

Lakeside

Planned Neighborhood District

Design Guidelines



March 2020

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Revision 3: March 2020

Prepared for Trappe East Holdings Business Trust

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INTRODUCTION

Intent

The Town of Trappe established the Planned Neighborhood (“PN”) District to permit master planned, mixed-use developments in areas designated appropriate for such by the Comprehensive Plan. The Town seeks to promote and control new development as an extension of the Town, such that new development will be conceived and built as a natural extension of and with respect for the Town’s urban fabric, scale, and historic and architectural character.

The Lakeside (formerly “Trappe East”) Master Plan envisions a pedestrian-oriented, mixed-use development where streets, open spaces, buildings, and uses support a neighborhood and community-oriented quality-of-life typical of small towns and villages. These Lakeside Planned Neighborhood District Design Guidelines (hereinafter referred to as the “*Design Guidelines*”) serve to define these physical and visual characteristics of Lakeside and articulate the design criteria and methods appropriate to implement the Master Plan and Town’s vision for a walkable, mixed-use community.

The *Design Guidelines* establish principles for land development in order to, among other items:

1. Preserve and extend the Town’s historic character through the design and placement of new buildings and public spaces.
2. Create high-quality street spaces by using buildings to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, and motorists.
3. Enhance the viability of local businesses and reduce car travel demand by focusing growth in appropriate locations.
4. Provide guidance to property owners and occupants about considerations that influence what may be built on their land or their neighbor’s property, while allowing flexibility for developer and builder implementation to accommodate a market-driven mixture of land uses and housing options.

The Guidelines

The *Design Guidelines* consist of six integrated parts, including text and illustrations:

1. Definitions;
2. The Regulating Plan;
3. The Urban Regulations;
4. Street & Thoroughfare Regulations;
5. Landscape & Open Space Regulations; and
6. Architectural Regulations

Definitions: The Definitions contain a list and the definition of key words and phrases important to understanding the *Design Guidelines*.

The Regulating Plan: The Regulating Plan locates the major zones of development, including the Store Front Area (SFA), the Village Center Area (VCA), the Central Residential Area (CRA), and the Single-Family Residential Area (SRA). The *Design Guidelines* articulate varied design criteria (urban, street types, landscape, architecture) for each of these Zones.

The Urban Regulations: The Urban Regulations describe how buildings and the street interface to create the character of the public realm, including such bulk regulations as building placement, setbacks, height, and similar bulk standards. Notwithstanding the general flexibility available for interpretation and application of the *Design Guidelines*, the bulk standards established by the Town through approval or amendment of the Lakeside PN District and referenced herein are legally binding requirements, unless and until modified by the Town.

The Street & Thoroughfare Regulations: The Street & Thoroughfare Regulations include categories of street types, street sections and plan diagrams, and the Thoroughfare Matrix. Right-of-way widths, paving widths, curb radii, and similar are summarized in these regulations.

The Landscape & Open Space Regulations: The Landscape & Open Space Regulations describe the preferred landscape treatment for the public realm, including open spaces, streets, buffer areas, parking lots, and yards. The Landscape & Open Space Regulations includes definitions and design criteria for the various open space types, a plan diagram of Street Tree Types, the Thoroughfare Matrix, and general design guidelines.

The Architectural Regulations: The Architectural Regulations articulate the design criteria for structures, including building materials, methods of detailing, and how such materials and details should be applied. Different criteria are provided for Residential and Commercial Structures.

Purpose

The *Design Guidelines* establish basic design considerations to ensure that the development of Lakeside will be in keeping with the design standards required by Town zoning at the time of establishment of the Lakeside PN District. The *Design Guidelines* apply to all public, private and civic structures, buildings and landscapes, including both plantings and hardscape. The design review is intended to both preclude inappropriate design and development and encourage the creative input and diversity of ideas from builders and owners in the design and construction of homes within Lakeside.

Plans for development activities within Lakeside will be reviewed for consistency with these *Design Guidelines* by the Community Developer, Trappe East Holdings Business Trust, its successor(s) or assigns expressly vested with design review authority or the Design Review Committee (DRC) as established by the Community Developer (“Approving Authority”) prior to implementation and, if applicable, prior to submittal of building permit applications to the Town of Trappe. The application for any development activity requiring a permit or approval from the Town shall be accompanied by a Determination of Consistency with the *Design Guidelines* issued by the Approving Authority.

The architecture and landscape create supportive relationships between individual components and the overall concept. Rather than being viewed as individual structures, the buildings in Lakeside are considered part of a cohesive fabric that weaves together the places where people live with the natural beauty that draws people to this community. Unique home character and variety are encouraged, strong contrasts and differences among form, size, massing, color and materials from one property to the next are discouraged. It is not the purpose of these *Design Guidelines* to create look-a-like homes or to suggest that they all have identical colors and materials, but to create harmonious architecture and landscape environments that are compatible with, and complementary to, the existing landscape. No particular improvement project should stand apart in its design or construction so as to detract from the overall environment and appearance of Lakeside.

The *Design Guidelines* are intended solely to provide guidance regarding basic design characteristics and criteria, such as building types, materials and details, bulk standards (height, lot size, setbacks, etc.), landscaping and street configurations. With the exception of the bulk standards, which the Town established as legal, zoning requirements through its approval of the Lakeside PN Zoning District and amendments thereto, the considerations and criteria set forth herein are guidelines, not prescriptive or formulaic requirements, which are intended to be considered and applied (or waived or adjusted) by the Approving Authority, in its sole and absolute discretion, to provide for compatibility, but not rigid continuity, of community design and aesthetics throughout Lakeside. Accordingly, the *Design Guidelines* are not a prescription for automatic approval. The Approving Authority reserves the right to work with the applicant (builder or homeowner) to develop an acceptable solution that meets the intent of the criteria. The Approving Authority may waive or deviate from the guidelines herein on the basis of unusual programmatic requirements, peculiar site or economic constraints, architectural/site design merit, or for other reasons or no reason, as determined by the Approving Authority in its sole and absolute discretion. The *Design Guidelines* do not replace, but rather enhance and clarify, Town of Trappe regulations applicable under the Lakeside Development Rights and Responsibilities Agreement, as amended from time to time. In the event of any inconsistency between the *Design Guidelines* and provisions of the Trappe Zoning Ordinance applicable under the Lakeside DRRRA, the applicable Zoning Ordinance provisions shall control.

USE OR APPLICATION OF, AND APPROVALS GRANTED PURSUANT TO, THE *DESIGN GUIDELINES* DO NOT RELIEVE ANY PERSON OR ENTITY FROM THE OBLIGATION OF MAKING INDEPENDENT EVALUATIONS WITH RESPECT TO COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, BUILDING CODES, FIRE CODES, LIFE SAFETY CODES, ADA, ZONING OR SETBACK REQUIREMENTS, OR FROM OBTAINING APPLICABLE STATE, COUNTY OR TOWN APPROVALS OR PERMITS. COUNTY, TOWN AND OTHER APPLICABLE GOVERNMENTAL APPROVALS, PERMITS AND INSPECTIONS ARE ENTIRELY SEPARATE, DISTINCT AND UNRELATED TO THE AESTHETIC AND DESIGN CONSIDERATIONS SET FORTH HEREIN.

Design Review and Implementation

The *Design Guidelines* are intended to be implemented through design review processes established and defined by one or more Declaration(s) of Covenants, Conditions, Restrictions and Easements (“Declarations”). The Declarations may establish more stringent use limitations and/or more particular design standards or requirements, and any such greater restrictions shall apply and control over the provisions of the *Design Guidelines*. The Declarations shall be subject to expansion, extension, modification, amendment and/or termination, from time to time, as more particularly provided therein and revisions to the Declarations shall not constitute modifications of the *Design Guidelines* or require approval by the Town of a PUD amendment.

Reservation of Rights and Disclaimers

The *Design Guidelines*, and the criteria, improvements, plans, and features depicted herein may be modified at any time and from time to time by Trappe East Holdings Business Trust (or its successor(s) or assign(s) with designated authority for implementation of the Design Guidelines) (“TEHBT”) and the Town of Trappe. Subject to applicable provisions and processes of the Trappe Zoning Ordinance, the *Design Guidelines* are subject to change without notice to property owners in Lakeside, and TEHBT reserves the right to modify, waive or otherwise approve or require deviation from the *Design Guidelines* and requirements for any improvement, landscaping or development activity within Lakeside, provided the same are consistent with applicable Town requirements.

The conceptual project design, including without limitation, locations, layout, density and configuration of land uses, numbers or types of units, public or private community amenities, street networks, open spaces, entrance features, signage, and other design components depicted by exhibits in the *Design Guidelines* are solely intended to illustrate the potential application of the *Design Guidelines*, but may be substantially or wholly modified, revised and/or refined during the Town's Planned Neighborhood, PUD Plan and/or subdivision plat review and approval processes for each phase of the Lakeside development.

Neither TEHBT, nor the Approving Authority, make any guarantees that the improvements, plans, features, amenities or facilities depicted or describe herein will be provided, or if provided, will be of the same configuration, styles, sizes, types or nature as depicted or described in the *Design Guidelines*. TEHBT, its successors and assigns, and the Approving Authority disclaim any liability in connection with the use of the information herein by any person or entity. TEHBT and the Approving Authority assume no responsibility of liability for the quality, safety or adequacy, structural or otherwise, of any of the referenced designs, design elements or suggested locations or nature of improvements contained herein.

DEFINITIONS

Accessory Dwelling Unit: A second Dwelling which is located upon an owner-occupied lot and which includes occupiable space not to exceed the lesser of: (i) 50% of Floor Area of the principal structure, or (ii) 1,500 square feet of Floor Area. The Accessory Dwelling Unit may be located in either the principal structure or an accessory structure, such as a detached garage. The Accessory Dwelling Unit may have its own exterior, private entrance and shall not count towards the maximum number of permitted units within the development.

Alley or Lane: A public or private thoroughfare which provides access to the side and/or rear of a lot(s) for service functions such as loading, delivery, trash pick-up, and parking.

Apartment Building: A multi-family residential building type where three or more Dwellings share both vertical and horizontal common walls/floors. Apartments buildings may include accessory uses, support services, and amenities including but not limited to exercise facility, administrative offices, mail room, meeting rooms, and similar with no limitations in size.

Arcade/Colonnade: A covered, open-air sidewalk attached to the building and integral with the building frontage; columns or arches along the sidewalk support the structure overhead.

Awning: An architectural projection roofed with flexible material supported entirely from the exterior wall of a building.

Balcony: A porch connected to a building on upper stories supported by either a cantilever or brackets.

Block: An increment of land composed of an aggregate of lots, tracts and alleys circumscribed by thoroughfares.

Building Frontage: The vertical side of a building that faces the primary street or space and is built to the Build-to Line.

Build-To-Line: A line established on a lot to indicate the required maximum setback and placement of the principal structure upon its lot, parallel to the frontage and street right-of-way (unless otherwise noted), facing a public thoroughfare or open space, and coinciding with the front and/or side setback. The build-to-line ensures that all structures aligning a thoroughfare, open space, or boundary create an even building facade line along the street. Corner lots have Build-To-Lines parallel to the front and side property lines.

Civic Building: A structure whose use involves in part or in whole the use of occupiable space for civic-minded and public use.

Commercial Building: A structure whose predominant use, on all levels, involves in part or in whole the sale and/or rental of merchandise, materials, or professional services, but not including home occupations or residences. Also, a Mixed-Use building. Typically, a commercial building includes ground-level retail, restaurant, or similar service with office, residential, or similar use above. Sizes and heights of such structures vary greatly and are prescribed by zone.

Commercial Unit: a small, free-standing commercial or mixed-use building such as corner store, deli, bed & breakfast, or similar.

Corridors: Corridors connect neighborhoods and districts and include parkways, trails, greenbelts, streams and similar connective routes.

Dooryard: A yard outside the front or rear door of a house.

Dwelling: A building or portion thereof, including a dwelling unit, which provides living facilities for one family.

Encroachment: The act of permitting a part of a structure to intrude into an easement, dedicated right-of-way, or setback area or beyond a build-to-line.

Expression Line: A molding or cornice extending or offset a minimum of three inches, from the surface plane of the building wall. Expression Lines delineate the transition between the floor levels.

Floor Area:

- a. **Commercial or Mixed-Use Buildings:** The sum of the gross horizontal area of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings, but not including (i) unfinished attic space and attic space providing headroom of less than seven (7) feet, (ii) basement space that is not occupied except for

utilities or storage, (iii) uncovered steps or fire escapes, (iv) accessory water towers or cooling towers (v) accessory off-street parking spaces, and (vi) accessory off-street loading berths.

- b. *Residential Buildings*: The sum of the gross horizontal areas of the several floors of a dwelling, exclusive of garages, basements, and open porches, measured from the exterior faces of the exterior walls.

Floor Area Ratio (FAR): The ratio of the Floor Area to the lot area. Most often associated with permissible building square footage in the Store Front Area (SFA).

Frontage: That portion of a lot, between the facade of the structure(s) and the abutting public right-of-way or public open space, fronting a thoroughfare or open space. (also see build-to-line)

Frontage Facade: Any facade of a built structure facing the frontage and coinciding with the Build-To-Line.

Frontage Street: the street in front of a property to which the front facade and main entrance is oriented.

Garden Wall: a freestanding wall along the property line dividing private areas from streets, alleys, and or adjacent lots.

Green: A moderate to small public tract of land, available for unstructured recreation, often circumscribed on all sides by both building frontages and thoroughfares. Greens are most often associated with and uniquely identified/ designed for a particular neighborhood use. The landscape consists primarily of trees and lawn areas, naturalistically or formally disposed, requiring limited or moderate maintenance. A *Natural Green* includes informal plantings and groupings of trees and plant materials, randomly placed sitting areas and walks, and similar. A *Formal Green* includes a more formal arrangement of trees and plantings, deliberately aligned furniture and sitting areas, formal pathways and walks, and similar. An *Attached Green* (either Natural or Formal) is circumscribed on all sides by building frontage and on at least two sides by thoroughfares.

