



**Division II
Section A**

RESIDENTIAL STANDARDS

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Introduction

This section of “Focus on Community” details Baltimore County regulations and standards for urban residential subdivisions by housing type and zone. Its purpose is to promote flexibility and creativity in residential development and encourage the widest possible range of housing choices in Baltimore County.

The standards, explained by house and/or lot type, address the area and dimensional aspects of residential development: setbacks, the distance between buildings, yard sizes, dwelling height and length, the location of fencing, decks and patios and the provision of private and common open spaces appropriate to the housing type by DR zone. They are derived from an intensive survey of regulations in area communities and from a review of regional and national projects, based on reasonable standards, and a high quality of project design.

The information here has been organized by house or lot type for three reasons. First,

the broad range of housing stock in the County, which runs from very low density, single-family dwellings to high density, apartment complexes, makes it necessary to put all the relevant regulations and policies for each housing type in one place. This way everyone has immediate access to the same information.

Secondly, some house and lot types warrant special attention either because they are relatively new to the County or because their design requires very specific regulations and standards. These include reverse and corner lot dwellings, panhandle lot dwellings, zero and zipper lot dwellings, and traditional housing lots.

Finally, the format demonstrates the changes in area and dimensional relationships and the parallel requirements for site planning, parking, landscaping and open space, etc., that occur when residential density increases.

Permitted Densities

TABLE I									
UNIT CONVERSION EXAMPLE									
ZONE		PARCEL SIZE			DWELLING UNITS			DENSITY UNITS	
DR 1	x	50	acres	=	50	=	N/A		
DR 3.5	x	50	acres	=	175	=	N/A		
DR 16	x	50	acres	=	N/A	=	800		
N/A - Not Applicable									
DENSITY UNITS		UNIT TYPE		CONVERSION FACTOR			DWELLING UNITS		
50		Efficiencies		(.50)			100		
199.5		1 Bedroom		(.75)			266		
400		2 Bedrooms		(1.00)			400		
150		3+ Bedrooms		(1.50)			100		
799.5							866		

Zone Classifications

The density residential zones establish the number of dwellings that can be built per acre. In zones DR 16 and RAE 1 and 2, density per acre is calculated as the number of bedrooms per acre.

DR Zone Dwelling Units Per Acre

DR 1	1 dwelling unit
DR 2	2 dwelling units
DR 3.5.....	3.5 dwelling units
DR 5.5.....	5.5 dwelling units
DR 10.5.....	10.5 dwelling units
DR 16.....	16 density units*
RAE 1.....	40 density units*
RAE 2.....	80 density units*

*Density and Zone Unit Conversions

Equivalent Dwelling Unit	Density Unit
Efficiency	0.50
One bedroom**	0.75
Two bedrooms	1.00
Three or more bedrooms	1.50
Assisted living facility bedroom	0.25

**Bedroom: The term "bedroom" includes a bedroom or any other room used principally for sleeping purposes or an "all purpose" room such as a study or a den whose floor area is 100 square feet or greater.

Single Family Detached

Building Type: Single Family Detached, Semi-Detached and Duplex Dwellings

Location: DR 1, 2

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 30 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary -- 25 feet
- From a side or front building face to the edge of paving of a private road -- 35 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

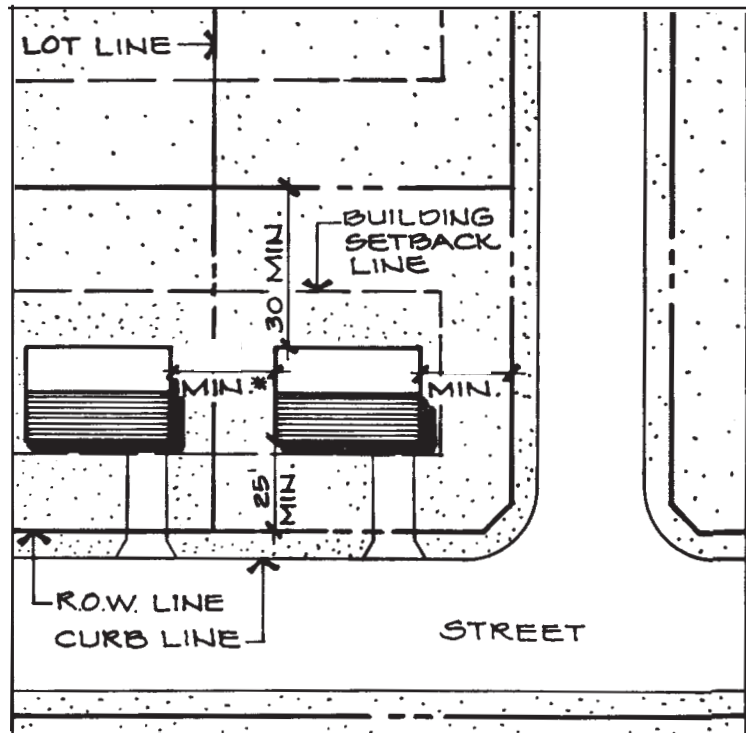
Building height requirement:

Maximum height -- 50 feet.

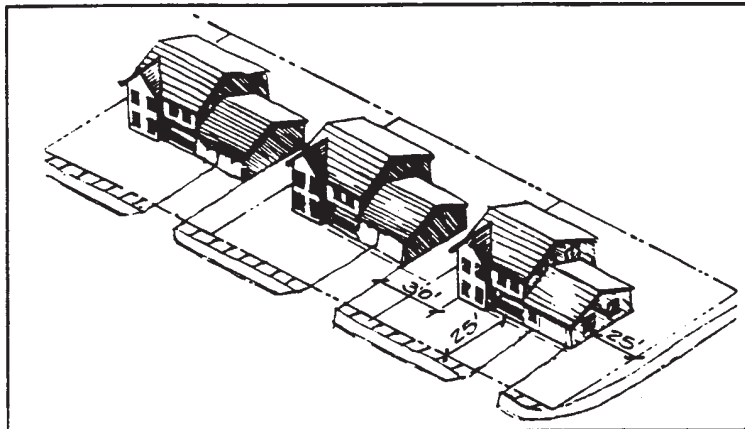
Other requirements:

Open Space shall be provided in accordance with the Baltimore County Local Open Space Manual. Landscaping shall be provided in accordance with Baltimore County Landscape Manual.

Where properties are split-zoned, dwellings in DR 1 and 2 must use the standards for that zone.

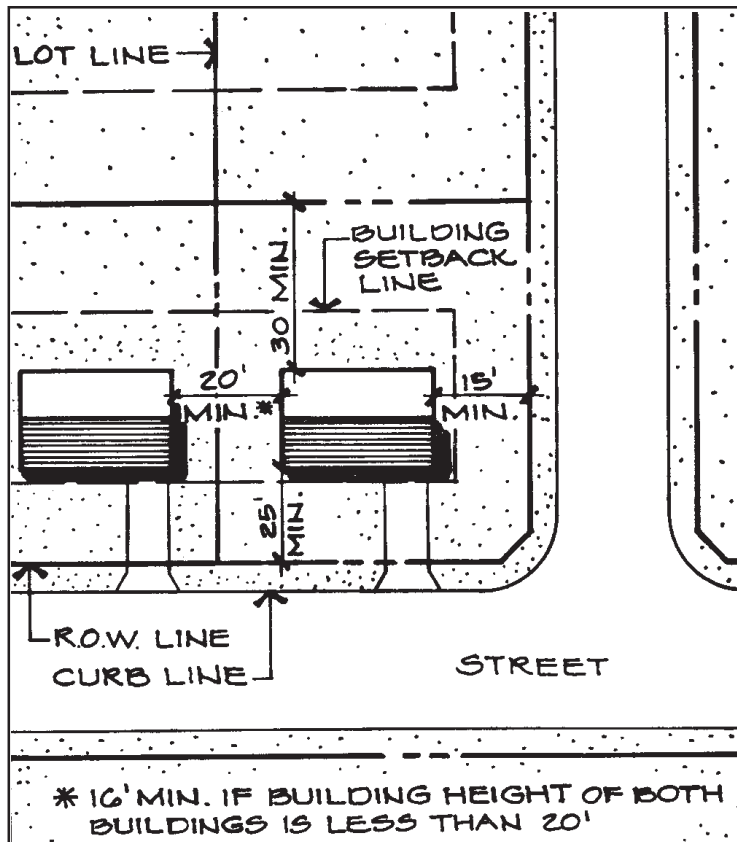


Minimum setbacks for single family detached, semi-detached and duplex units in D.R. 1 and 2 zones.

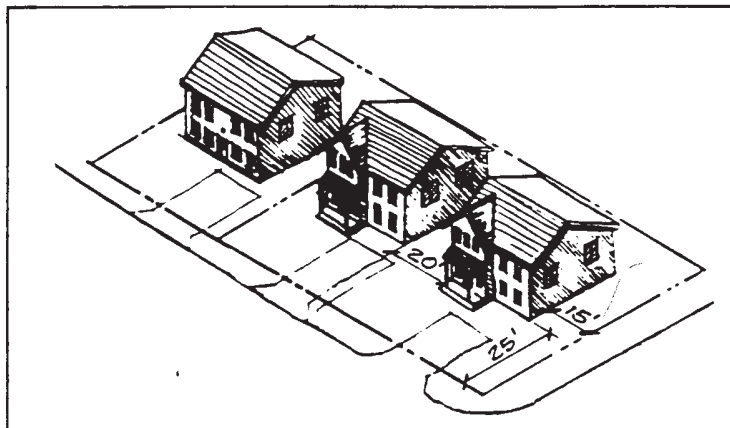


Perspective view, minimum setbacks in D.R. 1 and 2

Single Family Detached



Minimum setbacks for single family detached, semi-detached and duplex units in D.R. 3.5, 5.5 10.5 and 16 zones



Perspective view, minimum setbacks in D.R. 3.5, 5.5, 10.5 and 16

Building Type: Single-Family Detached, Semi-Detached and Duplex Dwellings

Location: DR 3.5, 5.5, 10.5, 16

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 16 feet for buildings up to 20 feet in height, and 20 feet for buildings with heights greater than 20 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary -- 15 feet
- From a side or front building face to the edge of paving of a private road -- 25 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

Single Family Detached

Building height requirements:

Maximum building height -- 50 feet.

Maximum building height, DR 16 zone -- 60 feet.

Other requirements:

Where garages extend beyond the front building face, they shall incorporate design features like windows, a pitched roof or some other architectural feature.

Open space shall be provided in accordance with the Baltimore County Local Open Space Manual.

Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Where properties are split-zoned, dwellings in DR 3.5, 5.5, 10.5 and 16 must use the standards for that zone.

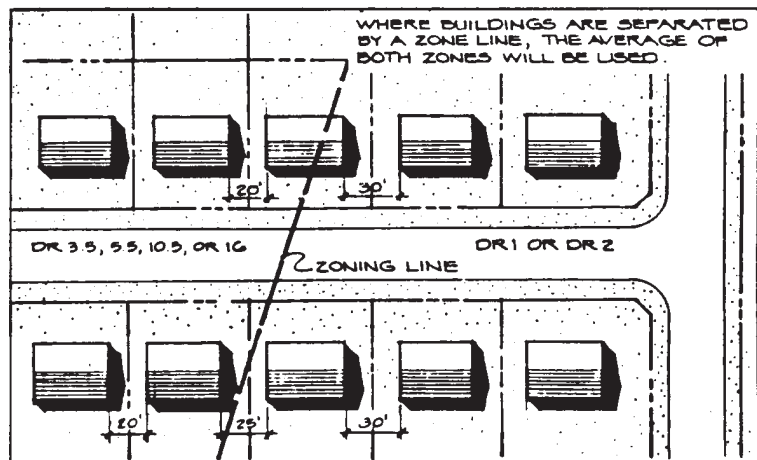
Notwithstanding any provision to the contrary, an attached garage may extend not more than three (3) feet into the street front yard setback specified in this manual.



