

DRAFT #4



LINCOLN PARK RESIDENTIAL DESIGN GUIDELINES
Rockville, Maryland

LSG Landscape Architecture and MICHAEL WATKINS ARCHITECT, LLC for City of Rockville and Lincoln Park Design Guidelines Advisory Committee

DESIGN GUIDELINES

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A. Site Tour & Kick Off Meeting.....Sep. 10, 2022

Site Tour Photos (see Appendices)

B. What Are Design Guidelines?Oct. 6, 2022

Presentation

C. Neighborhood Design ElementsOct. 27, 2022

Presentation

D. Draft Document Presentation.....Nov. 29, 2022

E. 2nd Draft Document Presentation.....Dec. 6, 2023

F. Final Draft Document Presentation.....Jun. 25, 2024

DRAFT #4ADOPTION PROCESS

G. Mayor and Council IntroductionSept. 9, 2024

H. Planning Commission BriefingSept. 11, 2024

I. Planning Commission Public Hearing ..Sept. 25, 2024

J. Planning Commission Recommendation.....Oct. 23, 2024

K. Mayor and Council Public HearingNov. 18, 2024

L. Mayor and Council Possible Adoption...Dec. 9, 2024

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PROJECT TEAM

City of Rockville

Lincoln Park Design Guidelines Advisory Committee

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LSG LANDSCAPE ARCHITECTURE

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Lincoln Park Residential Design Guidelines

October 27, 2024

LP.2

PURPOSE

The Lincoln Park Neighborhood Conservation District (LPNCD), adopted in 2007, has provided certain development standards for properties in the neighborhood in addition to the primary zoning requirements for the area. However, the LPNCD regulations have proven to be outdated and has resulted in unintended issues for residents wishing to receive a building permit for their property. One of the goals of the Lincoln Park Residential Design Guidelines is to amend the LPNCD to provide more clear, up-to-date standards. The standards in the zoning code created by the LPNCD will be formally amended based on the guidelines and standards in this document, which will establish a clear set of expectations for the design of new detached homes and additions to existing homes. This document provides a predictable review framework for residents, design professionals, contractors, city staff, and officials when designing and reviewing a new detached home or addition to an existing home.

GOALS AND OBJECTIVES

- The goals and objectives of these Design Guidelines are:
- To conserve and strengthen the unique identity and sense of place that exists among residents in the neighborhood.
 - To promote complementary and context-sensitive development between new and existing structures, whole also allowing creative design.
 - To maintain and enhance a walkable and pedestrian-friendly environment.

APPLICABILITY

These design guidelines apply to all new residential detached construction whether an entirely new building or an addition(s) to an existing building. They are a supplement to all applicable city codes, ordinances, and adopted plans.

Any new development within an historic district, or any addition to a structure that has been designated as an historic structure, is subject to approval by the Historic District Commission. These guidelines apply except where any provision conflicts with a Certificate of approval from the Historic District Commission.

Provisions of this document are activated by “must” and “will” when required; “should” when advisory but highly recommended.

REVIEW AND IMPLEMENTATION

The standards described in this document will be incorporated into the zoning code via amendment to the Lincoln Park Neighborhood Conservation District (Sec. 25.14.03). City staff will check for compliance as part of the review of the permit application.

ALTERNATIVE COMPLIANCE

Alternative compliance to these design guidelines may be approved by the Chief of Zoning or other applicable Approving Authority as defined in the Zoning Ordinance if provided that the proposed alternative design:

- Meets or exceeds the purpose and intent of the guideline(s) for which alternative compliance is being requested.
- Provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties.
- Accomplishes neighborhood goals, as outlined in the Goals and Objectives section.

An applicant for alternative compliance must demonstrate, in a written statement, how their proposed alternative meets or exceeds each of the items list above.

DEFINITIONS & CONCEPTS

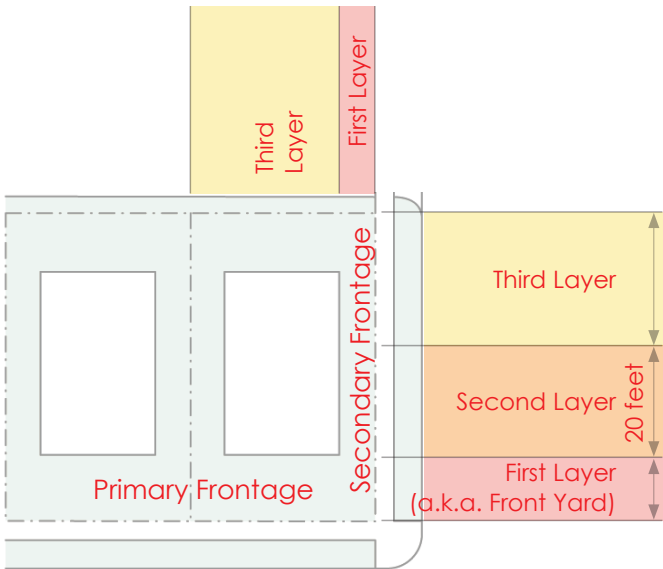
DEFINITIONS: GENERAL

Unless specifically defined in this document, the Lincoln Park Residential Design Guidelines, definitions of the terms used in this document can be accessed in the City of Rockville Zoning Ordinance, which is adopted under Chapter 25 of the City Code and available online at https://library.municode.com/md/rockville/codes/code_of_ordinances.

Rebuild. A substantial reconstruction that removes and replaces more than fifty (50) percent of the building floor area, as defined in chapter 5 of the City of Rockville Zoning Ordinance.

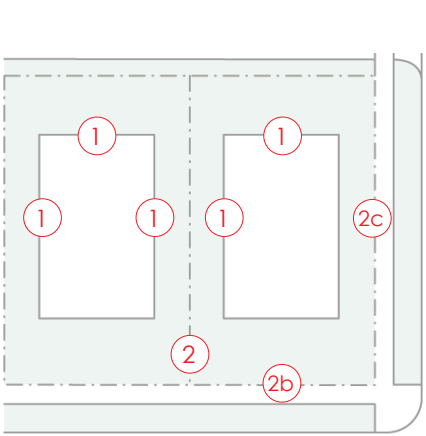
Major Addition. The addition of more than 500 square feet of new interior space and expanding the structure's footprint or envelope. The new interior space does not include areas of existing space within the building envelope. To qualify as a major addition, the project must both increase the interior space and expand the footprint or envelope.

DEFINITIONS: LAYERS



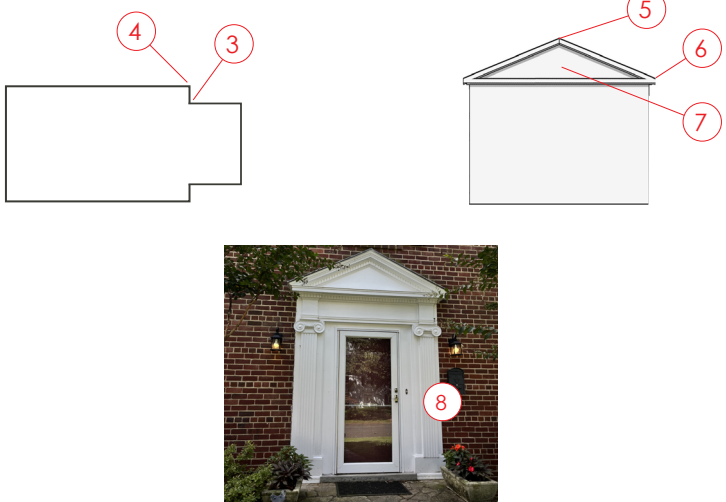
Layer (First, Second and Third). A range of depth on a lot within which certain elements are permitted. The first layer is between the facade and the front property line. It has the most significant impact on the public realm and therefore the most stringent requirements. The second layer extends 20 feet behind the facade. The third layer is the remainder of the lot and has the least impact on the public realm.

DEFINITIONS: ELEVATIONS



- 1. Elevation.** An exterior wall of a building not a facing a Frontage Line.
- 2. Frontage.** The area between a building Façade and the vehicular lanes, inclusive of its built and planted components. On a corner lot, the primary Frontage (2b) is the Frontage which faces the more primary street (typically the street with the narrower Frontage) and the Secondary Frontage (2c) faces the secondary street.

