

## **MAYOR AND COUNCIL**

# **Conservation District Plan Amendment and Zoning Text Amendment for the Lincoln Park Design Guidelines**

**Worksession**

**January 6, 2025**

# Presentation Outline

- Background of the proposal.
- Review each proposed guideline.
- Confirm the next steps.
- Receive your feedback.

# Background

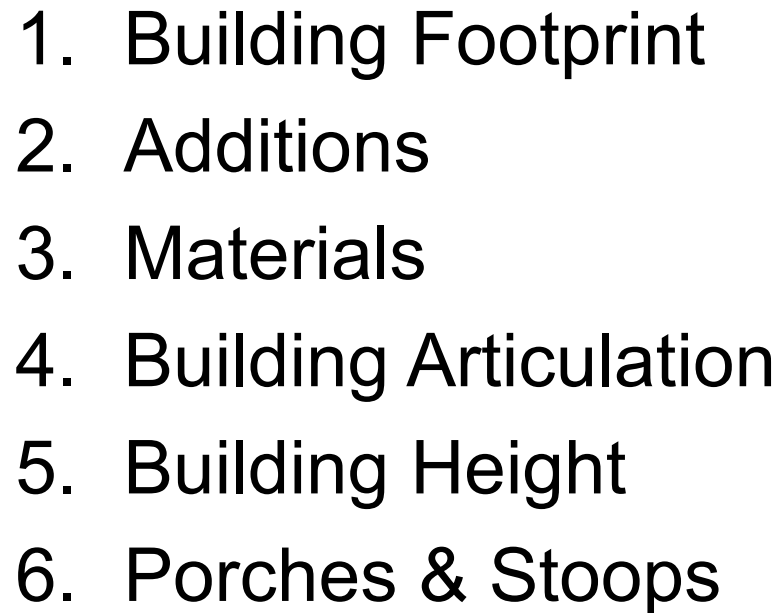
- Design standards already exist.
- Standards are too limiting for making improvements.
- New guidelines look to solve issues with existing standards.
- Conservation district must be updated to reflect new guidelines.
- Planning Commission has recommended approval.
- Distinct from East Rockville Design Guidelines:
  - Less restrictive.
  - Modifies existing standards in the Conservation District.
  - Excludes more complex design standards like roof pitches.

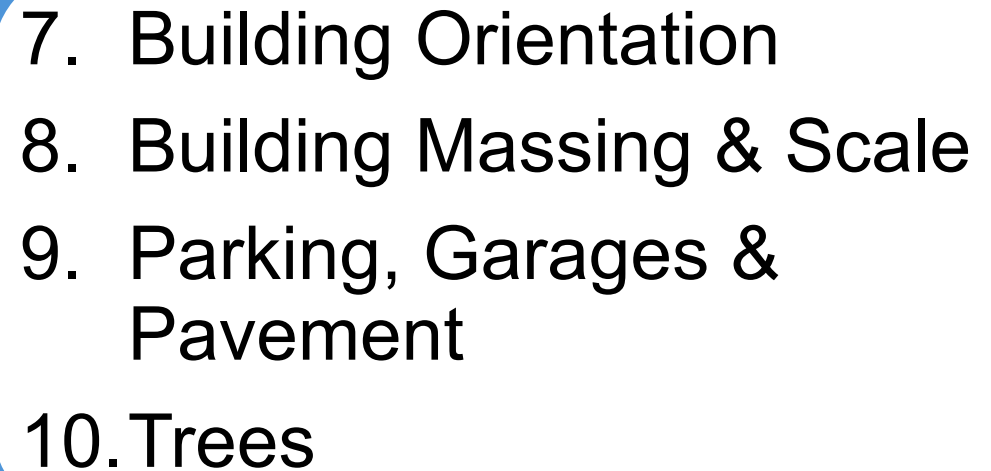
# Outreach and Engagement

- Two (2) walking tours with the Mayor and Council, officials, residents, and staff.
- Stakeholder interviews.
- Five public meetings.
- Surveys.
- Engage Rockville comment portal.
- Regular updates to Lincoln Park Civic Association.
- Advisory Committee; 10 meetings.
- Postcard mailings and project letters to all residents.

# Objectives of Worksession

- **Review proposed guidelines**

- 
- A large green bracket on the left side of the first list, grouping items 1 through 6.
1. Building Footprint
  2. Additions
  3. Materials
  4. Building Articulation
  5. Building Height
  6. Porches & Stoops

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- A large blue bracket on the right side of the second list, grouping items 7 through 10.
7. Building Orientation
  8. Building Massing & Scale
  9. Parking, Garages & Pavement
  10. Trees