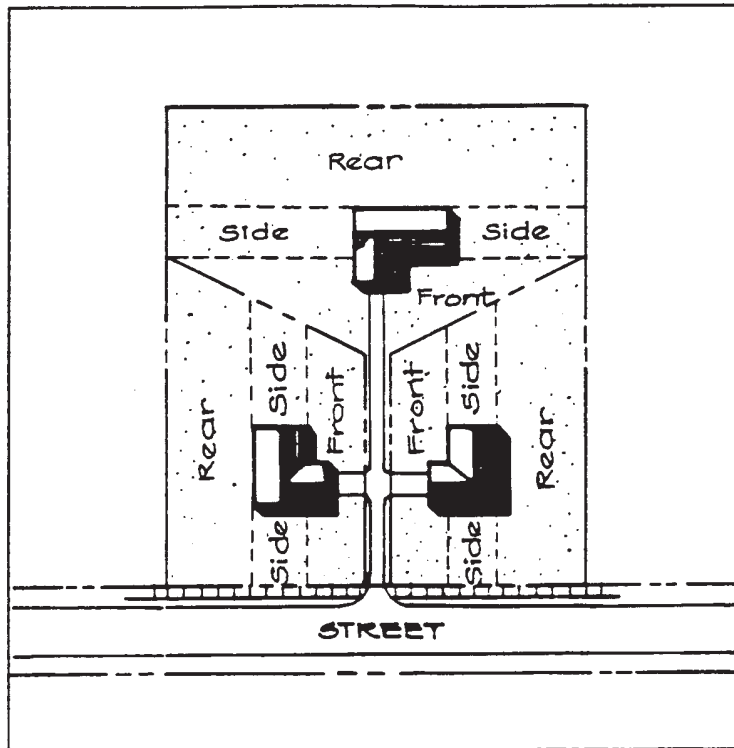
Building Height



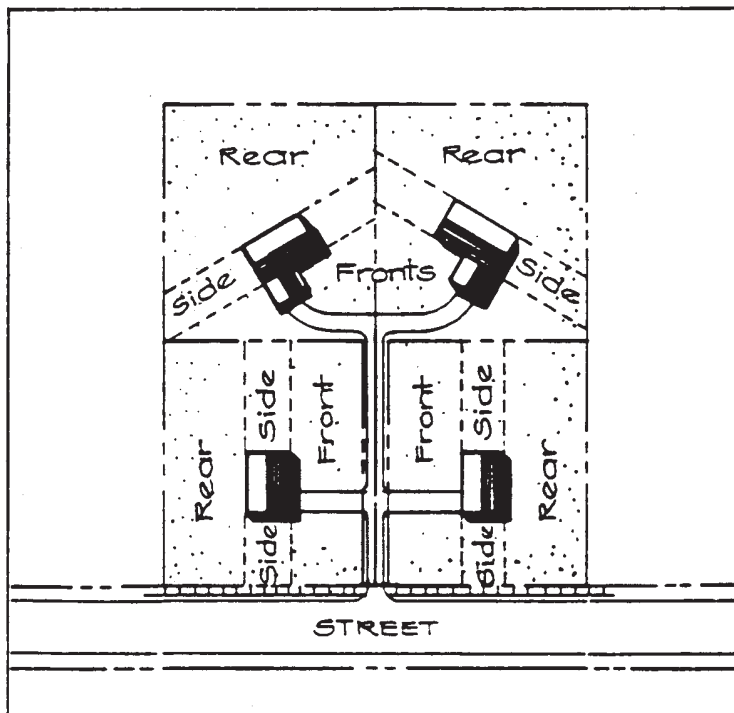
Extended garage with pitched roof and window



Minimum setbacks for split zones



*Three panhandle lots**



*Four panhandle lots**

Lot Type: Panhandle

Location: All DR Zones

A panhandle lot has a narrow strip of land extending from a larger, broader area. Section 32-4-409 of the Development Regulations states that these panhandle lots may only be permitted to achieve better use of irregularly shaped parcels, avoid development in environmentally sensitive areas and to provide access to interior lots where a public road is neither feasible nor desirable. Panhandle lots are not considered matters of right but rather a project design solution that may be approved under the proper circumstances.

This type of approval is necessary because panhandle lots can create a variety of design and aesthetic problems which, if not properly addressed, prove incompatible with neighboring dwellings and communities. Consequently, panhandle lots should be confined to the site conditions which warrant them: where they enhance the project design and the topography of the site, minimize site disturbance or retain existing grades and roads to the extent feasible.

General requirements:

The street system shall be planned to reduce panhandle lots to the extent practical or feasible. The type of roads encouraged are those typical of the area or which minimize site disturbance.

Building fronts shall face the front or side of adjoining buildings.

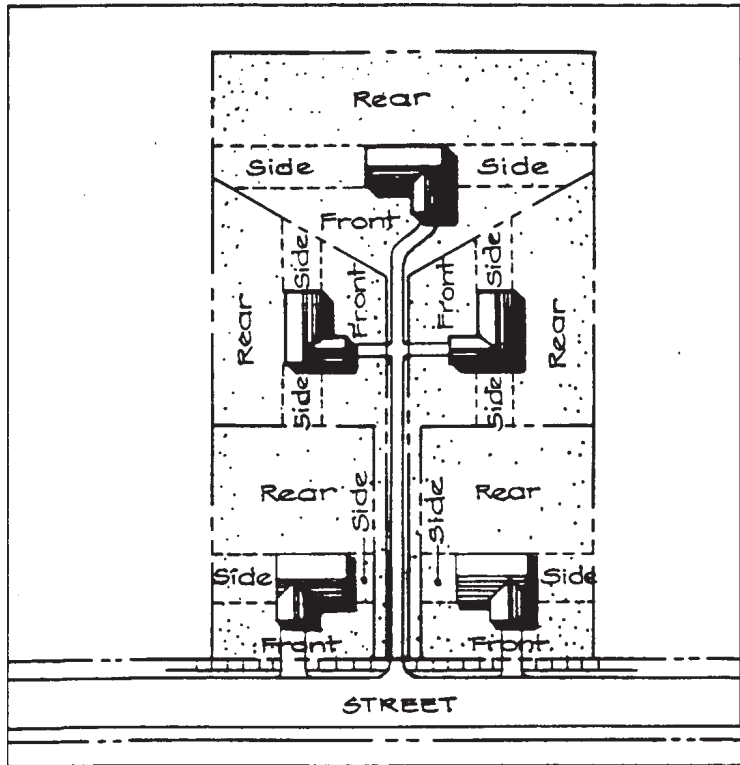
Panhandles

Approximate building location, orientation and setback lines shall be shown on the Development Plan, along with notes stipulating that:

1. Fences may not be located less than 10 feet from the edge of paving or the adjoining property line, adjacent to the paving, whichever is less;
2. Trash pads, fences, mail boxes must be uniformly located and designed; and
3. Landscape treatment must be provided along panhandle drives.

The record plat shall contain a note that refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the public street and not onto the panhandle lot driveway.

Panhandle lots may not be further subdivided to utilize density within the subdivision unless all applicable standards are met.



*Five panhandle lots**

**These illustrations depict preferred building orientation only. Building setbacks are governed by the zone in which the development occurs.*

Lot Type: Traditional Housing

Single-Family Detached Traditional Housing with Alley Access and/or Rear Parking

Location: All DR Zones and PUD's

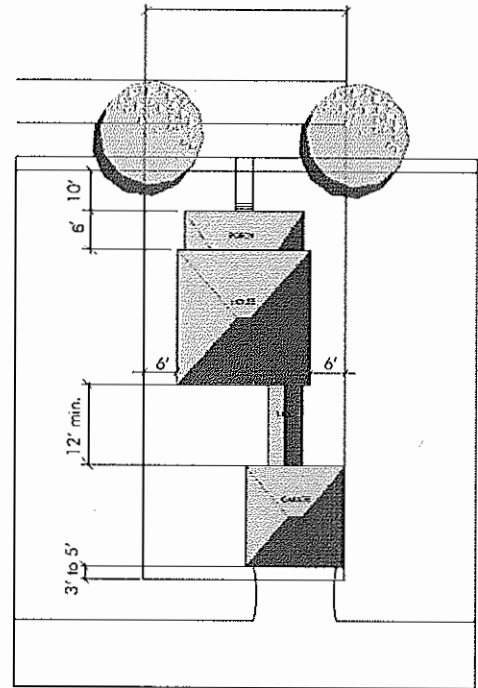
Traditional single-family detached housing is located closer to the street on lots that are generally narrower than the typical single-family house constructed after the 1960's. Off street parking requirements are met by rear alley or front driveway access to parking pads or garages located towards the rear of the property.

The housing type is appropriate when it is an integral feature of a project based upon traditional town planning principles and practices or is located within an area of homes with similar attributes. The primary organizational elements of traditional planning include longer narrower lots, a mix of housing types, an integrated open space and street network, parallel parking, street trees planted within the right-of-way and walking within proximity to retail and recreational opportunities.

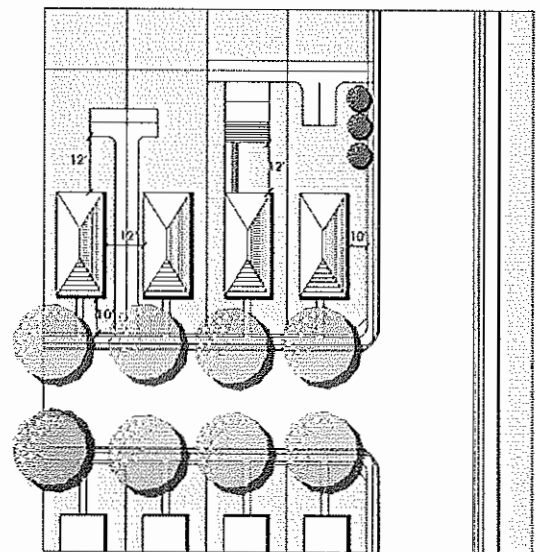
Subdivisions shall comply with Section 32-4-224.(d), "Additional Requirements by Director of Planning," of the Baltimore County Code.

Minimum Setback Requirements:

- From a front building face to a property line, or public street right-of-way — 10 feet, house must be located at the front setback. If a front porch is provided, the porch shall be a minimum of 6 feet in depth and shall be in addition to the required front yard setback.
- Between side building faces — 12 feet.



