



**Division II**  
**Section B**

# **RESIDENTIAL GUIDELINES**

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# Introduction

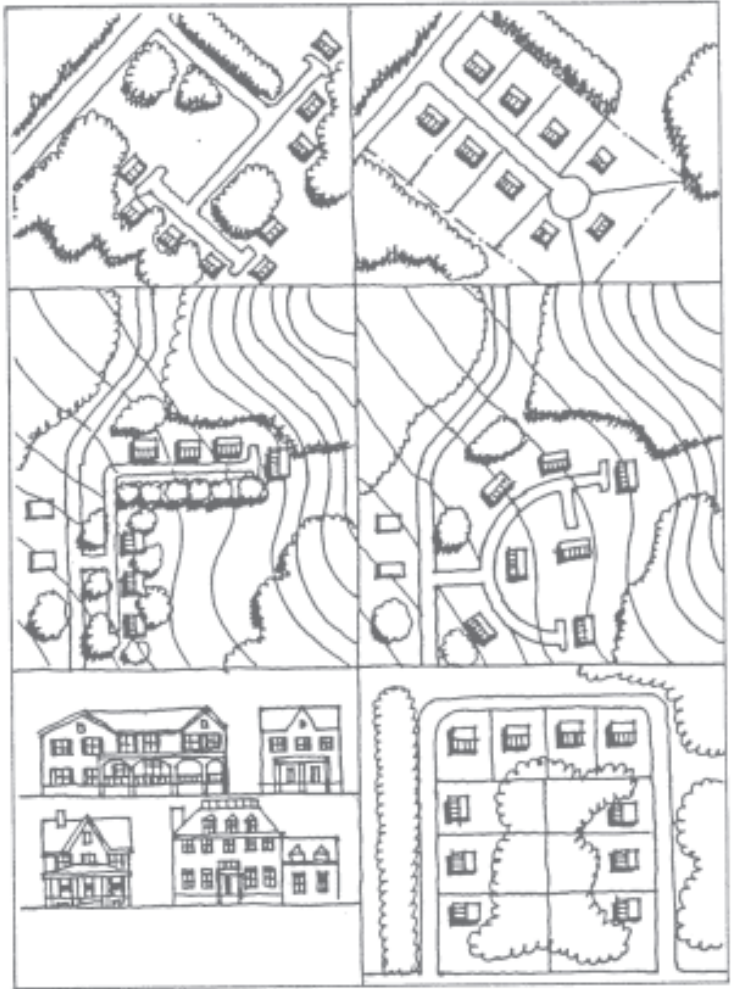
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## NEW SUBDIVISIONS WITHIN THE URBAN/RURAL DEMARCATION LINE

The first element in this section is an overview of the project design process, offered here as a guide to understanding the many separate aspects of site planning.

The advisory design guidelines parallel this process in organization. The guidelines are not regulatory but are included here to encourage well-thought-out designs. They suggest ways to improve the quality of residential development by considering the placement of buildings on a site and how this arrangement ties into the organization and linkages of buildings, streets, parking and open spaces. These guidelines favor no particular project design. The pattern selected, however, should be topographically and economically suited to its site. Coastal plains and valley floors lend themselves to different development patterns than slightly hilly areas or steep hillsides, in terms of building massing and visual features as well as the natural ecological functions of existing conditions.

This section also considers a project design in the context of its surroundings; how it shapes our perception of an area as we enter and leave it, contributes to the County skyline, gives importance to dramatic overlooking vistas and relates to historic buildings and grounds as well as area communities.



# The Design Process: An Overview

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## THE PROJECT DESIGN PROCESS: AN OVERVIEW

Successful project designs are both internally cohesive and externally compatible with their surroundings. The following overview is offered with the hope that an understanding of the steps involved in the design process will improve the quality of design in the County.

1. Gather and analyze the appropriate environmental information to determine the buildable area. Collect data on:

- a. Topography, steep slopes, hydric soils, critical areas;
- b. Streams, stream valleys, flood-plains, drainage patterns;
- c. Trees, tree cover, significant natural vegetation;
- d. Grading and grade plans, including alternative cut and fill measures;
- e. Climatic conditions; and
- f. Historic archaeologic resources.

2. Examine surrounding site features to guide the layout and form of the development. Locate:

- a. Significant views and natural areas pertinent to the site;
- b. Open space areas adjacent to the site;
- c. Adjoining road network;

d. Architectural style, materials and scale of surrounding community;

e. Landscaping of adjacent areas;

f. Public utilities; and

g. Transportation and land use networks.

3. Explore development alternatives to determine the best possible use of the site. Assess:

a. Integration of unique natural, historic and archaeological features of the site where possible;

b. Open space connections and their preferred use;

c. Maximum benefit of internal and external road networks;

d. Overall range of density and building types and scales anticipated;

e. Architectural styles;

f. Necessary buffering and screening, sidewalk and street treatment; and

g. Landscape design.

4. Select preferred alternative and refine elements of the site plan. Choose:

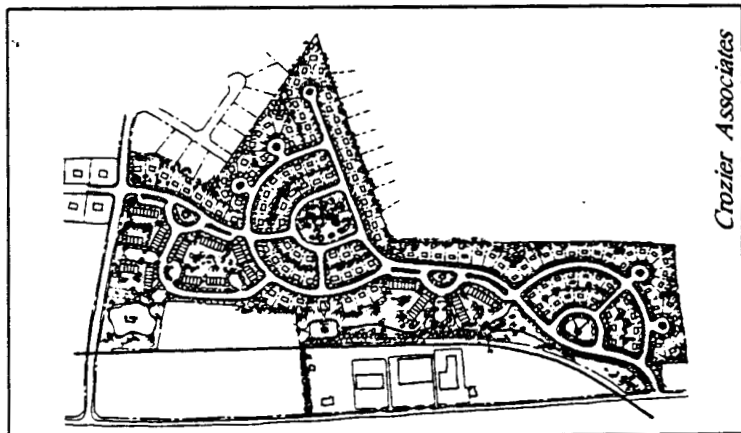
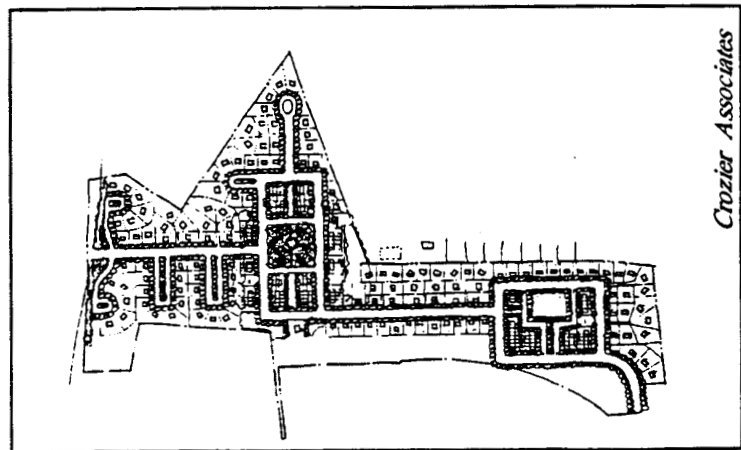
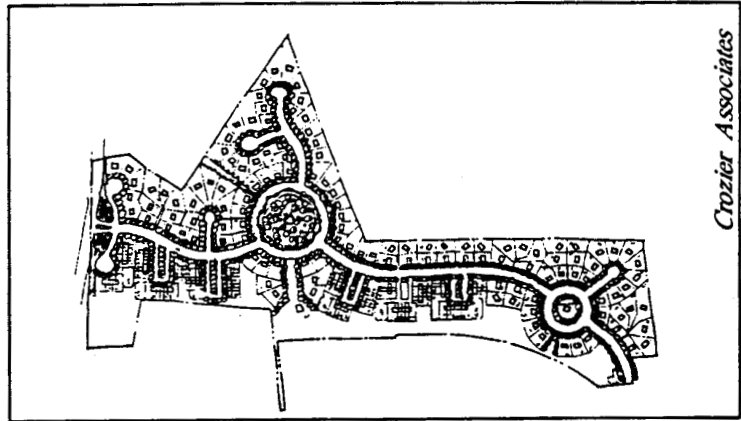
a. Open space pathways, building amenities, common open spaces for residents and/or employees;