DEFINITIONS: BUILDING COMPOSITION

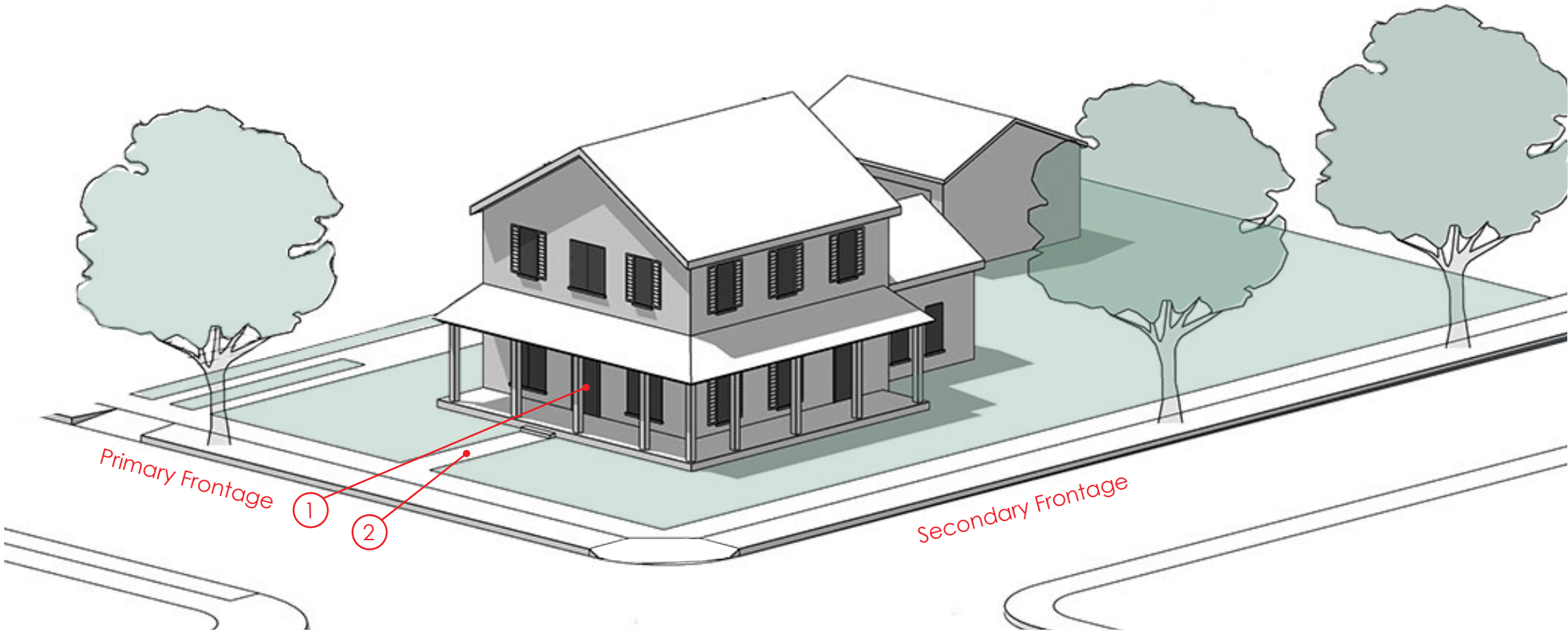


- 3. Inside Corner**
- 4. Outside Corner**
- 5. Ridge**
- 6. Eave**
- 7. Gable end**
- 8. Door Surround.** In addition to the structural door frame, door surround provides an ornamental border around the sides and top of the door.

BUILDING ORIENTATION (ISSUE 1)

Building orientation refers to the way a building is positioned on its lot and how it relates to neighboring buildings and to the street. Buildings and front entryways that are oriented toward the street establish a welcoming atmosphere along the block and contribute to a walkable environment.

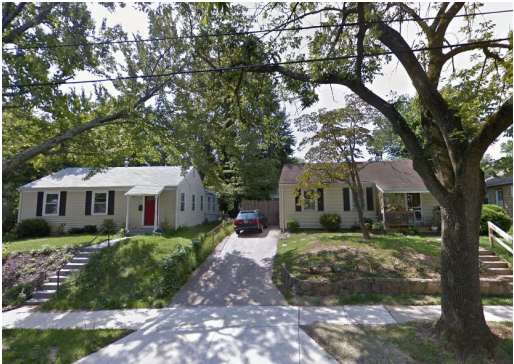
- 1 The front of the main building and the front entrance to the main building must face the primary frontage.
- 2 Walkway must provide a direct connection between the front door, stoop, or porch and the public right-of-way.



This house on a corner lot has two facades, and is oriented towards both streets.



Front doors, porches engaging the street.

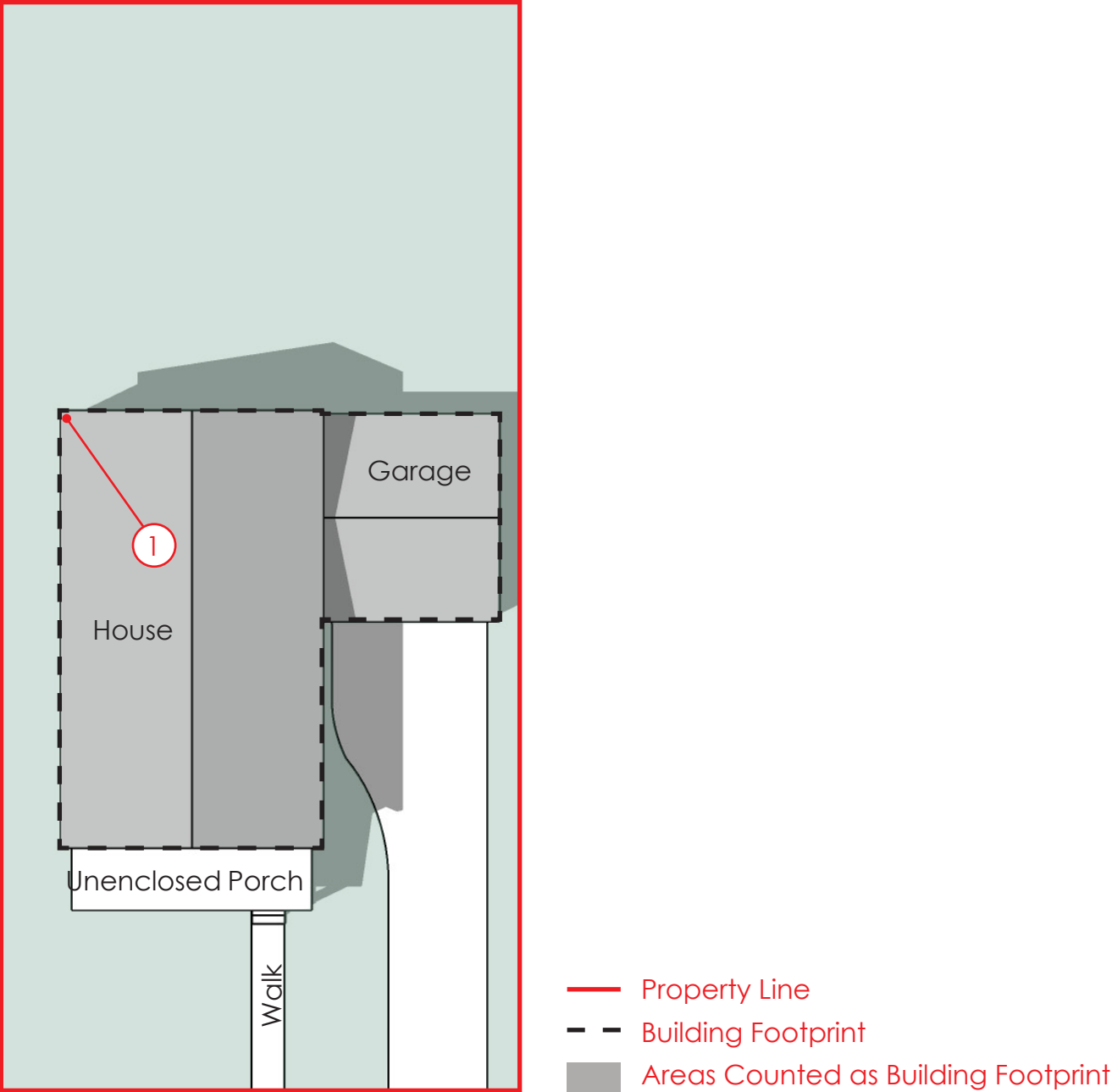


Front walkways connecting to sidewalk.