Single-family - Rear Garage



Traditional Housing

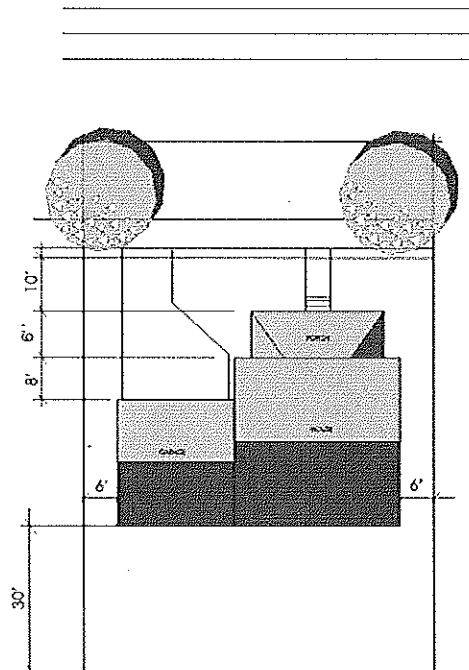
- From a rear building face to a property line – the setback shall include 12 feet depth of yard area, the depth of the garage or parking, and 3 feet to 5 feet between the rear garage face and the alley right-of-way.
- From a side building face to a public street right-of-way or tract boundary - 10 feet.
- From a side or front building face to the edge of paving of a private road - 20 feet.
- Setbacks for buildings located adjacent to arterial roads shall be increased by 30 feet.

Building Height Requirement:

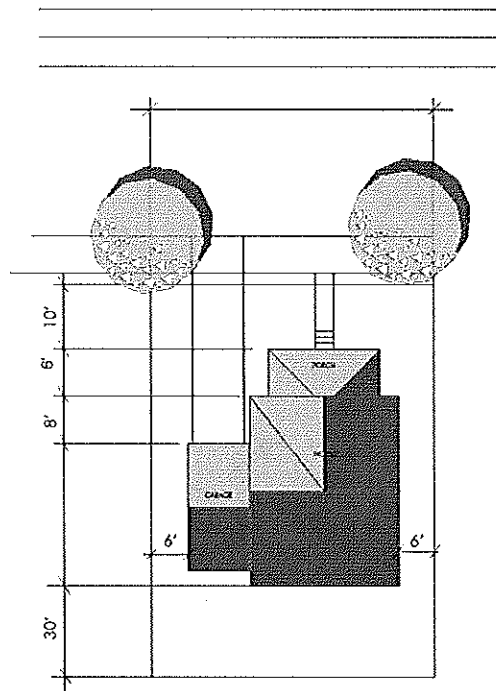
- Building height shall not exceed 3 stories at the street.

Other Requirements:

- All off-street parking shall be provided to the rear of the lot.
- Access to off-street parking shall be provided via alleys or shared driveways.
- Open space shall be provided as specified in the rear yard setbacks.
- Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.
- If deemed appropriate by the Director of the Office of Planning, and it can be dem-



Single-family - Front two-car Garage



Single-family - Front one-car Garage

Traditional Housing

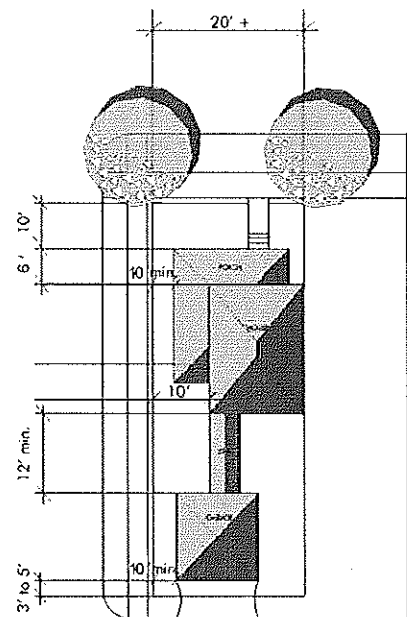
onstrated that the use of alleys is infeasible, then some front loaded dwellings may be appropriate. The garage must be setback 8 feet from the front building façade (not including the porch). The rear yard setback shall be 30 feet from the property line to the rear building façade. In no case shall double loaded alleys be exempted from this provision.

- The Office of Planning may adopt architectural standards necessary to implement the requirements of this section. The regulations shall be adopted in accordance with Article 3, Title 7 of the Baltimore County Code.
- These regulations are intended to apply to major subdivisions (4 lots or greater). Minor subdivisions and single lots of record requiring building permits using these regulations must receive a letter of appropriateness from the Director of the Office of Planning. The letter of appropriateness will be based on the zoning characteristics of the neighborhood and surrounding homes. A letter denying appropriateness may be appealed to the Zoning Commissioner.
- Single-family detached dwellings shall not be less than 22 feet in width.

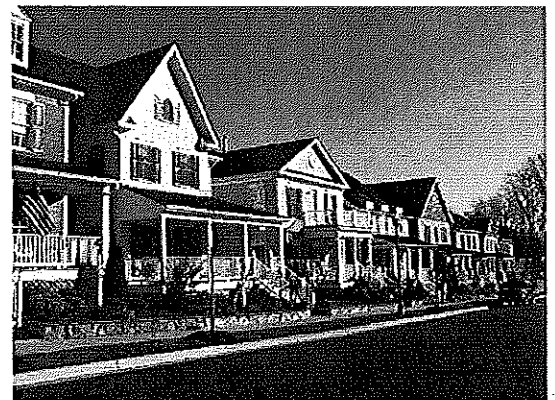
Single-Family Attached (Townhomes)

Location: DR 5.5, 10.5, and 16 Zones and PUD's

Traditional single-family attached housing is located closer to the street. Off street parking requirements are met by rear alley or front driveway access to parking pads or garages located towards the rear of the property.

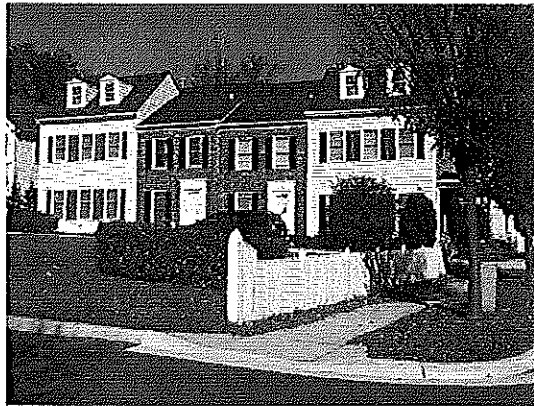


Townhome - End dwelling



Traditional Housing

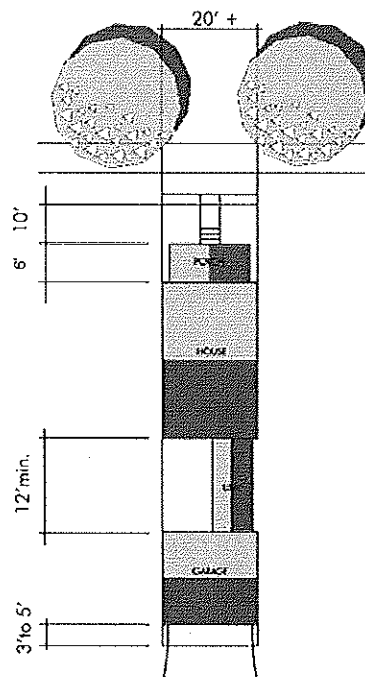
The housing type is appropriate when it is an integral feature of a project based upon traditional town planning principles and practices or is located within an area of homes with similar attributes. The primary organizational elements of traditional planning include a mix of housing types, an integrated open space and street network, parallel parking, street trees planted within the right-of-way and walking within proximity to retail and recreational opportunities.



Subdivisions shall comply with Section 32-4-224.(d), "Additional Requirements by Director of Planning," of the Baltimore County Code.

Minimum Setback Requirements:

- From a front building face to property line, or public street right-of-way -- 10 feet. The townhouse must be located at the front setback. If a front porch is provided, the porch shall be a minimum of 6 feet in depth and shall be in addition to the required front yard setback.
- Between side building faces (groups of townhouses) - 15 feet.
- From a rear building face to a property line - the setback shall include 12 feet of yard area, the depth of the garage or parking, and 3 feet to 5 feet between the rear garage face and the alley right-of-way.
- From a side building face to a public street right-of-way or tract boundary - 10 feet.
- From a side or front building face to the edge of paving of a private road - 10 feet.
- Setbacks for buildings located adjacent to arterial roads shall be increased by 30 feet.



Townhome - Inside dwelling

Building Height Requirement:

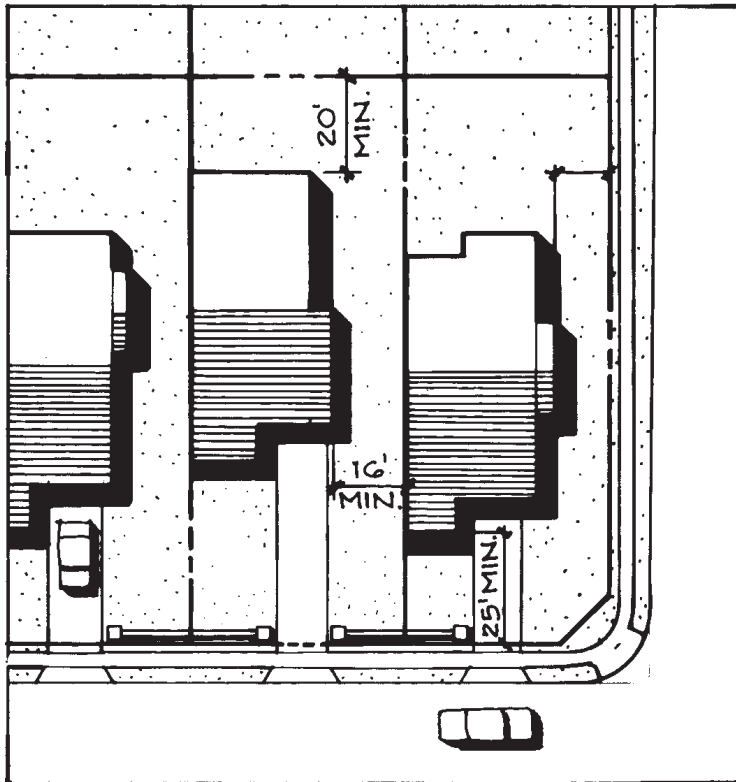
- Building height shall not exceed 3 stories.

Other Requirements:

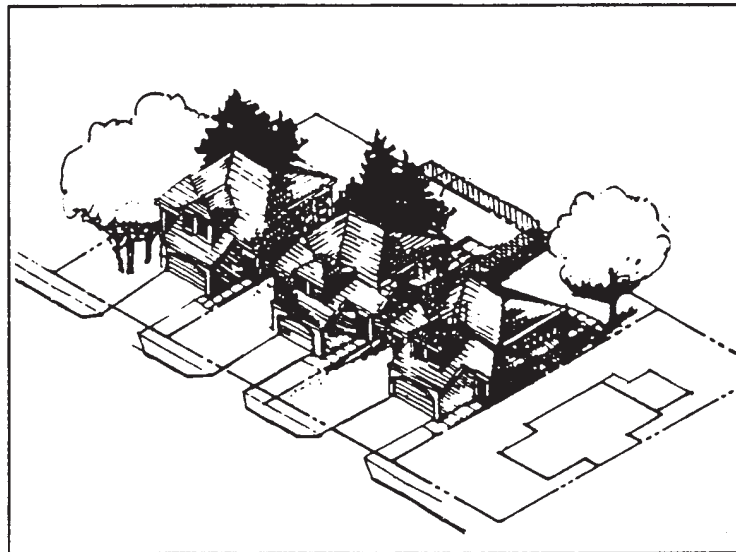
- All off-street parking shall be provided to the rear of the lot.
- Access to off-street parking shall be provided via alleys.
- Open space shall be provided as specified in the rear yard setbacks.
- Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.
- If deemed appropriate by the Director of the Office of Planning, and it can be demonstrated that the use of alleys is infeasible, then front entry garages may be permitted on some of the dwellings provided that they meet requirements for single-family attached dwellings. In no case shall double loaded alleys be exempted from this requirement.
- The Office of Planning may adopt architectural standards necessary to implement the requirements of this section. The regulations shall be adopted in accordance with Article 3, Title 7 of the Baltimore County Code.