Home Occupation: The accessory use of a residential property for business purposes which are clearly a customary, incidental, and secondary use of a residential property and which does not alter the exterior of the property or affect the residential character of the neighborhood. Either the principal structure or the accessory structure may accommodate the Home Occupation use.

Lakeside DRRRA: The Development Rights and Responsibilities Agreement applicable to the Lakeside PN District, as amended from time to time.

Live-Work: Any residential building type in which the first floor is utilized as commercial space, such as professional offices, art studios, or eating and drinking establishments. Commercial uses that are not compatible with residential occupancies are not permitted. Upper level uses shall be residential only. Townhome or apartment building-types are more frequently utilized as Live-Work units. Commercial hours of operation must be approved by the Approving Authority.

Mixed-Use Building: See Building Types, especially Commercial Building.

Open Space: A separate lot or area designated for protection of the environment, for recreation, or for public use, including public facilities. Open space types are generally recognized as conforming to one of the following types (from more rural to more urban): Protected Area, Spray Irrigation, Park, Green, Square, or Plaza.

Protected Area: The largest of the open space areas, reserves for the protection, enhancement, and creation of environmental resources including wetlands, streams, buffers, tree cover, steep slopes, floodplain, and similar environmentally, sensitive land that, collectively, forms and connects to a regional greenbelt. The landscape is naturalistic and of limited to no maintenance. Certain areas may be conducive to informal recreation such as hiking and biking trails that serve to link the reserves to an open space network.

Park: A large tract, available for active and passive recreation, typically located at the edge of the neighborhood, connected to the reserves, and with immediate and adjacent access from a public thoroughfare. The landscape generally consists of lawn and trees, informally and naturalistically disposed, and requiring limited maintenance. Parks may accommodate active recreation including tennis, multi-purpose courts, ballfields, garden plots, picnic areas, pools and pool house, community building, and similar uses, including parking.

Plaza: A small to moderate public open space at the intersection of important streets and/or at the junction of important commercial and civic buildings, set aside for civic purpose and intense human activity. Typically circumscribed on all sides by building frontages, its landscape consisting of durable pavement, furniture, ornament, decorative fountain, and trees, all formally disposed and requiring minimal maintenance.

Parapet: A low wall or barrier built above the cornice of a building, whether built with a sloped or flat roof. A parapet is typically of solid construction and may be broken with crenulations. When corbelled out from the surface of the wall it crowns, parapets may take the place of a cornice.

Porch: A covered and often raised entrance to a building usually covered with a separate roof supported by columns or brackets. The porch should be within conversational distance of the sidewalk.

Portico: A colonnade or covered, sheltered entrance to a building.

Primary Street or Space: The street upon which a lot fronts. At Squares and street intersections the larger, or higher traffic volume street is

the Primary Street.

Principal Plane: Vertical plane, which corresponds to the largest (primary) front facade of the building.

Principal Structure: The main or predominant structure and use upon the lot, as opposed to an accessory structure or accessory use. Not including the garage, unless fully integrated, vertically and horizontally, into the massing of the house.

Semi-Detached House: (See Two-Family House)

Single-Family Detached House: A detached residential building type separated from other principal structures by open area on all sides; often includes an accessory and/or detached structure in the rear yard.

Cottages are distinguished by a small/narrow footprint, approximately 24 to 32-feet wide.

Villas and Manors are distinguished by a moderate footprint, approximately 32 to 42-feet wide.

Spray Irrigation: An area reserved for the use of spray or drip irrigation to accommodate water treatment needs. Spray Irrigation areas may be modified and/or relocated as approved by MDE and the Town. If some or all of initial Spray Irrigation area(s) are relocated, the previously designated area may be utilized for additional development, subject to the approval by the Town of an amended PUD plan.

Square: A public open space, often an entire block, at the intersection of important streets and set aside for civic and public purpose; often associated with multiple neighborhood/public use. Typically circumscribed on all sides by both building frontages and thoroughfares, its landscape consisting primarily of paved walks, lawn, trees, shrub massing, furniture and ornament, such as fountain or sculpture, civic buildings, all formally disposed and requiring moderate to substantial maintenance.

Stoop: A raised step, series of steps, platform, entrance stairway, or small veranda at a building entrance. A stoop is not typically covered with a roof. The stoop permits access to a raised structure's first floor, elevated to secure privacy for the windows.

Storefront: The facade or portion of a building's front facade (typically the ground-level only) which denotes business or retail use, directly aligned along the frontage line with the entrance to the business or retail at sidewalk grade.

Townhome: A single-family attached residential building type in which multiple dwelling units may be attached in a row by common vertical walls to form a single building. Except for end lots, the lot width is the same as the house width. The rear yard is the only usable private outdoor space and may be further privatized by use of a detached or semi-detached structure in the rear yard.

Two-Family House: A small residential building type in which two dwellings share a common vertical wall and are platted as individual units. Each unit may be more than one level (but must conform to building height limits per zone) and may have its own exterior entrance and private yard.

Vista: A view framed by buildings, structures or the landscape.

Vista Termination: A building, structure, or significant element of a building that terminates or punctuates the framed vista. Commercial Buildings, Civic Buildings, statues, monuments, and special building elements such as church spires, porches, gables, cupolas, and towers serve as the most appropriate vista termination.

THE REGULATING PLAN

The Regulating Plan locates the major zones of development, including the Store Front Area (SFA), the Village Center Area (VCA), the Central Residential Area (CRA), and the Single-Family Residential Area (SRA). The *Design Guidelines* articulate varied design criteria (urban, street types, landscape, architecture) for each of these zones, encouraging distinct character and neighborhood identity. The zones range from urban to rural. The uses within each zone are governed by the Town of Trappe Zoning Ordinance, Title V, Section 2.70 (Land Use Table for the PN District), as amended from time to time pursuant to the Lakeside DRRA.

Zones

The zones, in descending order from more urban to more rural, include:

Store Front Area (SFA): The SFA is intended to provide appropriately scaled commercial, service, and retail uses, primarily. This zone serves the needs of the residents of this new development as well as the residents of Trappe and surrounding areas and the regional population. Therefore, it is located at the edge of the development, nearest the historic town and Route 50, but still within walking distance of many of the homes of this planned development.

Village Center Area (VCA): The VCA is the most urban and mixed-use in character. This zone allows for commercial, mixed-use and the urban housing options such as apartment buildings and townhomes. The VCA encourages a vibrant, mixed-use, pedestrian-oriented 'center' serving the local needs of the individual neighborhoods.

Central Residential Area (CRA): The CRA includes a variety of residential buildings, from apartment buildings to single-family homes, as well as neighborhood services such as limited commercial and civic uses to create a pedestrian oriented destination. The CRA may also include accessory dwellings units. The CRA zone is the most compact and diverse of the zones and is placed nearest the SFA and the historic town to create diverse, active, economically vibrant environments. Urban and architectural design criteria will create a village-like character for this zone.

Single-Family Residential Area (SRA): The SRA provides locations for a broad range of housing types, including single-family, semi-detached, and attached dwellings, and may also include accessory dwellings units. Given the market, it is anticipated that the majority of residential building types within the SRA will be single-family detached homes.



ILLUSTRATIVE PLAN

Lakeside at Trappe
 Talbot County, Maryland
 November 2019



LAND USE PLAN

Lakeside at Trappe
 Talbot County, Maryland
 November 2019



THE URBAN REGULATIONS

Introduction

The Urban Regulations describe how buildings and the street interface to create the character of the public realm, including such bulk regulations as building placement, setbacks, height, and similar.

The Urban Regulations specify those physical elements of the plan, which, collectively, and through careful placement, define the physical characteristics and visual appearance of the plan (Town) and the public realm. The order and placement of these elements respects an appropriate transect in which both built and natural conditions transition from a more urban condition to a more rural condition. This includes the placement of buildings and structures, the design of the thoroughfares, building heights and bulk regulations, streetscape, open spaces and recreation, and similar elements that serve to define the public realm.

The Urban Regulations are keyed to the Regulating Plan, which includes the following zones of urbanism, from urban to rural:

1. The Store Front Area (SFA);
2. The Village Center Area (VCA);
3. The Central Residential Area (CRA); and
4. The Single-Family Residential Area (SRA).

The design standards (urban, thoroughfares, architecture, landscape) will vary within these four zones from more urban (Store Front Area) to more rural (Single-Family Residential Area). Uses are mixed in each zone but transition appropriately from more urban to more rural. Building typologies, too, are varied in each zone but transition appropriately from urban to rural. Landscape, street types, architectural design, construction materials and techniques, location of the Build-To-Line, building heights, and other similar physical elements vary within each zone, transitioning across the transect.

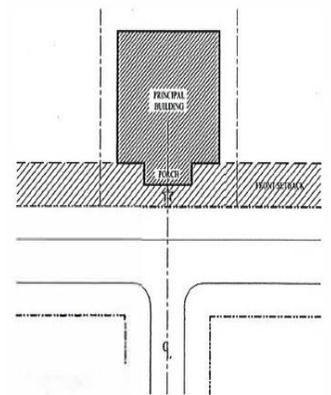
This system of classifying zones which employs the urban-to-rural transect enables an appropriate range of activities to occur within each zone of the neighborhood. In this way, shopping, employment, services, recreation and similar needs are provided for within the neighborhood, often within walking distance, while still being accessible to users outside the neighborhood. A variety of housing types and prices are integrated within each neighborhood which allows some housing to be within very close proximity of uses and services while allowing lower density housing to be more private. The Urban Regulations include general provisions for all zones and the following provisions specific to each zone:

1. Permitted and Non-Permitted Uses,
2. Building Types
3. Frontage and Setbacks,
4. Build-to-Lines,
5. Building and Yard,
6. Building Height, and
7. Parking

GENERAL PROVISIONS FOR ALL ZONES

1. The principal structure upon the lot shall always face the primary thoroughfare or street or open space.
2. All porches, at the front facade, should be brick, wood or simulated wood. Concrete is acceptable only on horizontal surfaces that are clad with siding or masonry to ensure concrete is not visible from the street.
4. Buildings that terminate vistas shall have special articulation and massing as directed by the Approving Authority, such as special facade or architectural element, a porch, bay window, tower, or fence/pier opening. (Figure 1)
5. Townhouses shall align at the front facade within groupings, unless otherwise approved by the Approving Authority. Alternating setbacks at every other unit is not acceptable.
6. Fences, walls and hedges may be installed at the Build-To-Line and along the side property line of corner lots of single-family detached and semi-detached homes; type and percentages vary within zones (see next section). Hedges, wrought iron (or similar) or dooryards are permitted for townhomes and apartment buildings (See Figure 2)
7. End units and corner lots are encouraged to have a garden, wall, fence, or hedge along the frontage line at the side property line, and continuously from the side of the house to the back property line and/or alley. Where porches are added to the front facade of a single-family house, fences are not required when the porch is within 4 feet of the sidewalk. (See Figure 3)
8. Odd shaped lots may require a reduced frontage percentage, and should be determined either by using the smallest lot dimension (front or rear) or by Approving Authority approval.
9. Accessory structures are permitted in each zone. Properly designed detached garages, guesthouses, gazebos, playhouses, treehouses, storage buildings, or other accessory structures can add interest, but care is necessary to avoid a miscellaneous or cluttered look. They must be designed as integral elements of and be complementary to the principal structure. Materials, colors and finishes must be similar on all such structures, and visually related by way of connecting walls, pergolas, terraces, or other landscape treatments. Small storage buildings that are designed specifically for the property and are built on site may be allowed if they are complementary to the principal structure.
10. *In addition to the provisions hereof, the Design Guidelines under Title VI of the Trappe Zoning Ordinance in effect on December 31, 2019, which are attached hereto and incorporated herein, shall apply to all development activities within Lakeside.*

Figure 1



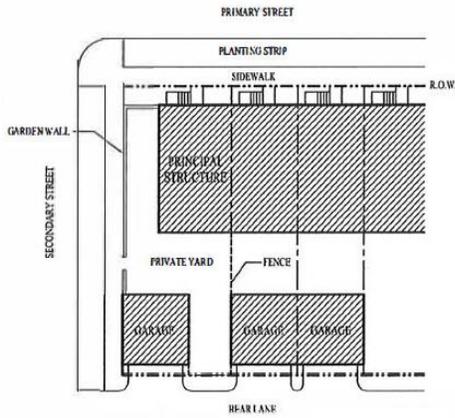


Figure 2

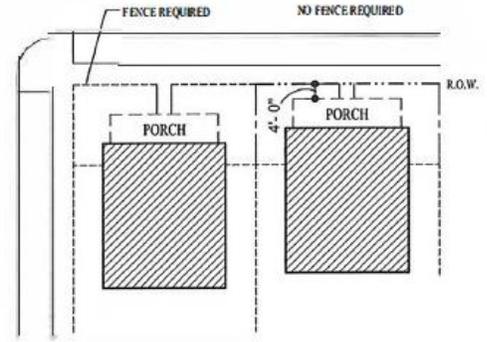


Figure 3

Encroachments

Encroachments are building elements which project forward of the Principal Plane of the building and the Build-To-Line. Encroachments can include awning and marquees, balconies, bay windows, colonnades and arcades, porches and stoops.

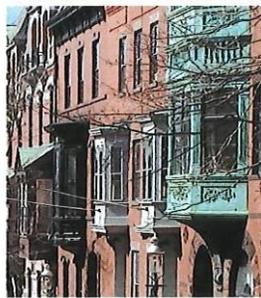
Porches: Shall not project into the right-of-way.