# The Design Process: An Overview

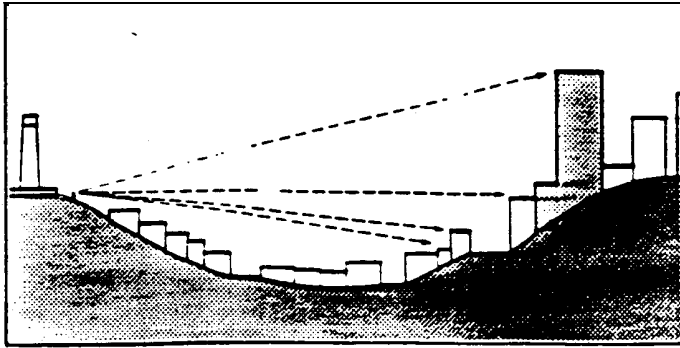
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- b. Circulation patterns, details for streets and sidewalks, sizes and functions of roads;
- c. Architectural elevations, dwelling orientations;
- d. Landscaping for buffer areas, active common open space, street treatment;
- e. Uniform signage, including dimensions and lettering;
- f. Lighting standards at appropriate heights and locations.

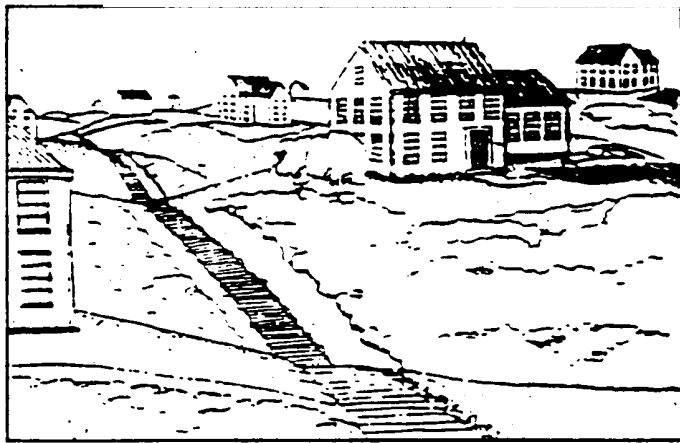
The three site designs shown opposite were derived from this process using the design guidelines for DR zoning. The plans show how subtle variations in lot layouts, landscaping, parking, circulation and building relationships can make sweeping changes in the look, feel and function of residential development.



# Site Planning



*Large buildings should follow the lines of the hills, not disrupt them*



*These houses detract from our appreciation of the landscape*



*Tall houses should be sited mid-hill*

[1]

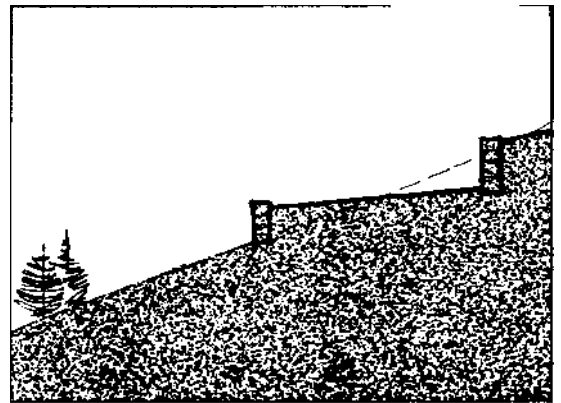
**Guideline: The size, scale and pattern of development suits the underlying landforms.**

Vary the project designs for valleys, ridges and plateaus. [1]

Terrace new slopes greater than 25%. [2]

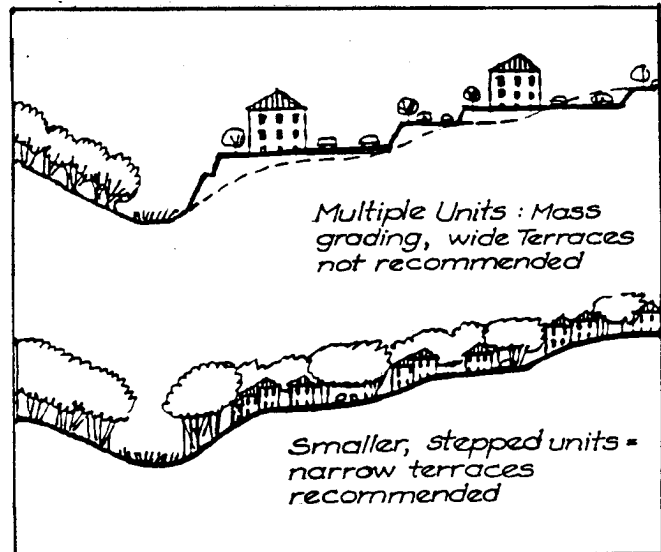
Minimize cutting and filling. [3]

Where possible, avoid mass grading of large tracts of land. [4]



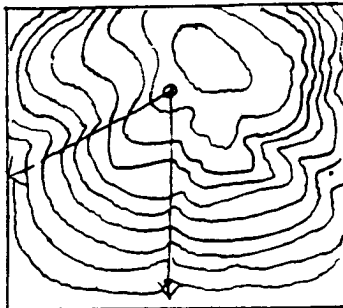
[2]

# Site Planning

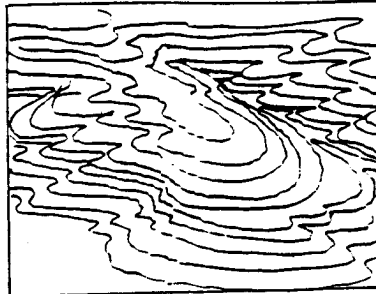


[3]

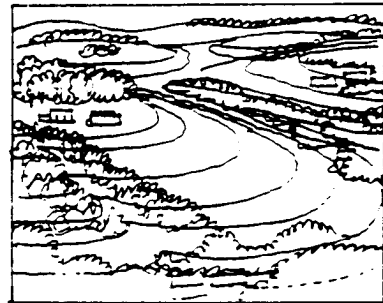
GOOD :