Alternate Housing Types



Minimum setbacks (Zero lot line)



Zero lot line

Lot Type: Alternate Housing

Single Family Detached Housing, Zero Lot Lines and Zipper Lots

Location: All DR Zones

High density single-family detached housing may be an appropriate alternative when site and environmental conditions support it, when it offers an opportunity for affordable housing or when it provides a better subdivision/site plan.

These projects, however, have two characteristics which often make them incompatible with neighboring communities. Their higher density results in a loss of openness due to the massing of homes along street frontages and private open yard areas are reduced due to the lots' compactness.

Like panhandle lots, these alternative housing types are not a matter of right but will be considered by the County and the Design Review Panel as part of its plan review and approval process. The County shall evaluate a zero or zipper lot project to determine if the project design:

1. Assures privacy for individual lots;
2. Has appropriate landscaping;
3. Includes community paths and open space;
4. Shows off-street parking solutions that improve upon the typical subdivision arrangement of large bays perpendicular to the street;

Alternate Housing Types

5. Conforms to the advisory design guidelines; and

6. Orients the building to create privacy and maximize use of the side yard.

Additionally, subdivisions shall comply with Sections 32-4-224.(d), “Additional Requirements by Director of Planning,” and Section 32-4-402 “Compatibility” of the Development Regulations.

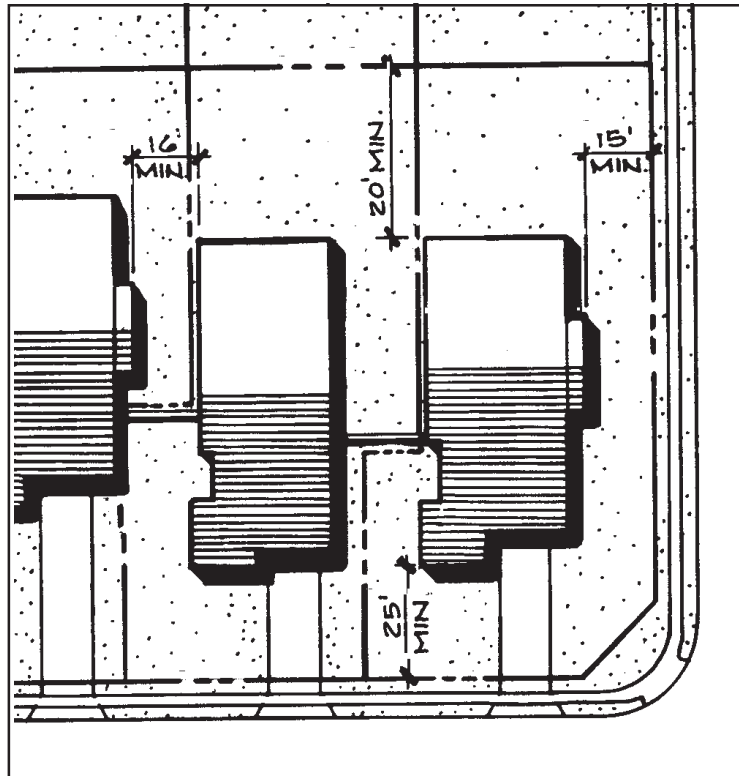
Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 16 feet
- From a rear building face to a rear property line or public street right-of-way -- 20 feet
- From a side building face to a public street right-of-way or tract boundary -- 15 feet
- From a side or front building face to the edge of paving of a private road -- 25 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

Building height requirement:

Maximum building height -- 50 feet.

Maximum building height, DR 16 zone -- 60 feet.



Minimum setbacks (Zipper lot)

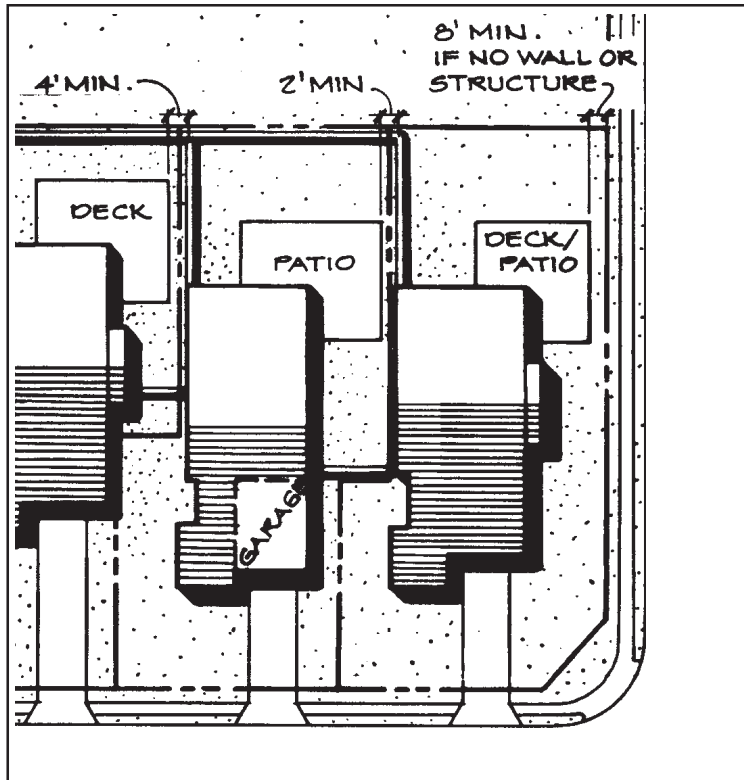
Other Requirements:

Garages extending beyond the front building face shall incorporate design features like windows or a pitched roof.

Notwithstanding any provision to the contrary, an attached garage may extend not more than three (3) feet into the street front yard setback specified in this manual.

Fences may be required on rear, side and/or front yards to assure privacy. All fencing shall be architecturally compatible with the house exterior.

Alternative Housing Types



Deck and patio setbacks

The Plan shall show all architectural elevations and materials to be used.

All decks and patios shall be limited to side and rear yards per Section 301.1, “Projections Into Yards,” BCZR, to ensure the quality of the building/street relation. To protect open space and privacy, no deck or patio shall cover more than 50% of the side and rear yards.

No deck or patio shall be located closer than 4 feet to a property line which has no wall or fence. No deck shall be located closer than 4 feet to an adjoining structure or wall and no patio shall be located closer than two feet to an adjoining structure or wall.

All of these requirements shall be shown on the Plan.

Open space shall be provided in accordance with the Baltimore County Local Open Space Manual. The County encourages this Local Open Space to be provided on site for these types of developments.

Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Alternate Housing Types

Lot Type: Alternate Housing

Neo-Traditional, Single-Family Detached Traditional Housing with Alley Access and/or Rear Parking

Location: All Districts

Neo-traditional single-family detached housing is located closer to the street on lots that are longer and more narrow than the typical single-family house. The building is oriented at right angles to the street. Off-street parking requirements are met by rear alley or shared driveway access to parking spaces or garages which are located on the rear property line.

The housing type is appropriate when it is an integral feature of a project design based on traditional town planning principles and practices. Stated simply, the primary organizational elements of traditional town planning include longer, more narrow lots, a mix of housing types, an integrated open space and street network, parallel parking, street tree planting within the right-of-way and walking proximity to retail and recreational opportunities.

Neo-traditional housing shall be reviewed by the Design Review Panel for compliance with the appropriate design standards and guidelines described herein. Additionally, subdivisions shall comply with Sections 32-4-224.(d), "Additional Requirements of Director of Planning," and 32-4-407, "Compatibility," of the Development Regulations.

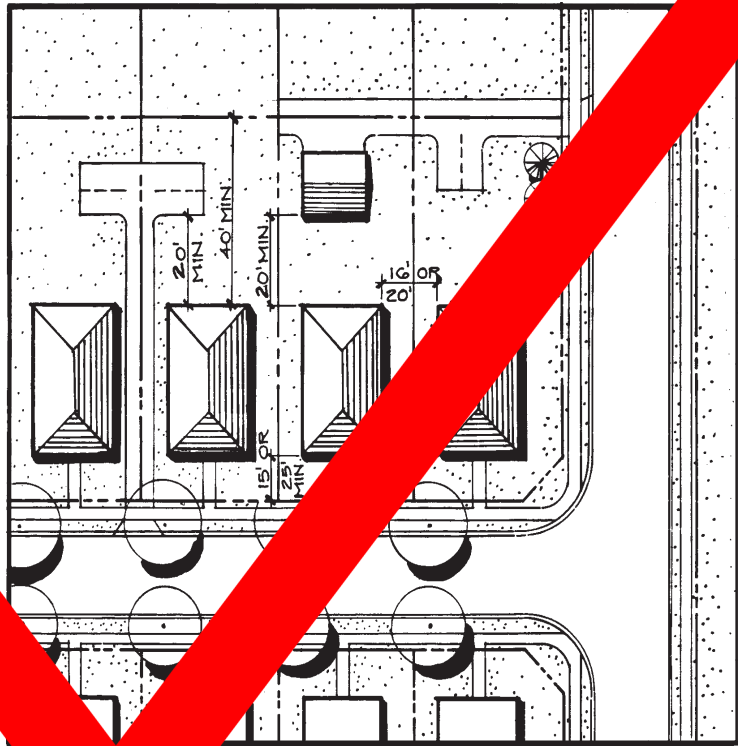


Figure 32-4-224.(d) (single family detached traditional housing)

Alternate Housing Type

Minimum setback requirements:

- From a front building face to a property line, collector or an arterial public street -- 25 feet
- From a front building face to a public street right-of-way -- 15 feet
- From side building faces -- 16 feet for buildings up to 20 feet in height, and 20 feet for buildings with heights greater than 20 feet
- From rear building face to property line or public street right-of-way or alley edge of paving -- 50 feet
- From a side building face to a public street right-of-way and/or the secondary street right-of-way -- 10 feet
- From a side or front building face to the edge of paving of a private street -- 10 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 5 feet.

Building height requirement:

Building height shall not exceed 50 feet.

Other requirements:

No garage, carport, or parking structure not attached to the house shall be located closer than 20 feet to the principal dwelling.

Notwithstanding any provision to the contrary, an attached garage shall extend not more than three (3) feet into the street front yard setback specified in the manual.

Access to street parking shall be provided via private or shared driveways.

On-street parking shall be located to the rear of the lot and not included as part of the principal dwelling.

Open space shall be provided in accordance with the Baltimore County Local Open Space Manual. The County encourages this open space for these types of developments to be provided on site.

Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Reverse Frontage and Corner Lots

Lot type: Reverse Frontage and Corner Lots

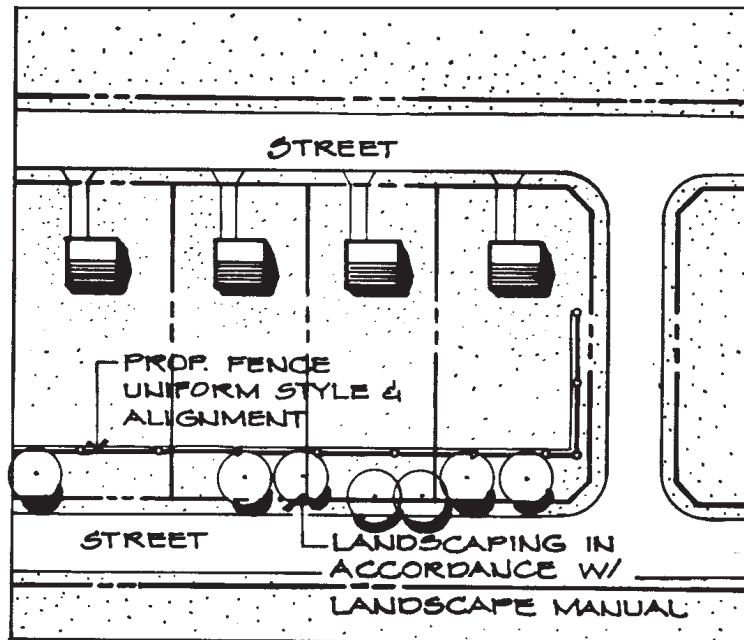
Location: All DR Zones

When a dwelling's rear or side yard fronts a street, personal privacy and a strict separation of yard and right-of-way become paramount design concerns.