BUILDING FOOTPRINT (ISSUE 2)

The building footprint of new homes has increased, in some cases dramatically, over the past couple of decades. It has become more common to maximize the building envelope, resulting in greater lot coverage and buildings that are out-of-scale with their neighbors. This not only impacts design and character, but stormwater management as well. Larger houses are often accompanied by more paved surfaces, including driveways and walkways, which can exacerbate stormwater issues. Establishing a maximum building footprint and limiting impervious surfaces are efforts to mitigate building mass and scale impacts as well as impacts on the stormwater management system. Accessory structures do not count toward building footprint.

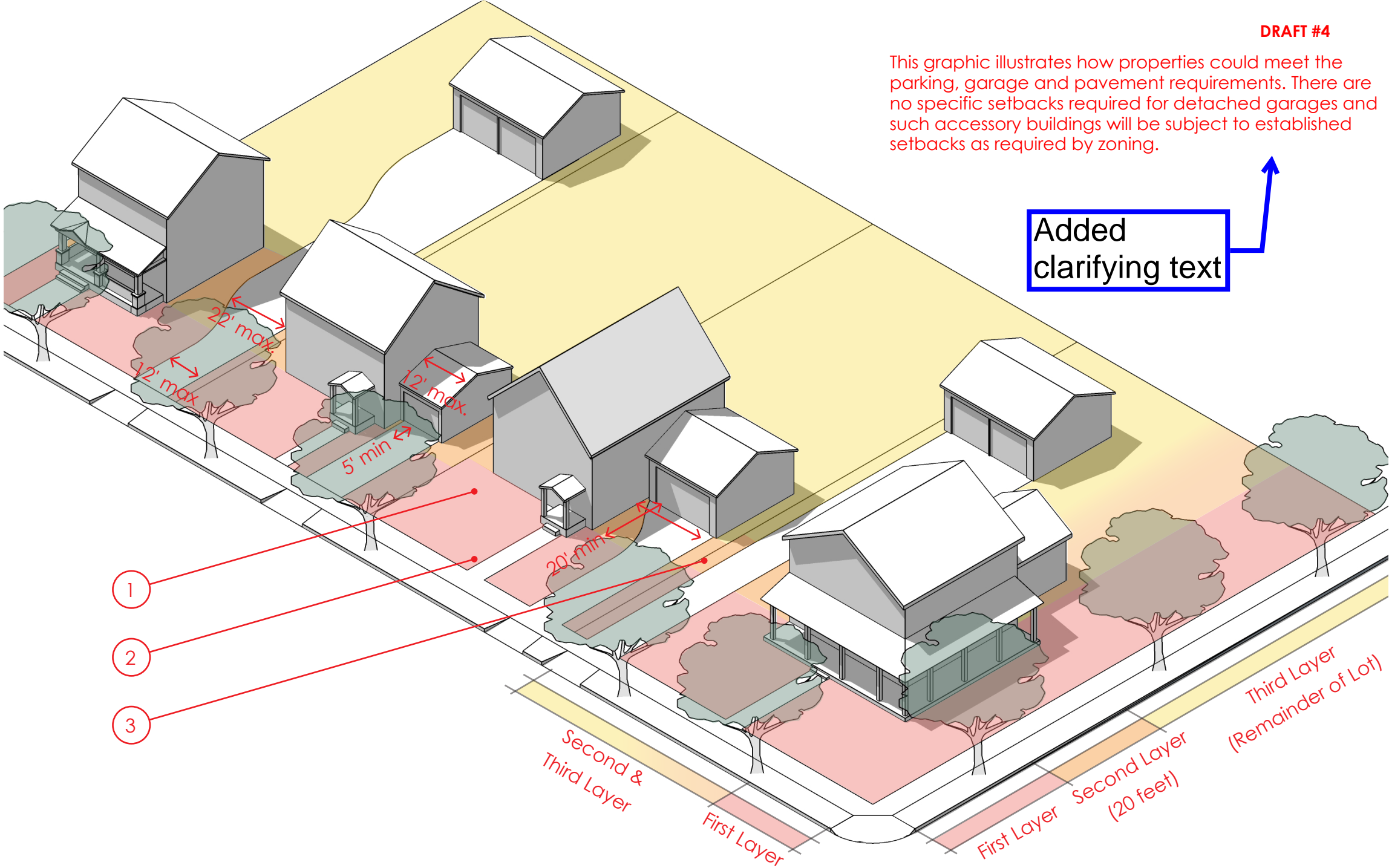
- 1 Maximum total building footprint (ground floor), not including unenclosed porches facing frontages, is 1,800 s.f. where such does not extend the maximum lot coverage permitted by zoning.
- 2 If an existing one-story house is retained, an addition may bring the total building footprint up to a maximum of 2,100 s.f. where this does not exceed the maximum lot coverage permitted by zoning.



PARKING, GARAGES, & PAVEMENT (ISSUE 3)

Vehicular access to lots should be provided inconspicuously. Streetscapes that are dominated by parked cars, garages, and excessive driveways give prominence to vehicles rather than reflecting a walkable, inviting neighborhood, and an excess of pavement contributes to stormwater management issues. To this end, cars should not dominate front yards, garage doors should not make up the majority of facades, and driveways should take up as little area as practically possible while still providing vehicular access, and the use of pervious materials on driveways is encouraged. Further, it is important to preserve as much on-street parking as possible for visitors and extra vehicles by minimizing the width of the driveway at the street.

- 1
- In the First Layer, the following apply:
- Driveways must be a maximum of 12 feet wide. (If a wider driveway is provided in the second layer, the pavement in the first layer may be tapered the minimum practical amount to reach the full width of the pavement in the second layer.)
- 2
- In the First Layer, the following are not allowed:
- Garages
- Carports
- 3
- In the Second Layer, the following apply:
- Driveways must be a maximum of 22 feet wide.
- A garage or carport is permitted only if it is placed a minimum of 5 feet behind the main building facade.



Garage beside house, set back.



Garage in rear yard, ribbon driveway.



Driveway with mixed materials.



Driveway with pervious materials.

ADDITIONS (ISSUE 4)

Additions should complement the design and proportions of the original structure. They should be concentrated toward the rear or the side of the existing structure whenever possible. The overall height, massing, and proportions should relate well to adjacent structures as well as to the larger neighborhood context.

