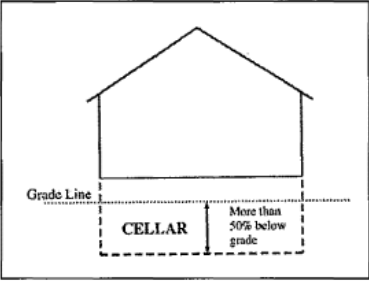
- **Pre-Existing Grade** (from Zoning Ordinance Definitions, §25.03.02) – The height of the ground prior to construction or earth moving by human means as of March 16, 2009.

Attic – The Rockville Code does not define attic. The Code does adopt the ICC International Building Code, 2015 Edition (Section 5-86). As “attic” is not one of the words modified by the City to replace any definitions in the IBC, the City would apply whatever definition of that term would be found in that Code. I do not have a copy of the 2015 version, however, to say what is that definition.

Basement (from Zoning Ordinance Definitions, §25.03.02) – That portion of a building below the first floor joists, at least half of whose clear ceiling height is above the level of the adjacent finished grade (compare with Cellar)



Note, “**cellar**” is defined as: That portion of a building below the first floor joists at least half of whose clear ceiling height is below the level of the adjacent ground (compare with Basement)



Story – (from Zoning Ordinance Definitions, §25.03.02) – A story is:

1. That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, the space between such floor and ceiling next above it.
2. A basement will be counted as a story if its ceiling is over five feet (5') above the level from which the height of the building is measured or if it is used for dwelling purposes.
3. A mezzanine floor will be counted as a story if it covers over one-third (1/3) of the area of the floor next below it or if the vertical distance between the floor next below it and the floor next above it is 20 feet or more.

Note, the Building Code (§5-68) generally defines “story” the same way, but includes that a basement can be counted as a story “if it is used for *business or* dwelling purposes” (emphasis added).

Story, half (from Zoning Ordinance Definitions, §25.03.02 and Building Code Definitions §5-68) – A story under a gable, hip, or gambrel roof, the wall plates of which on the least two (2) opposite exterior walls are not more than two feet (2') above the floor of such story.

Since we’re talking about measurements, I also want to point out that under the Zoning Ordinances, Rules of Measurement, all measured distanced are rounded to the “nearest integral foot.” If it is 0.49’ feet or less, round down (unless it is a parking calculation, then round up). If it is .5’ or more, round up.

Building Articulation

3 of 13



AVOID

Avoid houses that attempt to contain an entire streetscape in a single building elevation through complicated massing and by treating materials like wallpaper. McMansions compete with each other and take away from the street as a whole. Each house attempts to be the center of attention, making it impossible for any one of them to be noticed.

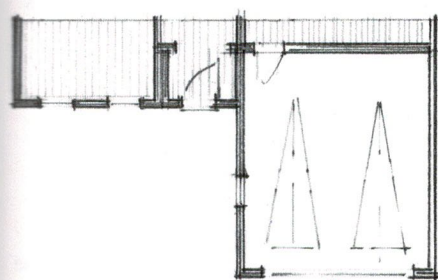


USE

Think about how your house looks in a streetscape. Every house does not need to have every element or be the center of attention. Successful streets have buildings that work together to create a larger composition, which gives the feeling of being in a graceful outdoor "room".

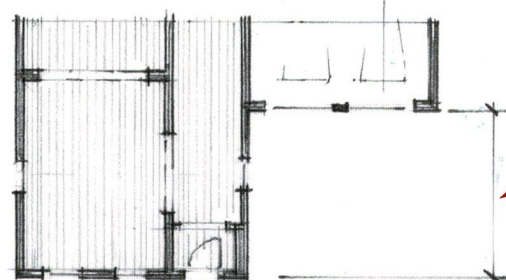
2.5 Front-Loaded Garages

In some cases the site plan requires the house to have a front-loaded garage. If this is the case, mitigate the presence of the garage on the street by pushing the front of the garage back behind the front of the house.



AVOID

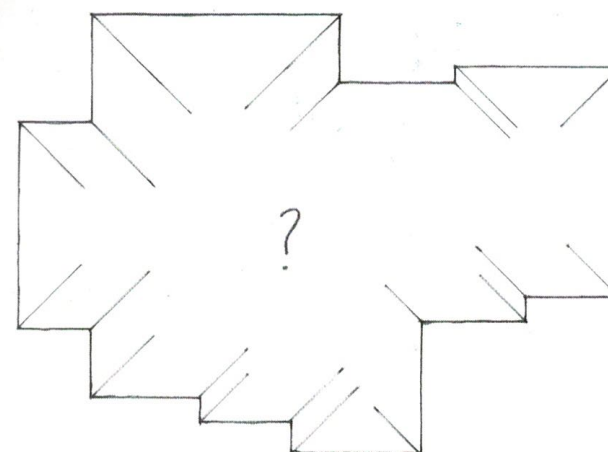
Avoid designs where a double garage door is the primary feature of the front elevation.



USE

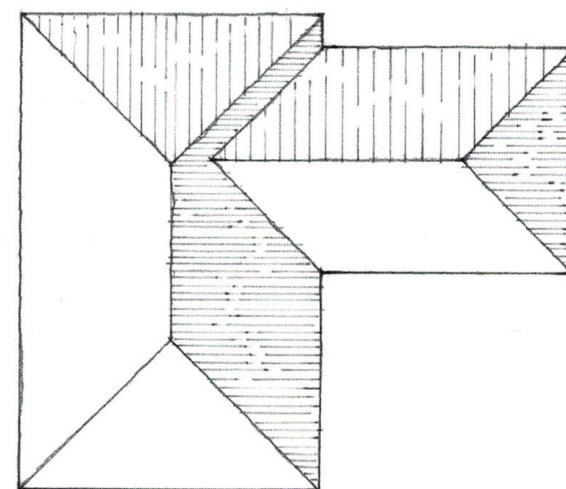
When using a front-loaded garage, set the garage back a minimum of 6 feet, but ideally 18 feet, which allows a car to sit in front of the garage without stepping out in front of the house. Also, avoid double-wide garage doors, because they accentuate the horizontality of the garage.