The Baltimore County Landscape Manual has requirements which address these circumstances, but they cannot cover those times when, at a later date, the visual continuity of this landscaped area is disrupted because it has been fenced.

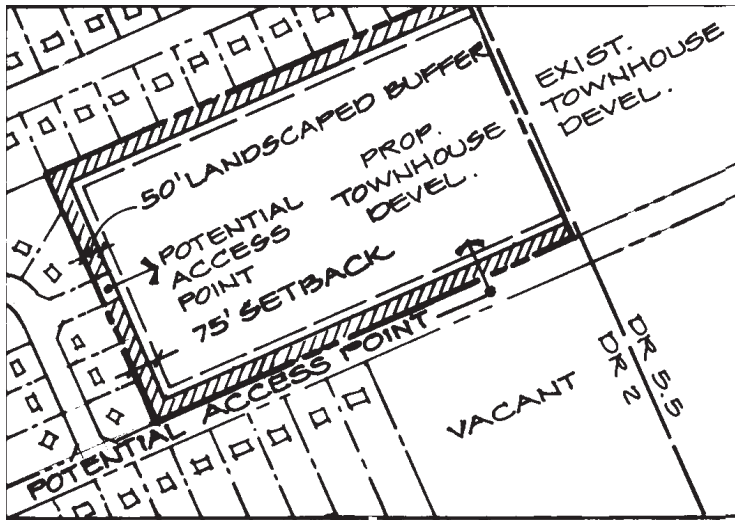
To prevent this, such lots shall include, in addition to appropriate landscape requirements, a graphic delineation on the Plan which shows that fencing will not be located closer than 10 feet to the public street right-of-way.

Further, when fences are part of the original subdivision design, the developer is to use uniform fencing, architecturally compatible with the house exterior, throughout the project.

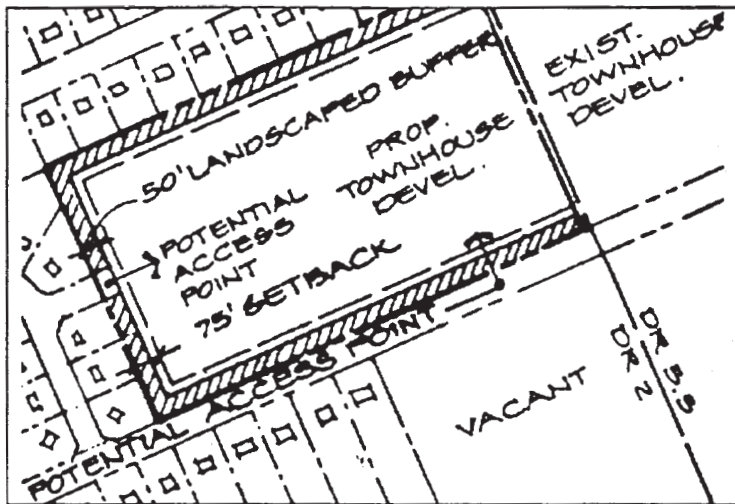


Landscaping and fences for reverse frontage and corner lots

Residential Transition Areas



Residential transition area for proposed development site



Permitted development in residential transition areas

Residential Transition Areas (RTAs)

Residential Transition Areas are designed to buffer low density single-family, semi-detached and duplex dwellings from higher density housing types such as town houses and garden apartments. A 100-foot RTA is generated wherever an adjacent property is zoned DR 1, 2, 3.5, 5.5, or RC and contains a single-family detached, semi-detached or duplex dwelling within 150 feet of a proposed project's tract boundary.

All single parcels up to two acres in size which are vacant yet determined to be buildable (i.e., they contain a 20' x 30' building footprint and meet all required zoning setbacks) shall generate RTA.

The 100-foot RTA is restricted in the following ways. It may contain single-family detached, semi-detached or duplex dwellings subject to the standards set forth in the DR 1, 2, 3.5 or 5.5 zones.

When different housing types are proposed, the RTA shall be a 50-foot ungraded, uncleared landscape buffer between the tract boundary and the new dwellings unless otherwise directed by the Hearing Officer. It shall not contain cleared drainage areas, stormwater management ponds or accessory structures, but it may be bisected by roads, paths and trails that connect to new and existing streets. In cases where tracts of land in excess of two acres in size contain individual single-family detached, semi-detached or duplex dwellings or are vacant or are used for public, institutional or recreational uses, the Hearing Officer shall determine the appropriate buffer. The buffer should be adequate to protect the adjoining use from the proposed development.

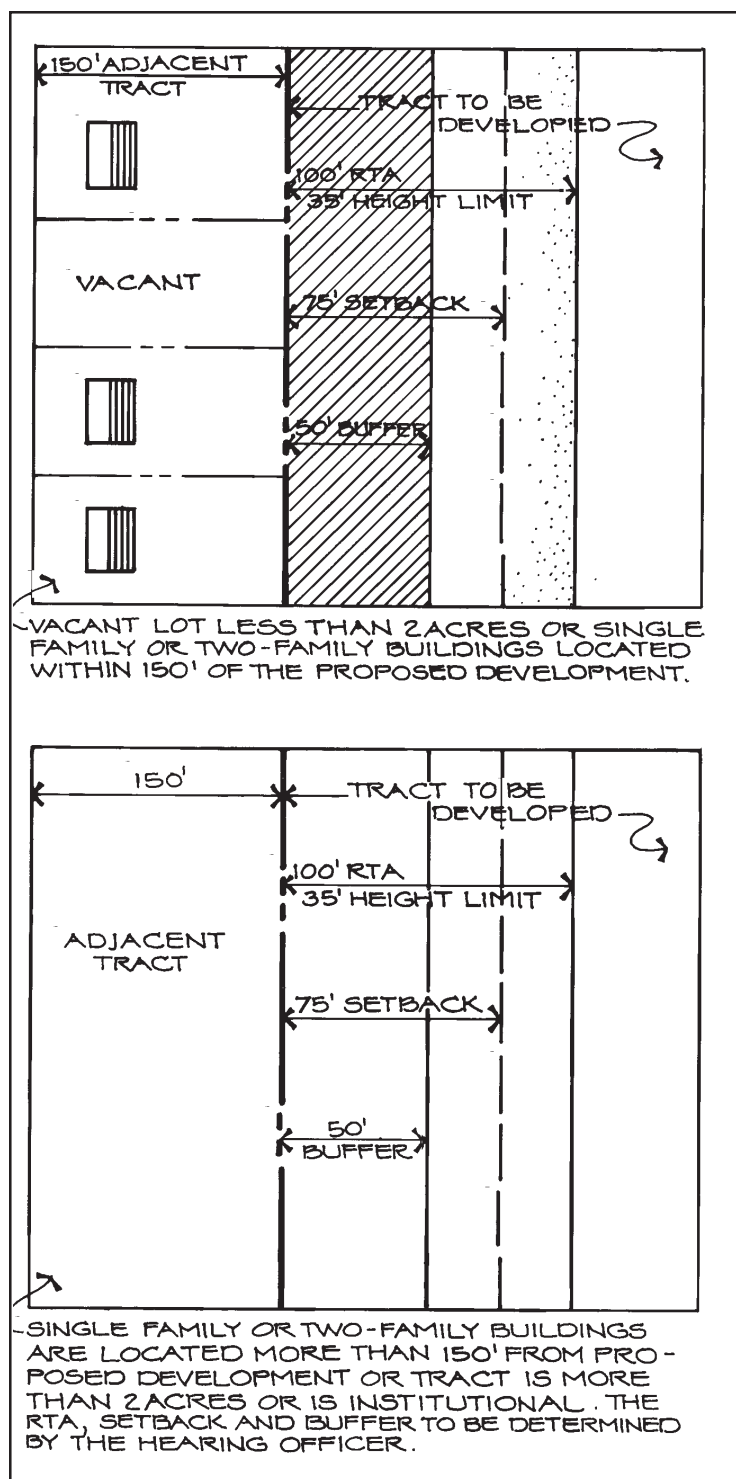
Residential Transition Areas

The RTAs for parcels located in Community Conservation Areas may be reduced or altered as directed by findings pursuant to Sections 32-4-224.(d), “Additional Requirements by Director of Planning,” and 32-4-402, “Compatibility,” of the Development Regulations.

Where planting is required, it must conform to the Baltimore County Landscape Manual (Class A Screen). Finally, town houses, apartment buildings, owned or rented, and parking lots must be set back 75 feet from the tract boundary within an RTA, and such structures located within the 100 foot RTA may not exceed a height of 35 feet.

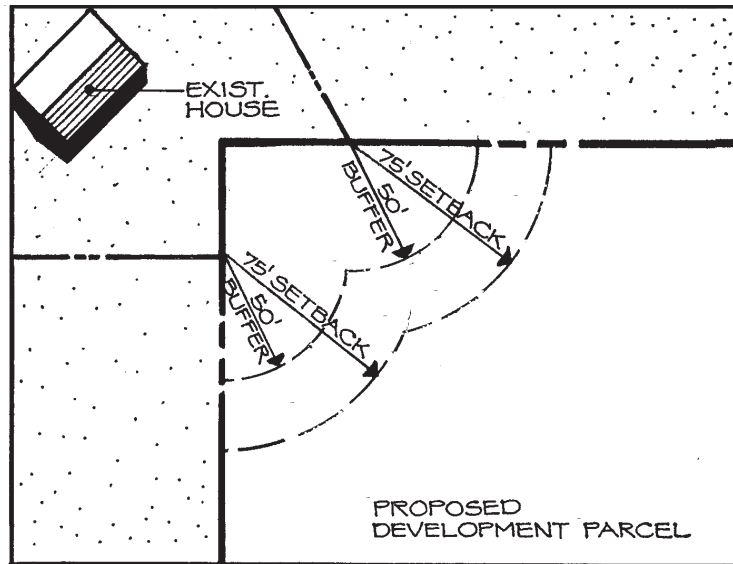
Adjacent Higher Density Zones

In cases where property adjoining the tract to be developed consists of DR 10.5 or 16 zoning and contains single-family, semi-detached or duplex dwelling(s), an RTA area, buffer, and setback are not required. As a general rule the provision of additional setbacks and buffers beyond what is required in the Zoning Regulations should be considered when the adjoining property has a low probability of being redeveloped for higher density building types, e.g., the adjoining area has recently been developed or redeveloped, or the area contains homes located on small lots and redevelopment is not economically feasible.