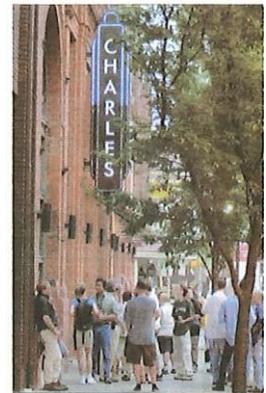
Balconies: Must be a minimum of 10 ft. clear of the grade of the sidewalk. May project into the right-of-way where the Build-To-Line is 0'.



Bay Windows: Shall not project into the right-of-way.



Awnings and Marquees: project 5-10 ft. (10' Max.) forward and must be a minimum of 10 ft. clear height of the grade of the sidewalk. May project into the right of way.



Colonnades & Arcades: Must be a minimum of 10 ft. clear of the grade of the sidewalk. May project into right-of-way where the Build-To-Line is 0'.



Parking Requirements

Permitted uses have parking requirements. For apartments and commercial uses, on-street parking spaces may be counted towards the parking requirements. This includes on-street parking, parallel and/or angled parking within public road rights-of-way adjacent to such uses. Also, parking spaces in off-street parking lots and/or garages/parking structures may be counted towards the parking requirement. The parking requirements for uses not listed below, shall be as established by the Trappe Zoning Ordinance.

Shared Parking Standards:

Reductions in parking provisions may be granted where mixed and complimentary uses and associated parking are proposed within a five-minute (1,320 feet) walking radius of such uses and parking. Maximum parking must first be calculated for each use, separately. The number of spaces per use is then multiplied by the percentage in the following table and the columns added, accordingly. The highest total number among the columns is the revised (reduced) parking requirement.

| | Weekday | | Weekend | | |
|--------------------------|----------------------|---------------------------|----------------------|---------------------------|--------------------|
| | Daytime 6am - 6pm | Evening 6pm - midnight | Daytime 6am - 6pm | Evening 6pm - Midnight | Midnight to 6am |
| Office | 100% | 10% | 10% | 5% | 5% |
| Retail | 50% | 90% | 100% | 70% | 5% |
| Hotel | 75% | 100% | 75% | 100% | 100% |
| Restaurant | 50% | 100% | 100% | 100% | 10% |
| Theater or Auditorium | 40% | 100% | 80% | 100% | 10% |
| Residential | 10% | 100% | 80% | 100% | 100% |

Residential Parking Requirements: Two spaces per dwelling unit are required, except that apartment buildings shall require 1.5 spaces per unit.

Commercial Parking Requirements:

Retail: A maximum of five (5) parking spaces shall be provided for each 1,000 square feet of net area devoted to commercial retail sales and service uses.

Office: A maximum of three (3) parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office uses, except that medical office shall not exceed four (4) spaces per 1000 square feet of net leasable area.

Restaurant, bar and beverage establishment: A maximum of fourteen (14) parking spaces shall be provided for each 1,000 square feet of net usable area.

Concert Hall or Auditorium: One (1) parking space shall be provided for each three seats within any concert hall or auditorium or ten (10) spaces per 1000 square feet of net usable public space.

Accommodations, Hotel or Inn: One (1) parking space shall be provided for each room in a hotel.

No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants, hotel guests, and employees of such buildings.

Drive-Through Location

Drive-through service windows (such as for banks and restaurants) are permitted in the rear of mid-block locations provided they do not substantially disrupt pedestrian activity or surrounding uses. Adequate stacking must be provided. Traffic flow through parking lot must not be disrupted by stacking and drive thru lanes. Any development, which includes a drive through, shall be subject to review and approval by the Approving Authority. (See Figure 4)

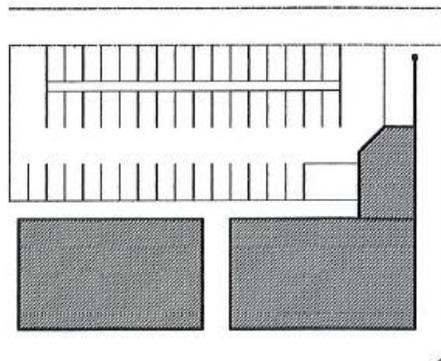


Figure 4

Building Height

Building heights vary within zones and are measured as the vertical distance from the highest point of a structure, excepting chimney or antenna on a building, to the average ground level of the grade where the walls or other structural elements intersect the ground. The height limitations do not apply to: roof structures for housing mechanical equipment or stairways, fire or parapet walls, towers, steeples, flag poles, masts, monuments, cooling towers, grain elevators or essential services (as defined by the Trappe Zoning Ordinance), or other utility structures.

Walls, Fences, and Hedges

Commercial buildings, retail buildings, and live work buildings shall not have a wall, fence, or hedge; except that the side yard or portion of the build-to-line not occupied by a structure may have a wall, wrought iron (or similar) fence, or combination of piers and fence.

Townhomes may have a wrought iron (or similar) fence or clipped hedge.

Townhomes and apartment buildings may have a dooryard.

Single-family detached and semi-detached homes may have a hedge, picket fence, or wrought iron (or similar) fence forward of the Principal Plane and may have cedar, PVC or vinyl privacy fence in side and rear yards.

The Store Front Area (SFA)

Permitted and Non-Permitted Uses

The SFA is intended to provide appropriately scaled commercial, service, and retail uses. This zone serves the needs of the residents of Lakeside as well as the residents of Trappe and surrounding areas, as well as the regional population. It is located at the edge of the development, nearest the historic town and Route 50, but still within walking distance of many of the homes of the Lakeside community.

Uses in the Store Front Area are, predominantly, higher in density, mixed-use and of a mostly commercial and civic character including, but not limited to, professional office, medical office and or clinic, general office, financial institutions, banks, government uses, libraries, museums, concert halls, hotels, conference centers, theaters, performing arts centers, day care, retail, service establishments, convenience stores, service stations, restaurants, bakeries, pubs, art galleries, services, pharmacy, food store, schools, churches, private clubs, and similar uses. A full list of permitted uses is included in the Town Zoning Ordinance.

Ancillary uses include commercial and mixed-use buildings, accessory dwelling units, entertainment uses, and similar facilities; subject to Approving Authority approval.

Incompatible and/or nuisance type uses, such as billboards, hospitals, manufacturing facilities, storage facilities, nursing homes, and industrial uses, are not permitted.

Building Types

Church, Civic Building, Commercial Building, Commercial Unit, Mixed-Use Building, Retail Building

Frontage and Setbacks

Buildings and storefronts must occupy no less than 85% of the frontage at the Build-To-Line; that is, the Principal Plane (primary front facade) must be placed upon the Build-To-Line and occupy 85% of that line/plane (100% is preferred).

All principal structures, including civic buildings and churches, must be ADA compliant.

No minimum or maximum lot sizes apply in the SFA.

Side yards shall be 0 to 10 feet; no rear yard setbacks are required in the SFA. Parking, curbs, and drive aisles must comply with fire code requirements.

Build-to-Line

For all structures in the SFA Zone, the required Build-To-Line must, at a minimum, comply with Fire Code requirements.

Building and Yard

Flat roofs with a parapet and heavy cornice are preferred (with a slight pitch to the rear). Buildings with gables are preferred over those with a hip roof. Arcades are encouraged; porches and stoops are not preferred.

No fence, hedge or wall is required at the front build-to-line in the SFA, except that such elements may be provided along the Build-To-Line of the side yard.

Height

The building height shall be limited to 45 feet and no more than 4 stories, unless otherwise shown on a site plan and approved by the Approving Authority.

Rooftop mechanical equipment shall be screened with architectural screens setback from the building edge where a roof parapet does not otherwise adequately screen the equipment.

Parking

Parking must be, primarily, in the rear of the lot behind the building or to the side, except for on street parallel or angled parking. Parking to the side, if provided, shall not exceed one bay in width (60 feet wide). Buildings within the SFA along the frontage line, when separated by a parking bay/lot, shall be not less than 80 feet apart.

Service areas, dumpsters, trash receptacles, service doors, and overhead doors shall be placed in the rear, out of view from the public realm, and adequately screened.

The Village Center Area (VCA)

Permitted and Non-Permitted Uses

The VCA is intended primarily to provide uses that meet the retail and service needs of a traditional community center and its vicinity, including neighborhood services such as commercial service, commercial retail, institutional, and civic uses to create a pedestrian-oriented destination and “neighborhood center”. The VCA may also include accessory dwellings units, if in connection with a principal commercial use. The VCA zone is the most diverse of the zones and is placed at the center of the neighborhood to provide for daily needs within walking distance of many homes. Urban and architectural design criteria will create a distinctive village-like character for this zone.

Uses may include libraries and museums, civic uses and community centers, and a broad range of commercial service and retail uses such as, though not limited to, day care, schools, clubs, hair salons, service establishments, restaurants, artist studios, professional offices, bakery, specialty food, deli, coffee, ice cream shop and similar.

Incompatible and/or nuisance type uses, such as billboards, hospitals, manufacturing facilities, large office complexes, government uses, industrial uses, and similar, are not permitted.

Building Types

Accessory Structure
Apartment Building
Civic Building
Commercial Unit Live-Work
Retail Building Townhome
One- and Two-Story Commercial Buildings

No minimum or maximum lot sizes apply in the VCA.

The minimum side yard setbacks in the VCA Zone shall be 0 feet for all building types. Side Yard setbacks do not apply to Civic Buildings.

No rear yard setbacks are required in the VCA except that parking, curbs, and drive aisles may be no closer than 10 feet to any building, property line, boundary line, or right-of-way.

Build-to-Line

Except as provided below, the required Build-To-Line in the VCA Zone for all building types is 0 to 6 feet, except for apartment buildings at 0 to 11 feet and for townhomes at 8 feet.

There is no required Build-To-Line for Civic or Community Buildings.

Building and Yard

Gabled roofs are preferred for all structures. Porches and stoops are encouraged on all structures; arcades are encouraged for commercial, retail, and apartment buildings.

No fence, hedge or wall is required at the front build-to-line for Commercial Units, Retail Buildings, Apartment Buildings, Live/Work, or Townhomes, except that such elements may be provided along the build-to -line of the side yard. (see also *Architectural Regulations*)

Townhomes may have a wrought iron (or similar) fence and/or a dooryard. Apartment buildings may have a dooryard.

Height

The building height shall be limited to 40 feet and no more than 4 stories, unless otherwise shown on a site plan and approved by the Approving Authority.

Rooftop mechanical equipment shall be screened with architectural screens setback from the building edge where a roof parapet does not otherwise adequately screen the equipment.

Parking

Parking must be, primarily, in the rear of the lot behind the building, except for on street parallel or angled parking. Parking to the side is not encouraged. Buildings within the VCA along the frontage line shall be not less than 20 feet apart.

Service areas, dumpsters, trash receptacles, service doors, and overhead doors shall be placed in the rear, out of view from the public realm, and adequately screened.

The Central Residential Area (CRA)

Permitted and Non-Permitted Uses

The CRA includes a variety of residential buildings, from apartment buildings to single-family homes, as well as neighborhood services such as limited commercial and civic uses to create a pedestrian-oriented destination. The CRA may also include accessory dwellings units. The CRA zone is the most compact and diverse of the residential zones and is placed nearest the SFA and the historic town to create a diverse, active, economically vibrant environment. Urban and architectural design criteria will create a distinctive village-like character for this zone.

Uses in the CRA are, predominantly, of a moderate density and of a mixed-use (residential and limited commercial) character including, but not limited to a variety of residential building types, accessory dwellings, home-based businesses, day care, libraries and museums, civic uses and community centers, and limited commercial uses such as bakery, specialty food, deli, coffee, ice cream shop and similar.

Incompatible and/or nuisance type uses, such as billboards, hospitals, manufacturing facilities, large office complexes, government uses, theatres, industrial uses, and similar, are not permitted.

Building Types

| | |
|------------------------------|---------------------------|
| Accessory Structure | Apartment Building |
| Civic or Community Building | Commercial Unit Live-Work |
| Retail Building | Semi-Detached House |
| Single-Family Detached House | Cottages |
| Villas and Manors | Townhome |

All commercial structures must comply with ADA standards. Residential structures shall be constructed to provide positive drainage away from the building.

No minimum or maximum lot sizes apply in the CRA.

The side yard setbacks in the CRA Zone shall be 0 to 10 feet for Commercial Buildings, Retail Buildings, and Apartment Buildings; 0 to 8 feet for Live/Work and Townhomes; and 4 to 8 feet for single-family detached and semi-detached homes. Side yard setbacks for Accessory Structures are 0 feet. Side Yard setbacks do not apply to Civic Buildings.

No rear yard setbacks are required in the CRA except that parking, curbs, and drive aisles may be no closer than 10 feet to any building, property line, boundary line, or right-of-way.

Build-To-Line

The Build-To-Line in the CRA Zone for Commercial Buildings, Retail Buildings, and Live/Work is 0 to 6 feet; for Townhomes is 4 to 12 feet; and for two-family and single-family detached homes is 8 to 12 feet.

There is no Build-To-Line for Civic or Community Buildings or Apartment Buildings.

Notwithstanding the foregoing, all Build-To-Lines must comply with applicable Fire Code standards.

Building and Yard

Flat roofs with a parapet and heavy cornice are preferred (with a slight pitch to the rear) for commercial, retail, live work, townhome, and apartment buildings; although hip roofs with a shallow pitch are acceptable. Gabled-roofs are preferred for single-family detached and semi-detached over those with a hip roof. Porches and stoops are encouraged on residential structures; arcades are encouraged for commercial, retail, and apartment buildings.

No fence, hedge or wall is required for structures in the CRA Zone.

Townhomes may have a wrought iron (or similar) fence and/or a dooryard; but only if *all* homes on the street have such. Apartment buildings may have a dooryard.