McMansion massing



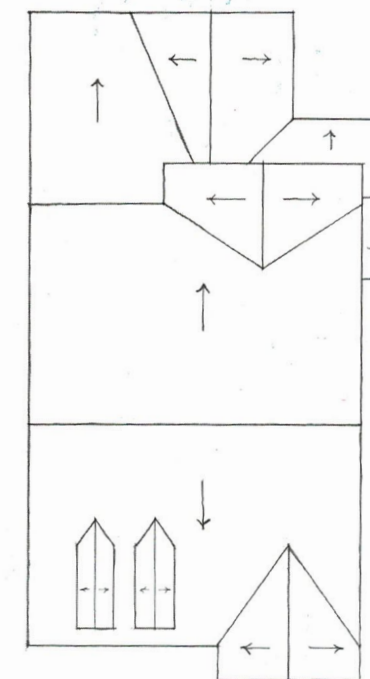
AVOID

Avoid a floor plan that results in a complicated roof plan; it will be difficult to build and create a chaotic streetscape.



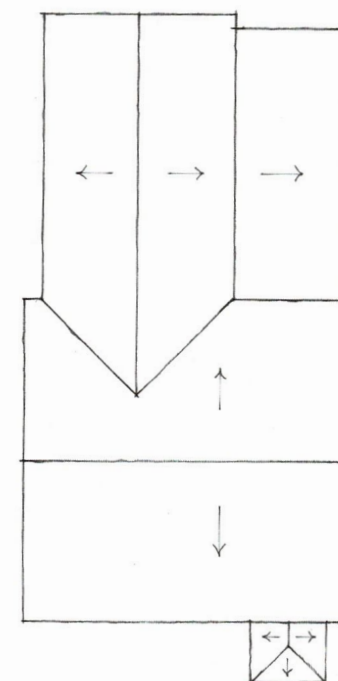
USE

Think about the roof when you are arranging your floor plan. Assemble the rooms coherently in a way that that can easily be covered without complicated hips and valleys. The house will be easier to build and will contribute to the streetscape.



AVOID

Avoid roof plans with complex geometry and an awkward combination of slopes.



USE

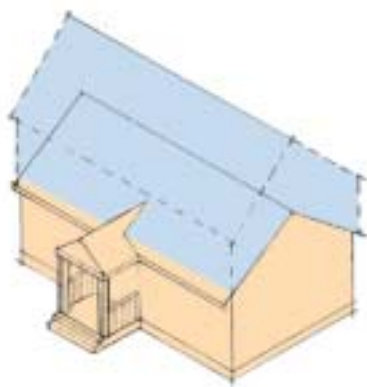
Use simple volumes that are easy to cover with a roof; limit the number of roof slopes.



Home Additions

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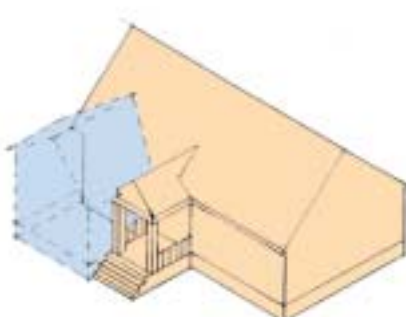
Transformations



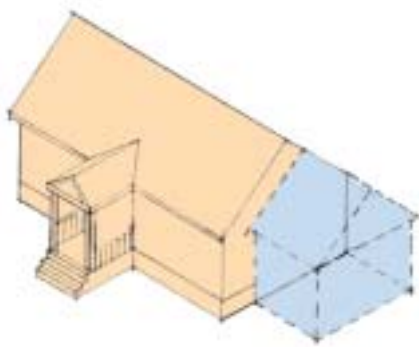
Full story pop-ups



Half-story pop-ups



Noses



Wings

Transformations of Post-War Houses

The population of the United States mushroomed after the Second World War as young GIs returned home to their families. Builders met the demand for housing through the mass construction of simple, modest, though well-built houses. Today, these post-war houses dot the American landscape and provide homes for millions of Americans. In Norfolk, these houses are typically found in the neighborhoods that form the outer ring of the city, such as Norview, Azalea Acres to the east, and Bayview Beach and Oceanair to the north.

Because these houses were built all across the country, they lack regional distinction. These transformation pages provide you and your architect with direc-

tion on the appropriate means of enlarging an existing house in terms of massing and location while also enhancing any existing architectural style references in your house. Where no distinct style is apparent, the pages will help you select an appropriate, distinctly Norfolk architectural character from the Architectural Patterns section based on the massing and proportions of the house.

Type of House Additions

When it comes to additions, post-war houses provide more possibilities than their older counterparts. On the following pages, we illustrate a variety of methods to increase the usability of your house, ranging from the simple addition of an outdoor living space via a new porch, to the modest addition of a first

floor living space, to a grander addition of a full second floor providing for more bedrooms and bathrooms, and finally to a full transformation of a house which incorporates several additions: a new front porch, a partial second floor and the enclosure of the carport into a garage.

We've given names to some of these methods, such as *pop-up*, *nose*, and *wing*, which are illustrated above. Any of these will provide more living space in your house.

POP-UPS (FULL & HALF-STORY)

You can add space by building a partial or full second floor on your house. Or, if your house is already a one-and-one-half-story structure, you can add more living space on the second floor by adding a shed dormer to either the front or rear.

NOSES

Essentially a wing, noses project into the front yard. Noses are never more than half the width of the house and are never less than 8 feet deep. They typically provide more space for a living or family room.

WINGS

The quintessential addition to houses, wings may project from the side or rear of the building and may be one or two stories depending on the existing house.

PORCH ADDITIONS (NOT SHOWN)

Usually the smallest, most economical and least obtrusive addition, porches can add a great deal to the appearance and usability of a house.



The main body



The main body



The main body



The main body



The enclosed breezeway and garage addition



The garage addition



The side wing addition



The open breezeway and garage addition



200

Porches and Stoops

9 of 13



Porches

Porches & Eaves

Porches can be one or two stories tall with either flat, shed, gabled, or hipped roofs. Shed or hipped porches have a 2 to 4 in 12 pitch, while classically proportioned temple-front porch roofs have a 5 to 7 in 12 roof pitch.