General Requirements

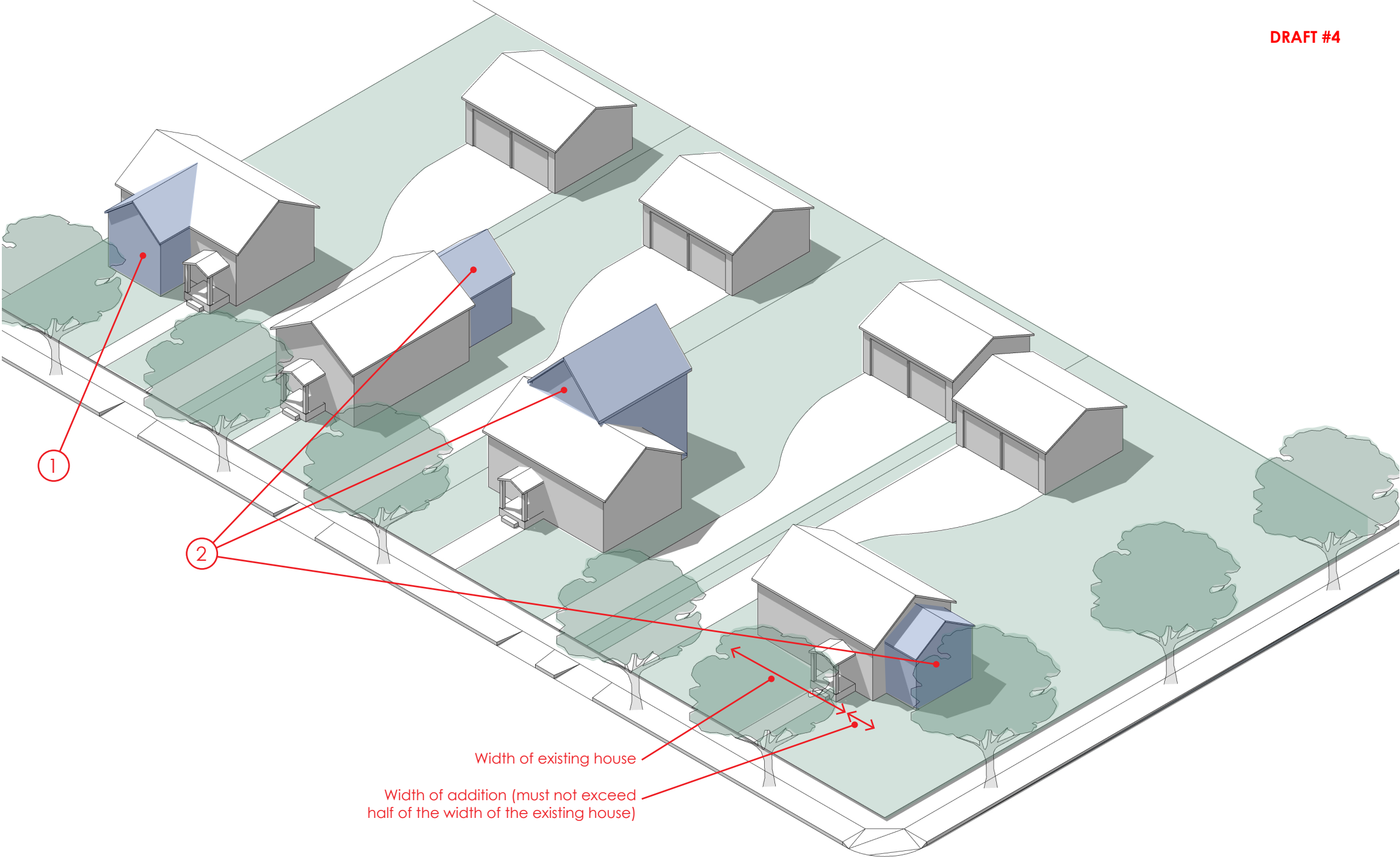
Additions must not be larger than the existing house and must be subordinate to the mass of main body of the existing house.

Additions must not visually interfere with the original structure from the primary frontage view.

Types of Additions

- 1
- Front additions: an addition to the front of an existing house.
- Front additions must not be of a greater number of stories than the existing house.
 - Front additions must not exceed half of the width of the existing house.
- 2
- Side and rear additions (Wings): an addition to the side or rear of an existing house.
- Wings must not be of a greater number of stories than the existing house, except for rear additions which may be a maximum of one story taller than the existing house.
 - Side additions must not exceed half of the width of the existing house.

Types of Additions are continued on the following page.



ADDITIONS (ISSUE 4)

Types of Additions (continued)

- 3 Full-story additions: an additional full story above an existing house.
 - Full-story additions may not be cantilevered over the walls of the existing house, except in the rear of the house.
- 4 Partial-story additions: an addition above the existing top floor, which does not change the existing roof ridge, but instead places the additional square footage within a dormer or multiple dormers.
 - Partial-story additions must be contained within the existing roof
- 5 Porch additions are permitted.
- 6 Garage additions are permitted

Composition

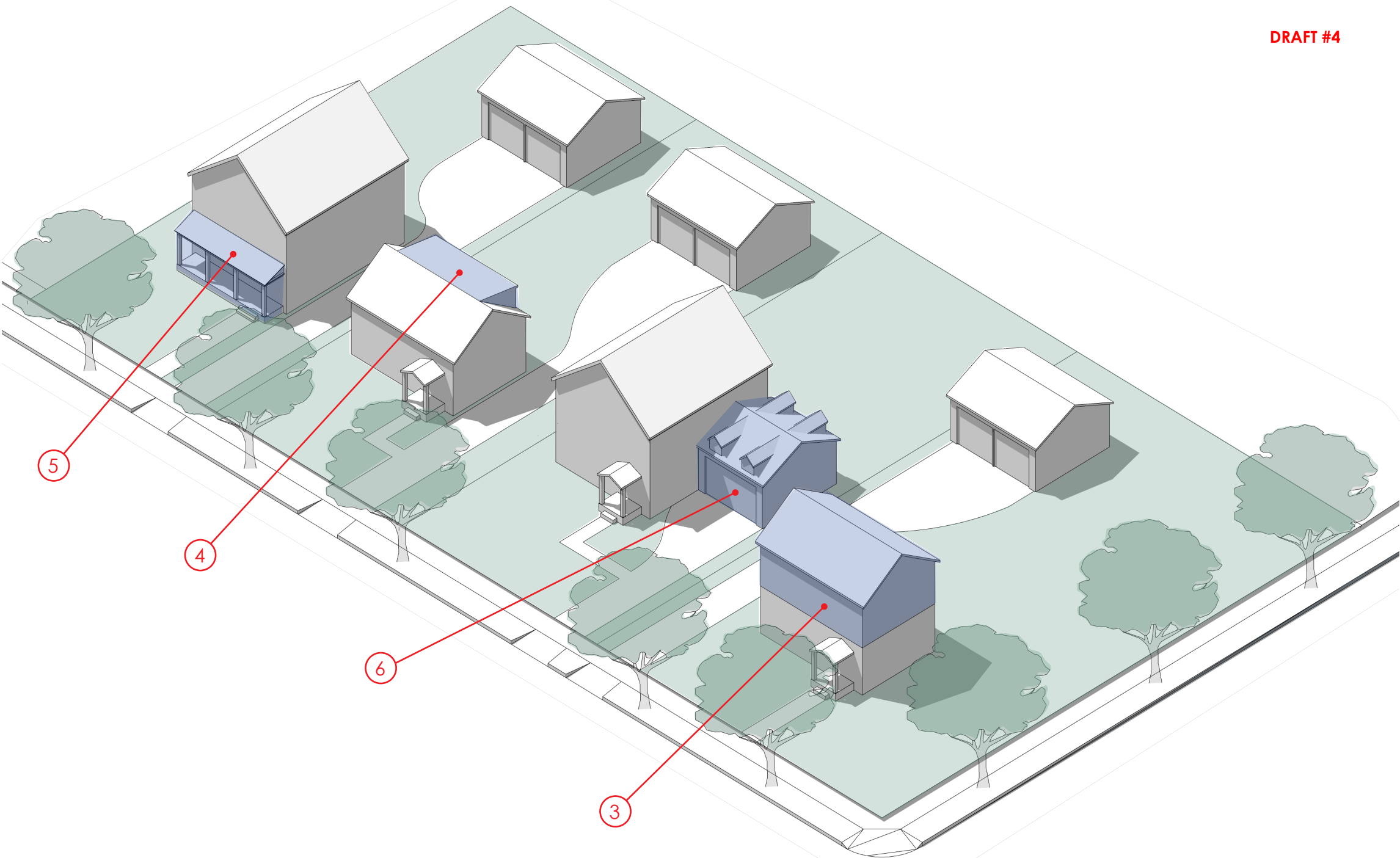
- 7 Windows and doors in additions must be similar in the proportion and style to those found in the existing house. Windows and doors in full story additions must align with or be centered between those in the existing story below.
- 8 Materials used on additions must either match (to the greatest extent possible) those on the existing house, or be lower on the Scale of Materials found in the Materials requirements (Issue 8).

Roofs

- 9 The roof pitch on an addition must match or be must be lower than that of the existing house.
- 10 The roof ridge of an addition must not clear the ridge of the existing house, except in the case of full-story additions and rear additions.