Height

The building height shall be limited to 40 feet and no more than 4 stories, except Apartment Buildings, which may not exceed 54 feet.

Rooftop mechanical equipment shall be screened with architectural screens setback from the building edge where a roof parapet does not otherwise adequately screen the equipment.

The Single-Family Residential Area (SRA)

Permitted and Non-Permitted Uses

The SRA provides locations for a broad range of housing types, including single-family, semi-detached, attached, and apartments, and may also include accessory dwellings units. Some institutional and recreational uses are allowed. Market demands will influence the type of residential building types within the SRA.

Incompatible and/or nuisance type uses, such as billboards, hospitals, manufacturing facilities, large office complexes, government uses, theatres, industrial uses, and similar, are not permitted. Commercial service and retail uses are not permitted.

Building Types

Accessory Structure
Apartment Building
Civic Building
Semi-Detached House
Single-Family Detached House
Cottages
Villas and Manors Other
Townhome Live-work

Build-to-Line

Side build-to-lines for corner lots shall be the dimension needed to ensure adjacent structures are aligned.

Building and Yard

Gabled roofs and hip roofs are preferred for all building types; hip roofs are more desirable. Hip-roofs are preferred for single-family detached and semi-detached; gabled-roofs for townhomes. Porches and stoops are encouraged on residential structures.

No fence, hedge or wall is required at the front build-to-line for Apartment Buildings and Townhomes, except that such elements may be provided along the build-to-line of the side yard. (see also *Architectural Regulations*)

Townhomes may have a wrought iron (or similar) fence and/or a dooryard; but only if *all* homes on the street have such. Apartment buildings may have a dooryard.

Height

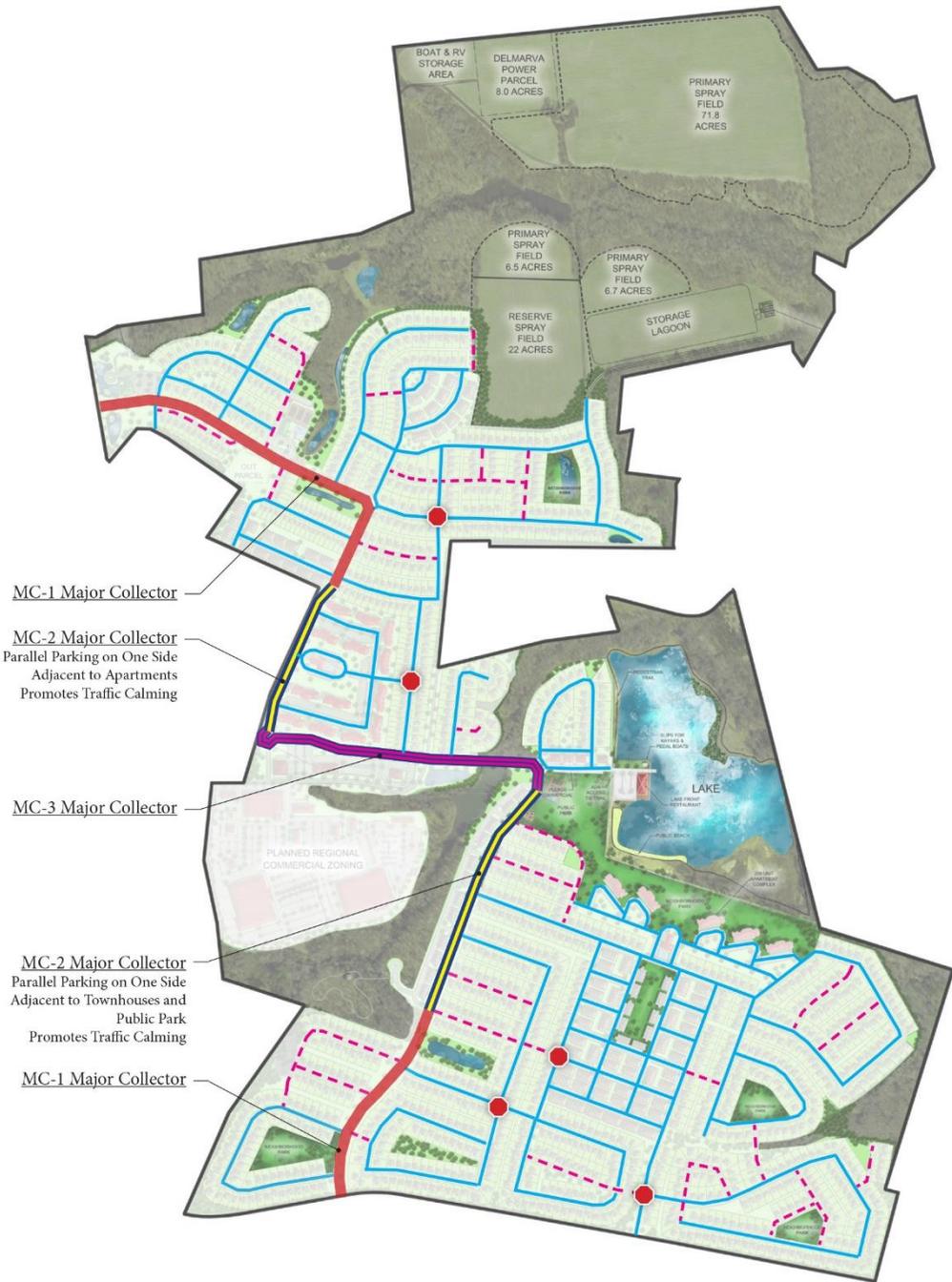
The building height shall be limited to no more than 40 feet or 3 stories.

STREET & THOROUGHFARE REGULATIONS

Introduction

The Street & Thoroughfare Regulations include the category of street types, street sections and plan diagrams, and a Thoroughfare Matrix. Right-of-Way widths, paving widths, curb radii, and similar are described below.

| LAKESIDE THOROUGHFARE MATRIX | | | | | | | | | | | | | | | | |
|--|--|----------------------|--------------------|----------------|------------------------|---------|----------------------------------|-------------------------------------|-----------------|--------------|-----------------------------|----------------------------|-----------------------------|--|-------------|---|
| OCTOBER, 2019 | | | | | | | | | | | | | | | | |
| | TYPE | MAXIMUM VOLUME (ADT) | DESIGN SPEED (MPH) | MOVEMENT TYPE | CENTERLINE (YES OR NO) | R.O.W. | TRAVEL LANE WIDTH (CURB TO CURB) | PARKING WIDTH (TRAVEL LANE TO CURB) | BIKE LANE WIDTH | MEDIAN WIDTH | PLANTING STRIP (LEFT/RIGHT) | STREET TREE SPACING (FEET) | SIDEWALK WIDTH (LEFT/RIGHT) | MAXIMUM CURVE RADIUS (FOR SPEED CONTROL) | CURB RADIUS | BUILDING SETBACK |
| MAJOR COLLECTOR | | | | | | | | | | | | | | | | |
| MC-1 | 2 TRAVEL LANES; BIKE PATH ONE SIDE (MAIN SPINE ROAD, NEIGHBORHOOD) | TBD | 30 MPH | MODERATE SPEED | YES | 60 FEET | 28 FEET | NOT ALLOWED | N/A | N/A | 6/6 | 30 FEET | 8/0 | TBD | 20 FEET | REFERENCE URBAN REGULATIONS AND REGULATING PLAN |
| MC-2 | 2 TRAVEL LANES; BIKE PATH ONE SIDE (MAIN SPINE ROAD, NEIGHBORHOOD) | TBD | 30 MPH | MODERATE SPEED | YES | 60 FEET | 28 FEET | 8 FEET PARALLEL (ONE SIDE) | N/A | N/A | 6/6 | 30 FEET | 8/0 | TBD | 20 FEET | REFERENCE URBAN REGULATIONS AND REGULATING PLAN |
| MC-3 | 2 TRAVEL LANES; SIDEWALK BOTH SIDES (MAIN SPINE ROAD, COMMERCIAL) | TBD | 30 MPH | MODERATE SPEED | YES | 60 FEET | 26 FEET | NOT ALLOWED | N/A | N/A | 5/5 | 30 FEET | 5/5 | TBD | 20 FEET | REFERENCE URBAN REGULATIONS AND REGULATING PLAN |
| RESIDENTIAL STREET/SUB COLLECTOR STREET | | | | | | | | | | | | | | | | |
| RS-1 | 2 TRAVEL LANES; OCCASIONAL PARKING BOTH SIDES | TBD | 25 MPH | YIELD | NO | 46 FEET | 24 FEET | 8 FEET PARALLEL (BOTH SIDES) | N/A | N/A | 6/6 | 30 FEET | 5/5 | TBD | 20 FEET | REFERENCE URBAN REGULATIONS AND REGULATING PLAN |
| RESIDENTIAL STREET/LOCAL STREET | | | | | | | | | | | | | | | | |
| RS-2 | 2 TRAVEL LANES; OCCASIONAL PARKING ONE SIDE | TBD | 20 MPH | YIELD | NO | 46 FEET | 22 FEET | 8 FEET PARALLEL (ONE SIDE) | N/A | N/A | 6/6 | 30 FEET | 5/5 | TBD | 20 FEET | REFERENCE URBAN REGULATIONS AND REGULATING PLAN |



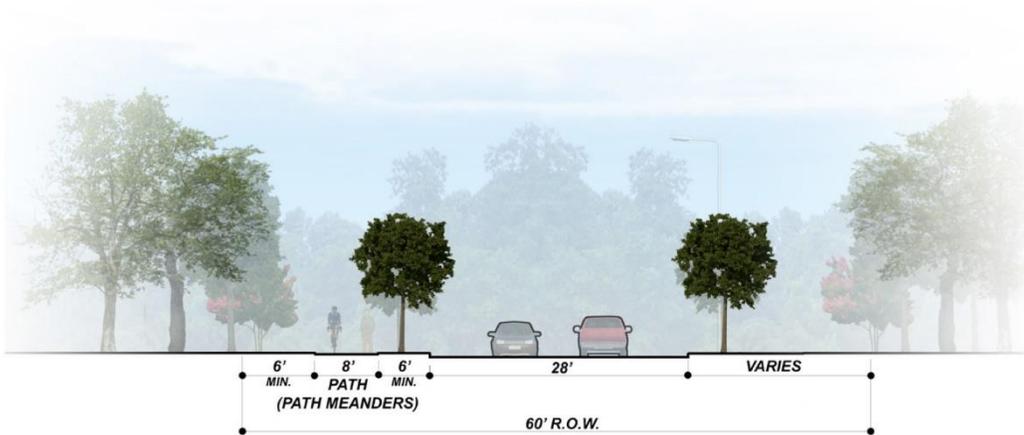
- MC-1 Major Collector
- MC-2 Major Collector
Parallel Parking on One Side
Adjacent to Apartments
Promotes Traffic Calming
- MC-3 Major Collector
- MC-2 Major Collector
Parallel Parking on One Side
Adjacent to Townhouses and
Public Park
Promotes Traffic Calming
- MC-1 Major Collector

| LEGEND | |
|--------|--|
| | Major Collector 1 (MC-1): Two Travel Lanes, Bike Path on One Side |
| | Major Collector 2 (MC-2): Two Travel Lanes, Bike Path on One Side, Parallel Parking on One Side |
| | Major Collector 3 (MC-3): Two Travel Lanes, Sidewalks on Both Sides |
| | Residential Street / Sub-Collector (RS-1): Two Travel Lanes, 24' Width, Occasional Parking on Both Sides |
| | Residential Street / Sub-Collector (RS-2): Two Travel Lanes, 22' Width, Occasional Parking on Both Sides |
| | All Way Stop |