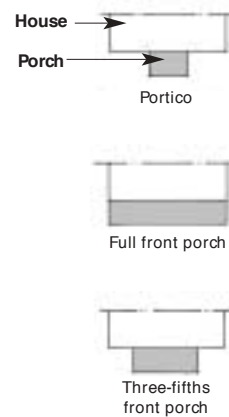
Columns & Railings

Columns include 10-inch diameter Doric columns, and 12-inch diameter Ionic columns. Single-story porches have 9-to 10-foot-tall columns. Two-story porches use 10-inch diameter, 8-to 9-foot-tall columns on the second story and 12-inch diameter 9-to 10-foot-tall columns on the first floor. Porch column bays should be more narrow than wide. Balusters have a square or turned cross section, and should be spaced no more than 4 inches on center.

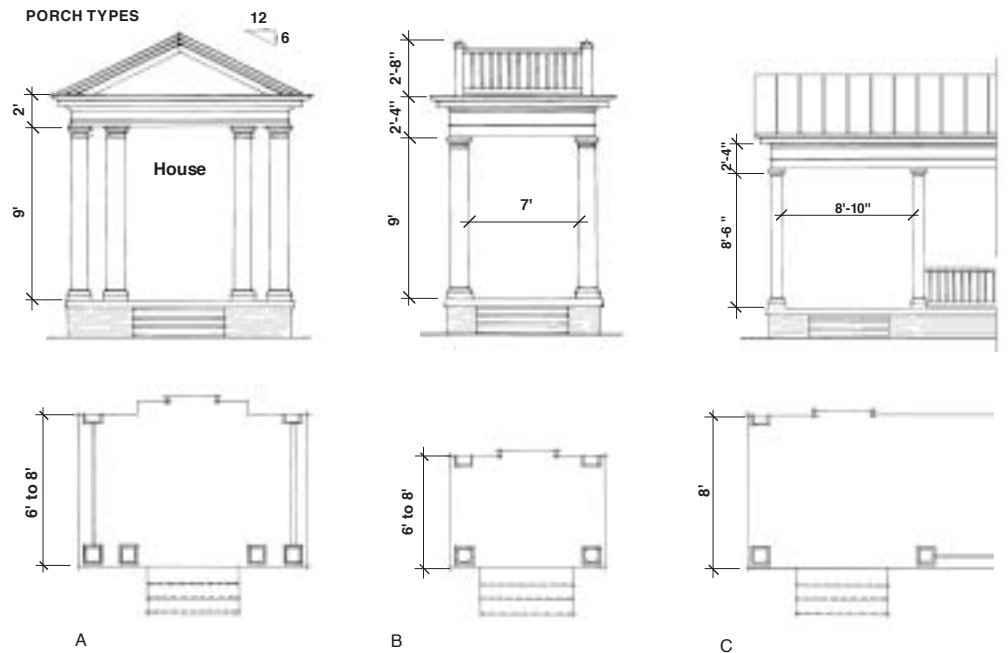
Porch Location & Massing

Entry porticos and three-bay front porches are encouraged on Norfolk Classical Revival houses. Porches are generally centered in the facade composition of this style. Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers have lattice infill panels. Solid porches should be faced in brick, stone or stucco if appropriate.

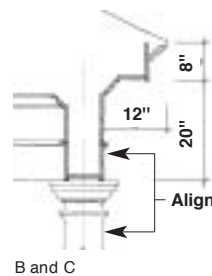
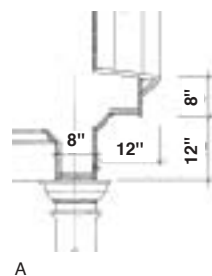
TYPICAL PORCH LOCATIONS



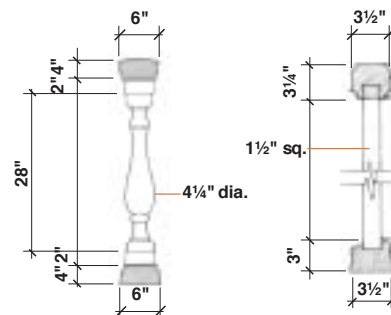
PORCH TYPES



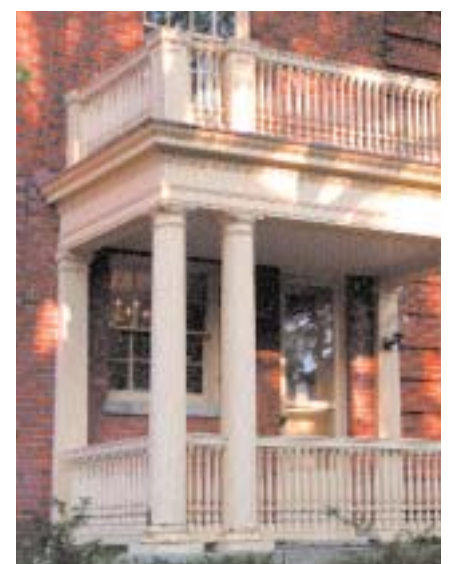
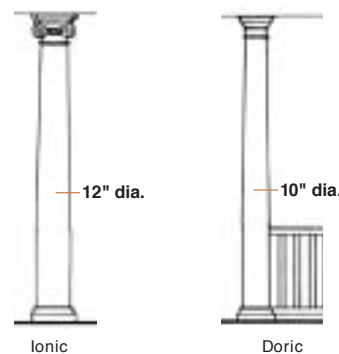
EAVE SECTIONS



RAIL DETAILS



COLUMN TYPES

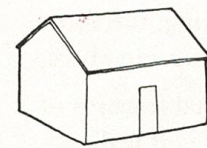


Partial elevation

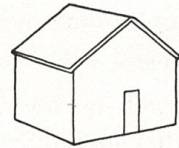
Roof Styles

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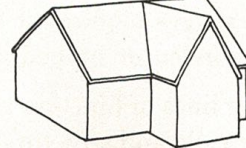
GABLED FAMILY



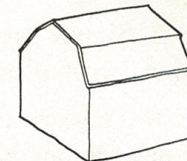
side-gabled



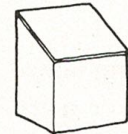
front-gabled



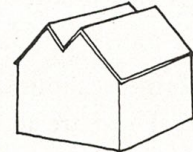
cross-gabled



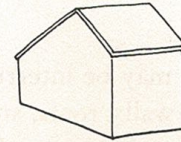
gambrel (dual-pitched gables)