New standards

Modifies existing district standards

# Requested Feedback

1. What specific guidelines do you recommend to move forward for final action?

# Design Guidelines

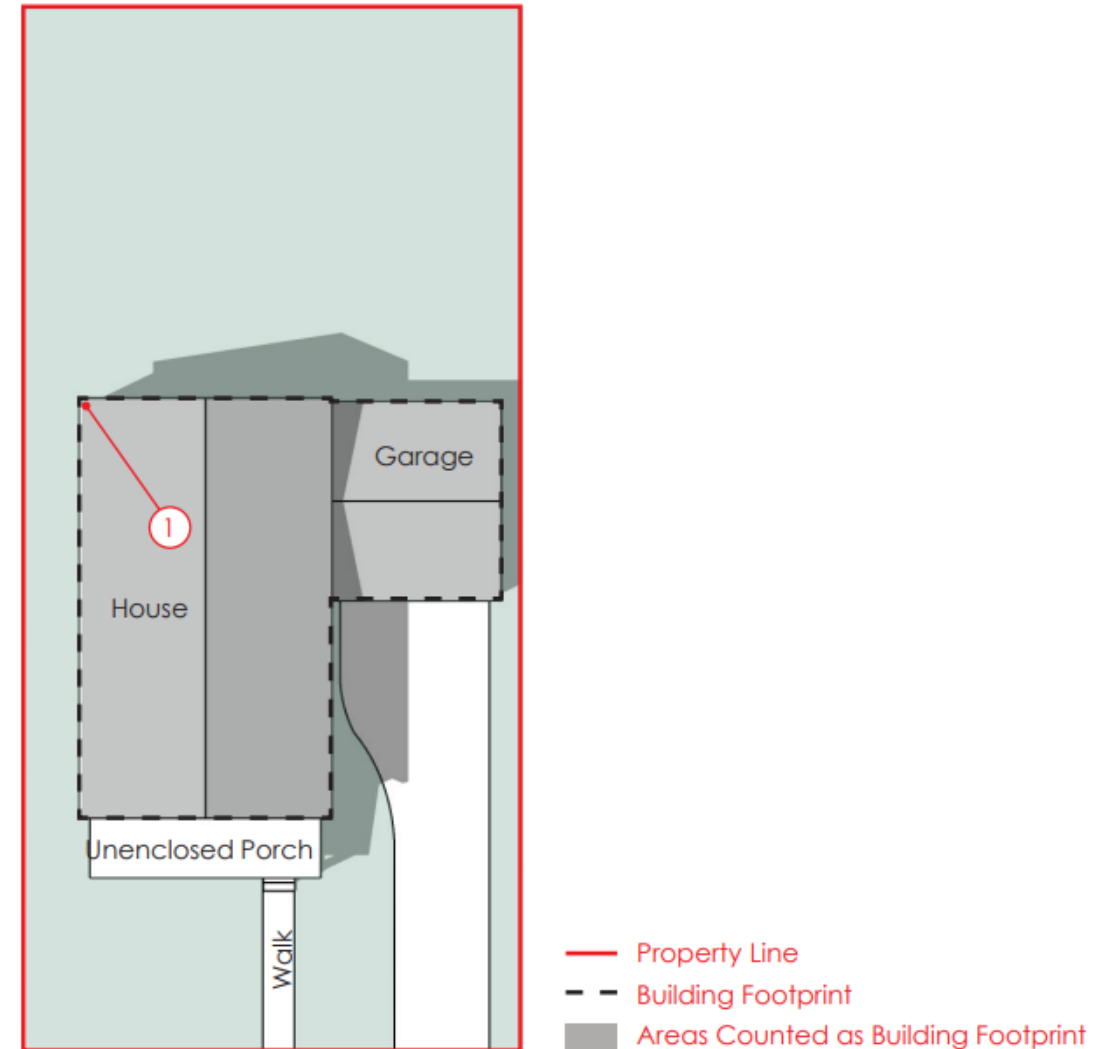
## 1. Building Footprint

### *Existing Standard:*

- Max. lot coverage: 1,500sf.
- Max. 2,100sf for 1-story additions.

### *Proposed Standard:*

- Max bldg. footprint: 1,800sf.
- Max. 2,100sf for 1-story additions.



# Design Guidelines

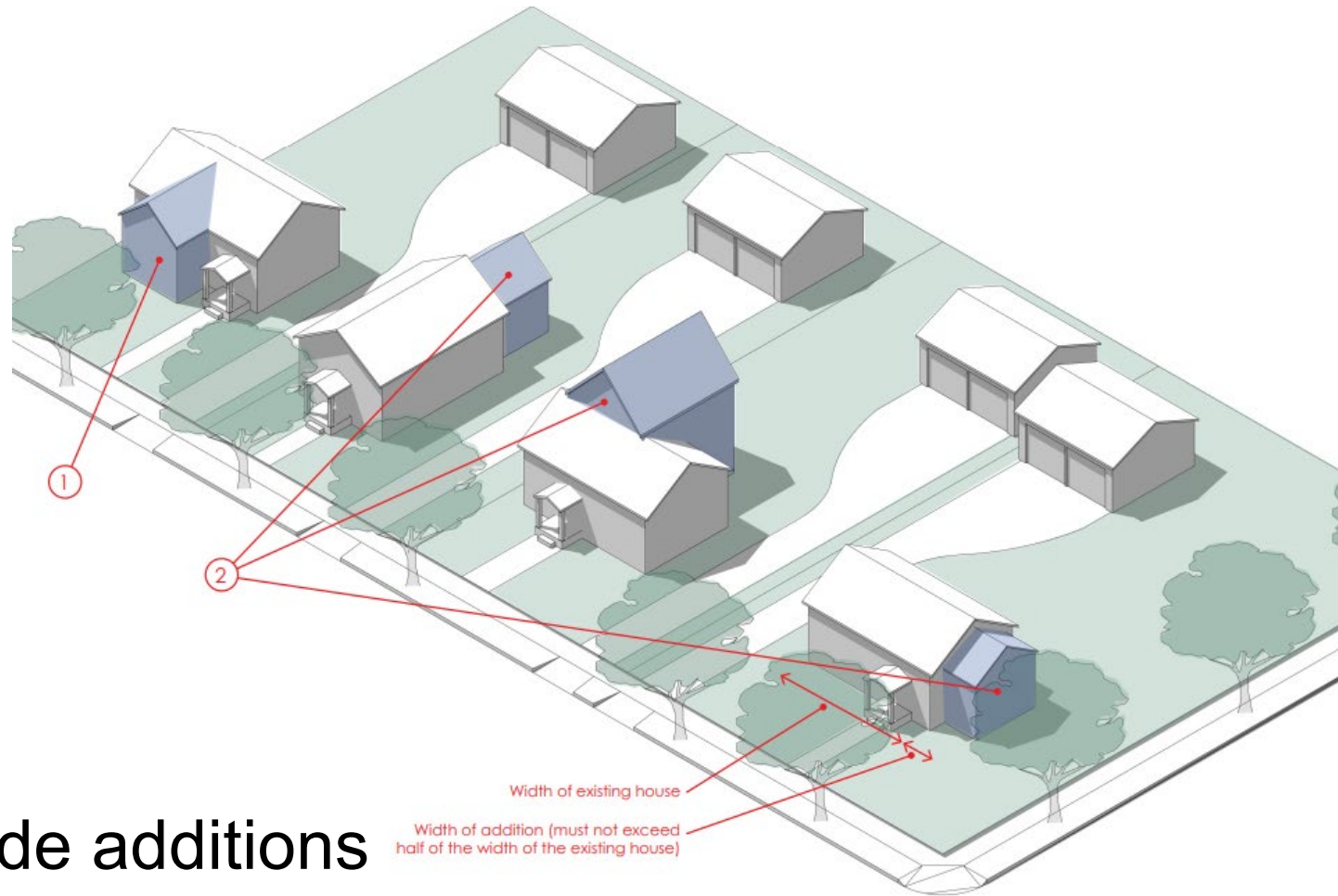
## 2. Additions

*Existing standards:*

- Should be to rear or side, whichever has less impact on character of structure and streetscape.

*Proposed standards:* Front & side additions

- Must not be a greater # of stories than the existing house; rear can be 1-story taller.
- Must not exceed half of the width of the existing house.