Required buffers and setbacks in RTA

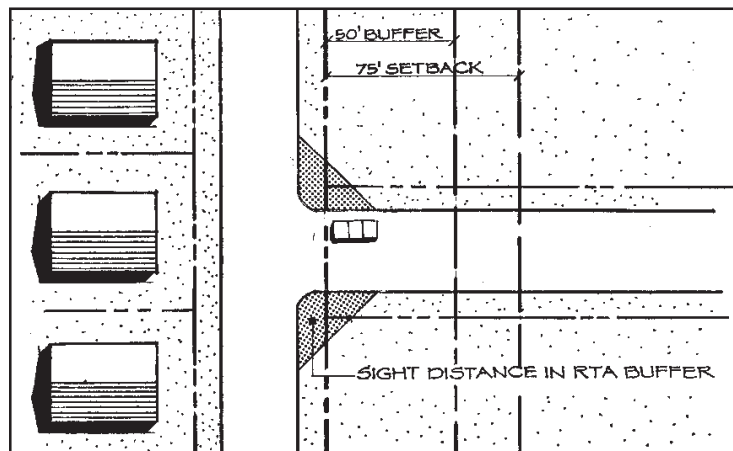
Residential Transition Areas



In those situations where the adjoining property has a high probability of being developed or redeveloped, e.g. homes are located on larger lots, then increasing buffers and setbacks may not be as important.

Establish RTA With Irregularly Shaped Parcels.

In certain instances irregularly shaped parcels may generate an RTA into only a segment of the tract to be developed. The RTA setback and buffer should be provided at an equal distance from the property line.



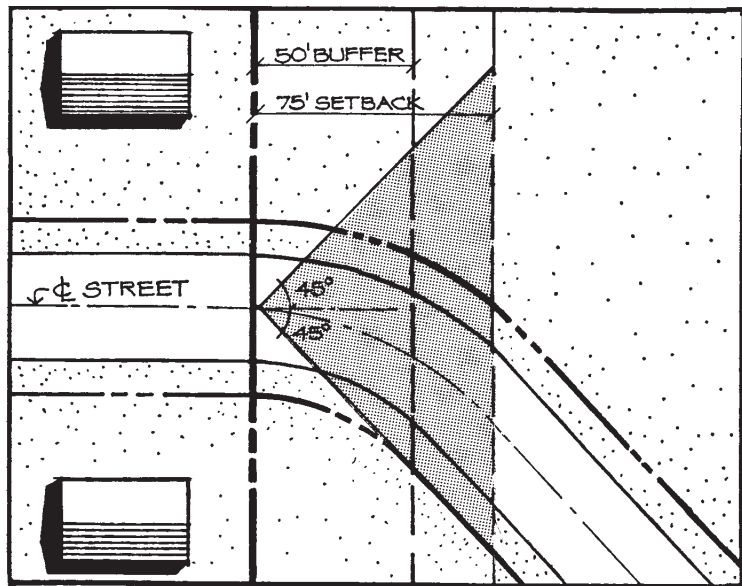
Where an RTA buffer is divided by a street intersection, the RTA buffer should not be planted in a manner that interferes with the provision of adequate sight distance. Additional plantings, walls, berming or fencing may be required beyond the RTA buffer in order to provide adequate buffering.

Residential Transition Areas

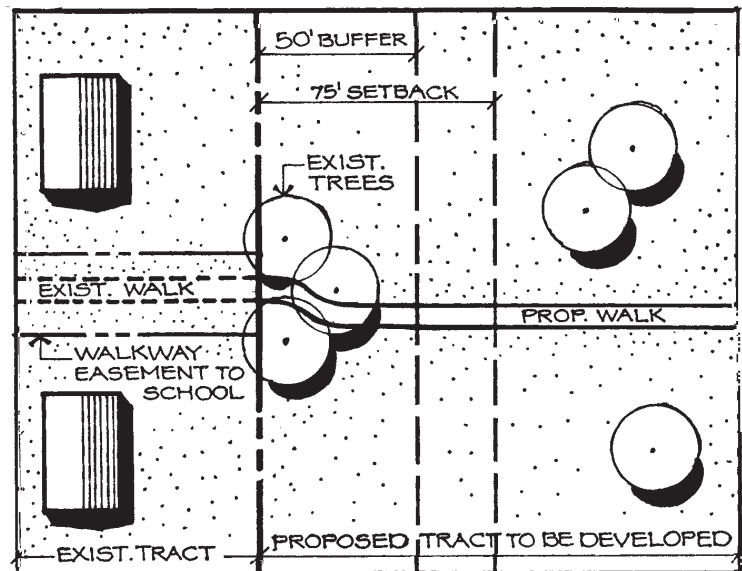
Road Crossings In RTA

The RTA may be bisected by roads, paths, and trails that are designed to connect to adjoining development. Standards used in this evaluation shall include the following:

1. Roads should not vary through the RTA more than 90 degrees from the centerline of the road to be connected;
2. Roads should only be allowed through the RTA if they are connections to existing roads, roads designated by the Master Plan, or required to link a road network;
3. Roads should not meander through the RTA and should be designed to disturb the least amount of area as possible; and
4. Paths and trails should be designed to minimize disturbance of existing vegetation and not result in the removal of mature or significant trees.



Roads should be designed to minimize disturbance of the RTA buffer

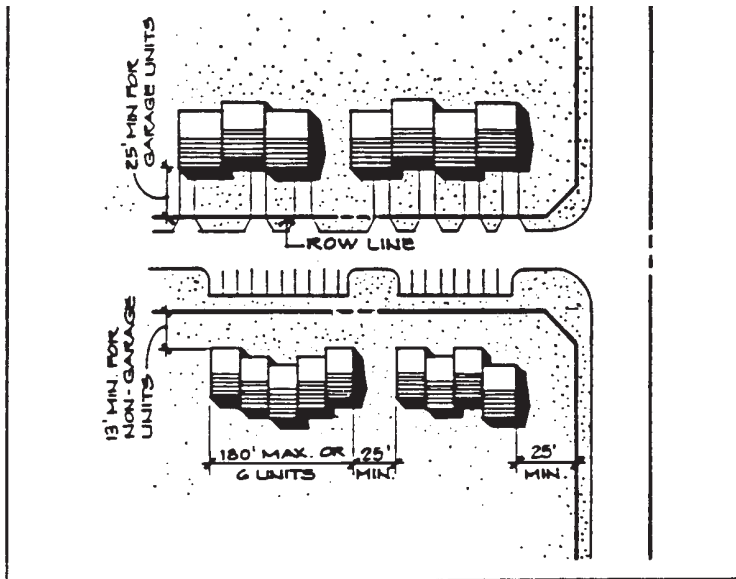


Paths should be designed to minimize removal of vegetation

Single Family Attached



Perspective view, single family attached housing



Minimum setbacks for attached units

Building Type: Group Houses, Single-Family Attached (row and town houses, greater than two dwelling units, owned or rented)

Location: DR 5.5 (Subject to Compatibility), 10.5, 16 Zones, PUDs, Renaissance Pilot Projects in all DR Zones.

Minimum setback requirements:

- From a front building face to a public street right-of-way -- 25 feet for garage town houses, 15 feet for town houses that front on perpendicular parking and 12 feet for town houses when they front on parallel parking.
- From a side building face to a side building face or public street right-of-way (regardless of primary building entrance)-- 25 feet.
- From a rear building face to a public street right-of-way -- 50 feet. At least 20 feet of this setback shall be a landscape buffer located in an easement or HOA control. This design is discouraged and only permitted under extreme and unique circumstances, or where the existing development pattern is also similarly oriented.
- The distance from the rear building face to a tract boundary or rear property line shall be determined by adding the private yard area to the 5 foot use in common access easement. In no case shall this total distance be less than 30 feet, or 60 feet between condominium townhouses.
- From building face to tract boundary -- 30 feet.

Single Family Attached

- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet
- Building setbacks shall uniformly apply to the entire connecting group of dwellings that constitute a block of units. The setbacks shall be extended from the interior units to apply to the end of group dwellings regardless of where the primary dwelling entrance of the end unit is located.
- From a front building face to a front building face, where the buildings are aligned in an open space, mews fashion - 60 feet

Building height requirement:

Maximum building height -- 50 feet.

Maximum building height, DR 16 zone -- 60 feet.

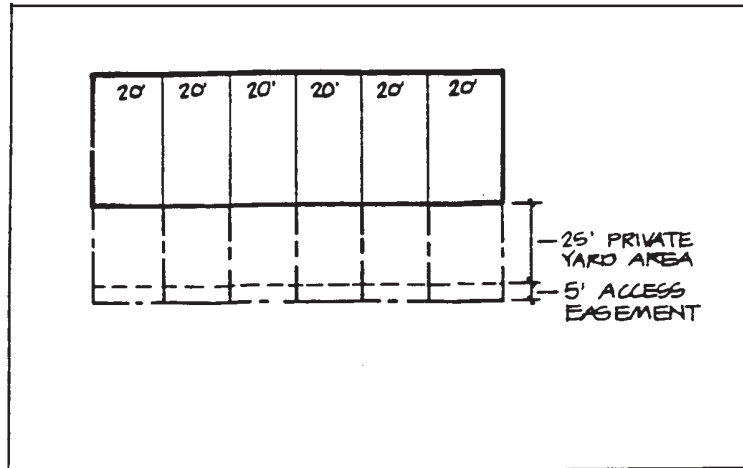
Building width requirement:

Town houses shall not be less than 20 feet in width unless approved via the PUD Process.

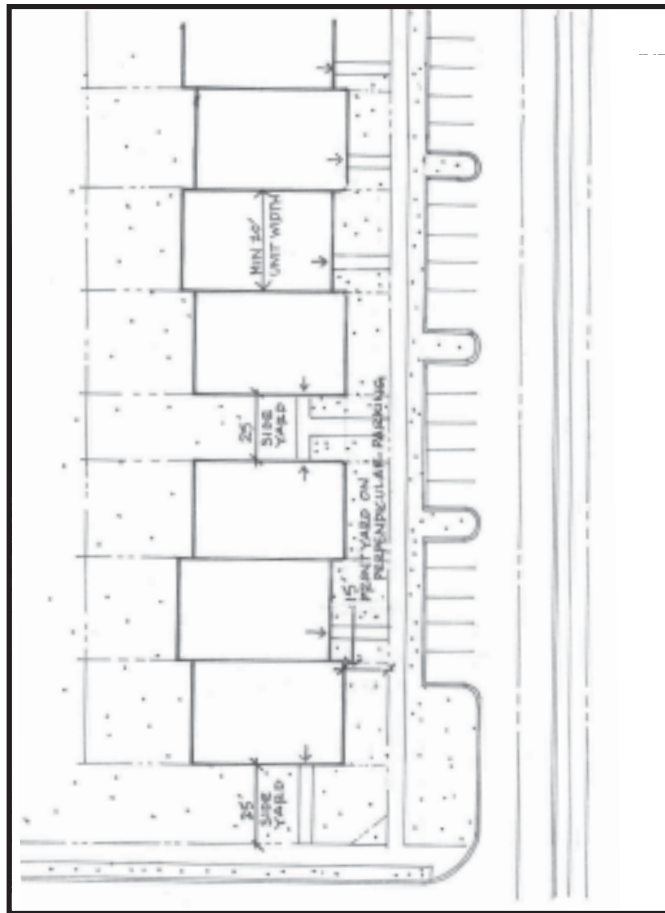
Parking requirements:

Group houses shall have two off-street parking spaces, as required by Section 409, "Parking Regulations," BCZR. These dwelling units shall have visitor overflow requirements, the total number of which is determined by the parking arrangement as shown in Table II, opposite page.

These units shall cluster parking in pods to discourage large parking lots not suitable for residential projects and to provide areas for pedestrian crossing, mail boxes, fire hydrants, etc.