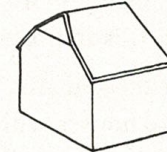
shed (half-gabled)



parallel gables

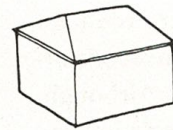


saltbox

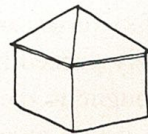


hip-on-gable

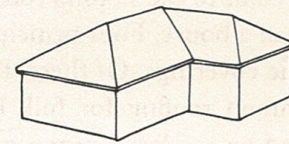
HIPPED FAMILY



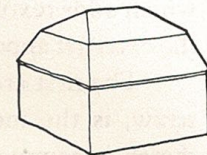
simple



pyramidal



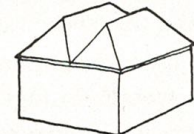
cross-hipped



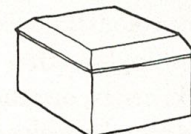
dual-pitched, hipped ("mansard" when steep lower slope)



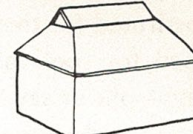
half-hipped



parallel-hipped



deck (flat-topped, hipped)

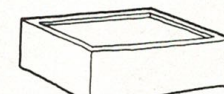


gable-on-hip

FLAT FAMILY



flat, with eaves



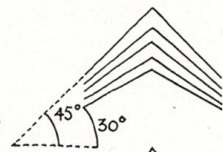
flat, with parapet

ROOF SHAPES

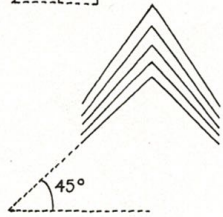
LOW SLOPES
less than 30°



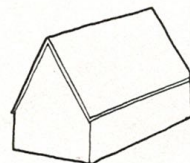
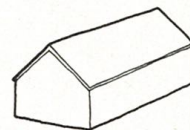
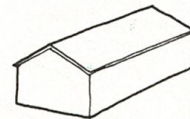
NORMAL SLOPES
30°-45°



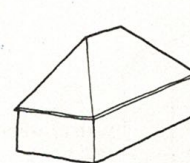
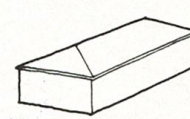
STEEP SLOPES
more than 45°



gabled examples



hipped examples



ROOF PITCH

the design. The cottage, on the other hand, feels balanced. Adding or taking away would need to be done skillfully or it would disrupt the composition.

Figure 2.26 illustrates another common type of McMansion, a series of classical design elements and volumes arranged asymmetrically. Avoid this type of design. It will never look like more than a cut-and-paste project. If you want an asymmetrical design, go all the way and design a building with asymmetrical volumes and elements. If you want a symmetrical building with classical details, design a symmetrical building with classical details. Do not attempt to merge these two types of building: the results are rarely good.

2.25 Asymmetrical Composition in Practice

The McMansion effect (top) has gables and extensions sprawling everywhere, but there is no logic or balance to the design; it could be added to indefinitely without making any difference. In the cottage (bottom), on the other hand, the asymmetrical elements are carefully weighted around the chimney to create a feeling of balance. Real skill would be needed to add to or take away from this composition without spoiling the design.



AVOID



USE

2.26 Symmetry or Not?

Another common McMansion effect is an asymmetrical volume with symmetrical, in this case "Georgian," details imposed on it. The composition of the house and its architectural details are fighting one another. If you want Georgian doors, windows, and details, use them—on a simple, symmetrical volume. This is intelligent use of traditional architecture, where the basic composition, the style, and the smallest details are related to one another to create a sensible, harmonious whole.



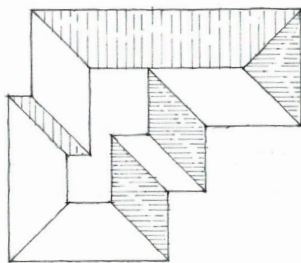
AVOID



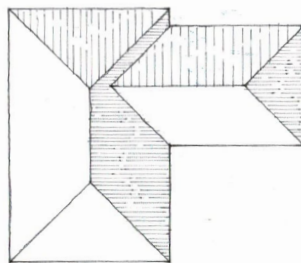
USE

9.5 Roof Massing in Plan

Don't ignore the roof plan when designing the floor plan. Think of the building as a series of volumes harmoniously combined together.



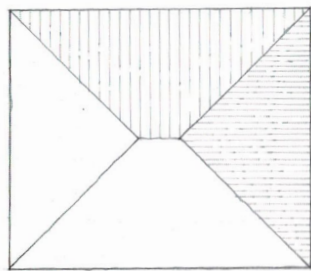
Floor plan that results in complicated massing and portions of flat roof



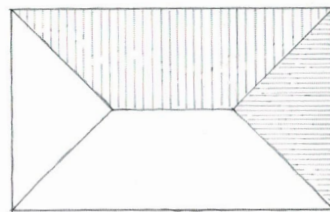
Floor plan that takes roof massing into account from the beginning

9.6 Ridge Length

If the ridge of a hip roof is too short, it will make the roof appear too heavy on the building. If the plan is too deep for a substantial ridge, use a gable roof or reportion the plan to create a longer ridge



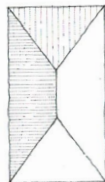
Hip roof with extremely short ridges



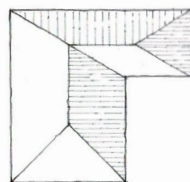
Ridge of hip roof set equal to or greater than length of sloping portion

9.7 Roof Pitch in Plan

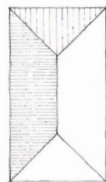
When drawing a roof in plan, always use 45-degree angles at the corners to make sure that the slope remains constant. With any other angle, the sides of the building will have different roof slopes.



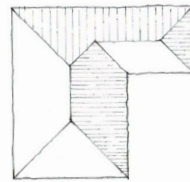
Changing slope of roof within a volume



Keeping ridge height if footprint gets narrower



Same slope throughout a roof volume



Ridge lowered as necessary

9.1 Roofs & Massing

Complicated massing and multiple gables do not add interest to the house; the only thing they add is unnecessary cost. Use volumes that are easy to cover with a simple roof profile, and add interest to the design with details such as the door surround or cornice.