Style

- 11 Additions must be of the same architectural style as the existing house, but may be a simpler, less ornate expression of it .



Rear addition is secondary in massing and a low pitch roof minimizes mass visible from the street.



Set-back addition which does not dwarf original house and a roof ridge that is only a few feet above the existing roof is inconspicuous from the street.



Second story addition with simple massing and windows which line up with those below.

Black numbers to represent items w/o diagrams

BUILDING MASSING & SCALE (ISSUE 5)

Massing refers to the volumes of the house and how they are put together. Scale refers to the ratio of the sizes of elements of a building. The massing and scale of new construction can have a great impact on neighborhood character.

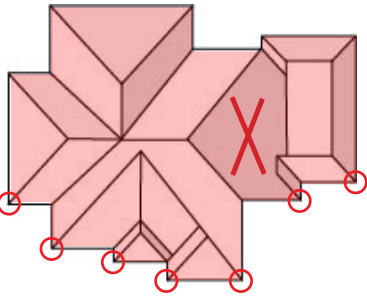
The size of a typical single-family home is larger today than it was in the much of the 20th century, when many of the homes in the Lincoln Park neighborhood were built. Finding a balance between flexibility in design, changing preferences in housing size and styles, and respecting established neighborhood character is one of the primary challenges for design guidelines in older neighborhoods.

- 1 Buildings must have simple massing
 - A maximum of 4 outside corners of primary mass may face a frontage.
 - Using a roof plan as a guide can help keep massing simple. The fewer ridges and valleys and overlapping gables, the simpler the massing.
- 2 Building massing must communicate hierarchy.
 - One volume must be clearly the primary volume.
 - Secondary and tertiary volumes, if present, must be clearly subordinate to the primary volume. Some ways to achieve are to make the secondary and tertiary volumes:
 - Smaller than,
 - Shorter than,
 - or set back farther than the primary volume.

- 3 A single facade must not be greater than 40 feet.

1

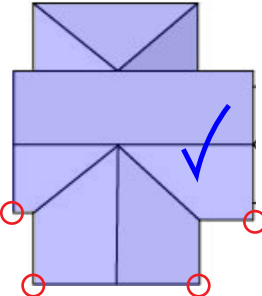
7 outside corners



Frontage

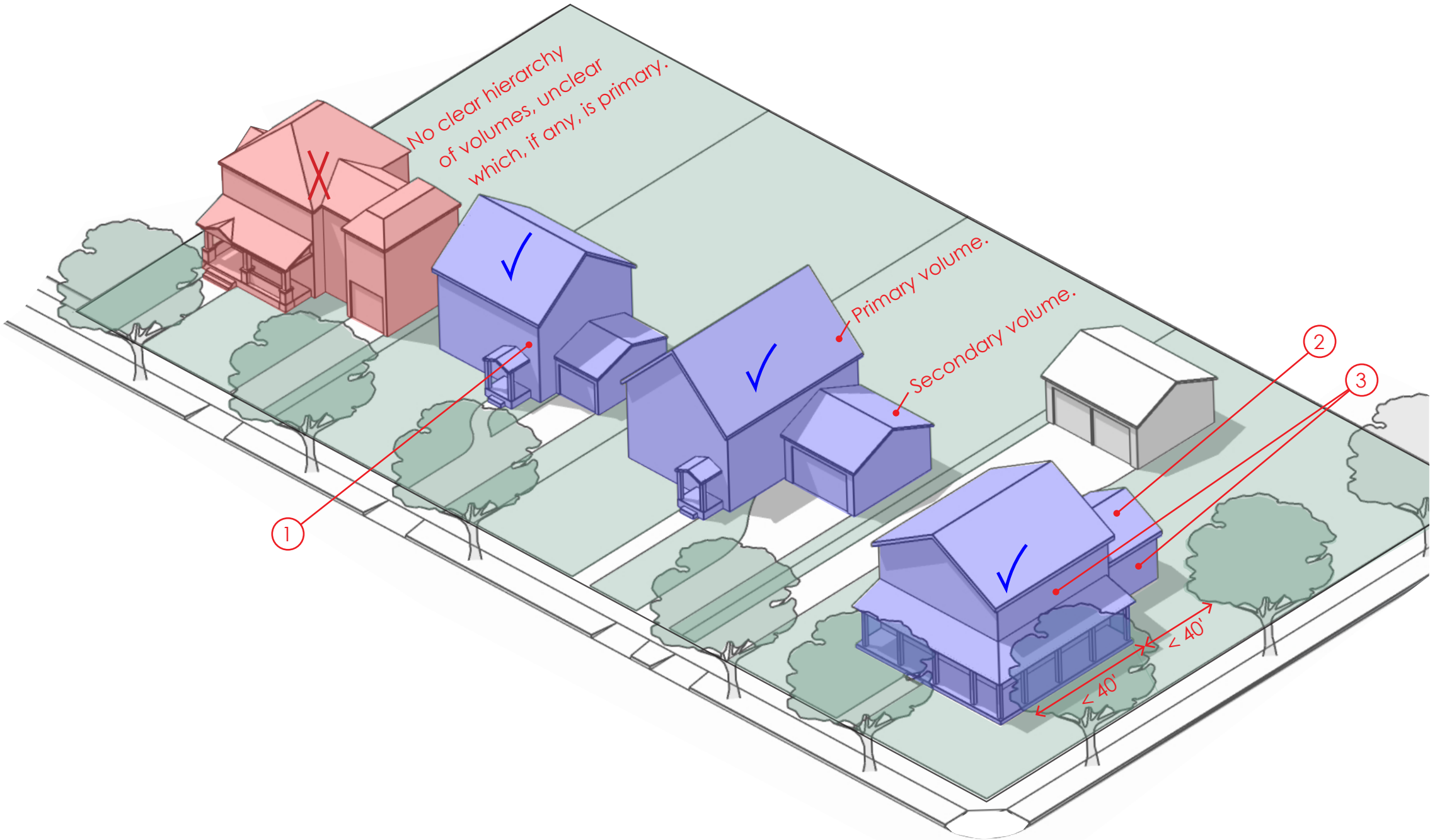
Complicated roof plan with many overlapping gables.

4 outside corners



Frontage

Simple roof plan with two ridges and one hip roof tucked under the rear eave.



Simple massing (2 outside corners)



Garage next to main structure helps break-up mass and transition to adjacent 1-story.



Simple, distributed massing clearly showing the main body of the house.



Overly bulky and undistributed massing with overlapping roof lines.

BUILDING HEIGHT (ISSUE 6)

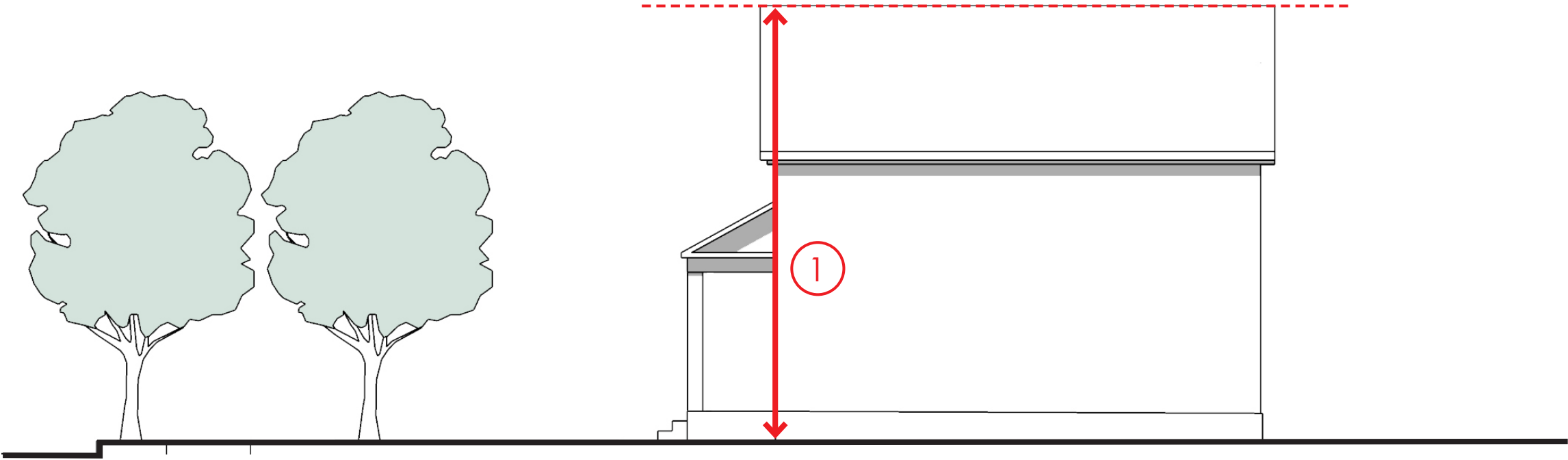
A building's scale is established largely by its height. Relatively consistent building heights establish a certain rhythm to a street. If a building is much taller than its surrounding neighbors it can seem out of place and break the existing rhythm. In older neighborhoods, it is not uncommon for one-story buildings to be replaced with taller, two-story homes.