**Landform Analysis**

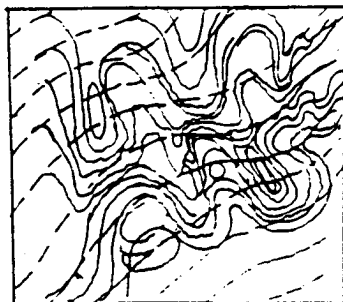


**Natural Topography**

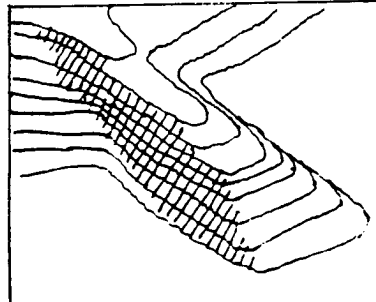


**Integrated Design**

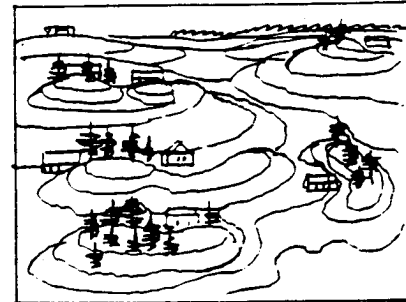
AVOID :



**Manufactured Landscape**



**Avoid Earth Bulwarks**



**Unrelated Forms**

[4]

# Site Planning



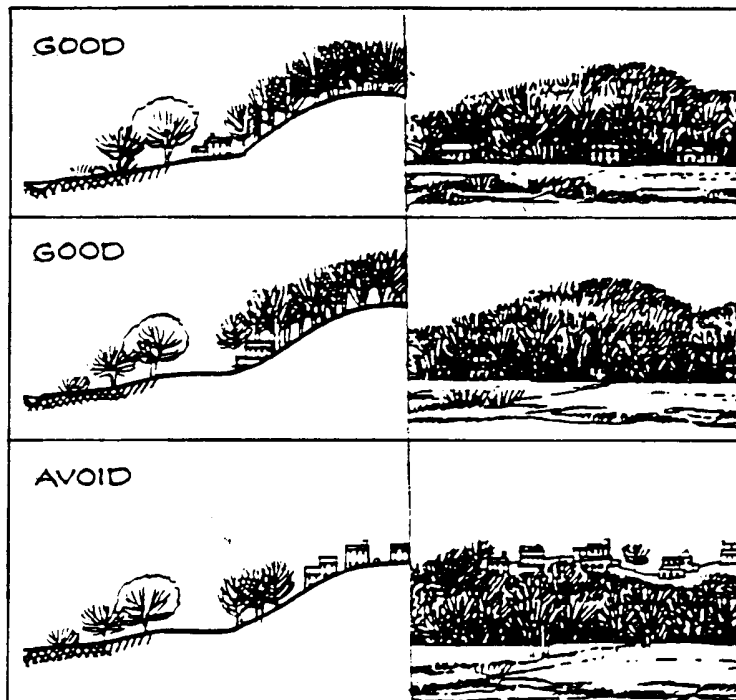
[1]

**Guideline: The project design retains existing vegetation to the fullest extent possible.**

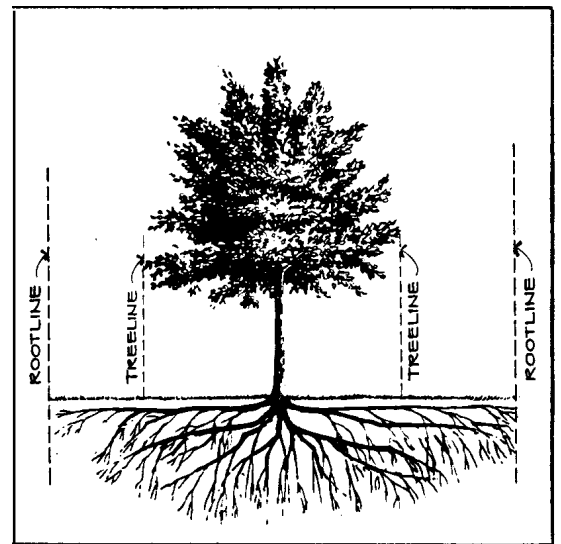
Avoid cuts into wooded ridges. [1]

Evaluate the natural vegetation on the site to determine the placement of buildings. [2]

Protect existing trees during construction by protecting the actual root system, not the treeline. [3]



[2]



[3]

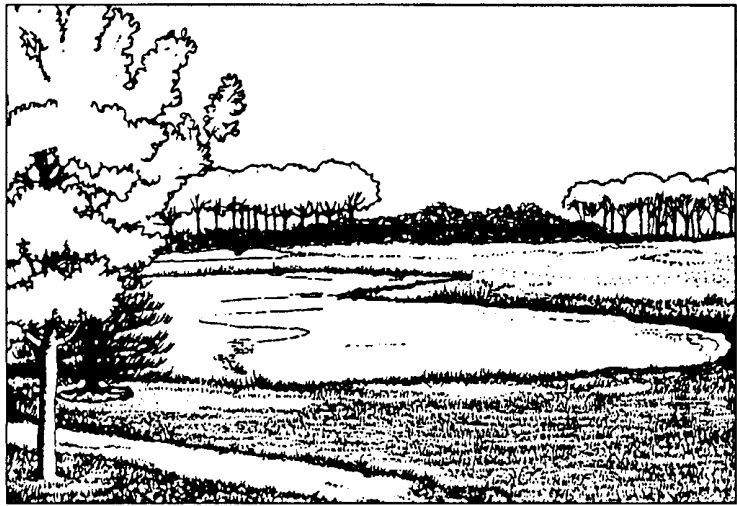
# Site Planning

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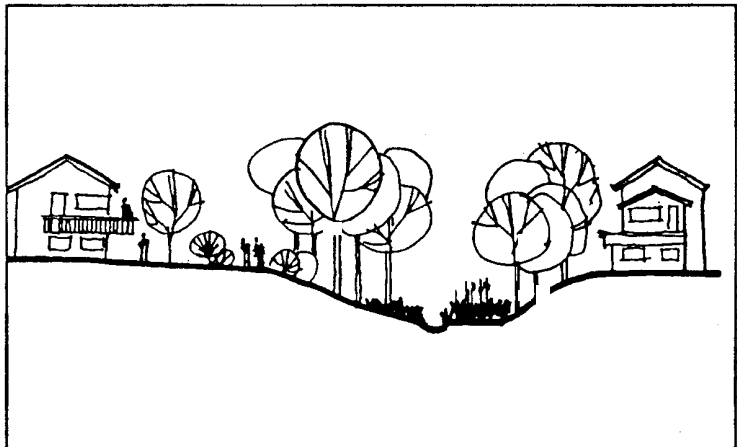
**Guideline: Project design is an element of the watershed management.**

Utilize preserved environmentally sensitive areas and environmental control facilities as site amenities. [1]

Protect and preserve stream valleys and greenways. [2]



[1]



[2]