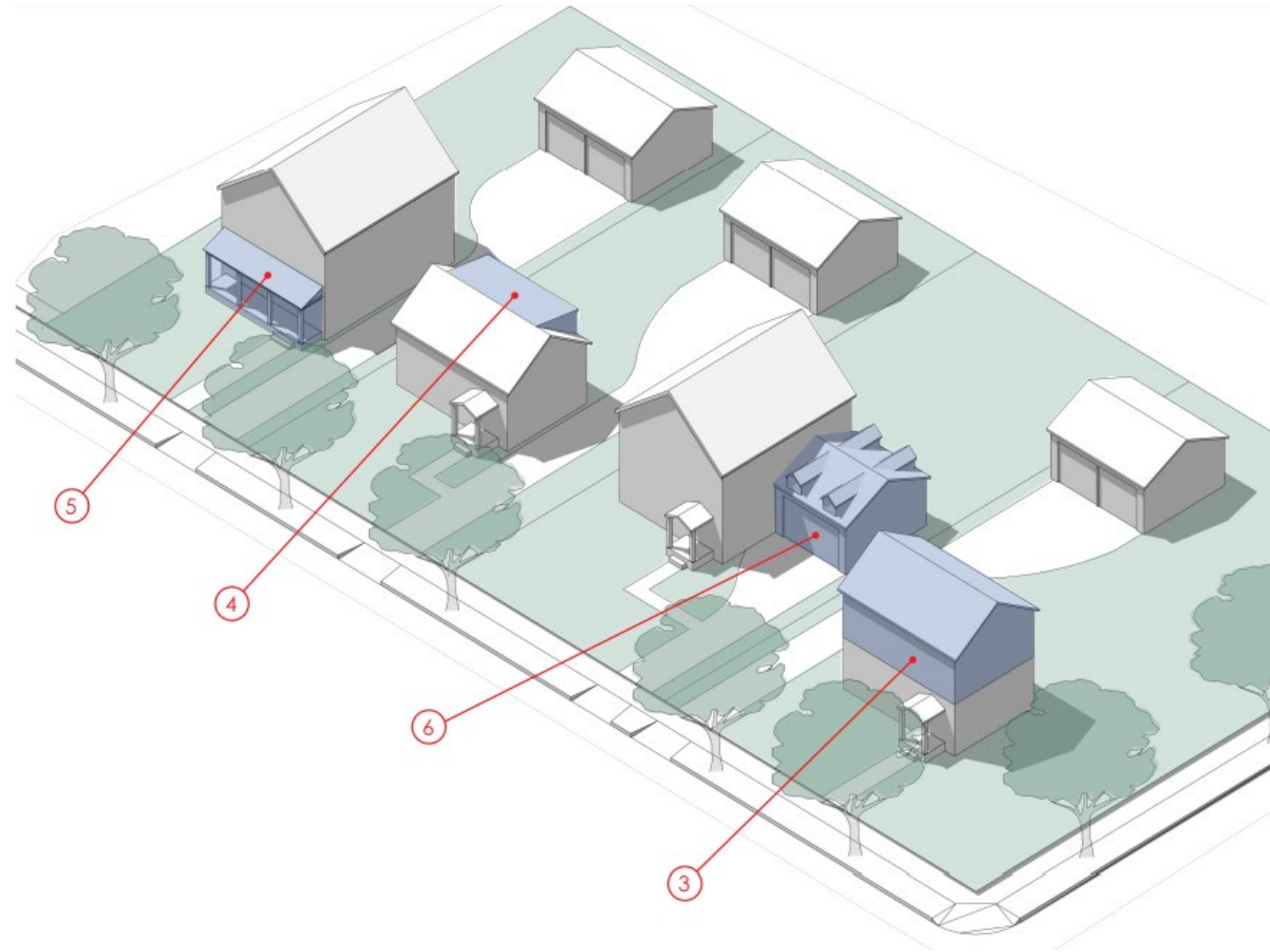


# Design Guidelines

## Additions

*Proposed standards (cont):*

- Full-story additions may not be cantilevered over the walls of the existing house except in rear.
- Partial-story additions must be contained within existing roof.
- Porch additions permitted.
- Garage additions permitted.



# Design Guidelines

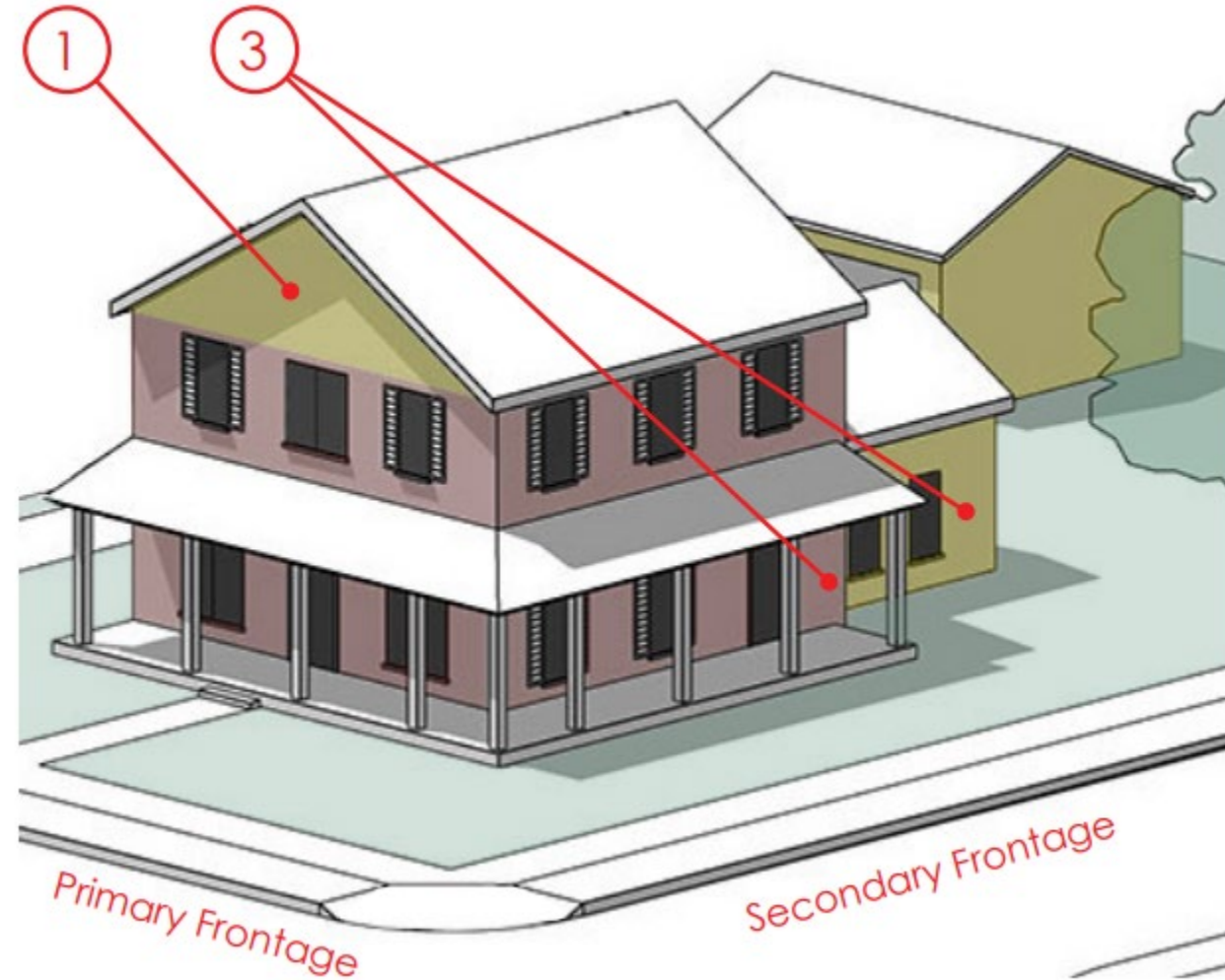
## 3. Materials

### *Existing standards:*

- Materials and design elements should be sympathetic with surrounding buildings in the zone.

### *Proposed standards:*

- Gable ends must be a single material.
- Materials on upper floor walls must be equal or lesser apparent weight than wall materials below (i.e., using brick or stone above siding is not permitted).