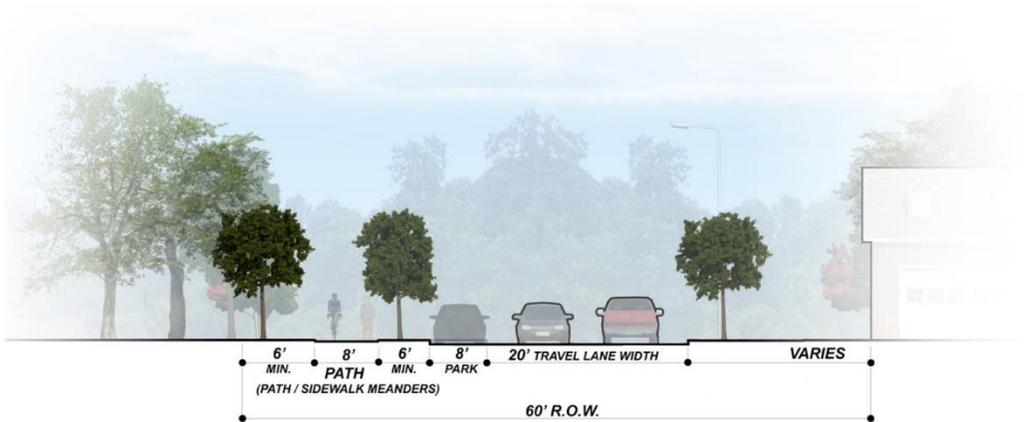
STREET HIERARCHY PLAN

Lakeside at Trappe
 Talbot County, Maryland
 November 2019

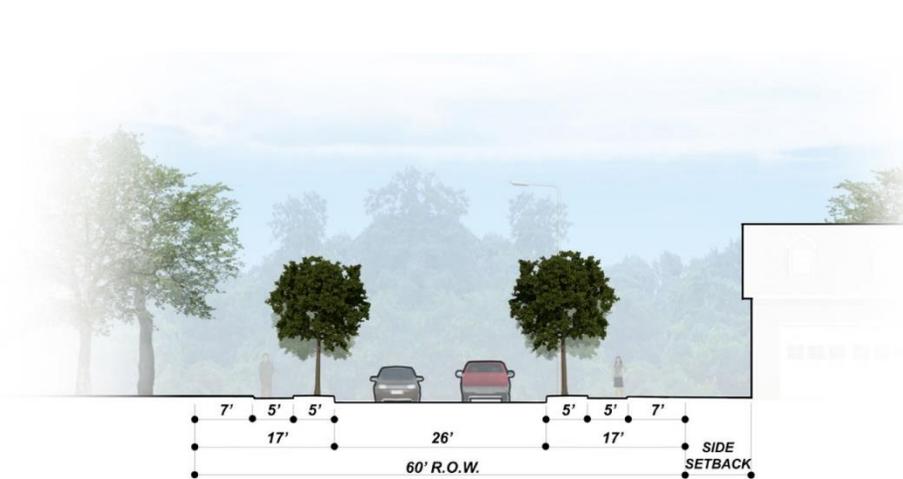




Major Collector #1 (MC-1): Two Travel Lanes, Bike Path One Side

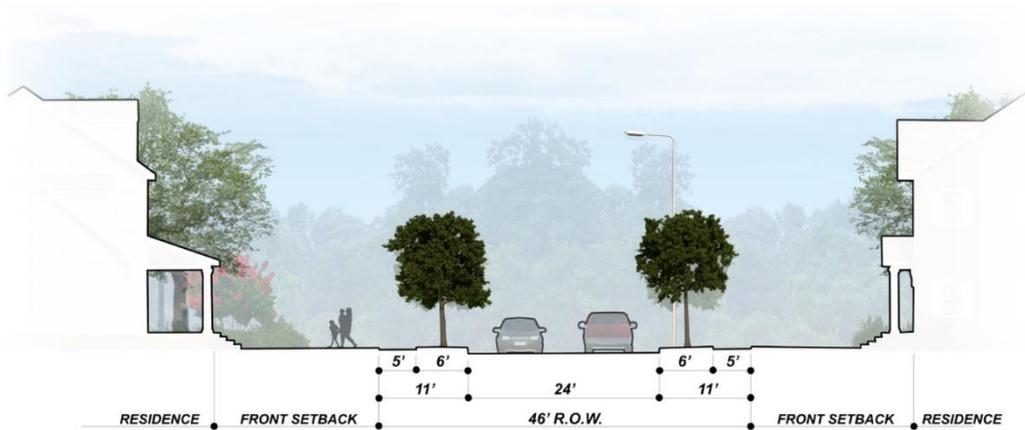


Major Collector #2 (MC-2): Two Travel Lanes, Bike Path One Side, Parking One Side

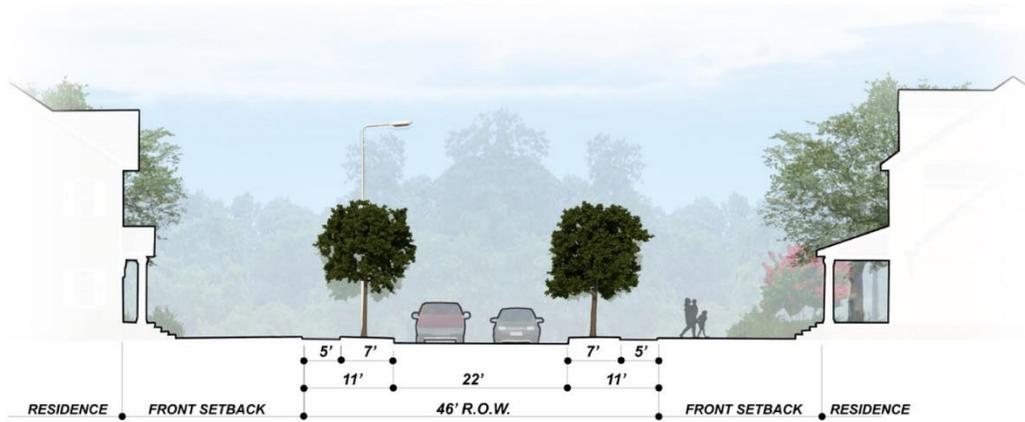


Major Collector #3 (MC-3): Two Travel Lanes, Sidewalk Both Sides

STREET SECTIONS



Residential Sub-Collector #1 (RS-1): Two Travel Lanes, Sidewalks, Occasional Parking Both Sides



Residential Sub-Collector #2 (RS-2): Two Travel Lanes, Sidewalks, Occasional Parking One Side

STREET SECTIONS

THE LANDSCAPE & OPEN SPACE REGULATIONS

Introduction

The Landscape & Open Space Regulations describe the landscape treatment for the public realm, including open spaces, streets, and front yards. The Landscape & Open Space Regulations includes definitions and design criteria for the various open space types, a plan diagram of Street Tree Types, and general design guidelines.

The purpose of the landscape design criteria is as follows:

- 1) To protect, preserve and enhance the appearance and value of neighborhoods.
- 2) To buffer potentially incompatible land uses and to screen undesirable views.
- 3) To encourage the preservation of trees during the land development process.
- 4) To provide parking lots with landscaped areas that break up large areas of impervious surfaces, provide shade, and screen parking lots from adjacent properties and roadways.
- 5) To provide a uniform row of trees along public and private thoroughfares to reinforce the streets as important public spaces, connections and circulation routes.

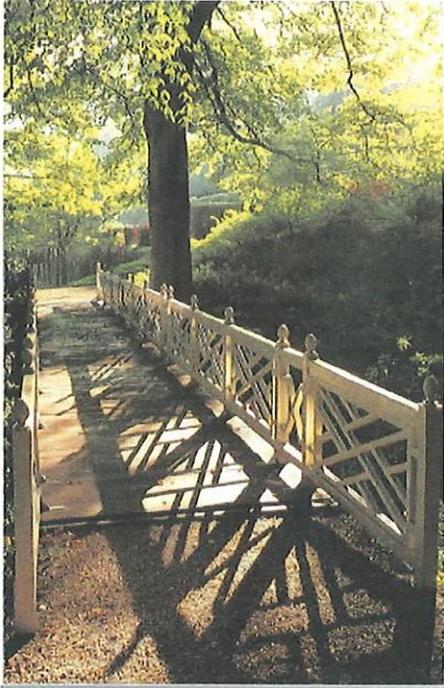
The Landscape Design Criteria include:

- a) Definitions of Open Space Types,
- b) A Plan Diagram of the Open Space Types,
- c) A Street Tree Planting Plan and Matrix,
- d) General Landscape Guidelines
- e) Tree Preservation Guidelines
- f) Perimeter Landscape Edge Guidelines
- g) Street Tree Guidelines
- h) Parking Lot and Loading Area Guidelines
- i) Planting of Residential Lots and all Building Types,
- j) Stormwater Management Planting Guidelines.

Open Space Types

The landscape of important open spaces is flexible. No specific plant quantities or types are specified. The design of such spaces is subject to Town of Trappe and Approving Authority approval. The various types of defined Open Spaces are illustrated by the following images.

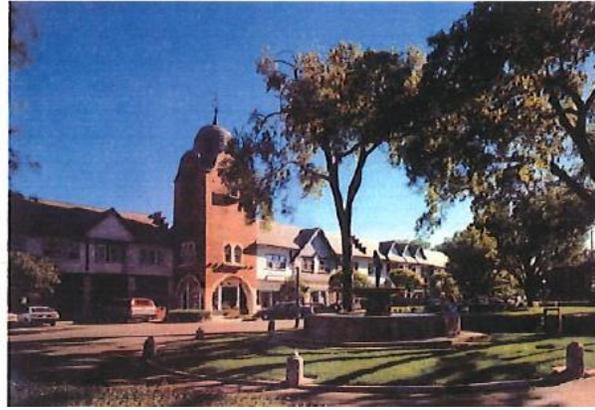
Protected Area



Green



Square



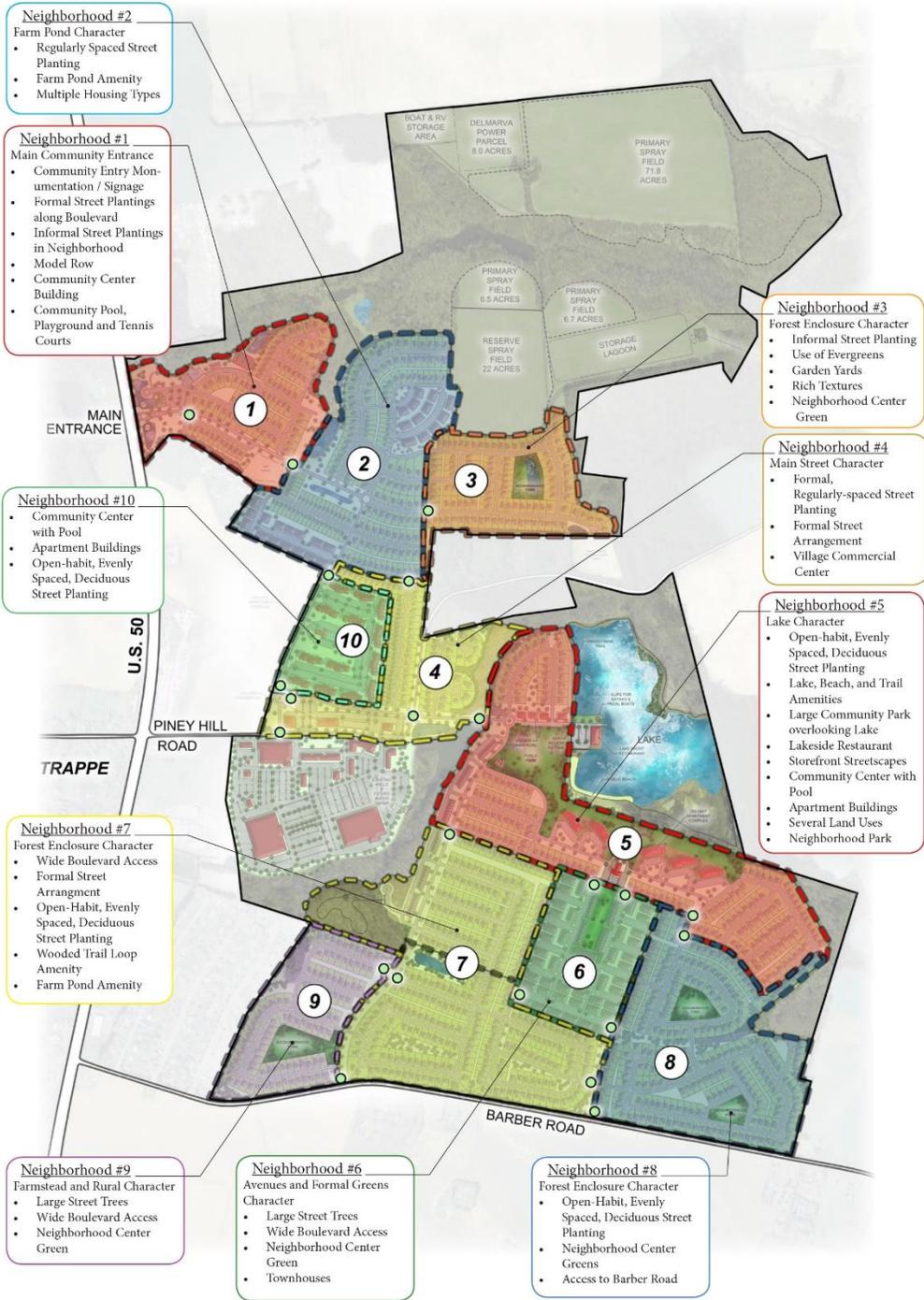
Plaza



Street Trees

The Lakeside Master Plan envisions development of a community of unique neighborhoods. Neighborhood identity will be achieved, in part, by varying the street trees among neighborhoods. Street trees are specified for each neighborhood within the master plan.

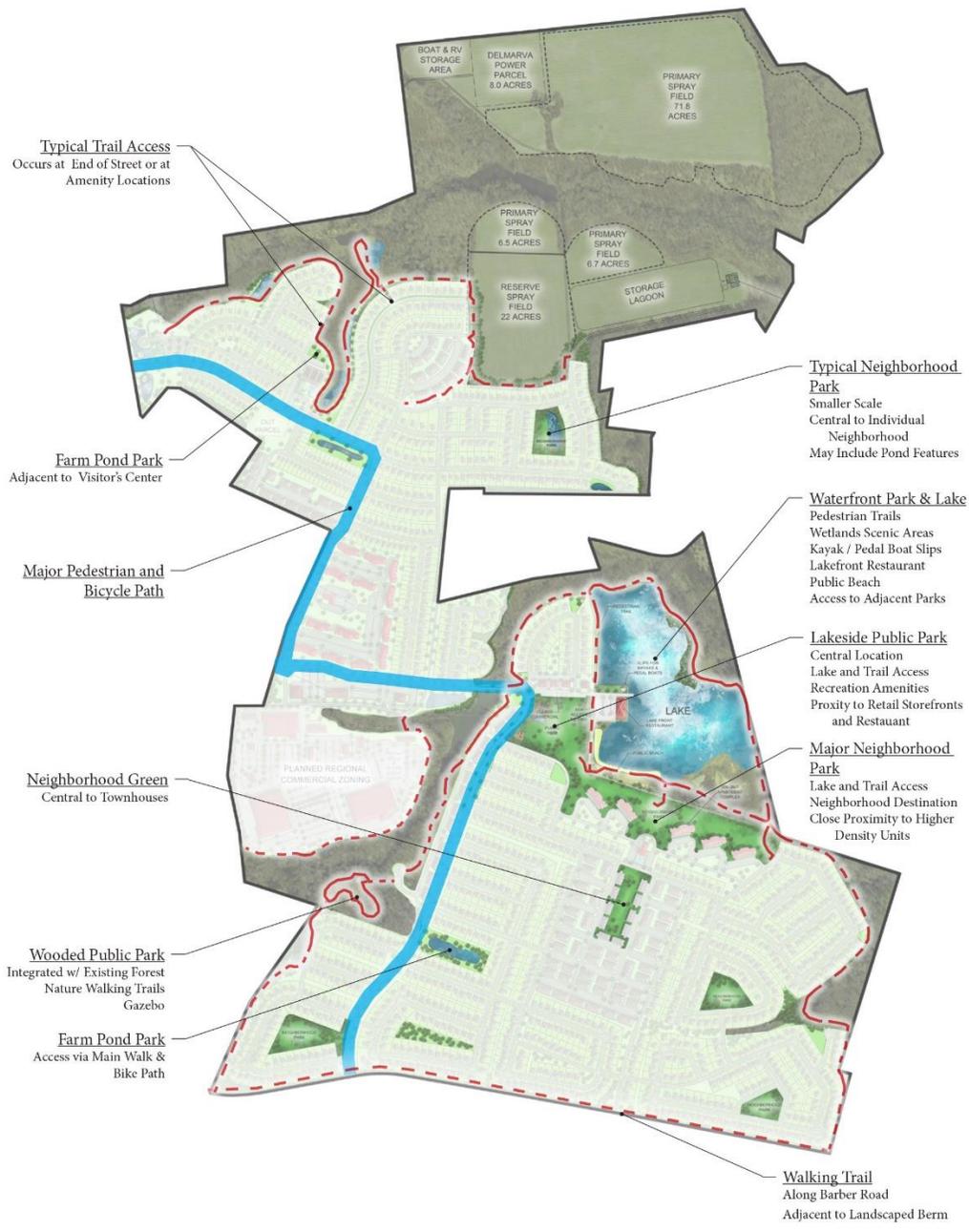
In some instances, a particular genus and species is identified and required for a particular neighborhood; with no flexibility to ensure uniqueness and identity in use. In some instances, a limited number of options are offered. In other instances, a great variety of street tree types are offered. Variations to these recommendations may be considered by the Approving Authority.