# Site Planning

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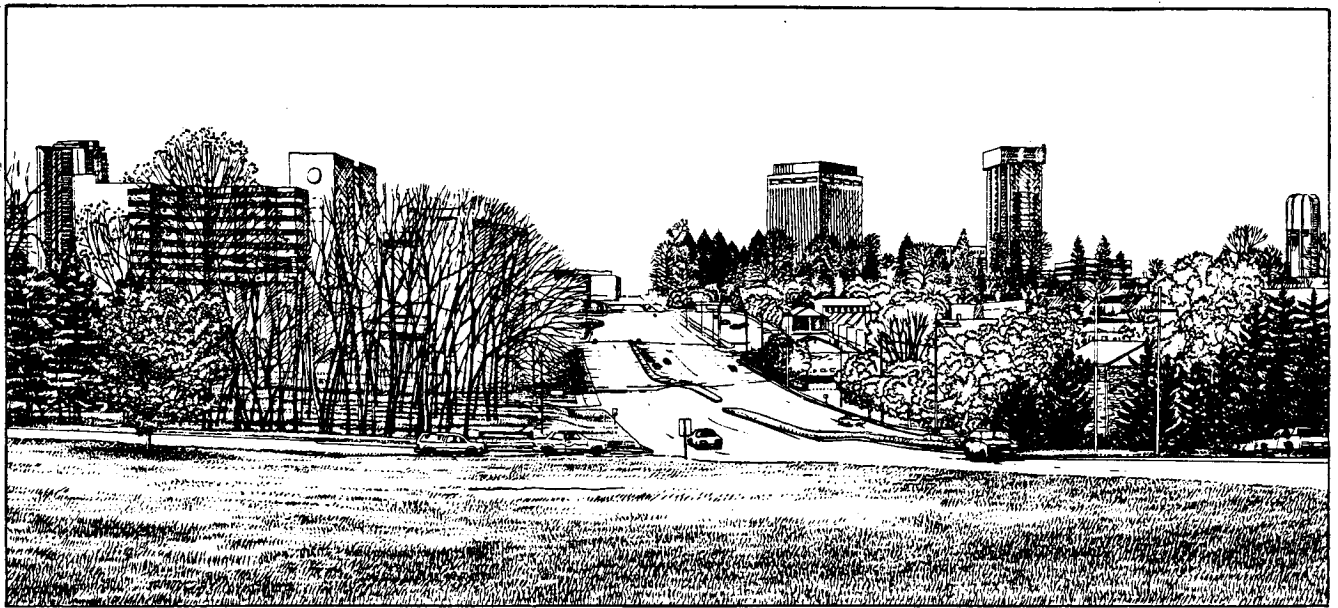
[1]

**Guideline:** The project design contributes to the experience of traveling through the area.

Design side elevations facing the street with architectural features instead of blank walls.

[1]

Keep the sightlines of “gateways” open to view. [2]



[2]

# Site Planning

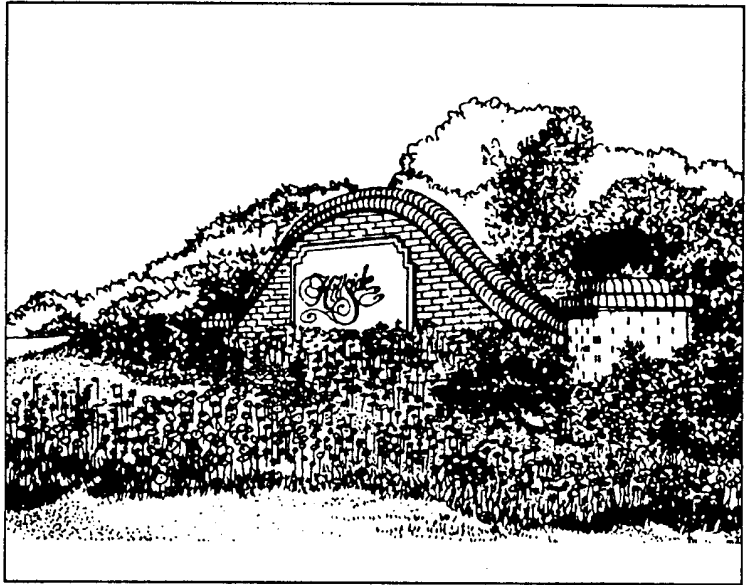
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**Guideline: Entrances to projects respect the character of area roads and driveways.**

Use existing driveways as entrances where feasible. [1]

Employ signage materials that blend with the landscape. [2]

Design entrances to be compatible with the immediate vicinity. [3]



[2]

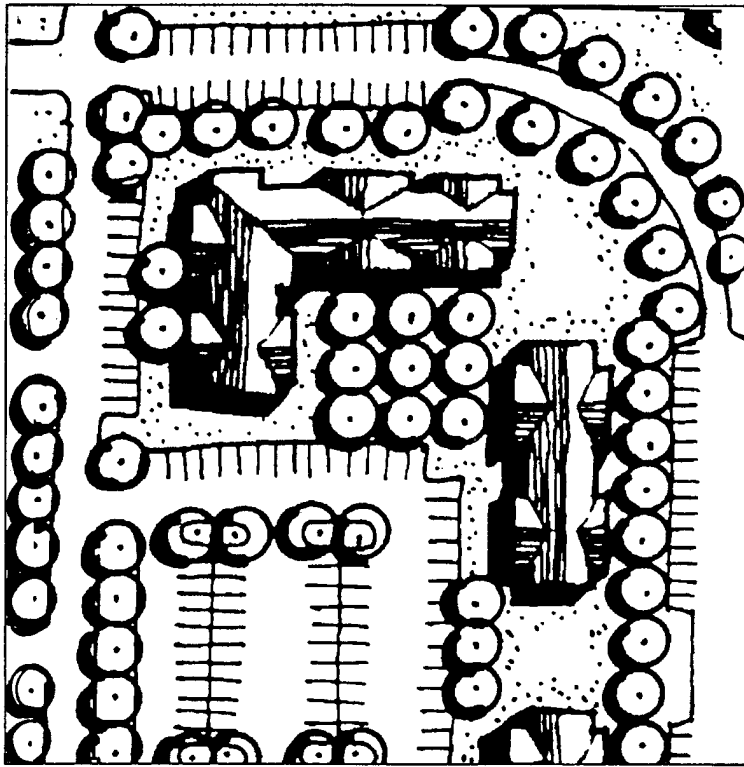


[1]



[3]

# Site Planning

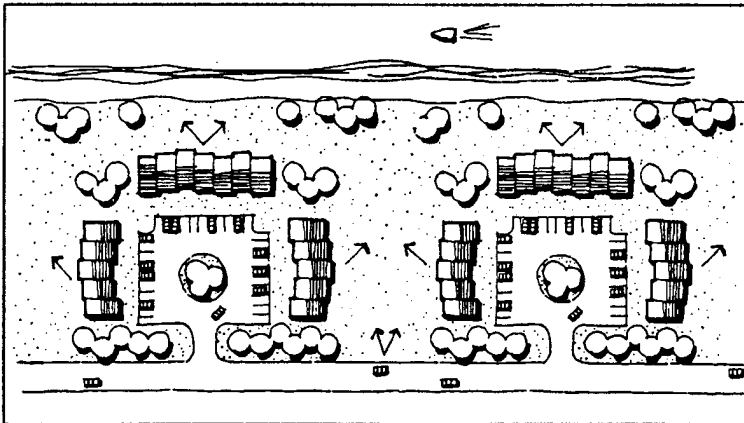


[1]

**Guideline: The spaces between buildings have a special visual identity and focus.**

Arrange buildings in a group around a courtyard, recreational amenity or site feature. [1]

Plan attached dwellings in small groups focused upon significant features or amenities. [2]



[2]

# Open Space

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**Guideline: Resource Conservation areas are integrated into a project's open space network.**

