



Development District Standards

Approved Port Towns Sector Plan and Sectional Map Amendment

October 2009

Development District Overlay Zone

Development Review Checklist

February 4, 2011



The Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission
www.mncppc.org/pgco

INTRODUCTION

The Prince George's County Council, sitting as the District Council, approved the *Port Towns Sector Plan and Sectional Map Amendment* by Resolution No. CR-72-2009 on October 6, 2009. The vision for the Port Towns plan, which includes Bladensburg, Colmar Manor, Cottage City, and Edmonston, is to achieve green, healthy, and pedestrian-friendly communities and destinations that celebrate and build upon the area's cultural diversity, strategic location, industrial base, and historical, recreational, and environmental assets. The sectional map amendment recommended zoning changes and established a Development District Overlay Zone (DDOZ), including four character areas, to achieve that vision.

This is a checklist for development review applications in the Port Towns DDOZ and associated character areas. The 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* supersedes any and all standards found in this document should any discrepancies be contained herein. Applicants are responsible for reviewing the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* in its entirety.

HOW TO USE THIS CHECKLIST

In conjunction with the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment:

1. Locate the subject property on the appropriate **Character Area Urban Design Plan** found on pages 153-157 of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* to determine the applicable **Building Envelope Standard (BES) frontage** for the subject property.
2. In the **Building and Site Standards Chapter**, review the **Introduction, Urban Space Standards, and Street Type Specifications** found on pages 159–161.
3. Refer to **Map 31: Street Types/Build-to Lines** (page 162) to determine the applicable **Neighborhood Street Type designation** for the subject property.
4. Refer to the **Neighborhood Street Type sections** found on pages 163–167 to determine the required streetscape elements and dimensions.
5. Note that **all properties** are subject to the **Building Envelope Standards for All Frontage Types** (included in this checklist on pages 4–7). Review the intent of the standards on page 172 of the sector plan.
6. Refer to the applicable **Building Envelope Standard** for the subject property (included in this checklist, see Table of Contents).

All properties are additionally subject to the following, if applicable:

1. Architectural Standards—Signage and Awnings
2. Parking and Loading Standards
3. Streetscape Standards
4. Squares and Civic Standards

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KEY TERMS

BES=BUILDING ENVELOPE STANDARDS

BTL=BUILD-TO LINE

PTDDP=PORT TOWNS DEVELOPMENT DISTRICT PLAN

BUILDING ENVELOPE STANDARDS FOR ALL FRONTAGE TYPES

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Transitions			
1. When the BES designation shown on the PTDDP character area urban design plans changes along a property's build-to line (BTL), that property owner has the option, for his property's street frontage only, of applying either BES for a maximum additional distance of 50 feet in either direction.			172
Façade Composition			
1. For each block face within the urban neighborhood, façades along the BTL shall present a complete and discrete vertical façade composition (i.e., integral architectural articulation to maintain and protect a human-scale for the street-space) at an average street frontage length of no greater than 60 feet for storefront frontage sites; 75 feet for general and small apartment/townhouse frontage sites; and 100 feet for workshop and detached frontage.			172
2. Each façade composition shall include a functioning street entry door. This requirement may be satisfied through the use of liner shops for large floor-plate buildings. Individual infill projects on lots with frontage of less than 100 feet are exempted from the overall façade composition requirement, but shall still include a functioning street entry.			172
3. "Façade composition" is the arrangement and proportion of façade materials and elements (windows, doors, columns, pilasters, and bays). "Complete and discrete" is like a new façade, much as for new buildings. To achieve Paragraph 2, above, within a building frontage, a minimum of one of the items listed below and two additional items are required:			172
a) Clearly different ground story façade composition (both framing materials and fenestration proportions).			172
b) Window proportions (minimum difference 20 percent).			172
c) Façade composition (clearly different 'bay' rhythm, e.g. "ABA"—"ABBA"—"BAAB"—"ABCBA").			172
d) Wall material (clearly different external wall material—color changes do not suffice).			172
e) Change in fenestration percentage (minimum difference 12 percent; ground floor façades are not included).			172