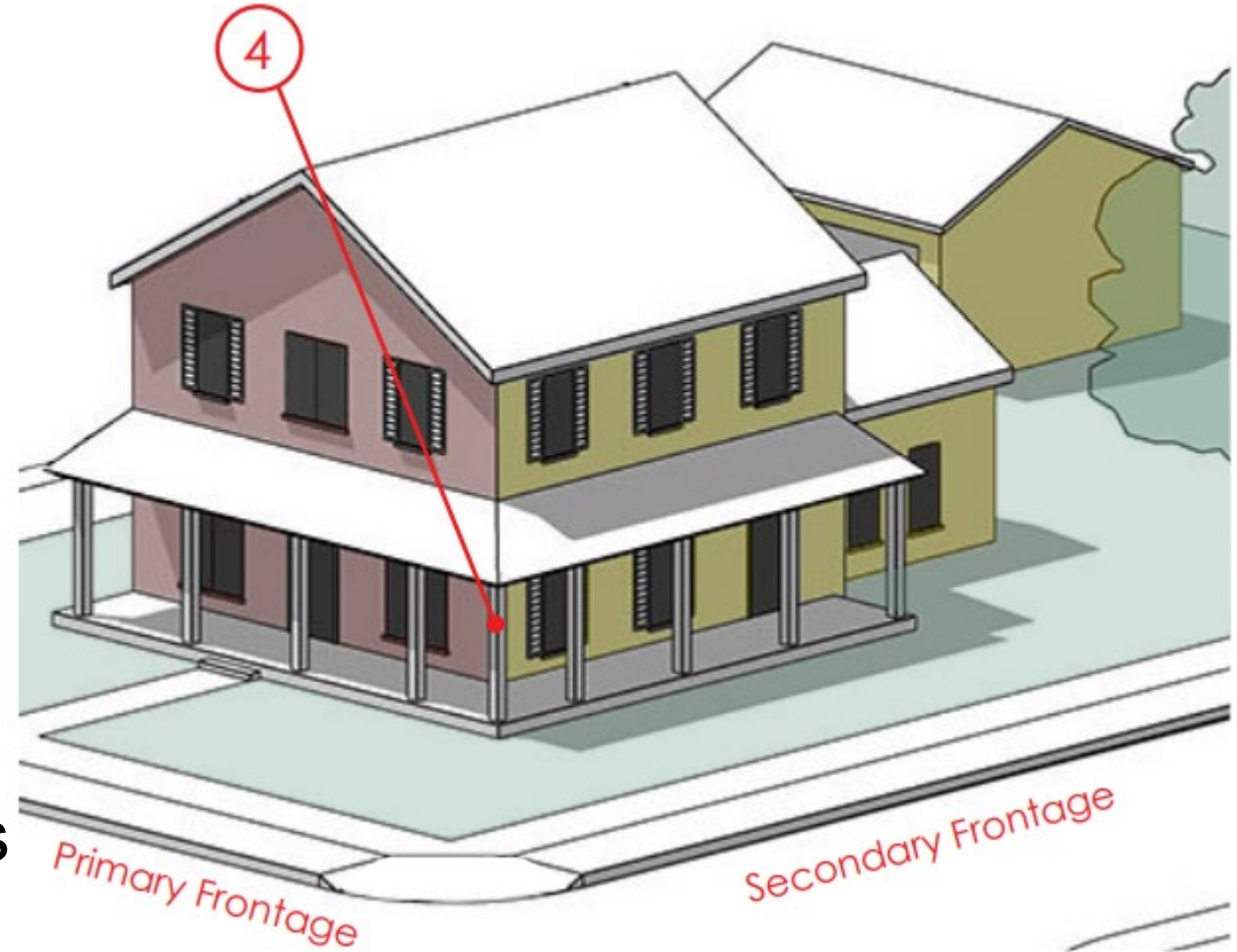


# Design Guidelines

## Materials

*Proposed standards (cont.):*

- If using different materials, must differentiate parts of the building (e.g., the foundation, building walls, and top of the main building).
- On corner lots, materials must not change at the outside corners (brick front, siding side).
- On interior (non-corner) lots, a change in material may occur 18 inches behind the facade.



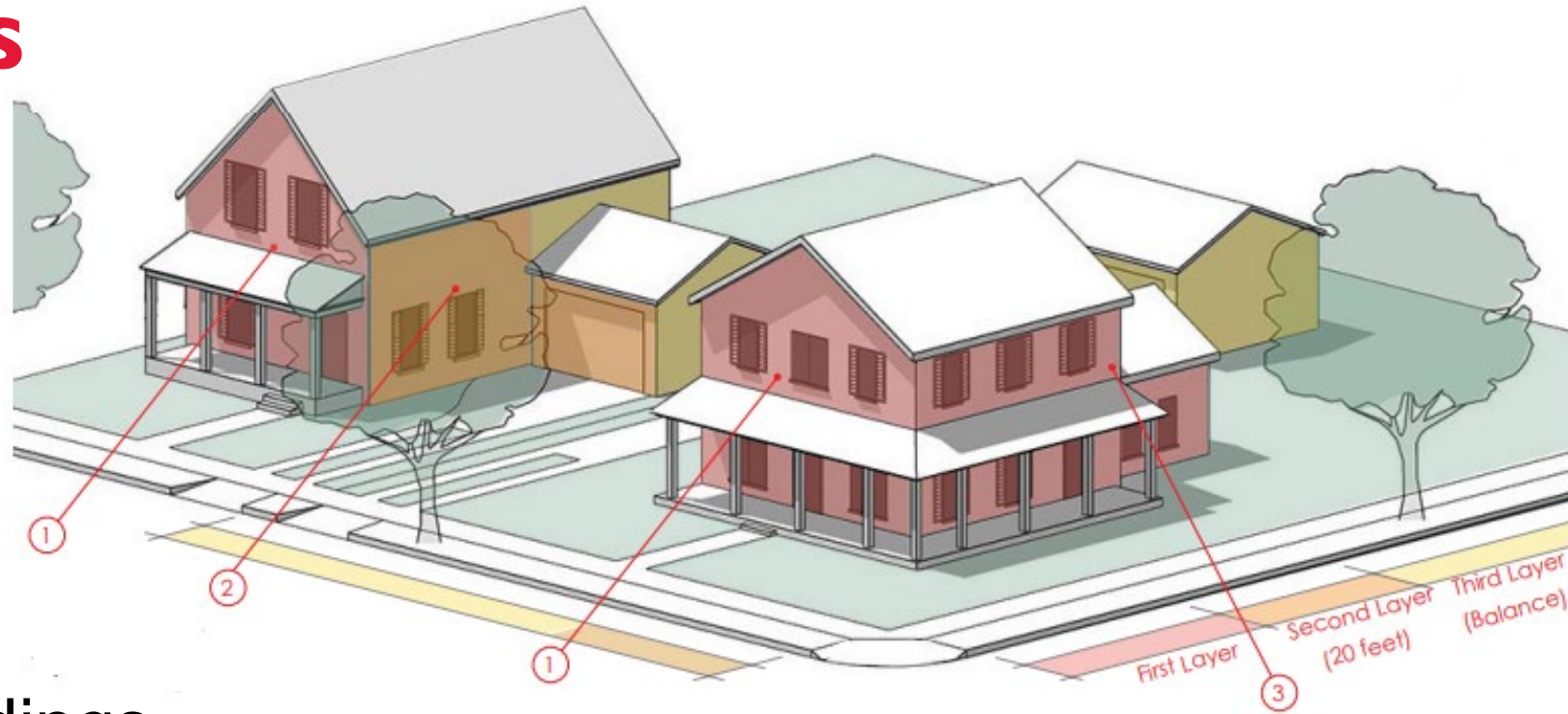


# Design Guidelines

## 4. Building Articulation

*Existing standard:*

- New infill homes should be designed so that street-facing facades closely relate to any surrounding buildings.