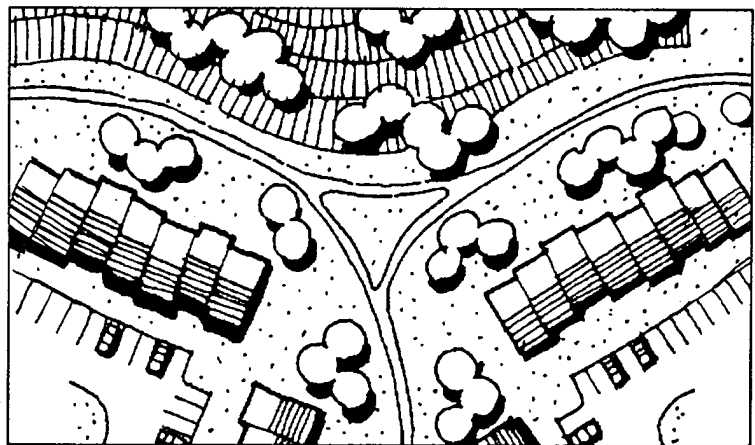
Protect access to and views of stream valleys with an open space network. [1]

Combine common open spaces with views of undevelopable steep slopes. [2]

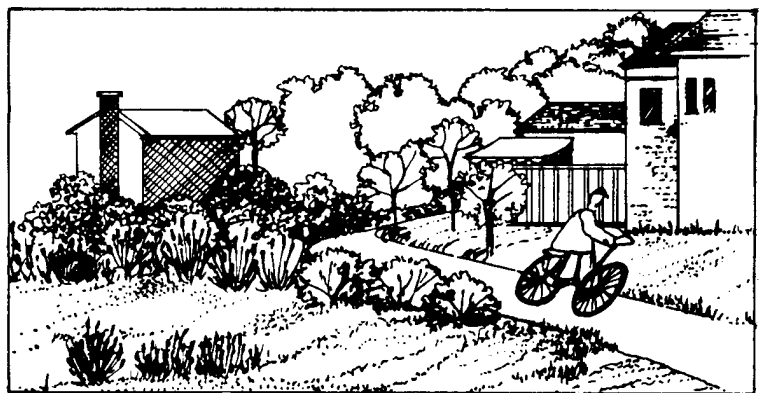
Incorporated wetlands and natural habitats into an open space network. [3]



[1]

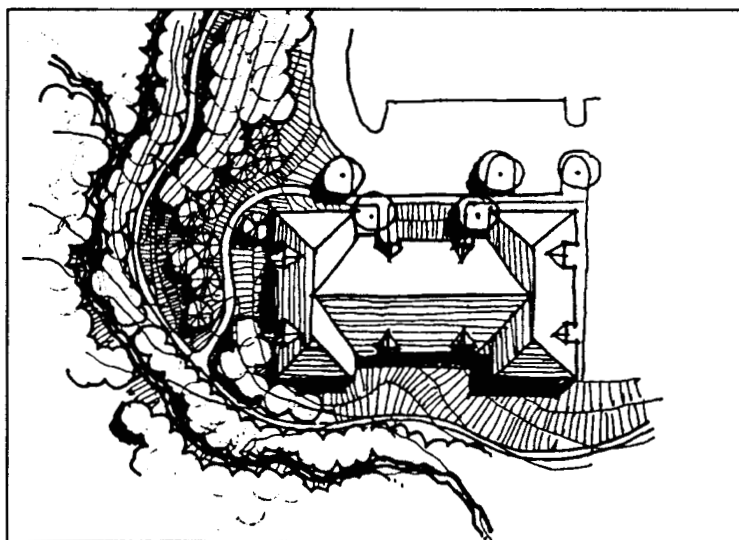


[2]



[3]

# Open Space

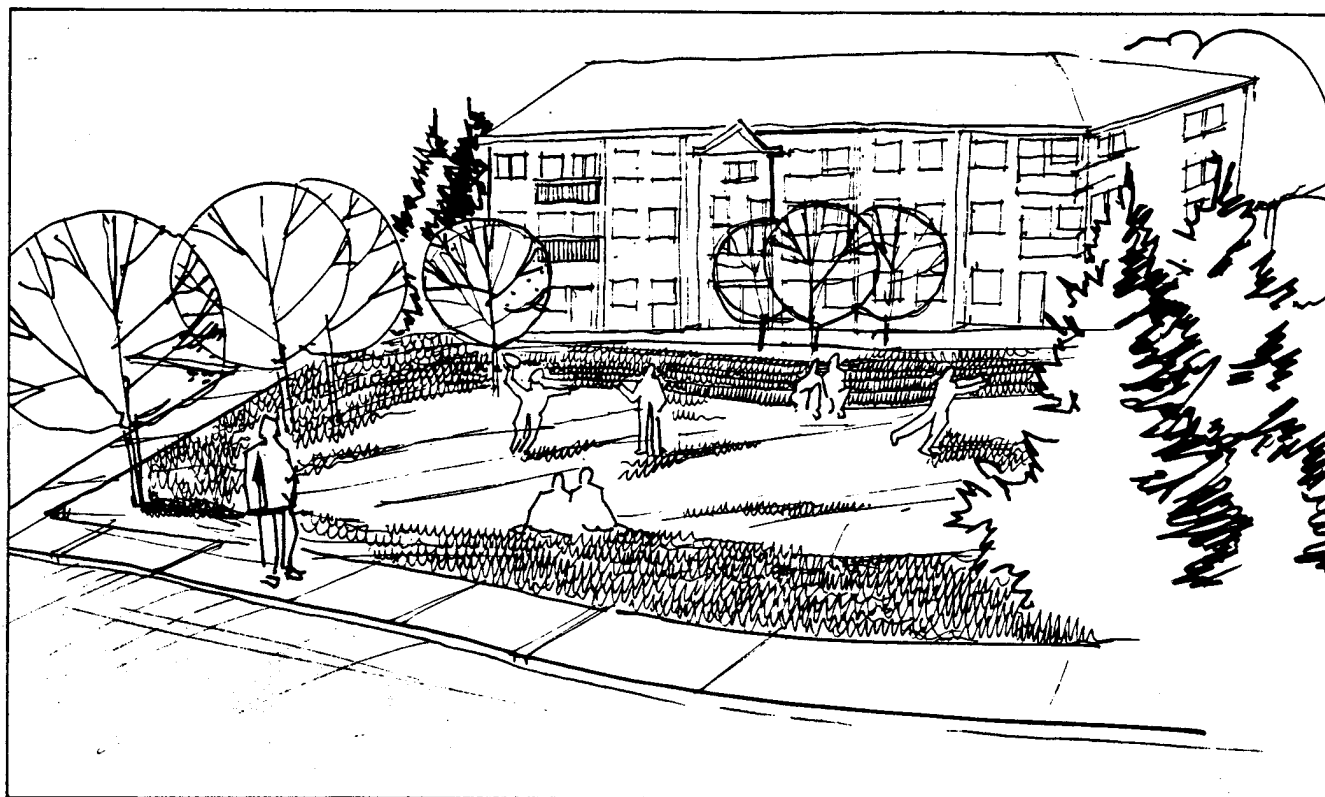


[1]

**Guideline:** The type and desired accessibility of open spaces governs their location.

Shield access to natural open spaces by locating entry points away from general view. [1]

Locate site amenities near dwellings to invite use. [2]



[2]

# Open Space

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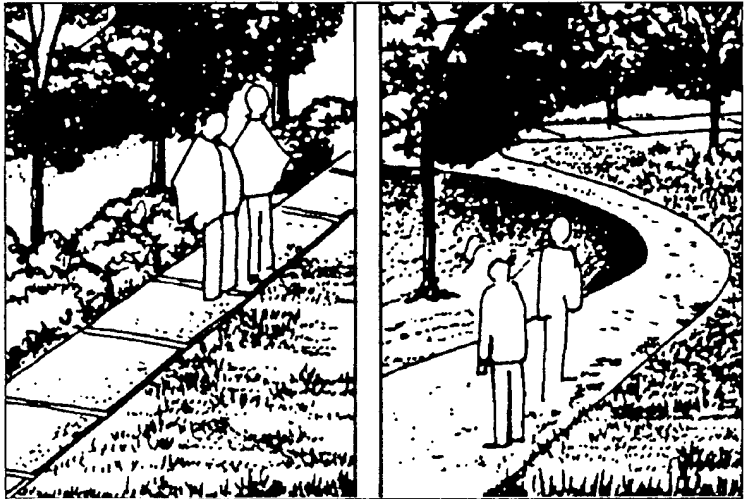
**Guideline:** Open spaces may be partly enclosed.