Building width requirements



Parking layout for non-garage units, perpendicular parking.

Single Family Attached

TABLE II	
Off-Street Parking Arrangement	Overflow/Visitor Requirement
Type 1. Perpendicular or angled parking right-of-way	15%
Type 2. Garage Units	30%
1 car garage only	
2 car garage	15%
Type 3. Units with rear, side and/or parallel parking	None

A landscape peninsula or island shall separate every 10 parking spaces, perpendicular or angled, in accordance with the Baltimore County Landscape Manual. Parking islands and peninsulas may be used as a design element to define entries, drives and parking lots.

Other requirements:

The maximum width of a building shall be 6 units or 180 feet, whichever is less, except as noted below.

TABLE III Parking Calculations					
To calculate the total number of parking spaces required, use either 1 or 2. The example is based on a 50 unit townhouse project.					
1.	A.	Number of Units	X	2 Off-Street Parking Spaces	= Required # of Spaces
	Type 1.	50 units	X	2	= 100 (A)
	Type 2.	50	X	2	= 100 (A)
	Type 3.	50	X	2	= 100 (A)
	B.	Multiply (A)	X	Overflow/Visitor Parking Requirement (B)	= <u>Total Required</u> Parking Spaces (C)
	Type 1.	100 (A)	X	Type 1 (15%) (B)	= 115 Total Spaces (C)
	Type 2.	100 (A)	X	Type 2 (30%) (B)	= 130 " " (C)
	Type 3.	100 (A)	X	Type 3 (0) (B)	= 100 " " (C)
OR					
2.	A simpler method is to multiply the number of units by the factor below, which is derived from the calculations above.				
	Basic Calculation	No. of Units	X	Factor	= Required No. of Spaces
	Type 1.	50 (units)	X	2.3	= 115 total spaces
	Type 2.	50 (units)	X	2.6	= 130 " "
	Type 3.	50 (units)	X	(2 per unit)	= 100 " "

Single Family Attached

The rear of town houses abutting public or private street rights-of-way is not permitted, unless the development is reflecting the existing development pattern.

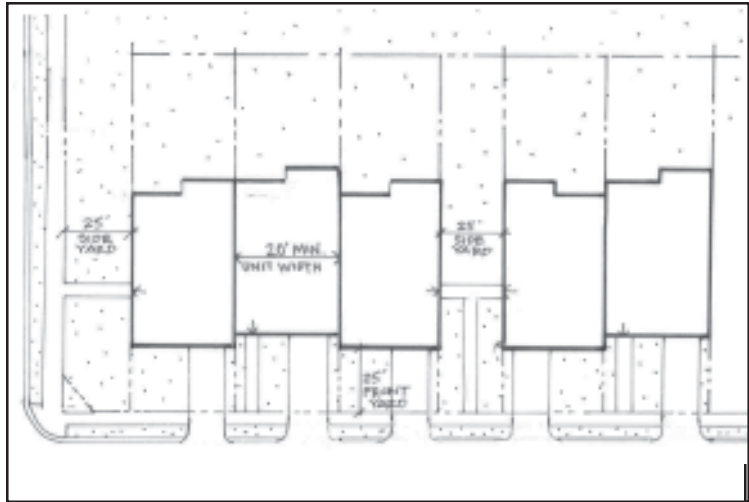
Notwithstanding any provision to the contrary, an attached front-entry garage may not extend into the street front yard setback specified in this manual, nor constitute more than 50% of the entire frontage of the individual unit. Garage town houses shall note on the Development Plan, the Final Development Plan (FDP) and covenants that garages cannot be converted to non-garage or storage use.

Open space shall be provided in accordance with the Baltimore County Local Open Space Manual.

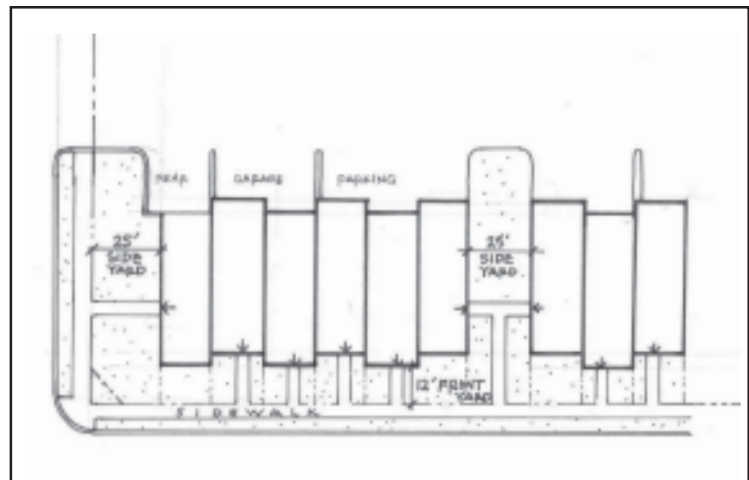
Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Modification of standards:

On the recommendation of the Director of the Office of Planning and Zoning, the Hearing Officer may approve an increase in the number of town house units in a group up to a maximum of 10 per group, not to exceed a maximum length of 220 feet. Similarly, the side building face to side building face setback may be reduced to 20 feet. The increased length is used to minimize topographical disturbance, address unusual lot configurations, or provide affordable housing. Should these modifications be approved, the project design is to be planned in accordance with the design guidelines, with special emphasis on the following design considerations:



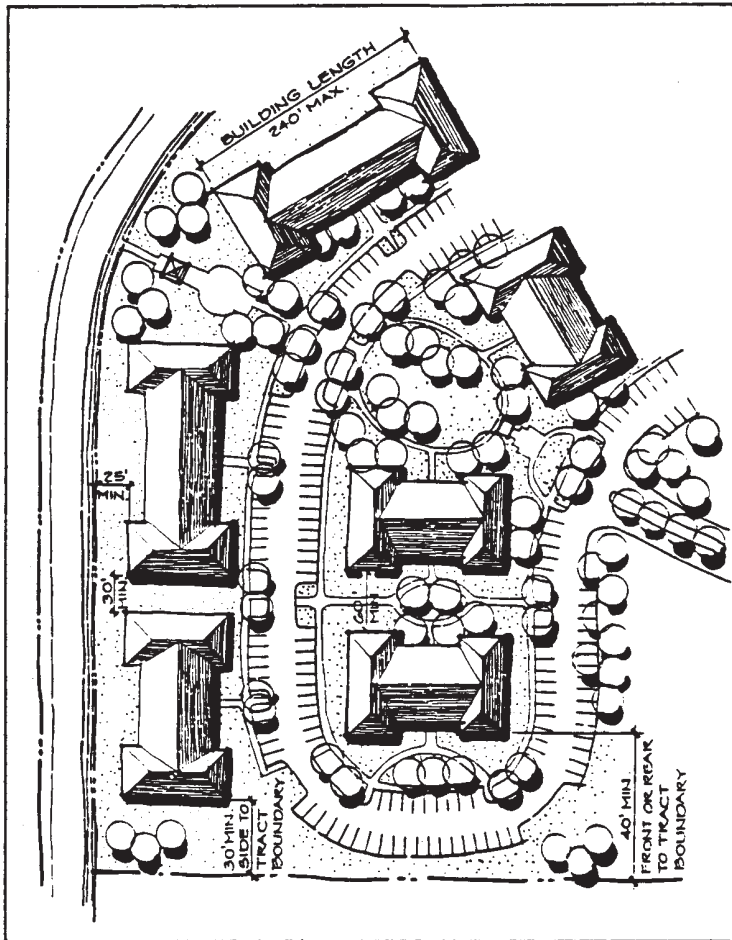
Front-Entry Garage Townhouse Unit shall not constitute more than 50% of the entire frontage of the individual unit.



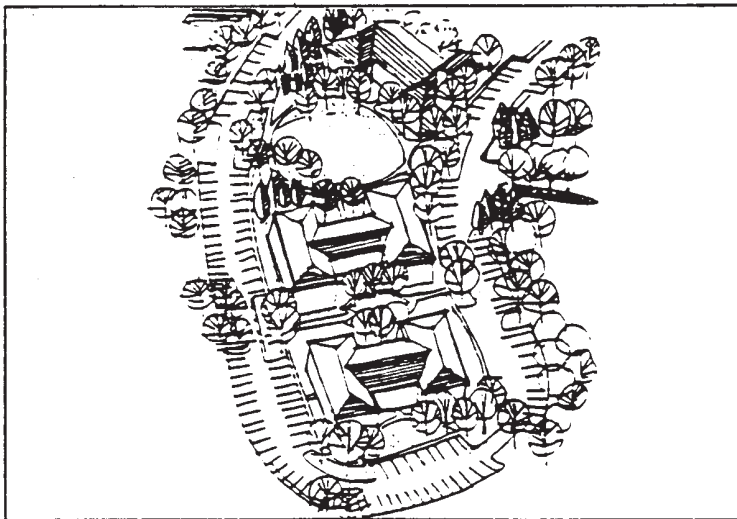
Rear-Entry Garage Townhouse Unit

1. Steeper roof pitches;
2. Staggered front setbacks with varied facades and materials; and
3. Access to the sides and rears of houses by pathways, alleys, trails, sidewalks or easements.

Multi-Family Buildings



Minimum setbacks for apartment buildings



Perspective view, apartment units

Building Type: Multi-Family Buildings (owned or rented apartments or condominiums)

Location: All DR 5.5, 10.5, 16 Zones and PUDs

Minimum setback requirements:

- From a building face to a public street right-of-way -- 25 feet
- Between front or rear building faces -- 60 feet
- Between side building faces -- one foot of setback is required for every one foot of building elevation height measured to the soffit line (where soffit plane meets building face) of the tallest structure. In no instance shall the distance be less than 30 feet. Variances may be required to meet this setback.
- From a building face to tract boundary -- 40 feet for front or rear faces and 30 feet for side building faces.
- Building face to edge of paving of a private street -- 35 feet.
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

Multi-Family Buildings

Building height and length requirements:

Maximum building height -- 50 feet.

Maximum building height, DR 16 zone -- 60 feet.

Maximum building length -- 240 feet

Modification of standards:

On the recommendation of the Director of the Office of Planning and Zoning, the Hearing Officer may increase the building length up to 300 feet if the structure is designed in accordance with special emphasis given to the following design considerations:

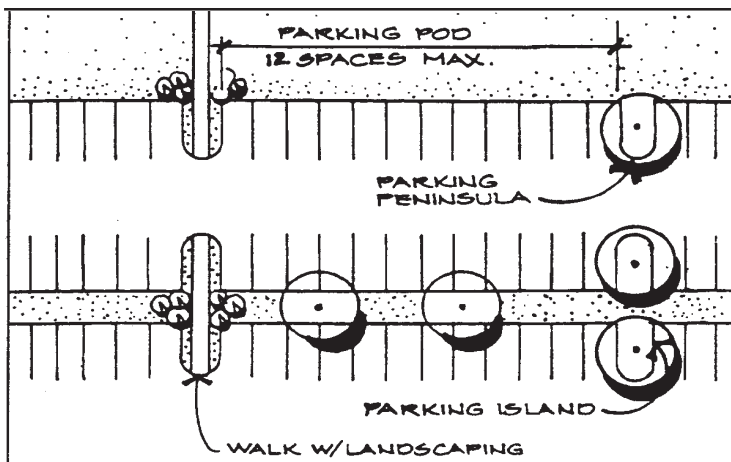
1. Staggered building setbacks;
2. Varied facades and materials;
3. The inclusion of amenities such as courtyards, sitting areas, tot lots, etc. and;
4. The increased length is used to minimize topographical disturbance, address unusual lot configurations or provide affordable housing.