*Proposed standards:*

On primary facades:

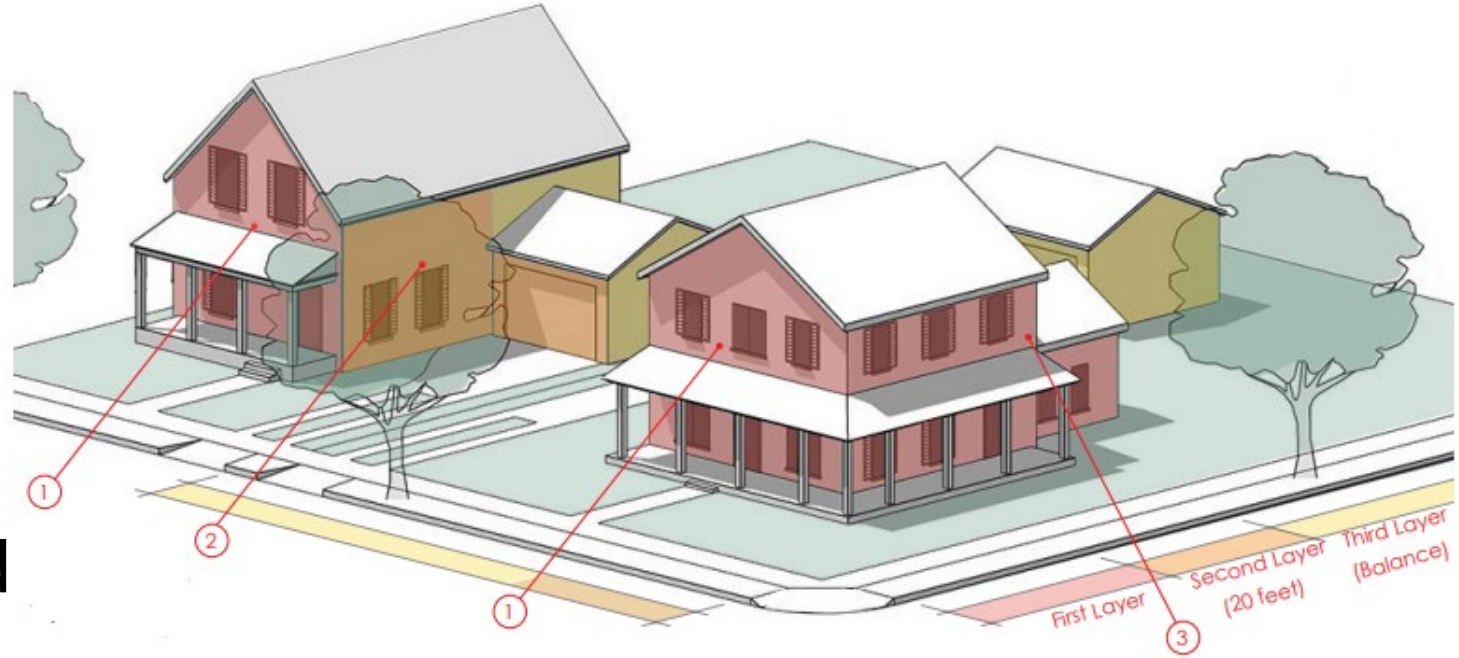
- Windows must be generally aligned with windows above or below.
- Windows must be min. of 2 feet from outside corners.
- Max. of (2) two different window sizes.

# Design Guidelines

## Building Articulation

### *Proposed standards (cont.)*

- On Side Elevations:
  - Windows must be on walls in second layer and consistent with windows facing frontage(s).
- On Corner lots:
  - Street-facing facades must be similarly designed (proportion, placement, pattern, and alignment).



# Design Guidelines

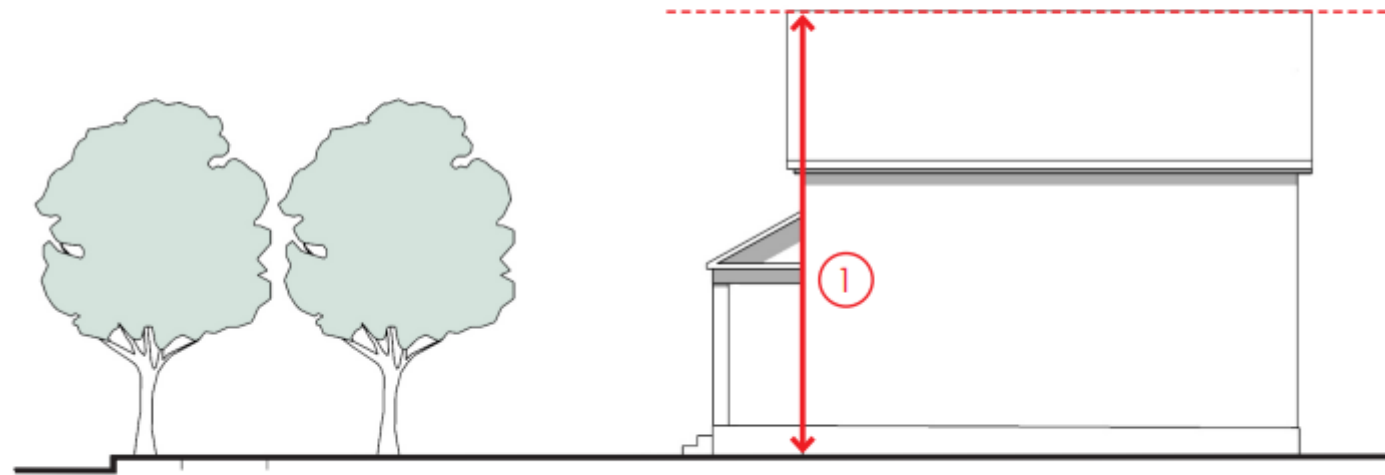
## 5. Building Height

### *Existing standard:*

- Max. height 25' from the existing grade to the peak of the roof.
- 29' height permitted if providing front porch/portico or 45-degree line of sight slope.

### *Proposed standard:*

- Height must be a max. of 30 feet, as measured to the peak.