Define open space with hedges, fences and trees or buildings. [1]

Differentiate types of open spaces through walkways and landscaping. [2]

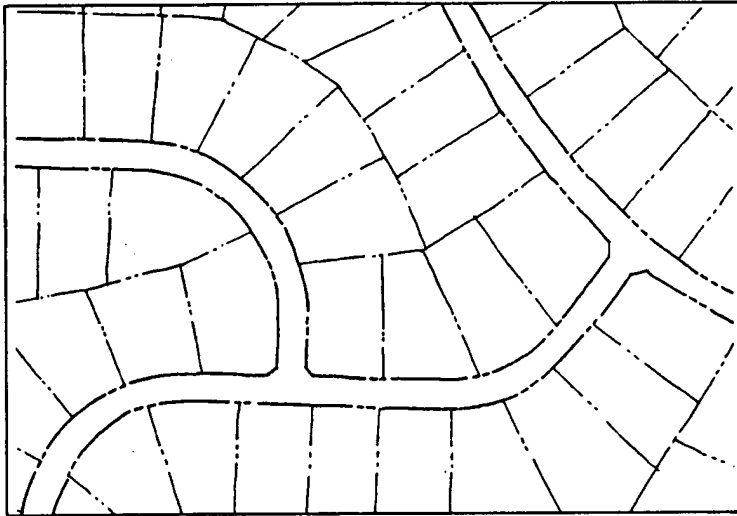


[1]



[2]

# Circulation



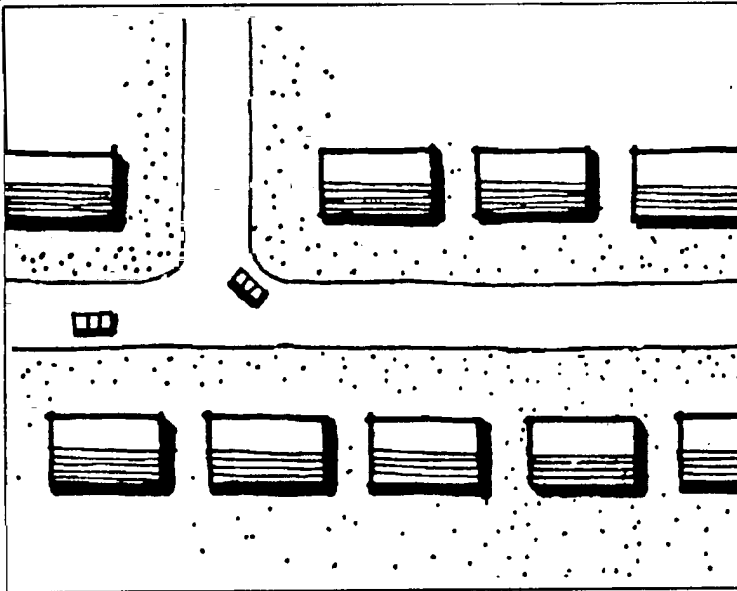
[1]

**Guideline:** Traffic “filters” through a neighborhood by means of a hierarchy of local routes and through roads of varying widths and design.

Integrate streets with a series of looped, local roads. [1]

Redirect nonlocal traffic with “T” intersection streets. [2]

Develop street systems that reflect street function and traffic carrying needs. [3]



[2]



[3]

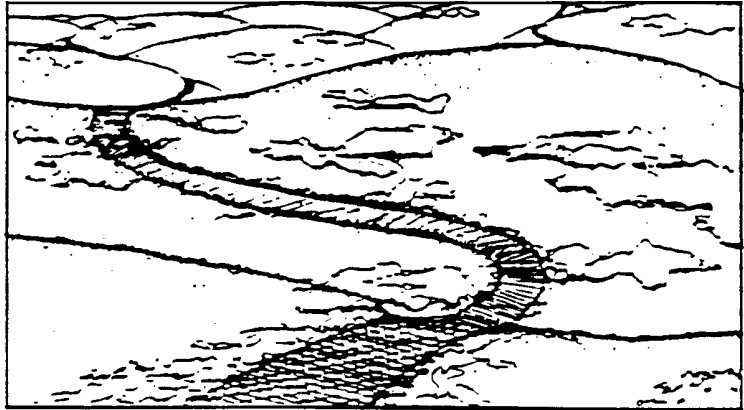
# Circulation

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**Guideline:** New roads are sensitive to the existing landscape.

Use mountable curbs on roads to complement the rural character of an area. [1]

Design road alignments in relation to existing topography. [2]



[1]

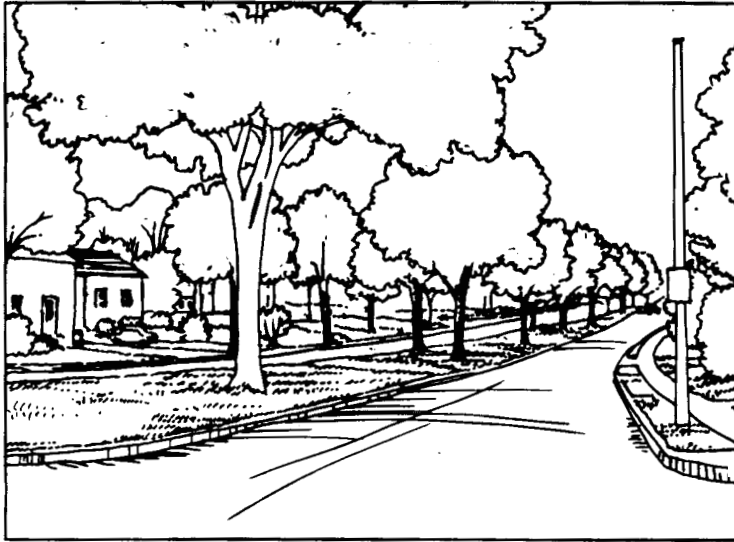


*The scene above intensifies our sense of traveling through a hilly area; the one below is environmentally unsound and unexciting*

[2]



# Circulation



[1]

**Guideline:** Streets are visually differentiated to impart a sense of identity and orientation.

Landscape boulevards with trees branching fairly high off the ground. [1]

Shade commercial streets with high canopy trees. [2]

Use trees with spring blossoms and brilliant autumn leaves along special streets as seasonal visual features.