NEIGHBORHOOD PLAN

Lakeside at Trappe
Talbot County, Maryland
November 2019



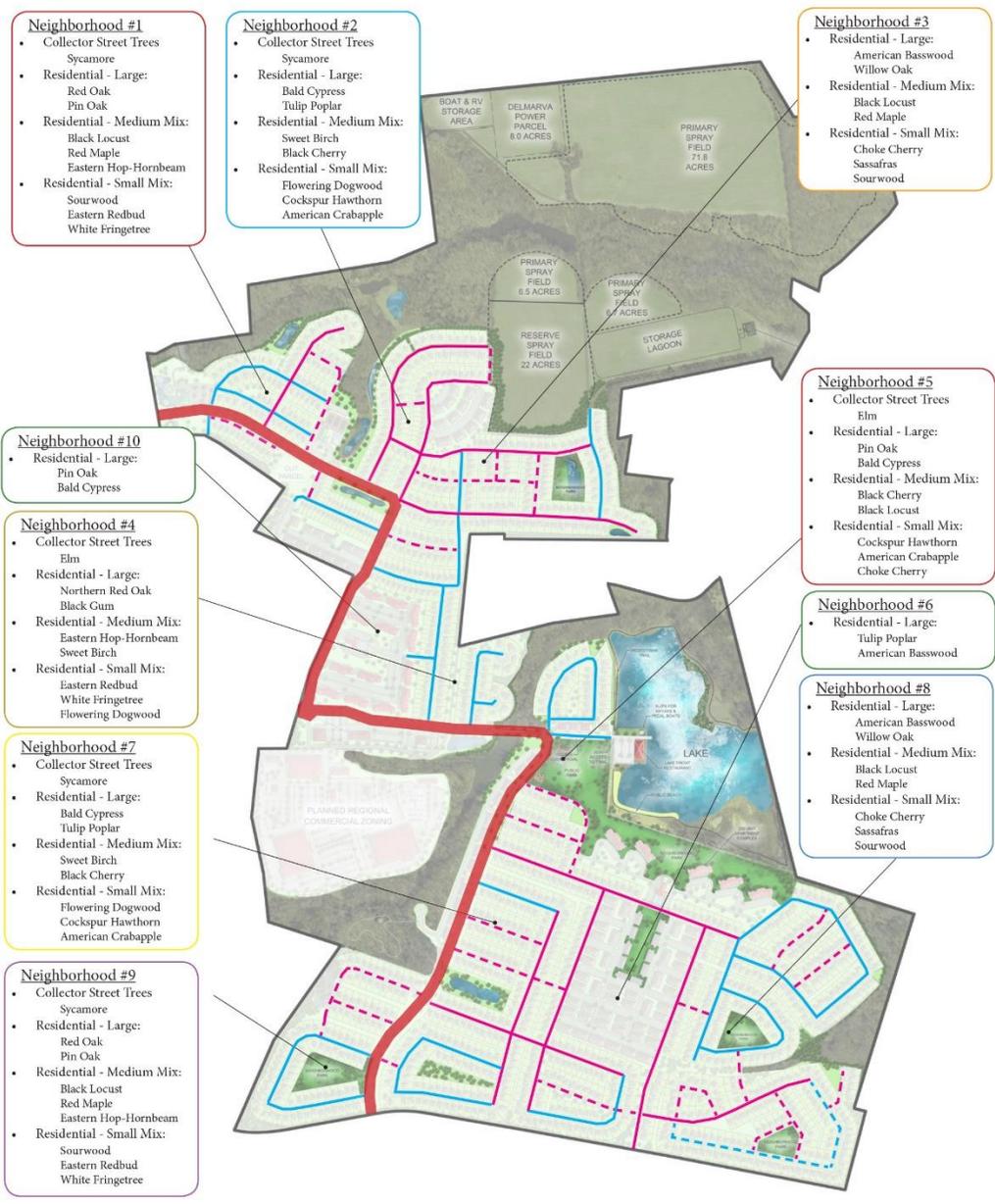


| LEGEND | | | |
|---|------------------|---|--------------------|
|  | Walk & Bike Path |  | Active Open Space |
|  | Walking Trail |  | Passive Open Space |

OPEN SPACE PLAN

Lakeside at Trappe
Talbot County, Maryland
November 2019





- Neighborhood #1**
- Collector Street Trees
Sycamore
 - Residential - Large:
Red Oak
Pin Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
Eastern Hop-Hornbeam
 - Residential - Small Mix:
Sourwood
Eastern Redbud
White Fringetree

- Neighborhood #2**
- Collector Street Trees
Sycamore
 - Residential - Large:
Bald Cypress
Tulip Poplar
 - Residential - Medium Mix:
Sweet Birch
Black Cherry
 - Residential - Small Mix:
Flowering Dogwood
Cockspur Hawthorn
American Crabapple

- Neighborhood #3**
- Residential - Large:
American Basswood
Willow Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
 - Residential - Small Mix:
Choke Cherry
Sassafras
Sourwood

- Neighborhood #10**
- Residential - Large:
Pin Oak
Bald Cypress

- Neighborhood #4**
- Collector Street Trees
Elm
 - Residential - Large:
Northern Red Oak
Black Gum
 - Residential - Medium Mix:
Eastern Hop-Hornbeam
Sweet Birch
 - Residential - Small Mix:
Eastern Redbud
White Fringetree
Flowering Dogwood

- Neighborhood #7**
- Collector Street Trees
Sycamore
 - Residential - Large:
Bald Cypress
Tulip Poplar
 - Residential - Medium Mix:
Sweet Birch
Black Cherry
 - Residential - Small Mix:
Flowering Dogwood
Cockspur Hawthorn
American Crabapple

- Neighborhood #9**
- Collector Street Trees
Sycamore
 - Residential - Large:
Red Oak
Pin Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
Eastern Hop-Hornbeam
 - Residential - Small Mix:
Sourwood
Eastern Redbud
White Fringetree

- Neighborhood #5**
- Collector Street Trees
Elm
 - Residential - Large:
Pin Oak
Bald Cypress
 - Residential - Medium Mix:
Black Cherry
Black Locust
 - Residential - Small Mix:
Cockspur Hawthorn
American Crabapple
Choke Cherry

- Neighborhood #6**
- Residential - Large:
Tulip Poplar
American Basswood

- Neighborhood #8**
- Residential - Large:
American Basswood
Willow Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
 - Residential - Small Mix:
Choke Cherry
Sassafras
Sourwood

LEGEND

- Major Collector Street Trees: Avenue Trees - American Sycamore & American Elm - Formal, regularly spaced
- Residential Street Trees: Large Trees - Formal, regularly spaced; Single species per street section to create different avenues
- Residential Street Trees: Large/Medium Trees - Regularly spaced (less formal), 2-3 Species mix on each street per neighborhood
- - - Residential Street Trees: Small/Medium Trees - Informal spacing; Mix of species and sizes based on neighborhood type

Note:
Plantings may be discontinued where existing tree stands suffice as street trees.

STREET TREE PLAN

Lakeside at Trappe
Talbot County, Maryland
November 2019



Generally, planting is required in the following situations:

- Perimeter landscape edges at the boundaries of the master plan,
- Street trees along internal public roads,
- Parking lots and loading areas,
- Internal planting for residential lots and around buildings,
- Planting around stormwater management facilities
- Planting of plazas, squares, greens, parks and reserves (including reforestation).

The Approving Authority may require additional planting or may allow the substitution of optional landscape treatments to meet landscape requirements. Such optional treatments are explained in Appendix B and may include preservation of existing trees, installation of fences or walls, and substitution of plant materials.

Landscape plans must meet the following criteria:

1. They must be prepared by a qualified landscape professional.
2. They must be comprehensive for a group of lots or a parcel as part of a larger site development plan.
3. On non-wooded lots or parcels where there are few or no existing trees, emphasis should be on installing shade trees. On semi-wooded and wooded lots or parcels where existing trees are retained, emphasis should be placed on installing flowering trees and evergreens as the number of retained existing trees increases.
4. Street trees shall be placed not less than 40 feet on center, consistent along the street, within the planting strip between curb and sidewalk, to reinforce the street as a continuous and connective component of the open space system and defining part of the circulation system.
5. Trees in Parks and Protected Areas should be grouped to simulate natural stands and/or to appear and function as an extension of the existing wooded areas and, generally, planted 25 to 40 feet on center. Plantings in Parks and Protected Areas should be naturalistic and informal in their disposition.
6. Trees and plantings in Greens may be either formally or informally disposed. Street trees along the edge of the Green should be selected and spaced to match the street trees of the adjoining thoroughfare.
7. Trees and plantings in Squares and Plazas should be formally disposed. Street trees along the edge of the Square or Plaza should be selected and spaced to match the street trees of the adjoining thoroughfare.
8. To create an effective screen, evergreen trees should be planted a minimum of 10 to 15 feet on center and/or planted in staggered, double rows.
9. Shade trees should be used to soften parking lots and buffer service areas.
10. "Ground plane planting" should be used to accent or define building entrances. Plant material should be massed in beds rather than planted as independent units in a lawn. Ground cover should be used in areas where steep grades make lawn maintenance difficult.
11. The minimum sizes of plants are as follows:
 - Shade trees – 2" to 3" caliper
 - Ornamental deciduous trees - 1 ½" to 2" caliper
 - Evergreen trees - 6 to 8 feet tall, except for less commonly available or more expensive species
 - Shrubs - 24" to 36" height at installation
12. Predominant plant materials should be selected from Appendix A, Recommended Street Trees and Spacing.

Tree Preservation Guidelines

Existing trees may be used to fulfill landscaping requirements if such trees are healthy and are of an appropriate size and type.

When determining which existing trees should be preserved, consideration should be given to trees that have the following characteristics:

1. Are specimen trees of 8-inch caliper or larger.
2. Are part of small groves or clusters of trees or hedgerows.
3. Can tolerate environmental changes or stresses that may be caused by development.
4. Are healthy, vigorous and resistant to disease and insects.

The area below the drip line of an existing tree to be saved should remain undisturbed. During construction, no equipment or materials shall encroach into the drip line and a tree protection fence must be installed around the tree at the limit of disturbance. Trees to be preserved along open space edges do not need to be protected by fencing unless required by the Approving Authority.

Should any tree designated for preservation die, the Approving Authority may require the builder to replace the tree with the equivalent species or with a tree that will obtain similar height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper.

Perimeter Landscape Edge Guidelines

A deciduous/evergreen planting, with limited berming where naturally appropriate and/or fencing, to provide a naturalistic visual screen of existing residential lots that abut the boundaries of this Master Plan. These minimum requirements do not need to be spread out evenly over the length of the perimeter area but, rather, should be grouped at strategic locations to create naturalistic groupings and/or clumps of diverse plant materials that effectively screen and buffer specific, adjacent areas, buildings, and views. Minimum requirements for planting of perimeter edges adjacent to existing residential lots are as follows:

1. Shade Trees 1:80 linear feet of measured perimeter edge, and
2. Flowering Trees 1:60 linear feet of measured perimeter edge, and
3. Evergreen Trees 1:40 linear feet of measured perimeter edge.

Supplemental planting at more sensitive areas may be necessary and should be determined at final plan submittal to the Planning Board.

Substitution of two flowering trees or two evergreen trees for one shade tree may be permitted for up to 50 percent of the required shade trees, subject to approval by the Approving Authority.

Where sufficient screens and landscape exists (such as existing forest stands at the perimeter of the site), the Approving Authority may reduce the requirements and/or apply these requirements only to those areas needing supplemental plantings.

Perimeter landscape edges are ideally suited for reforestation and afforestation.

Street Trees

Minimum size: 1 ½" caliper Reference Appendix A for material list.

Street trees shall be planted along internal streets, with at least one tree for every forty (40) feet of street frontage in all residential areas. On all other streets, trees shall be planted with at least one tree for every thirty (30) feet of street frontage.