# Design Guidelines

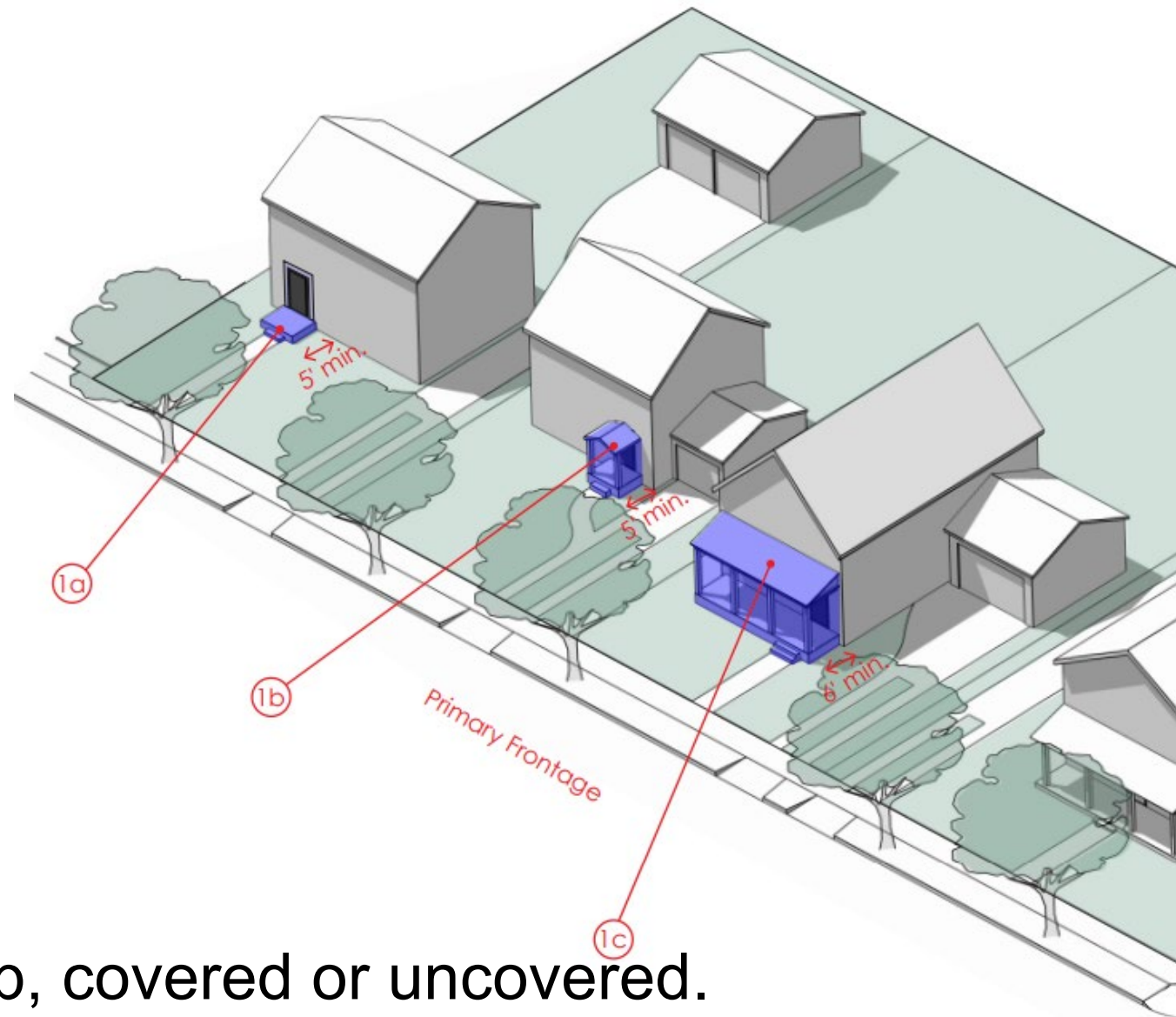
## 6. Porches & Stoops

*Existing standards:*

- Porch or portico required if building max 29' height and does not provide a line of site.

*Proposed standards:*

- Homes must include either:
  - Uncovered stoop.
  - Covered stoop.
  - Covered porch.
- Stoops must be min. of 5' deep, covered or uncovered.
- Porches must be min. of 6' deep; 2-story height ceilings are not permitted.





# Design Guidelines

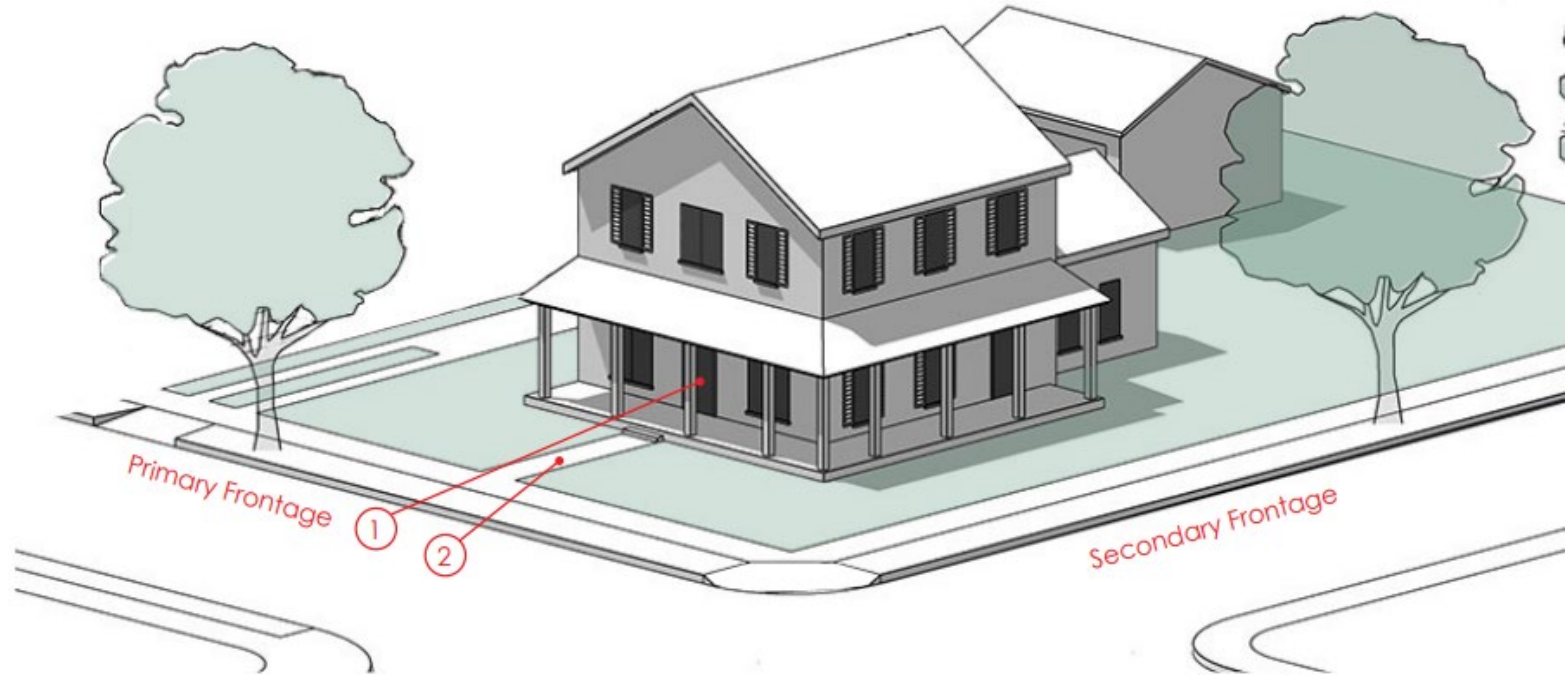
## 7. Building Orientation

*Existing standards:*

- None.