BUILDING ENVELOPE STANDARDS FOR ALL FRONTAGE TYPES

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Building Size			
1. The maximum building floor-plate (footprint) for a building is 25,000 square feet; beyond that limit a departure from design standards is required in accordance with Subtitle 27, Part 3, Division 5, Subdivision 4, Departures from Design Standards. Grocery use sites designated on the PTDDP character area preferred urban design plans are exempted from this standard.			172
Neighborhood Manners			
1. For any BES frontage except detached and small apartment/townhouse, the following rules apply:			172
a) Where a site has a common lot line with a single-family residential property, there shall be a 40-foot setback for any structure.			172
b) Where a site abuts a single-family residential property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within one foot of the common lot line or alley.			173
c) Where a site is located within 50 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the site shall be 32 feet. This requirement supersedes the minimum story height requirement.			173
Height			
1. The height of all buildings is measured in stories, unless otherwise designated herein.			173
2. An attic story is not included as a story in the height measurement.			173
3. If an individual story exceeds the maximum floor-to-floor height, it shall be counted against another story, so that no individual building height may exceed the sum of all stories at their maximum height in feet per story.			173
4. Where a parking structure is within 40 feet of any building (constructed after approval of the PTDDP character area preferred urban design plan) that portion of the structure shall not exceed the building's primary ridge or parapet height.			173
5. Mezzanines that have a floor area greater than one-third of the floor area of the story in which they are located shall count as an additional full story in the story height measurement.			173
Siting			
1. The building façade shall be built to the BTL within 30 feet of a block corner.			173
2. A street wall shall be required along any BTL frontage that is not otherwise occupied by a building. The street wall shall be located not more than eight inches behind the BTL.			173

BUILDING ENVELOPE STANDARDS FOR ALL FRONTAGE TYPES

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
3. The BTL designated on PTDDP character area urban design plans is an absolute line that incorporates an offset area (or depth) of 18 inches beyond that line (into the buildable area) allowing for jogs, façade articulation, etc., unless otherwise designated herein.			173
4. Buildings may only occupy that portion of the lot specified as the buildable area—the area behind the BTL as designated by the BES.			173
5. No part of any building may be located outside of the buildable area except overhanging eaves, awnings, or balconies.			173
6. There is no required setback from alleys. On lots without alley access, there shall be a minimum 25-foot setback from the rear lot line.			173
7. There are no side yard setbacks, except as specified in “Neighborhood Manners” (above) or in the BES.			173
8. The parking setback line is 30 feet behind the BTL unless otherwise indicated on the character area urban design plan. Vehicle parking shall be located behind the parking setback line, except where parking is provided below grade, on-street, or otherwise indicated on PTDDP character area preferred urban design plans.			173
9. Corner lots and through lots shall satisfy the requirements of these standards in accordance with the character area urban design plans for all their designated frontages, unless otherwise specified.			173
Elements			
1. Fenestration is measured as a percentage of the façade between floor levels.			173
2. No window may face or direct views toward a common lot line within 25 feet unless:			173
a) That view is contained within the lot (e.g., by a privacy fence or garden wall), or			173
b) The sill is at least six feet above its finished floor level.			173
3. Balconies and stoops shall not project within five feet of a common lot line.			173
4. No part of any building except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code may project beyond the BTL.			173
5. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.			173
Civic Use Buildings			
1. When designated on the PTDDP character area preferred urban design plans, civic use buildings are exempt from the BES standards, excepting any provisions that concern adjacent single-family detached uses residential areas.			173

GENERAL BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Height			
<i>Building Height</i>			
1. Buildings shall be at least four stories in height, but no greater than ten stories in height.			174
<i>Ground Story Height: Commerce Uses</i>			
1. The average ground story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building to a maximum finished floor elevation of 18 inches above the sidewalk.			174
2. The ground story shall have at least 15 feet of clear interior height (floor to ceiling) contiguous to the BTL frontage for a minimum depth of 25 feet.			174
3. The maximum ground story height is 22 feet, measured from the sidewalk to second story floor.			174
<i>Ground Story Height: Residential Units</i>			
1. The average finished floor elevation shall be no less than three feet above the exterior sidewalk elevation at the BTL.			174
2. The ground story shall have an interior clear height (floor to ceiling) of at least nine feet and a maximum sidewalk to a second story floor height of 22 feet.			174
<i>Upper Story Height</i>			
1. The maximum clear height (floor to ceiling) for stories other than the ground story is 12 feet.			174
2. At least 80 percent of each upper story shall have an interior clear height (floor to ceiling) of at least nine feet.			174
<i>Street Wall Height</i>			
1. A street wall not less than six feet in height or greater than 12 feet in height shall be required along any BTL frontage that is not otherwise occupied by a building on the lot.			174
Siting			
<i>Street Façade</i>			
1. On each lot the building façade shall be built to the BTL for at least 75 percent of the BTL length.			175
2. The ground floor façade, within seven feet of the block corner, may be chamfered to form a corner entry.			175