These are only minimum standards. Trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units.

Street trees are placed in planting strips within the public right-of-way, centered between curb and sidewalk or within 4' x 6' planting pits within sidewalks or hardscape areas.

Street trees shall have their limbs pruned to 6 feet above grade, no more and no less, straight and true, healthy trunks, and a full and balanced crown and branching habit. Trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks will be rejected and shall, if deemed necessary by the Approving Authority, be replaced.

Street trees are required along all new internal thoroughfares, except where such thoroughfares are adjacent to existing wooded areas and existing trees are sufficient, as proven and shown on the site plan and approved by the Approving Authority.

Trees shall be placed a minimum of 15 feet from all signs and intersections when planted between the sidewalk and curb and be located with consideration to underground utilities and structures. Street trees may not be planted within 5 feet of a drain inlet structure, within 5 feet of an open space access strip, and within 10 feet of a driveway.

Tree Selection Criteria

The following criteria must be followed when selecting street trees for a particular location:

- 1) Trees must be selected from the street tree list and in conformance with the Street Tree Plan Diagram, see above,
- 2) Trees must fit the space limitations when mature. The species, ultimate size of the tree and the canopy should be appropriate to the street type.
- 3) Trees must be able to survive the environmental stresses of the proposed location.
- 4) Medium and large trees should be used for street trees and small, flowering trees for providing variety.
- 5) Small trees are not permitted in situations where they inhibit sight distances, conflict with pedestrian circulation or create maintenance problems.
- 6) In central median strips, provided that trees are located a minimum of 10 feet from the nose of the median island and will not interfere with travel lanes and/or turn lanes.
- 7) No thorn bearing trees or trees with rigid, sharply pointed leaves (such as holly trees) may be planted adjacent to sidewalks or pathways.
- 8) Species of trees should be varied on different streets in case one species is impacted by disease.
- 9) When a driveway or private roadway intersects a public right-of-way or when the site abuts the intersection of two or more public rights-of-way, landscaping must not obstruct visibility. No plant material taller than two feet above the curb shall be allowed in any sight triangle area except single trunk trees whose lower branches are pruned to a minimum height of seven feet.

Parking Lots and Loading Areas

Buffering of parking areas that are visible from public rights-of-way, public open spaces, or private residential lots with shade trees and a low hedge is required in order to reduce the visual impact of parked automobiles and large expanses of paving. This allows visibility of a site while partially screening cars parked immediately adjacent to the roadway, open space, or residential lot. For such parking lots, a combination of canopy trees at one tree per 40 linear feet of parking lot abutting the roadway, open space or residential lot and low shrubs not more than 36" maintained height at one shrub per 4 linear feet is required along the shared/abutting side or sides. For parking lots adjacent to a roadway where street trees are required, only the shrubs shall be required, and no additional trees are necessary.

Creating a buffer at the edge of a roadway can also be accomplished with a fence or wall in lieu of or in combination with the hedge, not greater than 36" in height with pedestrian openings at key locations.

Planting should be clustered in the areas where it is most needed to buffer or screen objectionable views. In such instances, it may be appropriate to substitute evergreen trees or small deciduous trees at two per required shade tree, up to 50 percent of the required perimeter shade trees. (see Appendix B)

Where residential parking lots abut other residential properties, clustering of evergreen trees or use of dense mixed planting is recommended.

Loading areas that are visible from adjacent roadways or residential properties shall be screened from view by walls or fences, not greater than 8 feet in height, or by landscaping consisting of one canopy tree per 60 linear feet and one evergreen tree per 10 linear feet; measured as the perimeter of the service area.

All parking lots must provide landscaped areas consisting of planted islands, peninsulas, or medians within the interior of the lot to soften the large expanses of paving.

Landscaping islands shall be a minimum of 9 feet in width (face of curb to face of curb) and be completely curbed or otherwise protected. Walkways, light poles, signage, fire hydrants, etc. may be located within the landscaped islands if approved by the Approving Authority. Where walkways are provided in the landscaped islands, the island or landscape area must be a minimum of 12 feet in width from face of curb to face of curb. Where islands and internal landscape areas are utilized for bio-retention, the landscape requirements shall be governed by the stormwater management and bio-retention requirements.

The primary trees to be used in parking lots shall be large shade trees. Small deciduous trees or evergreen trees may be used if they will not inhibit visibility and circulation of pedestrians and vehicles. Small deciduous trees and evergreen trees may be substituted for shade trees at a 2:1 ratio if approved by the Approving Authority.

Residential Parking Lots

Parking lots for single family attached and multi-family (apartment) units shall have 1 landscaped island per 10 parking spaces and 1 shade tree per 10 parking spaces. This requirement does not necessarily mean that an island with a shade tree must occur every 10 spaces; the requirement is a means of calculating planting requirements. Grouping of parking spaces should generally not exceed 15 in a row for residential land uses.

Trees provided to meet internal planting requirements may be located in internal landscaped areas, islands, medians, perimeter corner areas or entrance area peninsulas.

Non-Residential Parking Lots

Parking lots for office, industrial, retail, institutional and related commercial/employment use shall have at least 1 landscaped island per 20 parking spaces and at least 1 shade tree per 20 parking spaces. This requirement is a means of calculating planting obligations. Grouping of parking spaces should generally not exceed 24 in a row for employment and institutional land uses. Combining islands that allow the planting of groups of trees is encouraged.

Planting for Residential Lots and all Building Types

The following table specifies planting requirements for all building types:

| Building Type | Front Yard | | Side & Rear Yard | |
|---------------------------------------|----------------------|--|----------------------------|--|
| | Shade Trees Required | Shrubs Required | Shade Trees Required | Shrubs Required |
| Apartment | None Required* | 1 per 4 feet of lot width at frontage line | 1 per 40 feet of lot width | 1 per 4 linear feet of footprint circumference |
| Townhome | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |
| Live Work | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |
| Semi-Detached | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |
| Cottage | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |
| Manor or Vila | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |
| Other (larger) Single-Family Detached | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |
| Commercial or Retail Building | None Required* | None Required | 1 per lot | 1 per 3 linear feet of footprint circumference |
| Civic Building | None Required* | 1 per 4 feet of lot width at frontage line | 1 per lot | 1 per 4 linear feet of footprint circumference |

*Shade trees are not required in the front yard where the building fronts a thoroughfare with street trees. Where there is no thoroughfare, 1 tree per 30 linear feet of frontage line is required.

**Shrubs are not required where the building fronts a thoroughfare and the sidewalk abuts the storefront. Where the sidewalk does not continuously abut the storefront, 1 shrub per 4 linear feet of storefront shall be required for those portions along the frontage where the sidewalk does not abut the storefront.

Substitution of two flowering trees or two evergreen trees for each shade tree may be permitted for up to 50% of the required number of shade trees shown in the table subject to the approval by the Approving Authority. Substitution of 4 square feet of ground cover or perennials may be substituted for a shrub, for up to 25% of the required number of shrubs.

For single-family detached homes, and where fences are placed along the frontage line adjacent to the sidewalk/ property line, perennial flowers are encouraged to be planted within this zone in front of the fence, not exceeding 24" to 30" in mature/maintained height. A continuous hedge maintained at no more than 36" nor less than 30" may be substituted for the fence along the frontage line.

For residential building types fronting an attached Green, Street Trees shall be planted in front of the structures and within the public open space to match the placement, species, and spacing of the adjoining thoroughfare.

Stormwater Management Planting Guidelines

For stormwater management facilities that have an internal location within the development, a landscaped edge shall be provided between the stormwater management area and any adjacent structure or lot. The landscaped edge shall contain a buffer consisting of one shade tree for every 50 linear feet and one evergreen tree for every 40 feet measured along the perimeter length of the adjoining and shared lot line or easement boundary. For stormwater management facilities adjacent to roadways or perimeter residential properties, a buffer consisting of one shade tree for every 40 linear feet and one evergreen tree for every 20 linear feet is required. Planting within the landscaped edge may not encroach on maintenance access to the facility as required by the Department of Public Works. Planting is not allowed on any stormwater management facility dam/berm or in any other location that could threaten the structural integrity of the facility.

If approved by the Approving Authority, small deciduous trees or evergreen trees may be substituted for shade trees at a 2:1 ratio for up to 50% of the required shade trees. Shrubs may be substituted for shade trees at a ratio of 10:1 for up to 25% of the required shade trees.

Existing vegetation to remain or perimeter planting provided to meet other landscaping requirements may be credited towards fulfilling the requirement for landscaping of stormwater management areas.

Plant material around stormwater management areas should be native vegetation appropriate to the specific environmental conditions created. Plant materials may be selected to provide screening of potentially objectionable views or to enhance an amenity feature.

Landscape requirements for stormwater management facilities designed as bio-retention facilities should adhere to the appropriate state/local design criteria for such facilities.

Plantings should be naturalistic and informal in their disposition.

All planting associated with stormwater management structures and improvements shall comply with the Town of Trappe Stormwater Management guidelines.

The Architectural Regulations

The Architectural Regulations describe the design criteria, including building materials, methods of detailing, and how such materials and details should be applied. Separate Architectural Regulations are provided for Residential and Commercial Structures.

The architectural regulations do not prescribe a style but, rather, identify specific details, materials, applications, proportions, and architectural elements that are respectful of the historic architectural character of Trappe, Talbot County, and the Eastern Shore, generally. Most historic buildings in the region are of a Georgian, Federal, Victorian, and Greek Revival style. Italianate, Gothic, and other revival styles are also found; particularly for civic buildings and churches. The architectural regulations encourage the use of these styles as precedent for building design; including both residential and commercial structures.

The Architectural Regulations include general provisions for all structures, and the materials, configurations (use of materials), and construction techniques (application of the recommended materials) in anticipation that building design will respect the prevalent and historic building styles of the Town of Trappe and the region.

General Provisions for All Buildings

1. All buildings shall front onto the primary thoroughfare,
2. Storefronts shall front onto the primary thoroughfare,
3. Multi-story buildings should use window groupings, columns, or pilasters to create vertically proportioned bays. Horizontal regulating lines and cornice/trim should be used to differentiate base, middle, and top;
4. Buildings should be designed to reduce apparent mass and accentuate the vertical proportion; Entrances should be visually clear within the façade.

Residential Building Types Exterior Walls

Construction Materials:

- Foundation walls may be stone, brick, concrete block or poured concrete with a brick pattern or painted finish.
- Walls may be stone, brick, stucco, cedar shingles, wood clapboard, wood beaded siding, cementitious siding or vinyl.
- Trim may be wood, cementitious fiber board, fiberglass composite, polymer composite, solid PVC, or vinyl.

Construction Techniques:

- Wood shingles shall be stained.
- Wood clapboard, wood siding, and cementitious siding shall be painted or factory finished.
- Butt joints may be caulked or covered and shall be painted to match the siding color.
- Mortar shall be buff, beige, warm grey or similar color.
- Stucco shall be sand finished or steel troweled-textured.
- Stone shall be set in an uncoursed rough-cut pattern or irregular coursed square-cut pattern.

Residential Building Types Building Elements

Construction Materials:

-Columns and posts shall be made of stone, brick, wood, polymer composite or fiberglass subject to review by the Approving Authority.

-Porch railings shall be wood or solid PVC. Stoop and other metal railings shall be made of finished metals such as steel, wrought iron or electro-static painted (ESP) aluminum.

-Walking surfaces of porches should be wood or simulated wood such as "Trex" deck or equal.

-Stoops shall be stone, brick or concrete. Wood or simulated wood may be used at secondary entrances.

-Decks may be pressure-treated wood. Simulated wood shall be used on walking surfaces only. Deck rails may be pressure-treated wood, solid PVC or PVC with aluminum or wood supports.

-Lattice may be wood or vinyl.

-Sills shall be cut stone, precast, rowlock brick, sill brick or solid VC. Vinyl sills allow for 3 1/2" lineal trim.

-Chimney enclosures shall be stone, brick, stucco or siding. Direct vent fireplaces are allowed and do not require ornamental chimney assembly

-Flues shall be tile, terra cotta or metal.

Configurations:

-Decks shall be placed in rear yards and shall be supported by posts.

-Decks may be placed in side yard if they correspond with entryways.

-The undercraft of porches shall be skirted with lattice having openings 1-1/2" square maximum. Lattice shall be placed behind the surface of the pier and framed with trim.

-Porches over 2 feet above grade shall have piers at the undercraft level relating to the columns or posts above.

Construction Techniques:

-Wood shall be painted or stained, except walking surfaces which may be left unfinished.

-Railings of steel or wrought iron shall be painted.



ASYMMETRICAL STOOP



SYMMETRICAL STOOP

ASYMMETRICAL STOOP



THREE-BAY
SYMMETRICAL

THREE-BAY
ASYMMETRICAL



TWO STORY
THREE-BAY

SIDEYARD PORCH

Residential Building Types - Roofs, Gutters & Skylights

Construction Materials:

-Roofs may be standing seam metal, copper, cedar shakes, slate, artificial slate or architectural grade asphalt shingles.

-Gutters shall be built of copper, steel or aluminum.

-Splash blocks shall be stone, brick, gravel, concrete, vinyl or fiberglass.

-Glazing in windows, skylights and stained-glass shall be glass.

Configurations:

-Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips and mansard. Shed roofs may be used on secondary massing elements and dormers.

-The pitch of the roof shall be between 8:12 and 14:12. Garage and link roofs may have shallower pitches but shall relate to the main house (hips with hips and gables with gables). *See Figure 5.*

-Flat roofs are permitted only when they are occupiable, accessible and edged by a railing or parapet. *See Figure 5.*

-Rooftop mechanical equipment (including elevator equipment, HVAC equipment, etc.) shall be concealed in penthouse structures designed as an integral part of the building or screened with parapet.