AVOID

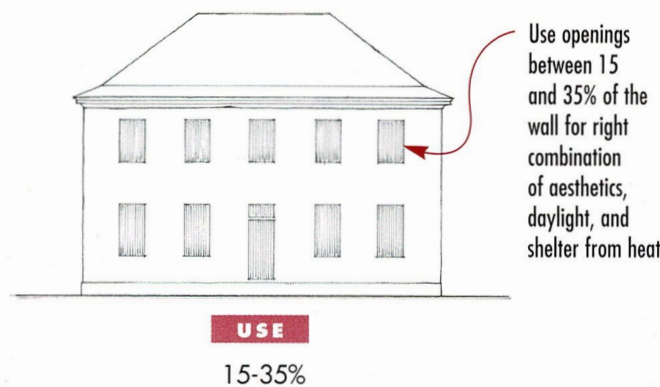
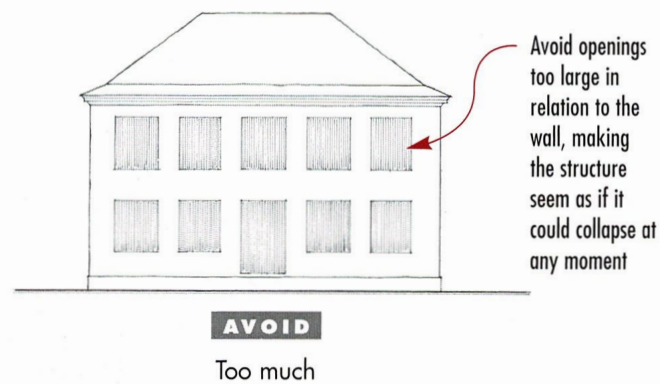
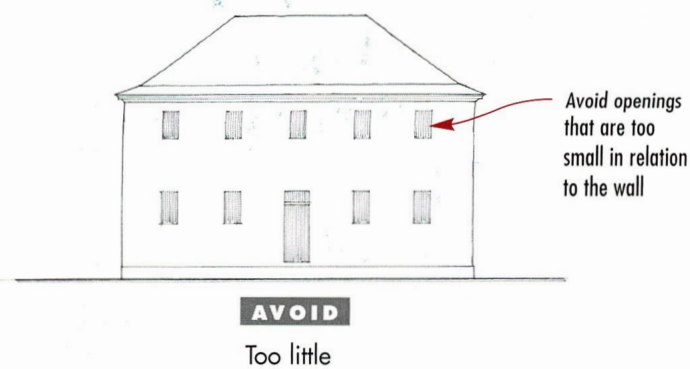


USE

Window and Door Types/Styles

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2.11 Percentage of Opening



THE OPENING AND THE WALL

Maintain the Structural Integrity

Consider the relationship of wall to opening (solid to void). Always try to maintain the feeling of a substantial wall structure. Traditional buildings did not have reinforced concrete or steel posts and lintels that could span long distances. Load-bearing walls required a structural integrity running from foundation to roof, with special consideration given to the strength of vulnerable areas such as the corner of a building. Openings punched in the wall presented the biggest threat to that integrity and their location within the façade was considered carefully.

Architects like Le Corbusier or Mies knew this. In fact, this is why their buildings appear just so revolutionary, with long strips of windows wrapping a corner or running floor to ceiling with no flanking masonry support. But the traditional building needs to follow rules of structural integrity and common sense based on traditional materials and methods.

Consider the Climate

Climatic considerations are very important when determining the size of your openings. As we will see time and again in this book, traditional design responds to not just a single concern but a variety of different requirements: practical, structural and aesthetic. It is interesting to see how regional variations inform the balance of wall to window.

In a Northern European city like Amsterdam, which has a temperate year-round climate but where daylight is at a premium, the canal houses have huge windows that take up as much of the wall as possible without compromising the structure. In Northern Africa, windows are kept deliberately tiny, so that buildings act like caves, staying cool in the summer heat and warm in cold winters. In America, such regional extremes are less distinct and are more dependent on the architectural style.

The 15-35 Percent Rule

Setting the percentage of wall openings to between 15 and 35 percent of the total wall area will balance good light quality in the house with visible structure,

while leaving enough room for shutters if desired. As with all rules, there are exceptions: a sunroom or a large south-facing living room may have a larger percentage of openings, while windows on the north side of a building tend to be smaller. Figure 2.11 illustrates the progression of too little, too much and just right percentage of opening.

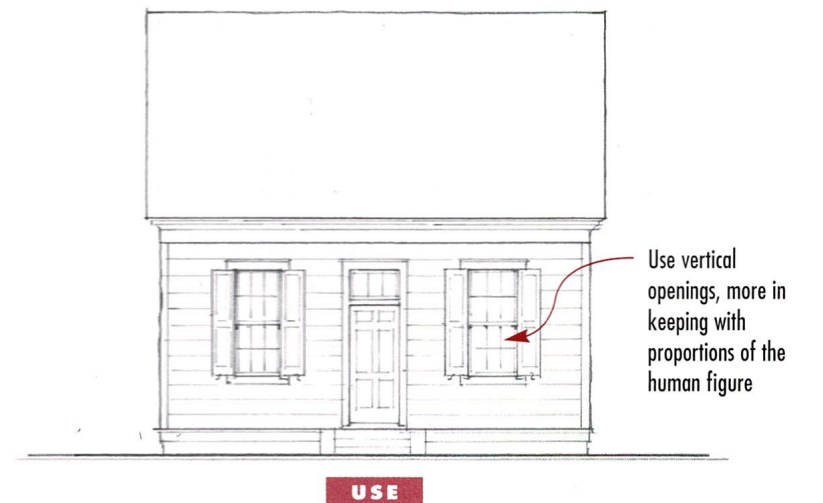
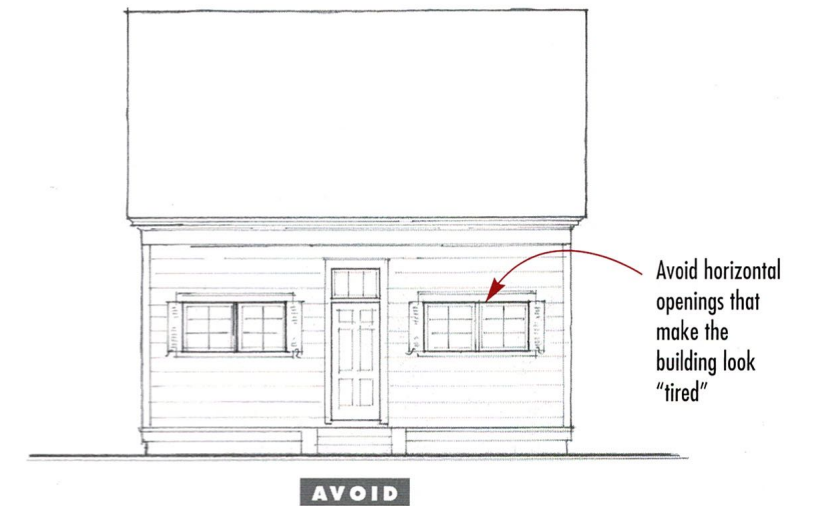
Vertical or Horizontal Windows?