GENERAL BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Buildable Area			
1. A contiguous private open area equal to at least ten percent of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at or above grade.			175
Garage and Parking			
1. Curb cuts or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block face. These requirements are not applicable along alleys.			175
2. Openings in the BTL for parking garage entries shall have a maximum clear height no greater than 16 feet and a clear width no greater than 22 feet.			175
Elements			
Fenestration			
1. Blank lengths of wall exceeding 20 linear feet are prohibited on all BTLs.			176
2. Ground story façade fenestration shall comprise between 40 and 90 percent of the façade.			176
3. Upper story façade fenestration shall comprise between 20 and 60 percent of the façade area per story.			176
Building Projections			
1. Awnings shall project a minimum of six feet to a maximum of:			176
a) Within one foot of back of curb where there are no street trees, or			176
b) One foot into the tree lawn (where there are street trees).			176
2. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least ten feet.			176
3. Awnings may have supporting posts at their outer edge provided they:			176
a) Have a minimum of eight feet clear width between the façade and the support posts or columns of the awnings, and			176
b) Provide a continuous clear walkway at least four feet wide running adjacent and parallel to the awning columns/posts.			176
Street Walls			
1. One vehicle entry gate no wider than 20 feet and one pedestrian entry gate no wider than five feet shall be permitted within any required street wall.			176

GENERAL BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
USE			
<i>Ground Story</i>			
1. The ground story may only house commerce or residential uses. See height specifications above for specific requirements unique to each use.			177
<i>Upper Stories</i>			
1. The upper stories may only house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories except restaurant uses may be permitted in a view terminus site within the PTWF or BBRD character areas to maximize views of the Anacostia stream valley and river, or unless they are second story extensions equal to or less than the area of the ground story use.			177
2. No commerce use is permitted above a residential use.			177
3. Additional habitable space is permitted within the roof where the roof is configured as an attic story.			177

STOREFRONT BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Height			
<i>Building Height</i>			
1. The building shall be at least four stories in height, but no greater than ten stories in height.			178
<i>Ground Story Height</i>			
1. The average ground story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building to a maximum finished floor elevation of 18 inches above the sidewalk.			178
2. The ground story shall have at least 15 feet of clear interior height (floor to ceiling) contiguous to the BTL frontage for a minimum depth of 25 feet.			178
3. The maximum ground story height is 22 feet, measured from the sidewalk to second story floor.			178
<i>Upper Story Height</i>			
1. The maximum clear height (floor to ceiling) for stories other than the ground story is 12 feet.			178
2. At least 80 percent of each upper story shall have an interior clear height (floor to ceiling) of at least nine feet.			178
<i>Street Wall Height</i>			
1. A street wall not less than six feet in height or greater than 12 feet in height shall be required along any BTL frontage that is not otherwise occupied by a building on the lot.			178
Siting			
<i>Street Façade</i>			
1. On each lot the building façade shall be built to the BTL for at least 80 percent of the BTL length.			179
2. The ground floor façade may, within seven feet of the block corner, be chamfered to form a corner entry.			179
<i>Buildable Area</i>			
1. A contiguous private open area equal to at least ten percent of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at or above grade.			179
<i>Garage and Parking</i>			
1. Curb cuts or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block face. These requirements are not applicable along alleys.			179

STOREFRONT BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
2. Openings in the BTL for parking garage entries shall have a maximum clear height no greater than 16 feet and a clear width no greater than 22 feet.			179
Elements			
Fenestration			
1. Blank lengths of wall exceeding 20 linear feet are prohibited on all BTLs.			180
2. Ground story façade fenestration shall comprise between 60 and 90 percent of the façade.			180
3. Upper story façade fenestration shall comprise between 20 and 60 percent of the façade area per story.			180
Building Projections			
1. Awnings shall project a minimum of six feet to a maximum of:			180
a) Within one foot of back of curb where there are no street trees, or			180
b) One foot into the tree planting area (where there are street trees).			180
2. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least ten feet.			180
3. Awnings may have supporting posts at their outer edge provided that they:			180
a) Have a minimum of eight feet clear width between the façade and the support posts or columns of the awnings, and			180
b) Provide a continuous clear walkway at least four feet wide running adjacent and parallel to the awning columns/posts.			180
Street Walls			
1. One vehicle entry gate no wider than 20 feet and one pedestrian entry gate no wider than five feet shall be permitted within any required street wall.			180
Use			
Ground Story			
1. The ground story may only house commerce uses.			181
Upper Stories			
1. The upper stories may only house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories except restaurant uses may be permitted in a view terminus site within the PTWF or BBRD character areas to maximize views of the Anacostia stream valley and river, or unless they are second story extensions equal to or less than the area of the ground story use.			181
2. Additional habitable space is permitted within the roof where the roof is configured as an attic story.			181