Construction Techniques:

-Roofs built of standing seam metal shall be painted or galvanized.

-Vents, attic ventilators, turbines, flues and another roof penetrations shall be painted to match the color of the roof except those made of metal which may be left natural. Roof penetrations shall be minimal and relegated to rear roof elevations.

-Gutters and downspouts made of metal shall be painted the color of the adjacent material finish. Galvanized or copper downspouts shall be permitted to age naturally.

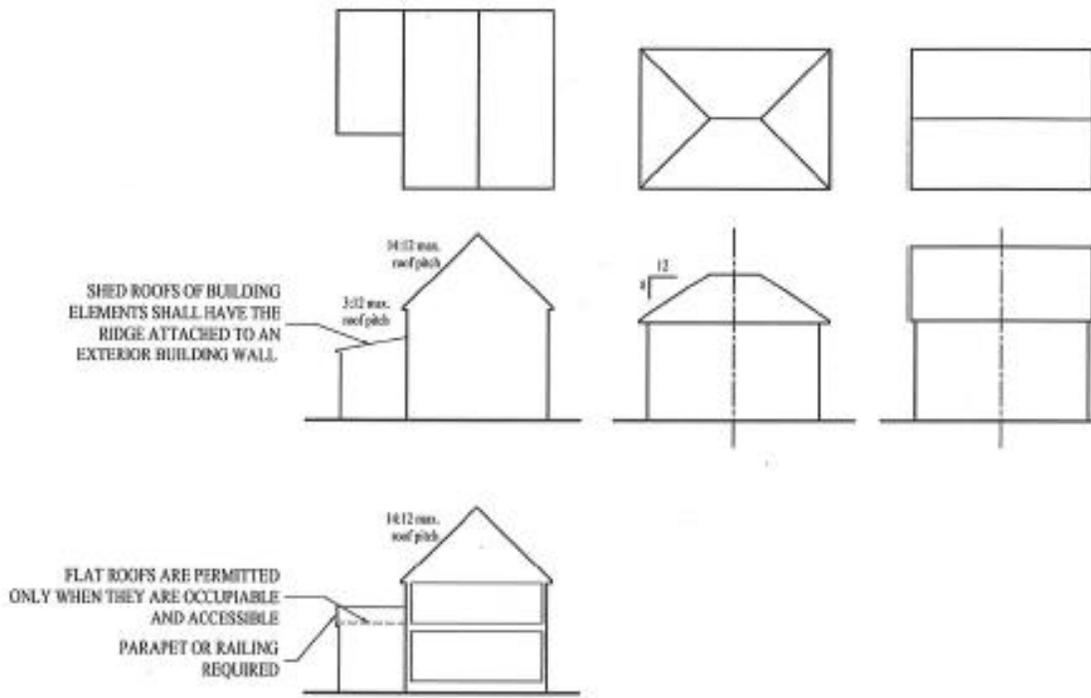
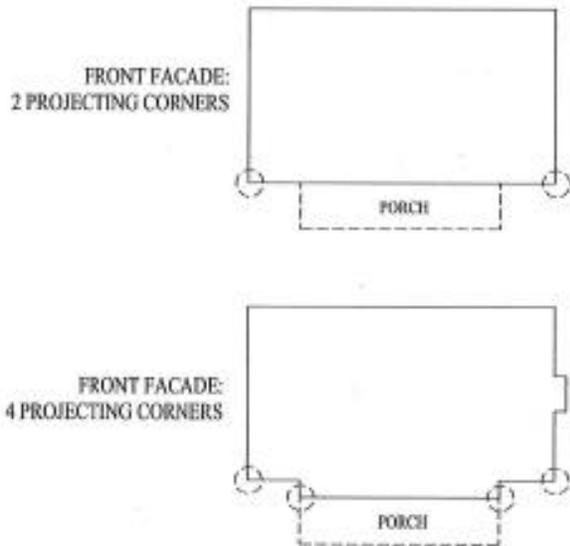


Figure 5



Residential Building Types Doors and Windows

Construction Materials:

- Windows shall be wood, extruded aluminum clad, fiberglass or vinyl clad.
- Glass shall be clear and free of color. Building may be stained glass, art glass, or frosted glass. Windows subject to the approval of the Approving Authority.
- Shutters shall be wood, solid PVC or vinyl.
- Doors shall be built of wood, embossed steel or fiberglass with a wood grain finish.
- Garage doors shall be built of wood, embossed hardboard, embossed steel or fiberglass.

Techniques:

- Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- Shutters shall be painted or prefinished.
- Door, including garage doors, may have glass, raised panels or both.

Residential Building Types Frontage and Yard

Construction Materials:

- Front and side yard fences shall be wooden pickets, wood lattice, wood boards, solid PVC, steel, wrought iron, ESP aluminum or vinyl fences.
- Hedges may be used instead of fences. See Landscape Design Criteria.
- Walks and paths shall be stone, brick, slate, concrete pavers or concrete. Paths may also be stone dust.
- Driveways visible from a public right-of-way may be asphalt, brick pavers, concrete pavers or stained (colored) concrete stained a medium to dark neutral. (See Figure 6) The paved surface of a driveway must be at least 10 feet wide and must not exceed 18 feet in width where it crosses the front setback and intervening street right-of-way. Driveway paving should have flared aprons where it intersects the roadway pavement. Flared sections at the road may not exceed a 10 foot radius.

Techniques:

- Front and side yard fences built of wood shall be painted or stained with an opaque stain.
- Fences built of steel, wrought iron or aluminum ESP shall be painted foundry finished.
- Poured concrete retaining walls shall have a smooth or stamped finish.

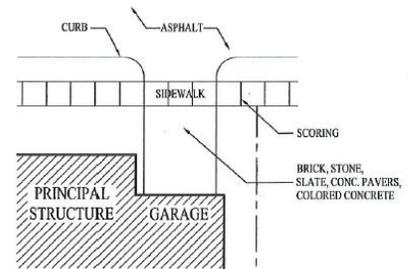


Figure 6

Commercial Building Types General Provisions

- Commercial buildings shall front onto the primary thoroughfare. Storefronts shall face the primary thoroughfare and may turn the corner to receive pedestrian circulation from the secondary thoroughfare, plaza, parking area or pedestrian way.
- The frontage of commercial buildings shall divide into architecturally distinct sections in which the height is equal to or greater than the width.
- Buildings shall be designed to reduce apparent mass and accentuate vertical proportions.
- Entrances should be visually clear within the façade and special by articulation within the base or bays in which they occur. Through lobbies are preferred to provide direct pedestrian circulation from parking areas or open space to the primary thoroughfare.

Commercial Building Types Storefront and Signage

Construction Materials:

- Storefronts shall be stone, precast concrete, wood, simulated wood, aluminum or fiberglass.
- Signs shall be wood simulated wood, fiberglass, acrylic, cast plastic, aluminum or enameled steel.
- Awning frames shall be constructed of metal and covered with canvas, synthetic canvas or solution-dyed acrylic fabric.
- Metal awnings permitted with no side panels and no bottom (soffit) panels. (Detail shall be submitted to the Approving Authority for approval).

Methods:

- Storefronts shall be designated individually to create visual interest and pedestrian-scaled retail spaces.
- The storefront, doors, awnings and signage shall be a unified design to establish an architectural language for the base of the building facade.
- Glass shall be clear or glazed to provide protection from the sun.
- Address number are required for every building. The quantity and location shall be required by the Post Office.
- Awnings shall be permitted to encroach the full width of the sidewalk. They may have side panels but shall not have bottom (soffit) panel. The vertical drop of an awning may be stenciled with signage.
- Merchandising recommendations to be addressed on case-by-case basis with developer.

Commercial Buildings Exterior Walls

Construction Materials:

- Walls shall be stone, cast stone, precast concrete, architectural concrete block, brick, wood, wood clapboard, wood beaded siding or cementitious siding. Vinyl siding may be used above the first floor.
- Foundation walls shall be stone, brick, or poured concrete with a brick pattern or painted finish.
- Arcades, piers and columns shall be stone, precast concrete, cast stone, architectural concrete clock, brick, wood or polymer composite or fiberglass subject to review by the Approving Authority.

Construction Techniques:

- Precast concrete, cast stone, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.
- Butt joints may be caulked or covered and shall be painted to match the adjacent material color.
- Brick returns at corners shall be a minimum of 12" in length.

- Stucco shall be sand finished or steel troweled.
- Stone shall be set in an uncoursed ledgerrock pattern or roughly squared pattern.
- Wood clapboard, wood beaded siding or cementitious siding shall be painted.
- Vinyl siding shall have a smooth or brushed finish.
- Trim is required where there is a change in material or a change in plane.

Commercial Building Types Building Elements

Construction Materials:

- Cornices may be made of stone, cast stone, brick, precast concrete, wood, solid PVC, cementitious fiberboard, fiberglass composite or polymer composite.
- Columns and posts shall be made of stone, wood polymer composite or fiberglass subject to review by the Approving Authority.
- Porch railings shall be wood or solid PVC, or vinyl.
- Walking surfaces of porches shall be wood or simulated wood such as "Trex" deck or equal.
- Stoops shall be stone, brick or concrete. Wood or simulated wood may be used at secondary entrances.
- Stoop and other metal railings shall be made of steel, wrought iron or electro-static painted (ESP) aluminum.
- Piers and arches shall be brick, stone or rusticated block.
- Stills shall be cut stone, precast, rowlock brick, sill brick or solid PVC, with vinyl siding, 3 1/2" vinyl lineal may be used.
- Balconies may be made of steel, wrought iron, electro-static painted (ESP) aluminum, stone, cast stone, or precast.
- Railings shall be made of steel, wrought iron or ESP aluminum.
- Piers and arches shall be brick, stone or rusticated black.

Construction Techniques:

- Wood shall be painted or stained, except walking surfaces which may be left unfinished.

Commercial Building Types Roofs

Construction Materials:

- Roofs may be standing seam metal, copper, cedar shake, slate, artificial slate, architectural grade asphalt shingles or membrane.
- Gutters and downspouts shall be built of copper, steel or aluminum.

Construction Techniques:

- Roofs built of standing seam metal shall be painted or galvanized.
- Vents, attic ventilations, turbines, flues and other roof penetrations shall be painted to match the color of the roof except those made of metal which may be left natural.
- Roof penetrations shall be minimalized and screened or not visible from public right-of-way.
- Gutters and downspouts made of metal shall be painted.

APPENDIX A

RECOMMENDED STREET TREES AND SPACING

| <u>STREET TREE LIST</u> | | | | | |
|--------------------------------|-----------------|-------------------------|----------------------|----------------|-------------|
| STREET TYPE | CATEGORY | SPECIES | COMMON NAME | SPACING | SIZE |
| MC | LARGE TREE | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | 40' | 1 1/2" - 3" |
| MC | LARGE TREE | ULMUS AMERICANA | AMERICAN ELM | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | QUERCUS RUBRA | NORTHERN RED OAK | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | QUERCUS PALUSTRIS | PIN OAK | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | TAXODIUM DISTICHUM | BALD CYPRESS | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | TILIA AMERICANA | AMERICAN BASSWOOD | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | QUERCUS PHELLOS | WILLOW OAK | 40' | 1 1/2" - 3" |
| RS | LARGE TREE | NYSSA SYLVATICA | BLACK GUM | 40' | 1 1/2" - 3" |
| RS | MEDIUM TREE | ROBINIA PSEDOACACIA | BLACK LOCUST | 40' | 1 1/2" - 3" |
| RS | MEDIUM TREE | ACER RUBRUM | RED MAPLE | 40' | 1 1/2" - 3" |
| RS | MEDIUM TREE | OSTRYA VIRGINIANA | EASTERN HOP-HORNBEAM | 40' | 1 1/2" - 3" |
| RS | MEDIUM TREE | BETULA LENTA | SWEET BIRCH | 40' | 1 1/2" - 3" |
| RS | MEDIUM TREE | PRUNUS SEROTINA | BLACK CHERRY | 40' | 1 1/2" - 3" |
| RS | SMALL TREE | OXYDENDROM ARBORETUM | SOURWOOD | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | CERCIS CANADENSIS | EASTERN REDBUD | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | CHIONANTHUS VIRGINICUS | WHITE FRINGETREE | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | CORNUS FLORIDA | FLOWERING DOGWOOD | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | CRATAEGUS CRUS-GALLI | COCKSPUR HAWTHORN | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | MALUS CORONARIA | AMERICAN CRABAPPLE | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | PRUNUS VIRGINIANA | CHOKE CHERRY | 30' | 1 1/2" - 3" |
| RS | SMALL TREE | SASSAFRAS ALBIDUM | SASSAFRAS | 30' | 1 1/2" - 3" |

APPENDIX B

OPTIONAL LANDSCAPE TREATMENTS

Any one of the following landscape treatments may be used to satisfy planting requirements subject to approval by the DRC.

Preserving Existing Vegetation

Up to 100 percent of the planting requirements may be met by preserving existing vegetation. A minimum buffer width of 20' of existing vegetation must be preserved in Single Family Detached areas, 25' in Other Residential areas, and 30' in commercial areas. For preservation areas of lesser widths, tree preservation areas showing the location of trees within the preserved area must be shown on the SOP.

Providing a Fence, Hedge or Wall

Landscaped perimeter edges may be reduced to a width of 10' if a masonry wall, hedge or solid fence maintained at 72" high is provided. Walls, hedges and fences also may be used to meet 100 percent of the planting requirements. The design of any walls or fences must be approved by the DRC.

Substituting Plant Materials

The following substitutions may be allowed:

- two small deciduous trees for one shade tree (not more than 50 percent)
- two evergreen trees for one shade tree (not more than 50 percent)
- ten shrubs for one shade tree or evergreen tree (not more than 25 percent)