[2]

# Circulation

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**Guideline: Street edges and open spaces are landscaped to define pedestrian areas.**

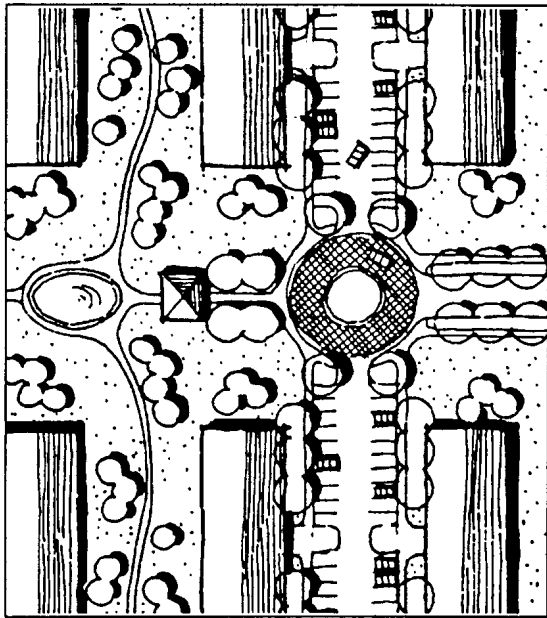
Vary planting material and paving to accent circulation and recreation areas. [1]

Locate landscaped buffers between streets and sidewalks. [2]

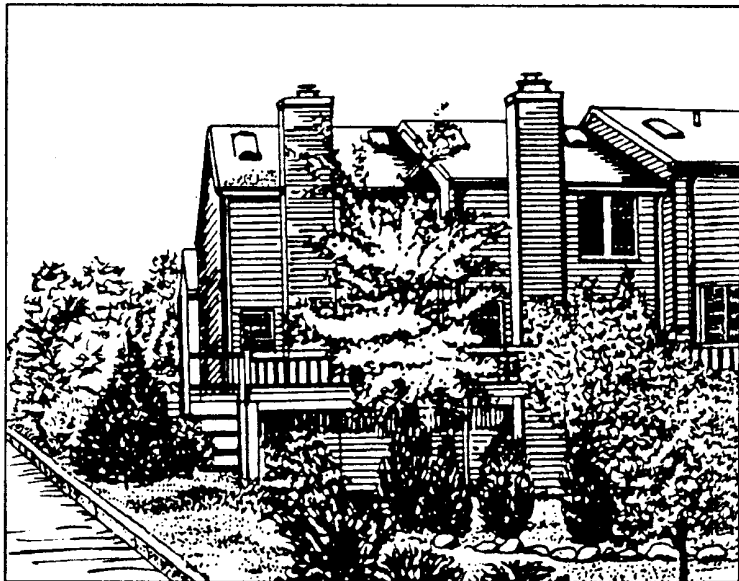
Highlight key building elements, building to building separations and transitions with appropriate planting. [3]



[2]

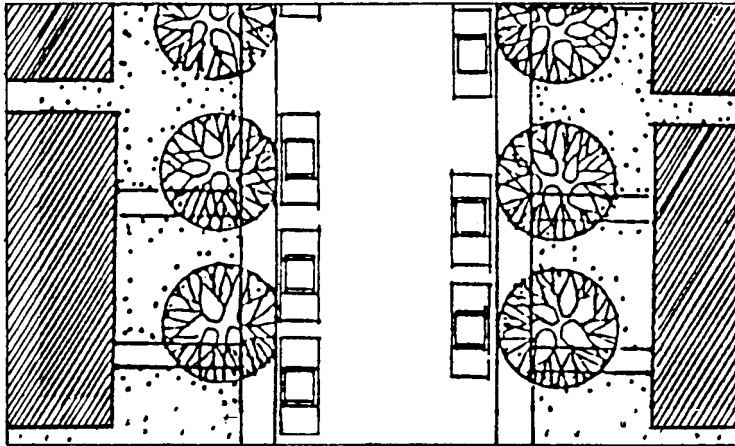


[1]



[3]

# Circulation



[1]

**Guideline:** The mix of garages, alleys and parking complements housing and street types.

Solve overflow and visitor parking requirements with parallel parking on both sides of a street. [1]

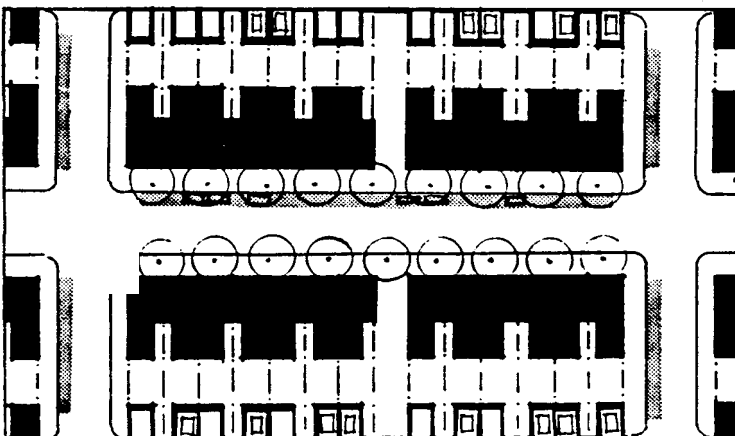
Reduce street widths when garages and driveway parking is provided for each unit. [2]

Create a rear lot garage and alley system for narrow lots. [3]



[2]

Use rear parking pads for attached houses on major streets with heavy traffic. [3]



[3]

# Circulation

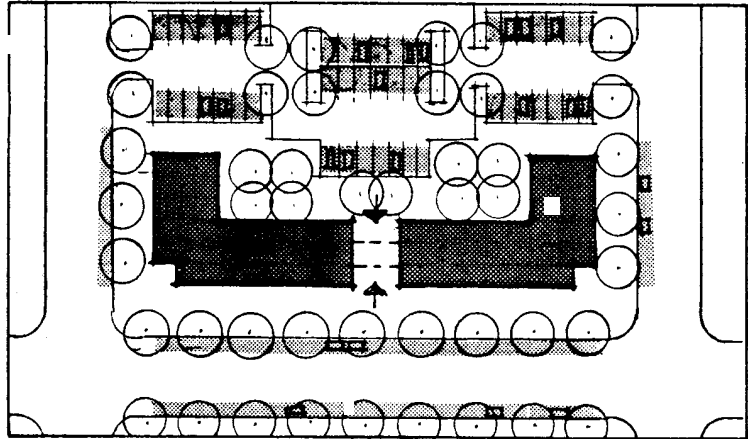
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**Guideline: Parking lots do not isolate buildings from streets.**

Divide large parking lots into small, dispersed interior units. [1]

Place rear parking courts with both street and court entrances. [2]

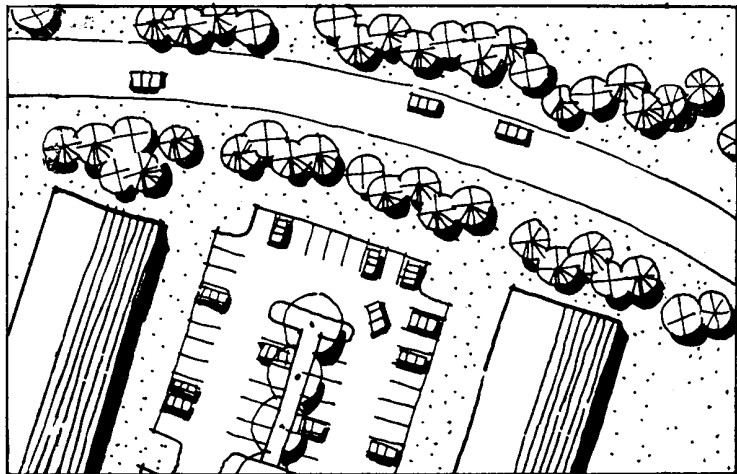
Landscape parking areas and streets. [3]



[1]