The proportion of openings in traditional architecture varies, and it is difficult to provide hard-and-fast rules. More vernacular houses might have long, low openings, in contrast to the more formal, classical spirit provided by vertical sashes. But in general, traditional buildings have vertical openings. Horizontal openings can appear awkward on a house (2.12). Vertical proportions, by contrast, relate directly to the human figure, which was a vital design concern for the ancient and Renaissance architects who developed the patterns of classical architecture that we still use today (2.13).

Taking a common-sense approach provides a useful rule of thumb. A vertically proportioned window provides maximum light in relation to the width of the opening. The narrower the opening, the more economical the lintel required to span it—but the opening height can be whatever you like. Vertically proportioned openings tend, therefore, to make structural and economic sense.

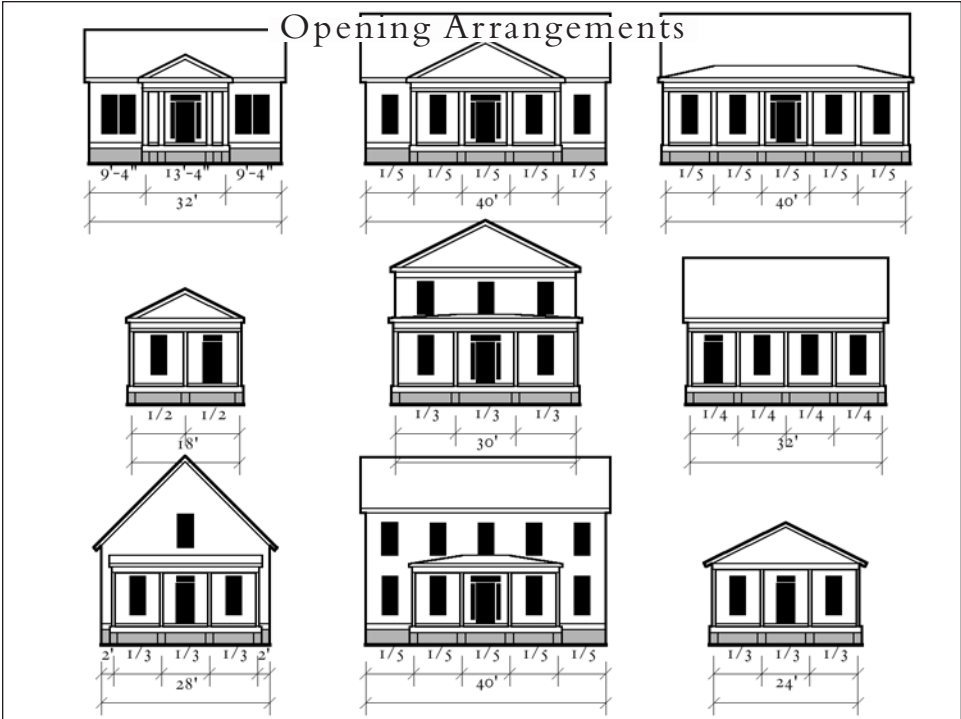
Horizontal openings can be successfully used if there are vertical divisions within the overall span. This type of opening is commonly found in Arts and Crafts work and other less formal styles.