TOWNHOUSE/SMALL-APARTMENT BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Height			
<i>Building Height</i>			
1. Each building shall be at least two stories in height, but no greater than four stories in height.			182
2. A side wing or ancillary structure shall be no higher than 18 feet, measured to its eaves or parapet.			182
<i>Ground Story Height</i>			
1. The average finished floor elevation shall be no less than three feet and no more than eight feet above the exterior sidewalk elevation at the BTL.			182
2. At least 80 percent of the ground story shall have an interior clear height (floor to ceiling) of at least nine feet.			182
3. The maximum ground story floor to ceiling story height is 16 feet.			182
<i>Upper Story Height</i>			
1. The maximum clear height (floor to ceiling) for stories other than the ground story is 12 feet.			182
2. At least 80 percent of each upper story shall have an interior clear height (floor to ceiling) of at least nine feet.			182
<i>Street Wall Height</i>			
1. A street wall not less than four feet in height or greater than eight feet in height shall be required along any BTL frontage that is not otherwise occupied by a building on the lot.			182
Siting			
<i>Street Façade</i>			
1. On each lot the building façade shall be built to the BTL for at least 70 percent of the BTL length.			183
2. For buildings with front porches, the dooryard/clear walkway line shall serve as the BTL and the front porch shall be built to the dooryard line. For this situation only, the façade will sit behind the BTL, as determined by the required front porch depth.			183
3. The building façade (or as per 2 above) shall be built to the BTL within 20 feet of a block corner.			183

TOWNHOUSE/SMALL-APARTMENT BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Buildable Area			
1. A contiguous private open area equal to at least 20 percent of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.			183
Garage and Parking			
1. Curb cuts or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block face. These requirements are not applicable along alleys.			183
2. Garage doors/entries shall not be permitted on the BTL/façade.			183
Frontage Widths			
1. The minimum lot width is 18 feet.			183
2. Although there are no individual side lot setbacks, no building façade may exceed 120 feet of continuous building frontage. A gap of 10 to 20 feet is required between each such structure.			183
Elements			
Fenestration			
1. Blank lengths of wall exceeding 15 linear feet are prohibited on all BTLs.			184
2. Ground story façade fenestration shall comprise between 30 and 70 percent of the façade.			184
3. Upper story façade fenestration shall comprise between 20 and 60 percent of the façade.			184
4. No window may face or direct views toward a common lot line within 20 feet unless:			184
a) That view is contained within the lot (e.g., by a privacy fence/garden wall) or,			184
b) The sill is at least six feet above the finished floor level.			184
Building Projections			
1. Each lot/ground story unit shall include:			184
a) A stoop of not more than five feet deep and six feet wide (not including steps), or			184
b) A front porch, between eight feet and ten feet deep with a width not less than 12 feet, at the dooryard/clear walkway line behind the BTL.			184
Doors/Entries			
1. Each BTL/façade ground story unit shall provide a functioning entry door with direct street access.			184

TOWNHOUSE/SMALL-APARTMENT BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
<i>Street Walls</i>			
1. One vehicle entry gate no wider than 18 feet and one pedestrian entry gate no wider than five feet shall be permitted within any required street wall.			184
Use			
<i>Ground Story</i>			
1. The ground story may only house residential uses except restaurant uses may be permitted in a view terminus site within the PTWF or BBRD character areas to maximize views of the Anacostia stream valley and river.			185
<i>Upper Stories</i>			
1. The upper stories may only house residential uses.			185
2. Additional habitable space is permitted within the roof where the roof is configured as an attic story.			185
<i>Accessory Unit</i>			
1. One English basement unit or one accessory unit is permitted per lot.			185
2. Parking and accessory unit (maximum 650 square feet) uses are permitted in the buildable area at the rear of the lot.			185

WORKSHOP BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Height			
<i>Building Height</i>			
1. The building shall be at least one story or 20 feet to the eaves or parapet in height, but no greater than four stories in height.			186
<i>Ground Story Height</i>			
1. The average ground story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building to a maximum finished floor elevation of 18 inches above the sidewalk.			186
2. The ground story shall have at least 11 feet of clear interior height (floor to ceiling) contiguous to the BTL frontage for a minimum depth of at least 25 feet.			186
3. The maximum story height for the ground story is 25 feet.			186
<i>Upper Story Height</i>			
1. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.			186
2. At least 80 percent of each upper story shall have an interior clear height (floor to ceiling) of at least eight feet.			186
<i>Street Wall Height</i>			
1. A street wall not less than six feet in height or greater than 12 feet in height shall be required along any BTL frontage that is not otherwise occupied by a building on the lot.			186
Siting			
<i>Street Façade</i>			
1. On each lot the building façade shall be built to the BTL for at least 70 percent of the BTL length.			187
2. The ground floor façade, within seven feet of the block corner, may be chamfered to form a corner entry.			187
<i>Buildable Area</i>			
1. No part of any building, except overhanging eaves, or awnings shall occupy the area behind the boundary line. The area may be used for loading, circulation and/or as a work yard.			187
2. A garden/street wall or privacy fence is allowed behind the boundary line.			187
<i>Alleys</i>			
1. There is no required setback from alleys, except as provided by the boundary line.			187

