

#### **Sec. 25.10.14. Design guidelines.**

No building permit may be issued for a structure in a single dwelling unit residential zone unless the structure conforms to any applicable design guidelines approved by the Mayor and Council consistent with an adopted plan.

Adopted design guideline plans referenced herein by their title and date of adoption are:

- a. East Rockville Design Guidelines, February 1, 2021.
- b. Lincoln Park Residential Design Guidelines, (TBD)

#### **Sec. 25.14.03. Lincoln Park neighborhood conservation district.**

- a. *Development standards for lots.* Lots within the Lincoln Park conservation district are subject to the following development standards:
  1. Assemblage of separate lots for new development is not permitted;
  2. Resubdivision of existing original lots is not permitted; and
  3. New pipestem lots are not permitted.
- b. *Standards for new nonresidential and non-detached residential construction.*
  1. New construction or additions must conform to all other applicable building code and safety regulations of the City as well as the Lincoln Park neighborhood conservation district standards. A City building permit is required for all construction.
  2. Lot coverage is limited to a maximum of 1,500 square feet per lot. Lot coverage includes all roofed structures on the lot.~~The lot coverage will be twenty-five (25) percent of the maximum square footage of the smallest new lot size permitted, six thousand (6,000) square feet. This allows one thousand five hundred (1,500) square feet of combined lot coverage, which would include the house footprint and any detached accessory structures such as a garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.~~
  3. ~~The maximum actual height of new construction, a building, or addition, is twenty-five (25) feet from the existing grade to the peak of the roof. A, except that a structure -29-foot height may be permitted for designs using~~with a graduated 45-degree line of sight slope from the front property line to the highest point of the ~~new construction~~structure may be up to 29 feet in height. A front porch or a substantial portico to visually separate the stories on the front elevation wall would satisfy this requirement.
  4. The minimum front setback is 25 feet. New buildings should follow prevailing irregular setback patterns and not line up in a row. A two- to five-foot deviation from an adjacent structures' front setback is recommended.~~The minimum front setback is twenty-five (25) feet.~~
  5. Infill new ~~house~~building construction should be designed so that the organization of the street-facing facades closely relates to any surrounding buildings.
  6. Additions should be constructed on the rear of the building or on a side, whichever has less impact on the character of the structure and streetscape.
  7. Roof heights of new additions should not dominate original rooflines. A graduated 45-degree line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.

8. Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding buildings in the zone.
9. Mechanical systems should be incorporated into new construction in an inconspicuous manner.
- c. ~~Lot coverage standard for additions to existing one-story homes.~~ If an existing one-story house is retained, an addition to bring total lot coverage up to thirty-five (35) percent of the smallest lot size available or to two thousand one hundred (2,100) square feet is permitted. However, the total of the addition cannot exceed the present total square footage of the house without obtaining a new single-unit dwelling permit. Lincoln Park Design Guidelines. Standards for new residential detached construction, whether an entirely new building or an addition to an existing building are found in the Lincoln Park Design Guidelines, as established in Section 25.10.14.
- d. *Streets.*
  1. New streets and private access driveways that function as streets are not permitted.
  2. Culs-de-sac accessing structures set back from the main roads are not permitted.
- e. *Variance conservation district standards.* Requests for a variance from the Lincoln Park conservation district standards are processed by the City Board of Appeals in the same manner as a variance from other regulations of this chapter are processed.