2.12 Proportion of Opening

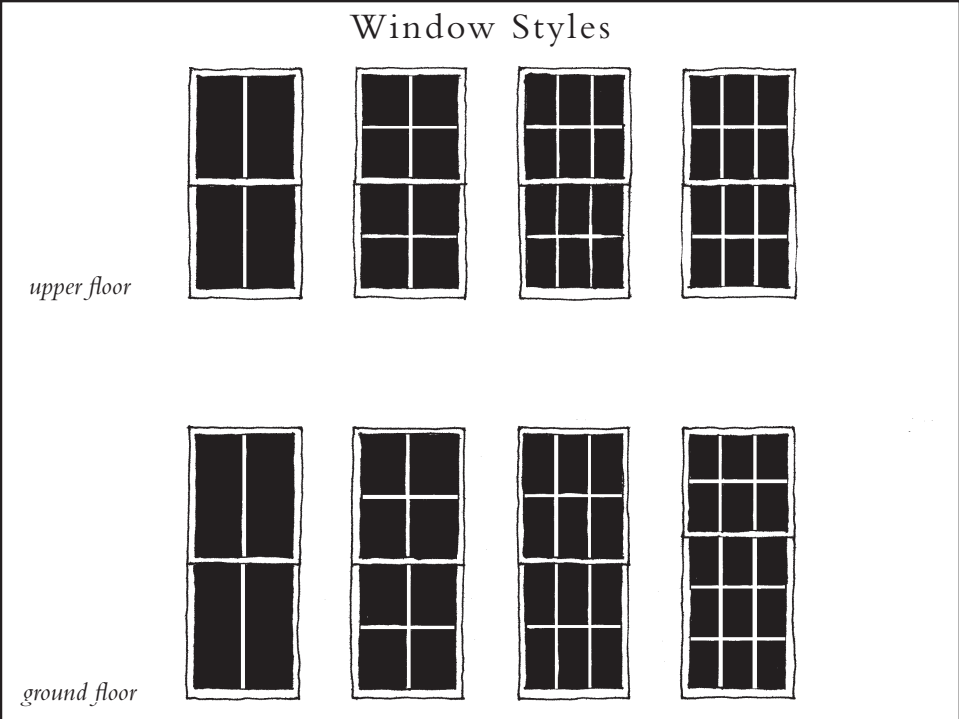


2.13 Window Proportions





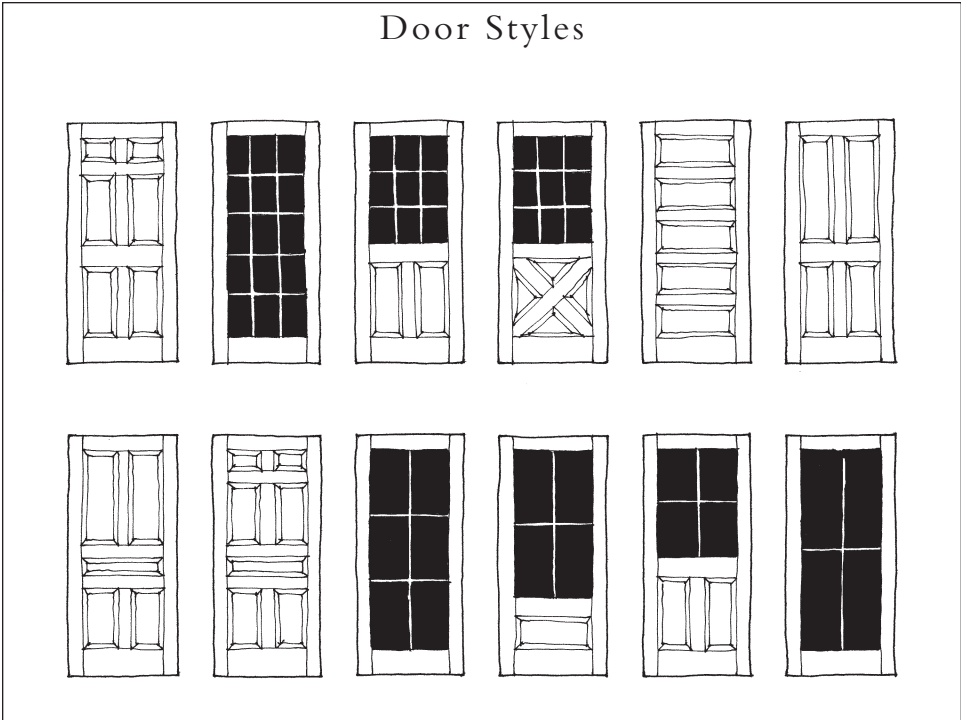
Door & window arrangements shown are the most composed options. Windows may be doubled, or the arrangement may be somewhat more relaxed, especially concerning column placement.



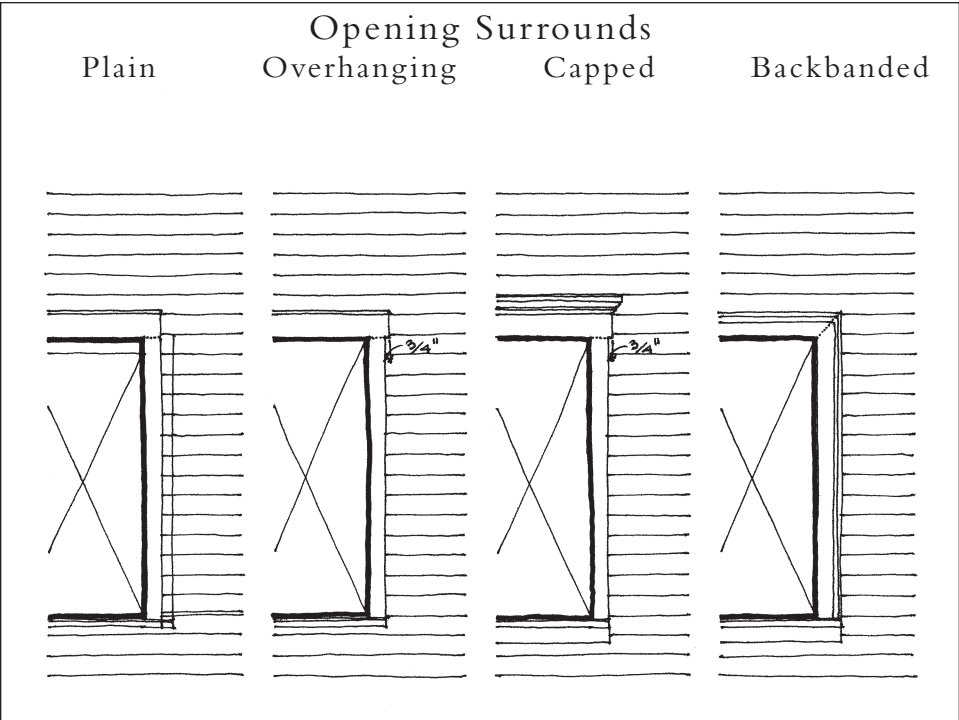
Classical Vernacular windows are almost always double-hung with simple divided light patterns.

Doors & Windows

- Doors: Wood doors with panels and/or glazing. Panels are most often raised, but may be flat or v-grooved. See Section B, Items 18 & 24. Main entry doors shall be single.
- Windows: Wood or clad double-hung windows. Both upper and lower sashes are most often 6 panes, but may be 2 or 4 pane. See Section B, Items 19, 24, 27 & 28. Windows may be single or paired.
- Muntins: Indistinguishable from true divided light muntins. See Section B, Item 23.
- Casing: See Section B, Item 33.
- Shutters: May occur at single windows only. See Section B, 19 & 31.



Classical Vernacular doors are usually simple raised or flat panel patterns. All of the raised panel patterns above may also be flat.



Casings are quite simple, and fairly limited by type. Jamb casings are usually 1x4, rarely larger, never smaller; head casings typically 1x6, occasionally 1x4.