WORKSHOP BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Garage and Parking			
1. Driveways shall be located at least 75 feet away from any block corner or another driveway or garage entry on the same block. This requirement does not apply along alleys.			187
Elements			
Fenestration			
1. Blank lengths of wall exceeding 35 linear feet are prohibited on all BTLs.			188
2. Fenestration on façades shall comprise between 20 and 70 percent of the façade.			188
Building Projections			
1. Awnings shall project a minimum of six feet and a maximum of:			188
a) Within one foot of back of curb where there are no street trees, or			188
b) One foot into the tree lawn (where there are street trees).			188
2. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least ten feet.			188
Doors/Entries			
1. At least one functioning pedestrian entry door shall be provided along each ground story BTL façade at intervals not greater than 80 linear feet.			188
Street Walls			
1. One vehicle entry gate no wider than 25 feet and one pedestrian entry gate no wider than five feet shall be permitted within any required street wall.			188
Use			
Ground Story			
1. The ground story may only house workshop or commerce uses.			189
Upper Stories			
1. The upper stories may only house workshop or commerce uses. No restaurant or retail uses shall be allowed in upper stories.			189

DETACHED DWELLING BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Height			
<i>Building Height</i>			
1. Each building shall be at least two stories in height, but no greater than three stories in height.			190
2. A side wing or ancillary structure shall be no higher than 18 feet, measured to its eaves.			190
<i>Ground Story Height</i>			
1. The average finished floor elevation shall be no less than 30 inches and no more than 60 inches above the exterior sidewalk elevation at the BTL.			190
2. At least 80 percent of the first story shall have an interior clear height (floor to ceiling) of at least nine feet.			190
3. The maximum ground story floor to floor height is 16 feet.			190
<i>Upper Story Height</i>			
1. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.			190
2. At least 80 percent of each upper story shall have an interior clear height (floor to ceiling) of at least nine feet.			190
<i>Front Yard Fence</i>			
1. A front yard fence is required with a minimum height of 30 inches and a maximum height of 40 inches.			190
Siting			
<i>Street Façade</i>			
1. On each lot the front porch shall be built to the BTL for at least 33 percent of the building width.			191
2. Within 20 feet of a block corner the building façade shall be eight to ten feet behind the BTL.			191
<i>Buildable Area</i>			
1. A contiguous open area equal to at least 25 percent of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.			191
<i>Lot Size</i>			
1. Each lot has a minimum width at the BTL of 24 feet and a minimum depth of 90 feet.			191
2. Each lot has a maximum width of 75 feet or two-thirds of the width of the existing fronting lots, whichever is greater. The maximum depth is 120 feet.			191

DETACHED DWELLING BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Front Yard			
1. The front yard/dooryard shall not be paved.			191
Side Lot Setbacks			
1. The minimum side lot setback is five feet or as otherwise designated on the character area urban design plan.			191
Garage and Parking			
1. Curb cuts or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block face. These requirements are not applicable along alleys.			191
2. Garage doors shall not be located on the BTL/building façade.			191
Alleys			
1. There is a three-foot required setback from alleys.			191
Elements			
Fenestration			
1. Blank lengths of wall exceeding 15 linear feet are prohibited on all BTLs.			192
2. Fenestration on all façades shall comprise at least 25 percent, but not more than 70 percent, of the façade.			192
3. No window may face or direct views toward a common lot line within 20 feet unless:			192
a) That view is contained within the lot (e.g., by a privacy fence/garden wall), or			192
b) The sill is at least six feet above the finished floor level.			192
Building Projections			
1. Each lot shall include a front porch at the BTL, between eight and ten feet deep with a width not less than 33 percent of the building width.			192
2. No part of any building except porch roof (overhanging eaves) and steps may encroach beyond the BTL.			192
Doors/Entries			
1. At least one functioning entry door shall be provided along the ground story façade of each building.			192
Street Walls and Fences			
1. There is no street wall requirement.			192
2. A front yard fence is required within one foot of the clear walkway/dooryard line parallel to the BTL.			192
3. A privacy fence may be constructed along a common lot line behind the BTL.			192

DETACHED DWELLING BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Use			
Ground Story			
1. The ground story may only house residential uses.			193
Upper Stories			
1. The upper stories may only house residential uses.			193
2. Additional habitable space is permitted within the roof where the roof is configured as an attic story.			193
Accessory Uses			
1. Parking and accessory unit (maximum 650 square feet) uses are permitted in the buildable area at the rear of the lot.			193