A building can be larger than adjacent structures and still be in scale and harmonious with the neighborhood.

- 1 Building height must be a maximum of 30 feet, as measured to the peak.



Examples of inconsistent height and mass between new and existing structures.



BUILDING ARTICULATION (ISSUE 7)

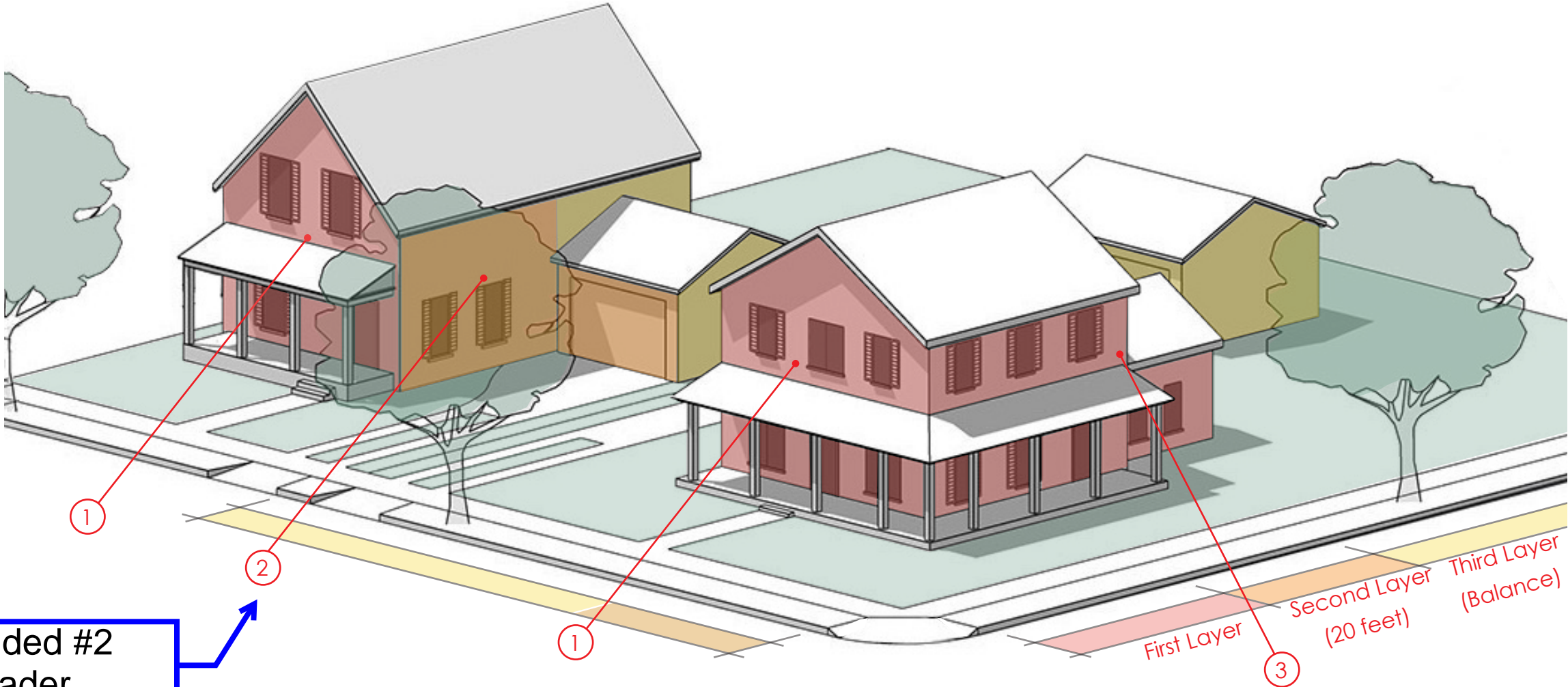
Building articulation refers to composition of the elements on a building such as porches, balconies, doors and windows, dormers, chimneys, material transitions, and other such expressions which contribute to its architectural character and visual interest. A building which has been successfully articulated avoids compositionally boring and non-contributing factors such as large blank walls and masses which appear bulky.

- ① On Primary Facades:
- Windows must be generally aligned with windows in the story above or below
 - Windows must be a minimum of 2 feet from outside corners.
 - Openings must be square or vertically proportioned.
 - A maximum of two different window sizes may be utilized.
 - Window head heights must be generally consistent.
- ② On Side Elevations:
- Windows are required on side walls in the second layer. Windows on side walls must be consistent with windows facing frontage(s).
- ③ On Secondary Facades:
- On corner lots, the side elevation that faces a street is also a facade (a.k.a. front). Facades must be similarly designed and detailed and have similar opening proportion, placement, pattern, and alignment.

Large blank walls are not permitted facing frontages. Utilizing one of the following elements is generally a solution:

- Horizontal band or change in material
- Bay window
- Door
- Porch or balcony

Added #2 Leader



Horizontal band transitions between materials.



Corner House, articulated both Facades.



Consistent window proportion.



Avoid blank walls on side elevations.

MATERIALS (ISSUE 8)

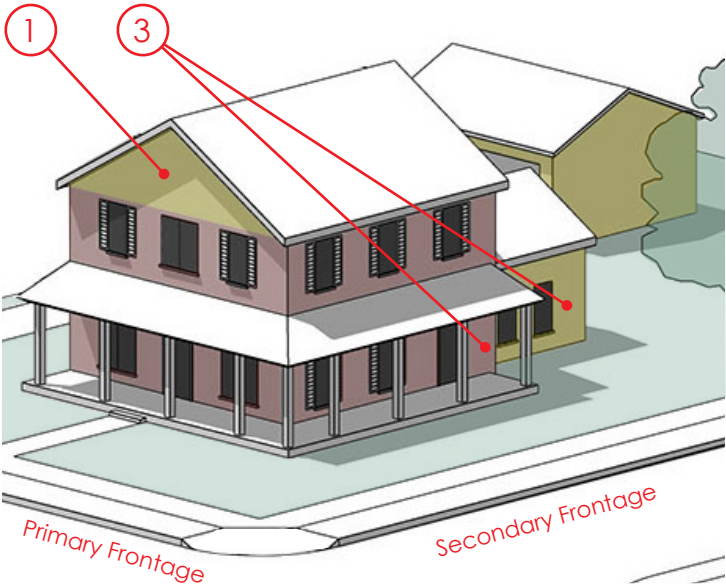
The materials on a building are a significant part of its architectural character and contribute to the character of the neighborhood as a whole. The number of materials used on a single building also impacts that building's visual impact on the street. Traditional building materials, such as lap siding or brick, are preferred

- 1 Gable ends in the Main building must be a single material.
- 2 Materials on upper floor walls must be of equal or lesser apparent weight than the material of walls below (i.e. using brick or stone above siding is not permitted). See the Scale of Materials below.
- 3 If different materials are to be used on the same house, the materials must differentiate the fundamental parts of the building from one another (e.g. the foundation, building walls and top or the main building and accessory structures).
- 4 On corner lots, materials must not change at outside corners (brick front, siding side) as this makes the material appear more like wallpaper than the structure of the building. On interior (non-corner) lots, a change in material may occur 18 inches behind the facade.