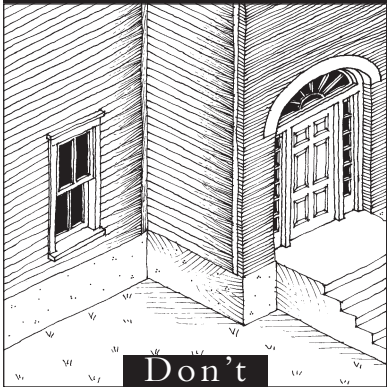
Typical Classical Vernacular doors & windows.

Building Material

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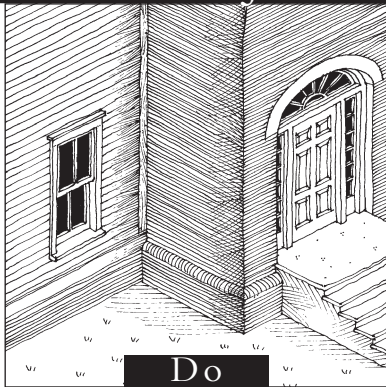
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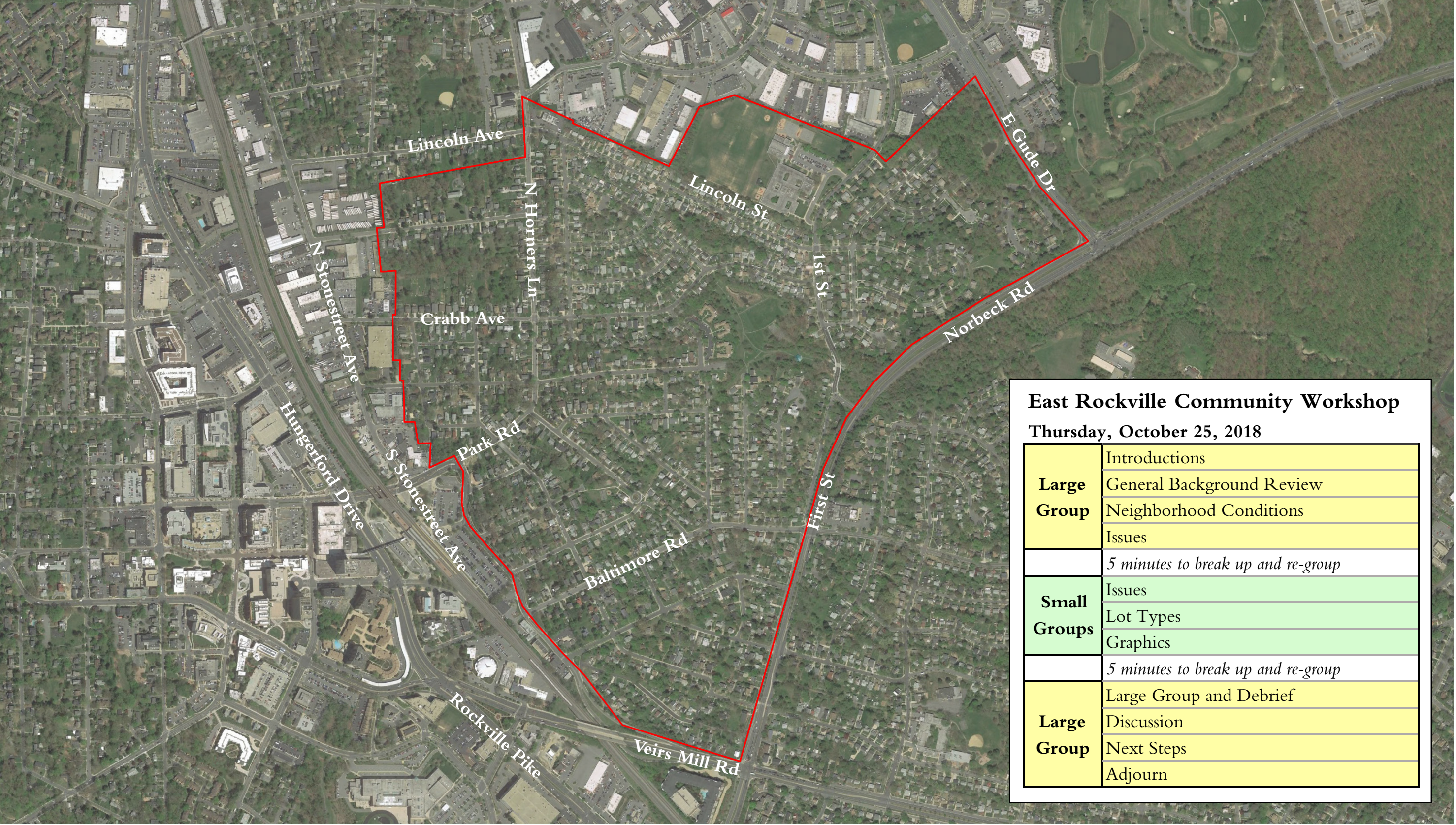
Changing materials at outside corner makes front material look pasted-on.



Vertical joint properly located at inside corner.



EAST ROCKVILLE DESIGN GUIDELINES
Rockville, Md.



East Rockville Community Workshop	
Thursday, October 25, 2018	
Large Group	Introductions
	General Background Review
	Neighborhood Conditions
	Issues
	5 minutes to break up and re-group
Small Groups	Issues
	Lot Types
	Graphics
	5 minutes to break up and re-group
Large Group	Large Group and Debrief
	Discussion
	Next Steps
	Adjourn



Type is form, determined by function, confirmed by culture.

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Definition of Type

Typology: the process of creation, selection and transformation of type as follows:

- 1. Archetype:** the platonic ideal, e.g. the generic urban dwelling providing a habitable private realm while defining the public realm.
- 2. Prototype:** the first example to be created or perfected, e.g. the 18th century London terrace house with a rear mews.
- 3. Type:** the prototype appropriated and transformed through a process of emulation, e.g. the Philadelphia rowhouse enfronting a mixed-use street, with a walled yard and an alley to the rear.
- 4. Stereotype:** the misuse or misunderstanding of a type, which thereby undermines its function and meaning, e.g. the suburban townhome with its front on a parking lot and an open lawn at the rear.

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Style is a permanent attribute of design, based upon the motifs and manner of arrangement of given times and places.

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