*Proposed standards:*

- Front of home/ entrance must face primary frontage.
- Walkway must provide a direct connection from front door, stoop, or porch to street.





# Design Guidelines

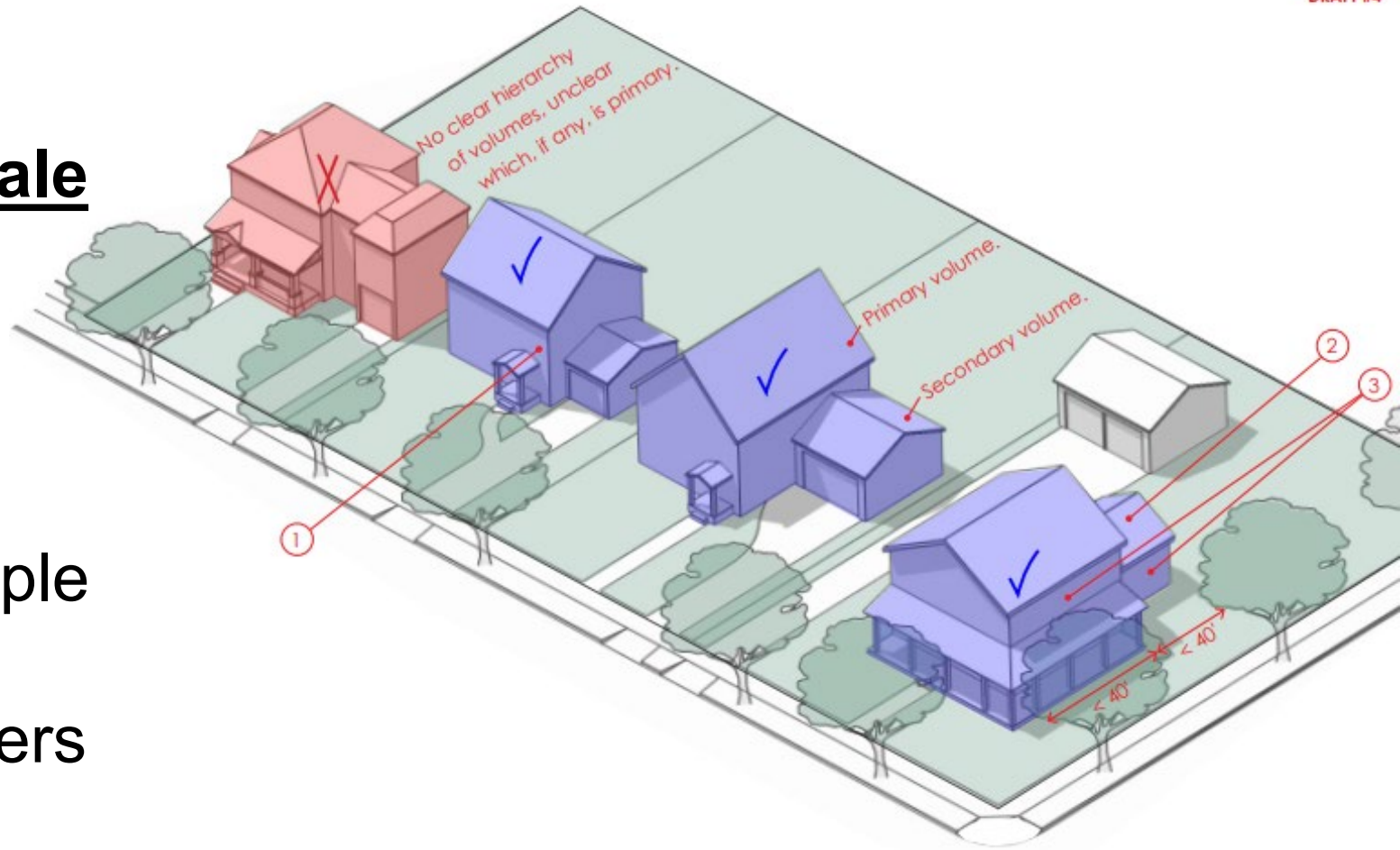
## 8. Building, Massing & Scale

*Existing standards:*

- None.

*Proposed standards:*

- Buildings must have simple massing.
  - Max of 4 outside corners of primary mass may face a frontage.
- Building massing must communicate hierarchy.
- Single façade must not be greater than 40 feet wide.



# Design Guidelines

## 9. Parking, Garages & Pavement

*Existing standards:*

- None.