KENILWORTH AVENUE (LIMITED ACCESS HIGHWAY) BUILDING ENVELOPE STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Height			
1. The height limit may be increased by 33 percent.			194
Siting			
1. The minimum build-to may be reduced to 50 percent (street wall requirements still apply).			194
Elements			
1. The requirements for upper story fenestration do not apply.			194
2. The ground story minimum fenestration requirement may be reduced to 20 percent.			194
Blocks/Alleys			
1. There are no requirements to provide through-access along block faces via an alley, access easement, or pedestrian pathway.			194
2. There are no limits on curb cuts on the frontage road.			194
Architectural Standards—Windows and Doors			
1. Materials: The requirements for upper story window light transmission do not apply.			194
2. Configurations and Techniques: The requirements for upper story windows do not apply.			194
Signage			
1. For upper stories:			194
a) Wall signs are allowed anywhere above the second story floor level.			194
b) There is no limit on lettering size.			194
c) There is no limit on the size and location of blade signs.			194
d) Marquee signs are permitted.			194

ARCHITECTURAL STANDARDS—SIGNAGE AND AWNINGS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Signage			
General Design and Materials			
1. Wall signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two feet in height. In no case may this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.			196
2. Letters may not exceed 18 inches in height or width and three inches in relief. Signs may not come closer than two feet to an adjacent common lot line.			196
3. Company logos or names may be placed within the horizontal sign band or placed or painted within ground floor or second story office windows. Company logos or names may not be larger than a rectangle of eight square feet in size.			196
4. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows. Any such plaque may be no larger than a rectangle of 18 square feet in size.			196
5. Blade signs (not more than 18 inches vertical by three feet horizontal with a minimum nine feet clear height above the sidewalk) may be hung below the second story level, perpendicular to the build-to line or from an overhang or awning.			196
6. Prohibited Signs: Billboards, free-standing pole signs, monument signs, marquees, any kind of animation, roof signs, and signs painted on the exterior walls of buildings are prohibited. No internally lit, flashing, traveling, animated, or intermittent lighting may be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising devices located outside any building shall not be permitted, pursuant to county regulations.			196
7. Limited access highway frontage sites, as designated on the urban design concept plan, are exempted from some of the standards above (see Kenilworth Avenue [Limited Access Highway]).			196
Awnings/Overhangs			
1. Any overhangs shall have a minimum of ten feet clear height above the sidewalk and be a minimum of six feet deep from the building façade (maximum to curb or tree lawn, whichever is closer).			197
2. Only the following materials are permitted: canvas or equivalent (no shiny or reflective materials), metal, or glass.			197
3. Internal illumination through the awning/overhang shall not be permitted.			197
4. Lettering on awnings shall be limited to six inches in height on the vertical face of the curb side of the awning.			197
5. One-quarter cylinder configurations are not permitted.			197

PARKING AND LOADING STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Other Applicable Regulations			
1. The requirements of Section 27-551, Permitted Use of Parking Lots and Loading Areas, apply to all parking and loading areas under this code.			198
2. The requirements of Subtitle 27, Part 11 B, Division 3, Subdivision 2, Design Standards, apply to all parking areas under this code, except that:			198
a) Compact parking spaces shall not be permitted in surface parking lots;			198
b) Speed bumps shall not be permitted; and			198
c) Pervious surfaces approved by the Planning Director or designee are encouraged for surface parking lots.			198
Required Parking Spaces			
1. The minimum surface parking spaces shall be 80 percent of the minimum required parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance			198
2. The maximum number of surface parking spaces shall be equal to the minimum required by required parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance.			198
3. The maximum number of structured parking shall be equal to 115 percent of the minimum required parking and loading per Section 27-568(a) of the Zoning Ordinance.			198
Bus or Trolley Transit			
1. The Planning Director or designee may approve a ten percent reduction in the number of required parking spaces for uses with a main entrance within a 600-foot walking distance of an improved bus or trolley transit stop providing both shade and seating. This reduction shall be granted only where a rail transit station is not available.			198
Measurement of Walking Distance			
1. Walking distance is measured from the primary entrance of the use to the rail platform (or in the case of an underground station, the top of the nearest elevator, stair or escalator leading to the rail platform), entrance to a public parking facility, or the nearest bus boarding location.			198