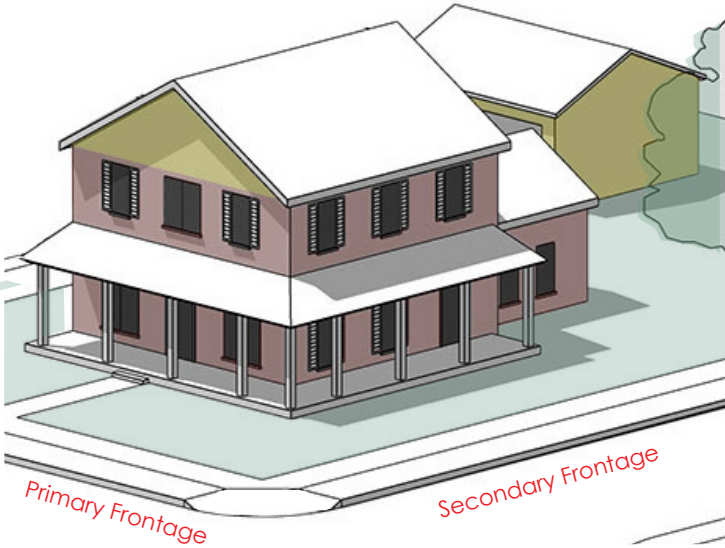
Scale of Materials

The following scale sorts materials in order of their apparent weight, from greatest to least. The scale is useful for understanding which materials should and should not be utilized above and below one another on a given wall.

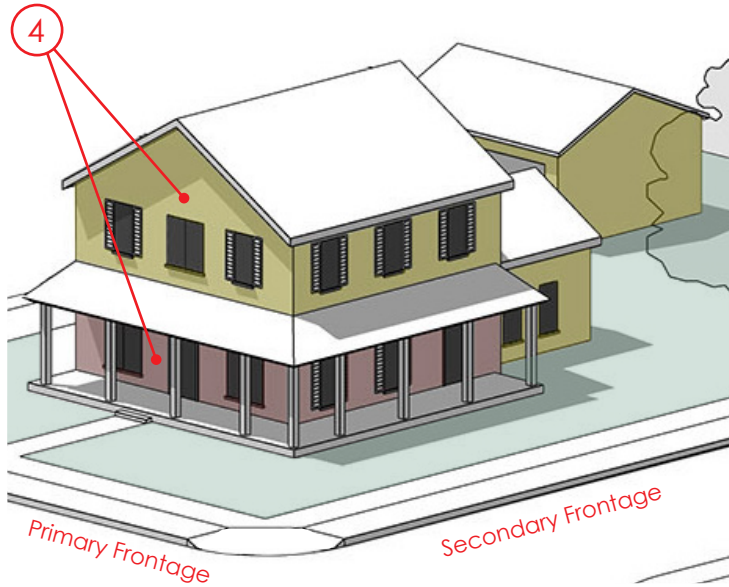
- 1. Stone
- 2. Brick
- 3. Stucco
- 4. Wood Siding
- 5. Wood Shingles/Shakes
- 6. Cementitious Siding
- 7. Vinyl Siding



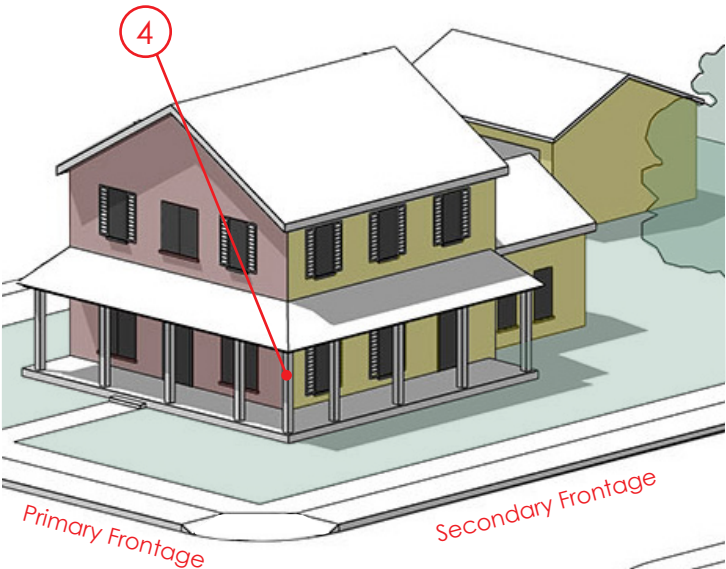
✓ Do: Use one or two materials for Main building walls and the same or another material for Backbuilding and Accessory Building walls.



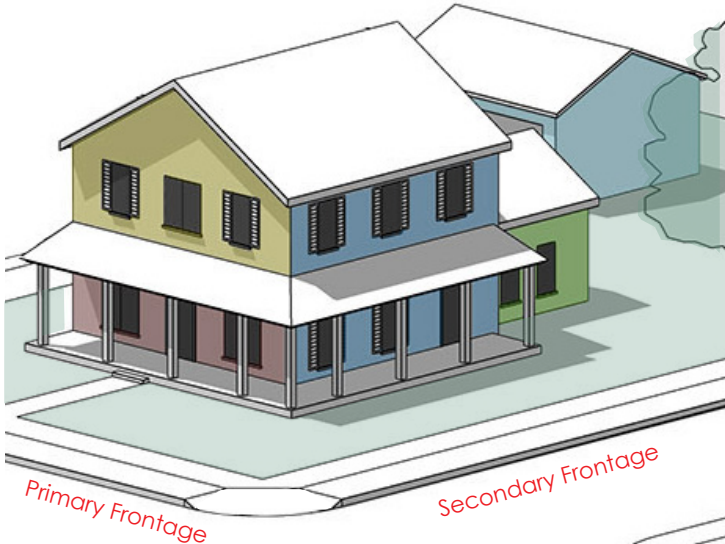
✓ Do: Use one or two materials for the Main building and Backbuilding walls and another material the Accessory Building walls.



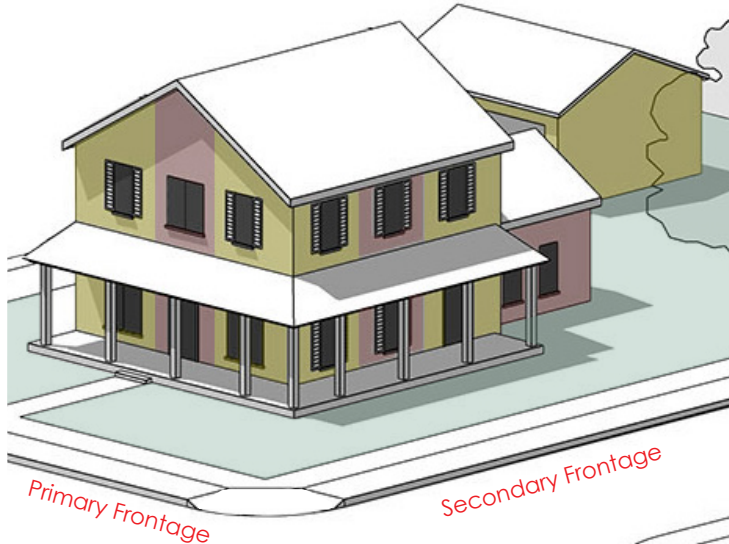
✓ Do: Utilize horizontal transitions between materials; If using multiple materials, place the material with the greater apparent weight on the bottom.



✗ Don't: Material transitions around outside corners are not permitted.



✗ Don't: Use more than two materials per Main building and one per each Backbuilding and Accessory building.