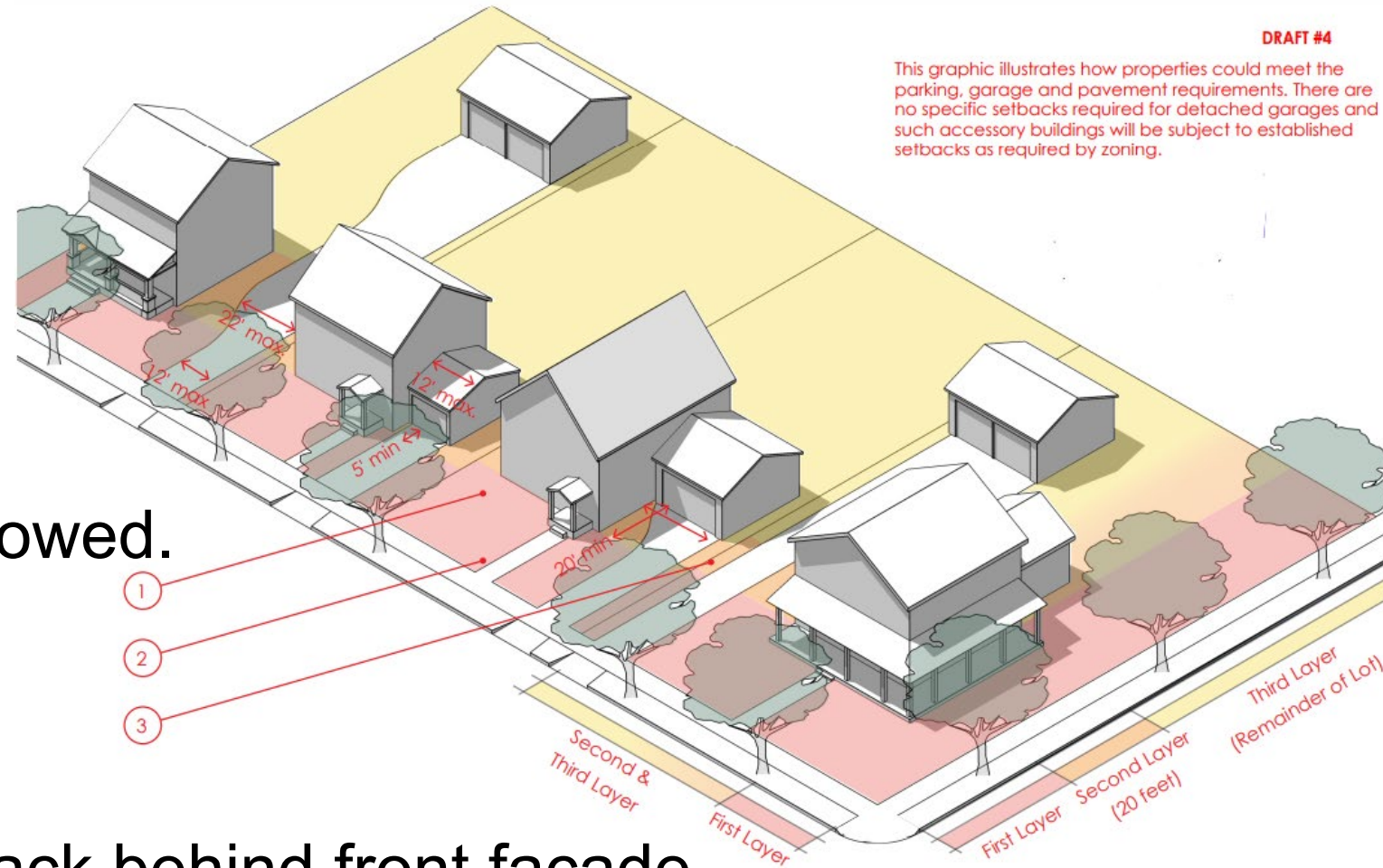
*Proposed standards:*

In first layer (front):

- Driveway max-width: 12'
- Garages/Carports not allowed.

In second layer (side):

- Driveways max-width: 22'
- Garages/Carports: 5' setback behind front façade.



# Design Guidelines

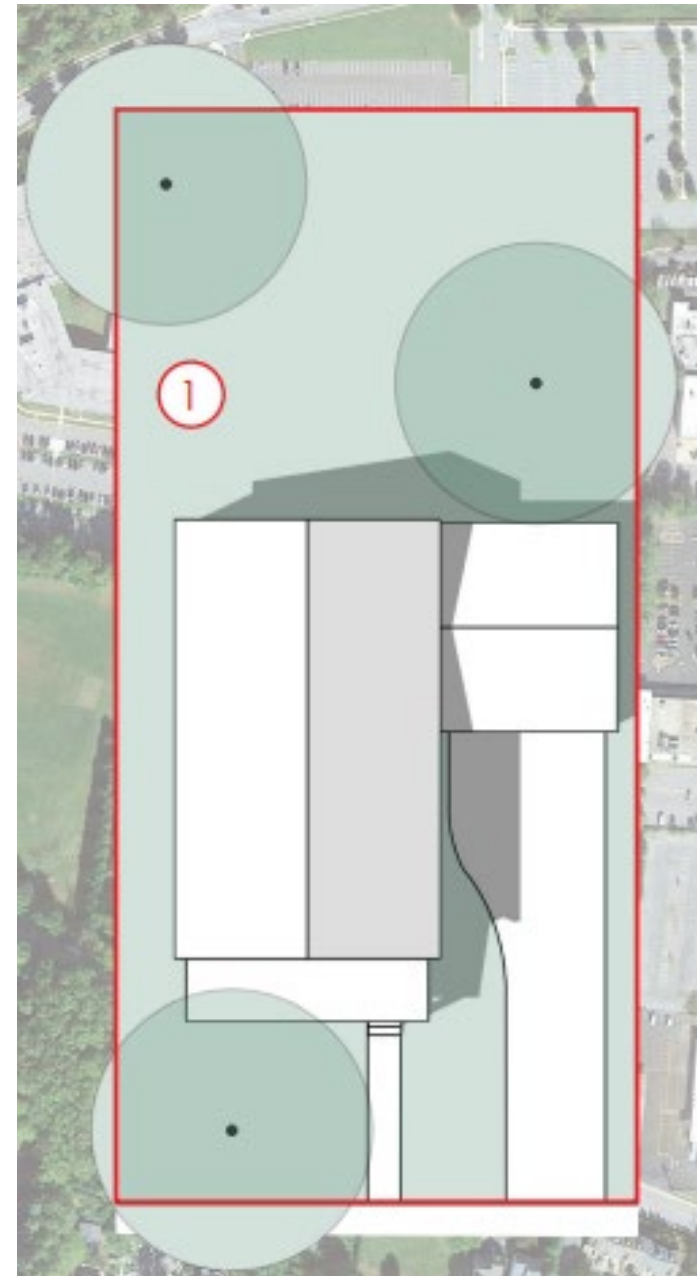
## 10. Trees

*Existing standards:*

- None.

*Proposed standards:*

- 3 shade trees must be provided. Existing trees may be counted.
- Tree Save Plan is required with building permit applications.





# Alternative Compliance

- Proposed process, not currently available in Conservation District.
- Allows for alternative designs if meeting certain criteria.
- Subject to Chief of Zoning approval.
- Staff will provide information on applications to the neighborhood civic association.
- Example: Narrow lot width may make parking in front more feasible.



LINCOLN PARK RESIDENTIAL DESIGN GUIDELINES  
Rockville, Maryland

# Next Steps

Staff recommends proceeding with the following:

- Finalize the proposal to reflect any directed changes from tonight's worksession.
- Bring back the proposal for final action by the Mayor and Council at the **Jan 27<sup>th</sup>** meeting.
- Complete possible adoption on Jan 27:
  - Introduce and act on Resolution
  - Introduce, waive layover, and act on Ordinance

# Requested Feedback

Do you support the proposed guidelines as presented below?

## 1. Building Footprint

- 1,800sf max. footprint.
- 2,100sf for 1-story ads.

## 2. Additions

- Front & sides:
  - Not greater than half of existing widths.
  - Same # of stories, except 1 additional in rear.
  - No cantilevering, except in rear.

## 3. Materials

- Single material in gable.
- Lighter materials above heavier.
- Corner lots have same materials on street-facing sides.

Modifies existing district standards

# Requested Feedback

Do you support the proposed guidelines as presented below?

## 4. Building Articulation

- Windows must be on front and sides.
- Proportional and aligned.

## 5. Building Height

- Max. 30' to peak.

## 6. Porches & Stoops

- Uncovered stoop, covered stoop, or porch.
- Porch min. 6' deep.
- Stoop min. 5' deep.

Modifies existing district standards

# Requested Feedback

Do you support the proposed guidelines as presented below?

## 7. Building Orientation

- Front entry must face street.
- Walkway to front door.

## 8. Building, Massing & Scale

- Max. 30' to peak.

## 9. Parking, Garages & Pavement

- Front entry must face street.
- Walkway to front door.

## 10. Trees

- 3 trees per lot.
- Tree save plan.

New standards



# Questions?