PARKING AND LOADING STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Shared Parking			
1. Applicants wishing to use shared parking as a means of reducing the total number of required spaces shall submit a shared parking analysis using the Urban Land Institute (ULI) Shared Parking Model (2005 edition).			198
2. The study shall be provided in a form established by the Planning Director or designee.			198
3. Reductions in the total number of required spaces for shared parking shall not be permitted unless the Planning Director or designee determines a reduction is appropriate on a case-by-case basis through the use of the ULI Shared Parking Model (2005 edition).			198
4. Uses providing shared parking shall have either mutually exclusive or compatibly overlapping normal hours of operation. The Planning Director or designee shall determine whether hours of operation are compatibly overlapping on a case-by-case basis through the use of the ULI Shared Parking Model (2005 edition).			198
Car-Sharing Program			
1. The Planning Director or designee may approve a reduction in the number of spaces for a residential project or a mixed-use project with a residential component.			198
2. The total number of required parking spaces for residential units may be reduced where an active car-sharing program is made available to residents and where cars for the program are available on the site or within a 700-foot walking distance of the site and within the same urban neighborhood.			198
3. The Planning Director or designee may reduce parking requirements by up to five spaces for each car-share vehicle available.			199
Employer Transportation Demand Management			
1. The Planning Director or designee may approve up to a 25 percent reduction in the number of spaces for uses that institute and commit to maintain a transportation demand management (TDM) program, considering information the applicant submits that clearly indicates the types of TDM activities and measures proposed.			199
2. There is no limitation on the types of TDM activities for which reductions may be granted. The following measures serve as a guide to potential transportation management activities that may be used in combination to reduce parking demand. The applicant shall demonstrate to the satisfaction of the Planning Director or designee that a specific reduction shall occur.			199

PARKING AND LOADING STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
3. Appropriate TDM measures by the occupant/s of the use may include: (1) appointment of an employee to act as transportation coordinator with responsibility for disseminating information on ride-sharing and other transportation options for which documentation of reduced parking needs is maintained; (2) documentation of employees that telecommute, job share, ride transit, car pool, or van pool; (3) documentation of the availability of an emergency ride home for those with family, medical, or other similar emergencies may be cause for a reduction in otherwise applicable parking requirements. The applicant shall demonstrate to the satisfaction of the Planning Director or designee that a specific reduction shall occur.			199
Special Parking Standards			
Joint Parking			
1. Uses abutting one another shall physically connect their surface parking areas at the lot line to create connecting drive aisles where such surface parking areas lie within 50 feet of one another, provided a mutual access easement acceptable to the Planning Director or designee has been executed. The agreement shall ensure that maneuvering space for required parking spaces in both parking areas is preserved.			199
2. The use of joint parking does not by itself authorize a reduction in the number of required spaces.			199
On-Street Parking			
1. A parking space located on a public street may be included in the calculation of parking requirements for every 22 feet of linear space along the street edge adjacent to the building site where the use is located.			199
2. Each on-street parking space may only be counted for one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.			199
3. On-street parking spaces shall count toward parking requirements.			169
4. The parking space/tree planting pattern may be interrupted by existing or new driveways, streets, alleys, and transit stops designated in the urban design concept plans, but at no time may the spacing exceed 45 feet on center.			169
5. Parking spaces must be constructed in a manner that allows proper drainage (generally a “W” profile, having a gutter pan between the travel and parking lanes).			169
6. If on-street bicycle parking is provided forward of the dooryard area, the racks shall be located along the street tree alignment line. (The “U” rack is recommended as the standard rack.)			169

PARKING AND LOADING STANDARDS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Off-Site Parking			
1. Off-site parking shall be located within a walking distance of 700 feet from the use served by the off-site parking.			199
2. The off-site parking shall be located within a Port Towns urban design character area.			199
Tandem Parking			
1. Tandem parking is allowed for single-family projects and multifamily projects and the residential component of mixed-use projects.			199
2. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 36 feet in length.			199
3. Up to 85 percent of the total off-street parking spaces provided for residential projects may incorporate tandem parking. For residential projects, both tandem spaces shall be assigned to the same dwelling unit. Tandem parking may not be used to provide guest parking.			199
Bicycle Parking			
1. All new nonresidential development shall provide a minimum of four bicycle parking spaces (installed as two high-quality inverted “U” racks).			199
2. Nonresidential development providing more than 20 vehicle parking spaces shall be required to install six bicycle parking spaces per 100 vehicle parking spaces. A maximum of 24 bicycle parking spaces shall be required under this standard.			199
Surface Parking Lot Plantings			
New Development			
1. The edge of any surface parking lot adjacent to a single family (detached or attached) zoning district shall be planted with canopy shade trees per Section 27A-507, Tree Lists, planted at an average distance not to exceed 40 feet on center and aligned three to seven feet behind the common lot line.			200
2. Surface parking lot edges along a common lot line shall have a street wall or garden wall or be planted with shrubs at least two feet high at time of planting with a maximum spacing of 2½ feet on center.			200
3. Landscaping shall be hardy and able to withstand salt, soot and gas fumes.			200
Loading Facilities			
1. Loading facilities are not required in any Port Towns urban design character area.			200
2. Where loading facilities are provided, they shall meet the design standards in Subtitle 27, Part 11, Division 3, Loading Facilities, except that loading facilities shall only be located to the rear and side of buildings. Loading facilities shall in no case be visible from the street space.			200