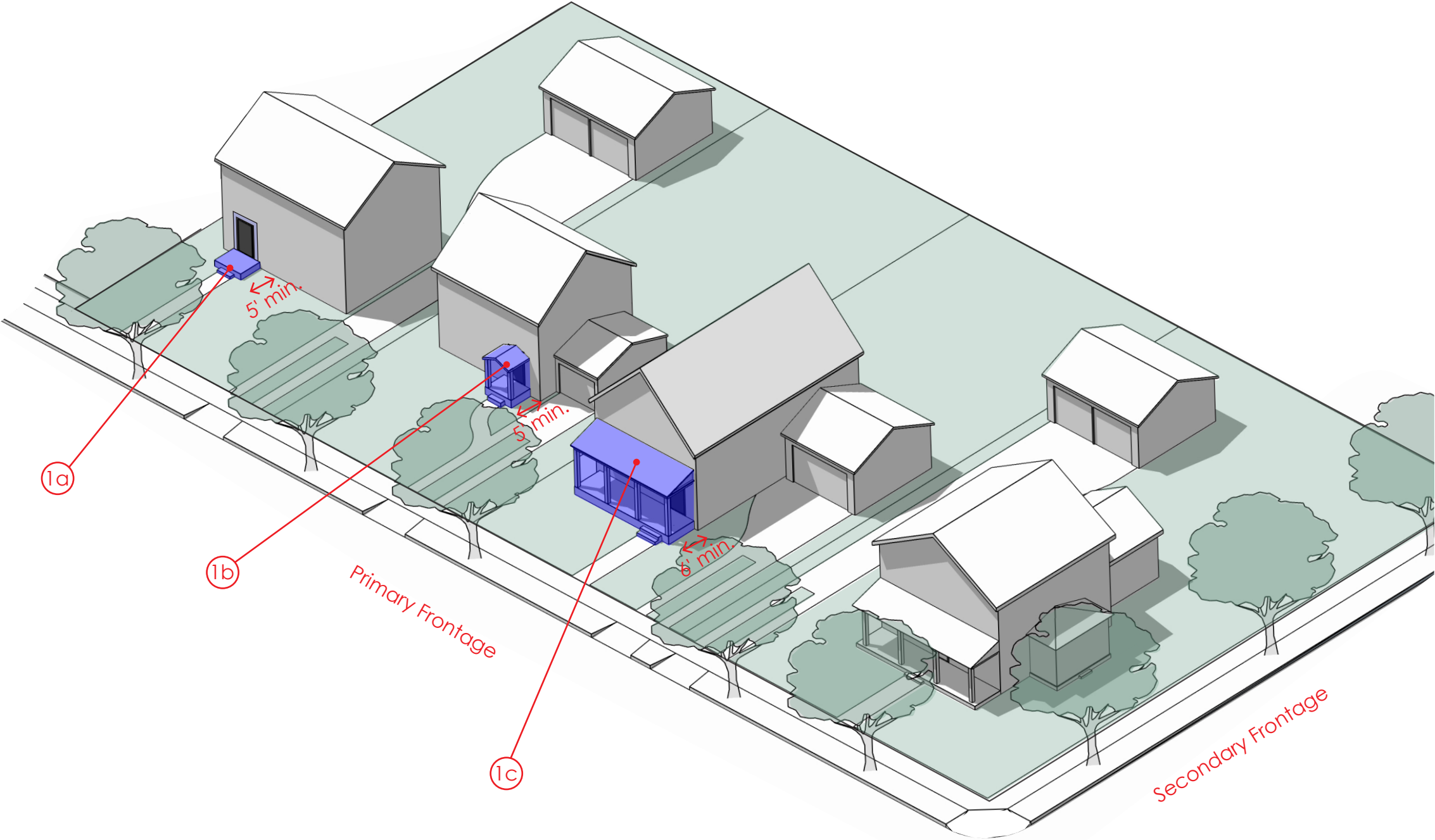


✗ Don't: Utilize vertical transitions between materials.

PORCHES & STOOPS (ISSUE 9)

Porches and stoops provide character and interest to a house as well as a welcoming connection to the neighborhood, a place for sitting and conversation with neighbors, and a link to shared community space. They also provide practical benefits, such as shelter from the elements and additional living space.

- 1 Main buildings must include one of the following at the primary entrance on the primary frontage:
 - 1a Uncovered stoop. (Doors at uncovered stoops must have a door surround).
 - 1b Covered stoop.
 - 1c Covered porch.
- 2 Stoops must be a minimum of 5 feet deep, whether covered or uncovered.
- 3 Porches must be a minimum of 6 feet deep, although 8 feet is preferred.
- 4 Porches of two-story-height ceilings are not permitted (see image A below). Two-story porches with two habitable stories are a permitted alternative (see image B below). The second story porch may be covered or uncovered. Porch ceilings must be similar to the ceiling height of the story to which they are attached.



Uncovered stoop with door surround



Covered Stoop.



Covered porch.



A. Two-story-height ceiling.



B. Two one-story porches.

TREES (ISSUE 10)

Trees provide a multitude of benefits to the community that extend beyond property lines. Among their many contributions to the environment, mature trees moderate heat impacts from pavement and buildings, help slow stormwater runoff, and improve air quality. In addition to beauty, they also add to neighborhood character and identity, and provide shady areas for people to gather. Large, mature trees also have a positive impact on property values. Over the years, as smaller, original homes have been replaced by larger structures and more paving, resident concerns about the loss of mature tree canopy to construction and new development have increased.

- 1

3 shade trees (1 in the front yard & 2 in the rear yard) are required per lot for rebuilds or major additions. Existing trees may be counted toward this requirement. Applicants are strongly encouraged to place a high priority on preserving existing, mature trees, especially healthy and native or non-invasive species. If a tree is considered invasive or hazardous, as determined by a certified arborist, or otherwise qualified professional, it may not be credited to meet the lot tree requirements.
- 2

Applicants must provide a Tree Save Plan, or other similar document, along with all permit applications for new single-family homes and major additions, detailing how trees on the lot and adjacent lots will be preserved and the requirements mentioned above are met.

Black number to represent item w/o diagram



X. Appendices

Survey Results..... LP.X2

Site Tour Photos..... LP.X3

SURVEY RESULTS

Shown below are the results from a survey conducted for Lincoln Park Residents. Residents had the opportunity to weigh in on which design-related issues they have the most concern about within their neighborhood. Responding with a "3" indicates the least amount of concern while a "1" indicates the greatest. Residents also had the opportunity to submit qualitative comments on neighborhood design, including through stakeholder interviews, office hours with City staff, public meetings, public hearings before the Planning Commission and Mayor and Council (future), and in-person and virtual comment portals on the draft language.

Q1 (Building Placement (where the house is placed on the lot/how far from or close to the street))	Q2 (Building Orientation (where the house has its front/entrance))	Q3 (Building Height)	Q4 (Lot Coverage)	Q5 (Building Mass and Scale)	Q6 (Building Articulation (ex: breaking up building mass or blank walls with windows, changes in building materials, varying rooflines, etc.))	Q7 (Driveways and Garage Placement/Location)	Q8 (Front Yard Paving (percentage of paving from driveways, porches, walkways))	Q9 (Porches and Stoops (ex: should new homes have them? certain styles?))	Q10 (Window and Door Types/Styles (architectural design))	Q11 (Roof Styles (architectural design))	Q12 (Building Material Types)	Q13 (Home Additions)	Q14 (Trees and Landscaping)
1	1	2	3	3	1	2	1	2	2	2	2	2	1
2	3	1	2	1	1	1	1	2	1	1	1	1	1
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1	1	1	1	1	1	1	1	1	1	1	1	1	1
none	1	1	1	1	2	1	1	2	2	1	1	2	2
none	1	none	1	none	none	1	1	none	1	none	none	1	1
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3	2	1	1	1	1	2	1	1	2	2	2	1	1
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1	3	2	1	2	2	2	1	3	3	3	2	1	3
1.80	1.69	1.50	1.54	1.58	1.58	1.77	1.31	1.75	1.85	2.00	1.75	1.54	1.54

Q16 (Other Topics or Comments)

Parking
For me it is important that the character of the neighborhood is preserved, even if smaller houses are eventually replaced by bigger houses.
None
Not sure why persons outside of Lincoln Park would have a substantive say in the Design Guidelines. Also, let's talk about the car repair, chop shops, and other businesses and how THEY should present in our community.