Other requirements:

Open space will be provided in accordance with the Baltimore County Local Open Space Manual.

Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Notwithstanding any provision to the contrary, an attached garage may extend not more than three (3) feet into the street front yard setback specified in this manual.



Parking requirements

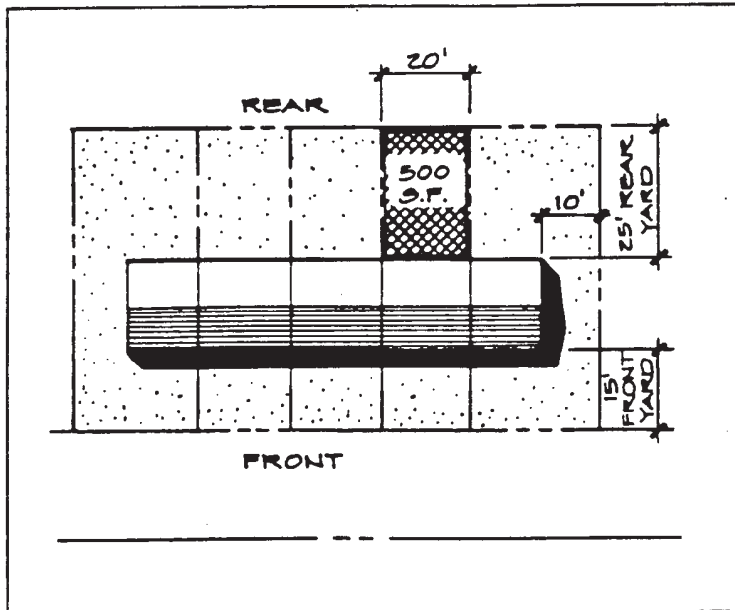
Parking requirements:

These units shall cluster parking in pods. A landscaped peninsula or island shall separate any 12 parking spaces, perpendicular or angled.

In addition to the parking spaces required by Section 409, "Parking Regulations," BCZR, overflow or visitor parking shall be provided, equal to 15% of the number of spaces required. The following formula may be used to calculate the total parking requirement:

Number of Units x Parking Spaces per Unit
Required by BCZR x 1.15 = Total Parking
Spaces Required

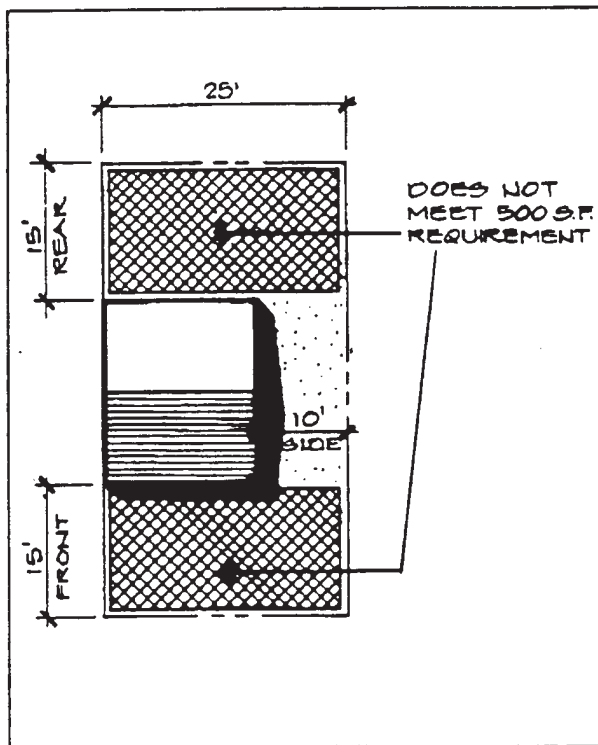
Private Yard Areas



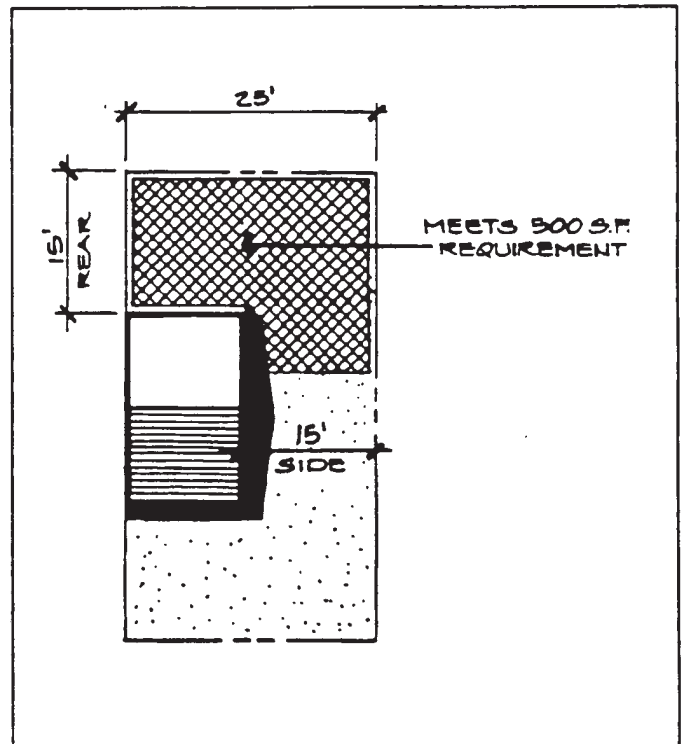
Example A: Private yard space--requirement met

Private Yard Areas

A minimum private yard area of 500 contiguous square feet with a minimum 15 foot dimension is required to ensure adequate yard space for every housing type except multi-family buildings, which are separately regulated. Either the side or rear yard or some combination of both may be used to meet this requirement and may include decks and/or patios but not structures which might be enclosed.



Example B: Private yard space--requirement not met



Example C: Private yard space--requirement met

Note: Setbacks shown are for illustrative purposes only.

Residential Development in Non-Residential Zones

TABLE IV RESIDENTIAL DEVELOPMENT IN NONRESIDENTIAL ZONES		
Nonresidential Zone	Residential Equivalent Units Per Acre	Conditions
Office		
R-0	DR 5.5	See DR Zones
O-1	DR 5.5	See DR Zones
O-2	DR 10.5	See DR Zones
OT	Residential Uses No density established	See OT Zone
Business		
BL	Residential uses as permitted in predominant surrounding residential zone.	See BL Zone, Sec. 302 BCZR
BM	Same as BL Zone	See BL Zone, Sec. 302 BCZR
BR	Same as BL Zone	See BL Zone, Sec. 302 BCZR
	CCC, CT Districts, residential uses not subject to density	See appropriate zone and district
Manufacturing		
MR	No residential	See MR for caretakers
MLR	Residential uses allowed in DR 1 (R 40).	See MLR Zone
ML	No Residential	-----
MH	No residential, manufactured home - only by special excep- tion.	See MH Zone
Residential projects within a nonresidential zone are not subject to residential transition requirements.		

Non-Residential Principal Buildings in D.R. Zones

TABLE V Nonresidential Principal Building Setbacks in DR Zones					
		Front Yard	Side Yard Inter.	Corner Street Side	Rear Yard
DR 1		70	40	65	50
DR 2		60	30	50	40
DR 3.5		50	20	35	30
DR 5.5		40	20	35	30
DR 10.5		25	20	35	50
DR 16		30	25	25	30

Building Setback Standards for Principal Buildings Permitted in any DR Zone Other Than For Residential Use

Principal buildings other than for residential use shall conform to the minimum setback requirements as set forth in Table V opposite.

Other requirements:

The total building length or fullest building width shall not exceed 200 feet.

Upon favorable recommendation by the Director of the Office of Planning and Zoning to the Hearing Officer, non-residential uses permitted in the density residential zones may be increased up to a maximum length of 300 feet subject to the following guidelines:

1. The materials are specified;
2. The buildings are segmented and architecturally varied to break up their massing;
3. Landscaping is used to visually break up the massing of the facade;
4. The architectural details reflect regional residential elements; and
5. Buildings shall comply with Sections 32-4-224.(d), "Additional Requirements by Director of Planning," and 32-4-402, "Compatibility," of the Development Regulations.

Summary of Setback and Height Requirements

TABLE VI
SINGLE-FAMILY DETACHED, TWO-FAMILY
ALTERNATIVE SITE DESIGN

TABLE VI SINGLE-FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN				
			Alternate Site Design Dwellings	
	DR 1, 2, Zones	DR 3.5, 5.5, 10.5, 16 Zones	Zero and Zipper Lots All DR Zones	Neo- Traditional All DR Zones
From Front Building Face To:				
Public Street Right-of-Way, or property line:	25'	25'	25'	15'
arterial or collector	--	--	--	25'
From Side Building Face To:				
Side building face	30'	16' < 20' high 20' > 20' high	16'	16' < 20' high 20' > 20' high
Public street right-of-way	25'	15'	15'	15'
Paving of a private road	30'	25'	25'	25'
Tract boundary	25'	15'	15'	15'
From Rear Building Face To:				
Rear property line	30'	30'	20'	50'
Public street right-of-way,	30'	30'	20'	50'
Additional Setbacks:				
Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				
Maximum Building Height:	50'	50'	50'	50'
Maximum Building Height DR 16 Zone:	60'	60'	60'	60'
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE APPROPRIATE STANDARDS IN THIS MANUAL.				

Summary of Setback and Height Requirements

TABLE VII GROUP HOUSES	
From Front Building Face To:	
Public Street Right-of-Way, or property line	
Garage Units	25'
Non-Garage Units	
Perpendicular parking	13'
Parallel parking	15'
From Side Building Face To:	
Side building face	25', 20'
Public street right-of-way	25'
From Rear Building Face To:	
Rear property line or	30'
Public street right-of-way,	45'
Any Building Face To:	
Tract Boundary	30'
Additional Setbacks:	
Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	
Maximum Building Height :	50'
Maximum Building Height DR 16 Zone:	60'
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THIS REQUIREMENT, CONSULT THE APPROPRIATE STANDARDS IN THIS MANUAL.	

Multi-Family Buildings	
Building Face To Building Face: (front or rear)	60'
Building Face To Public Street Right-of-Way:	25'
Side Building Face To Side Building Face: 1' of setback per 1' of height to soffit line of tallest building. Not less than 30'*	
Building Face To Tract Boundary:	
Front or Rear Building Face	40'
Side Building Face	30'
Additional Setbacks:	
Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	
Maximum Building Height:	50'
Maximum Building Height: DR 16 Zone:	60'
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USES. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE APPROPRIATE STANDARDS IN THIS MANUAL.	

*In some instances, variances may be required to meet this setback.

Blanket Variances

Blanket Variances

The CMDP is a design-driven document. It sets the building to building relationships and the location of a building in relation to lot-lines and rights-of-way. Consequently, the central element of a subdivision plan is the building footprint, which outlines a house's exterior perimeter, or in certain instances, building restriction lines which outline the building envelope. On development plans these footprints become the building restriction lines. Any change in these lines is a change in the spatial relationships established by the CMDP.

The redesign of a subdivision around a larger building than can be accommodated by the footprint on the development plan results in a request for a blanket variance. Since this would alter the spatial relationships established for each house type, the request for blanket variances should only be considered in unusual circumstances. In these cases the appropriate solution is to resubdivide (re-design) the site to accommodate the larger buildings rather than approve blanket variances.