STREETSCAPE

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Street Trees			
1. Each street-space must have street trees planted along the street tree alignment line (generally 3 to 3½ feet from the back of the curb unless otherwise specified in the urban design concept plan) at an average spacing not greater than 30 feet on center (calculated per block face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants, and other infrastructure elements; however, at no location may spacing exceed 45 feet on center.			168
2. Tree planting soil surface area shall not be less than 90 square feet per isolated tree or 60 square feet per tree for connected (tree lawn) situations.			168
3. No dimension of the tree planting soil surface area may be less than 5 1/2 feet.			168
4. The requirements may be met with through the use of bridged slab, structural soil, or other techniques for the tree planting area that clearly exceed the above listed standards.			168
5. Street tree planting areas shall be at grade or not greater than six inches in height above or below the sidewalk.			168
6. At planting, street trees shall be at least three inches in diameter (at six feet above grade) and at least ten feet in overall height. Species must be selected from the street tree list (see Tree Lists). Any unpaved ground area shall be planted with groundcover, flowering vegetation, or climbing vines, not to exceed 12 inches in height. Street trees must be “limbed up” as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum seven feet clear over the sidewalk and 14 feet over the travel lanes of the street) and to maintain visibility.			168
Streetscape Elements			
1. Street lights shall be installed on both sides of streets along the street tree alignment line and unless otherwise designated on the urban design concept plan, at intervals of not more than 80 feet, measured parallel to the street.			168
2. Street lights shall be between 9 and 16 feet above ground in height. At the time of development, the developer is responsible for the installation of street lights on each side of the street-space being developed.			168
3. At the time of development, the developer is required to install sidewalks as illustrated in the Street Type Specifications Section.			168
4. Sidewalks not otherwise designated in the urban design concept plan or Street Type Specifications Section shall be a minimum of six feet wide and be constructed to meet all county (and ADA) specifications.			168
5. Street furniture is an element of the overall streetscape design—not an afterthought. Street furnishings should be simple, functional, and durable.			169

SQUARES AND CIVIC GREENS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Standards			
1. Squares and civic greens shall have at least 60 percent of their perimeter fronting rights-of-way and both types of spaces should be surrounded by street trees. Their dimensions may be no narrower than a 1:5 ratio and no square or civic green width or breadth dimension may be less than 25 feet.			169
2. Appropriate to their high (pedestrian) traffic level they must be designed with a higher percentage of paved surface area.			169
3. A clear view through the square or civic green (from two to eight feet in height) is required, both for safety and urban design purposes.			169
4. Squares and civic greens may not include active recreation structures such as ball fields and courts.			169
5. These standards apply to those spaces that are either publicly owned or publicly accessible, if such spaces are being used to meet the minimum public space requirements of this code (see Part 3. Districts and Urban Design Concept Plans).			169
Materials and Configuration			
General			
1. Street trees shall be planted along the street tree alignment line in accordance with Section 27A-504.B. Street Trees. They may be of a different species than the connecting street.			169
2. The ground surface level elevation must be between 0 and 18 inches above the top of the adjacent curb.			169
3. The maximum slope across any square or civic green may not exceed ten percent.			169
4. Except for tree trunks, street lights, civic buildings, public art, or monuments, there must be a clear view between two and eight feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.			169
5. Trees within a square or civic green may also be selected from the public space tree lists (see Tree List, page 171).			169
6. Asphalt is prohibited within a square or civic green.			170

SQUARES AND CIVIC GREENS

Development District Standards	Comply? Yes/No N/A	Comments	Sector Plan Reference Page
Squares			
1. Appropriate to their high (pedestrian) traffic level, squares shall be designed with a higher percentage of paved surface area. Surface treatment and materials (within the area back-of-curb to back-of-curb, excluding any civic building, public art or monument footprint) shall be a minimum 20 percent and a maximum 35 percent unpaved pervious surface (turf, groundcover, gravel, soil or mulch).			170
Civic Greens			
1. Appropriate to their less intensive character, greens shall be designed with a lower percentage of paved surface area. Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any civic building, public art, or monument footprint) shall be a minimum 50 percent unpaved pervious surface area (turf, groundcover, gravel, soil or mulch).			170
Pedestrian Pathways			
1. The area within a pedestrian pathway must be a public access easement or public right-of-way. The easement width for these pathways must not be less than 20 feet with a paved walkway not less than ten feet wide and must provide an unobstructed view straight through its entire length, except where otherwise specified on the urban design concept plan.			170
3. Where loading facilities are provided, they shall meet the design standards in Subtitle 27, Part 11, Division 3, Loading Facilities, except that loading facilities shall only be located to the rear and side of buildings. Loading facilities shall in no case be visible from the street space.			200