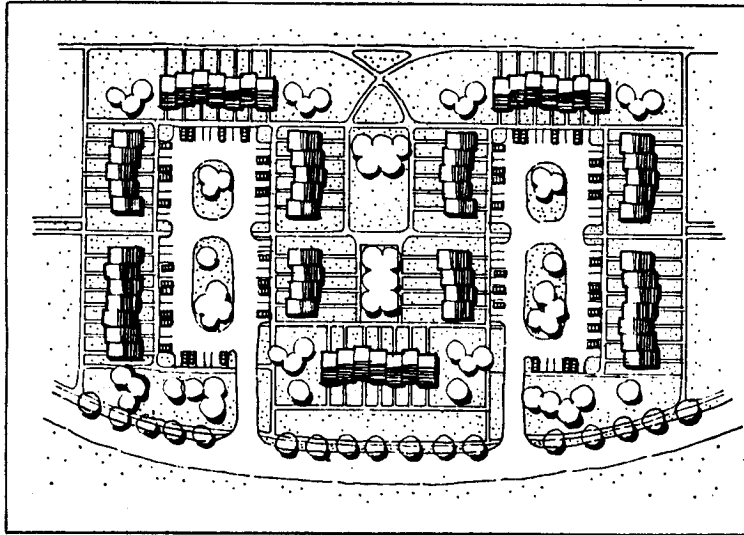


[2]



[3]

# Circulation



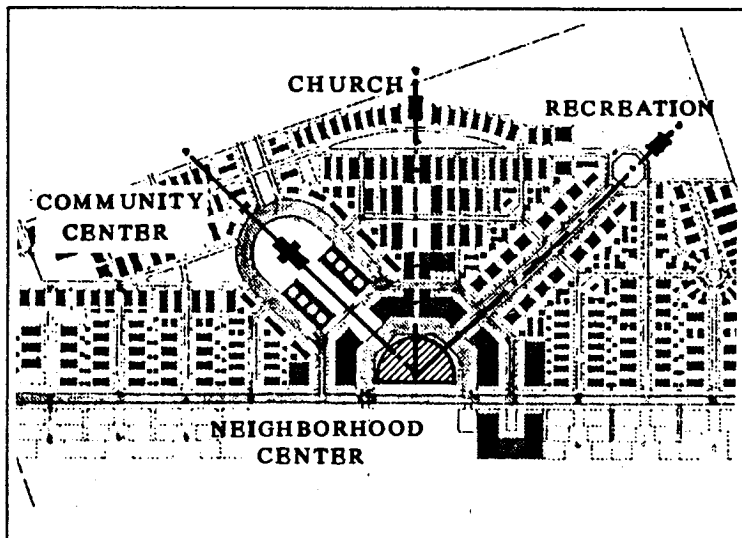
[1]

**Guideline:** A pedestrian footpath and street network is integrated into the project design.

Make sidewalks and paths places for jogging, biking, strolling and informal play. [1]

Integrate streets and pedestrian paths. [1]

Design a system to link local schools to surrounding neighborhoods, shopping and community facilities. [2]



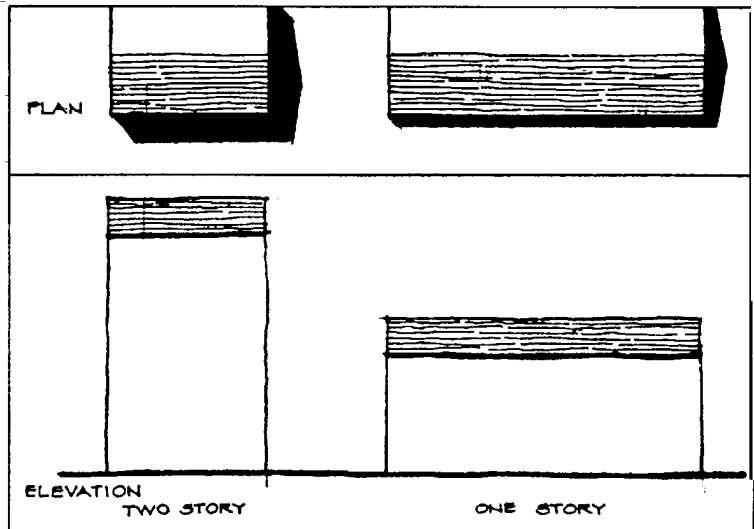
[2]

# Building

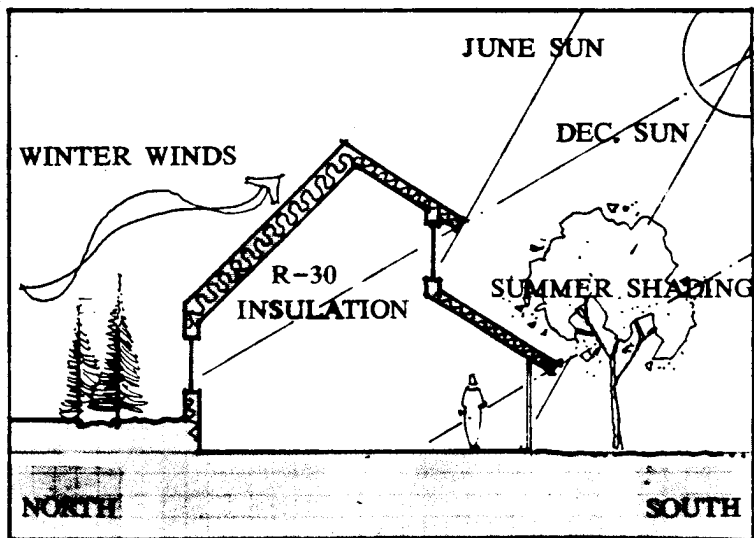
**Guideline: The placement of buildings complements climatic conditions.**

Minimize adverse climatic conditions. [1]

Maximize light exposure year round and heat gain in winter months using windows with southern exposures. [2]



[1]



[2]

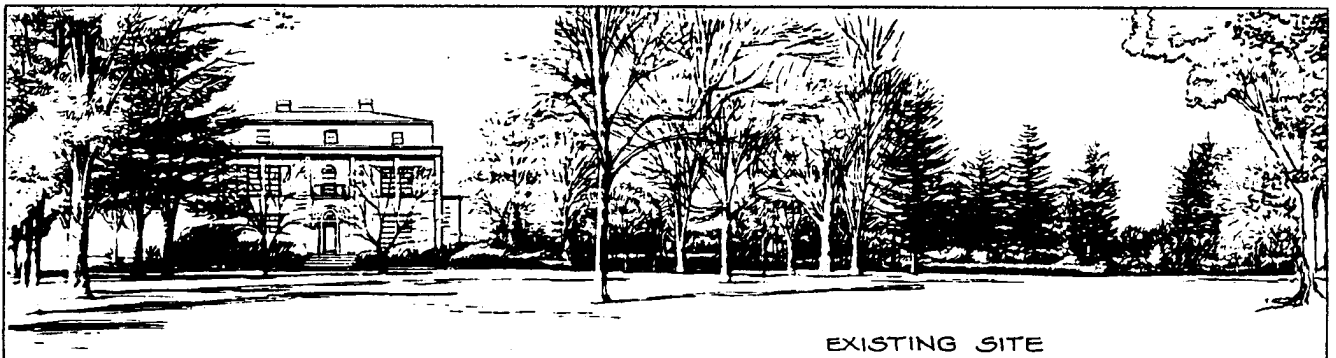


[1]

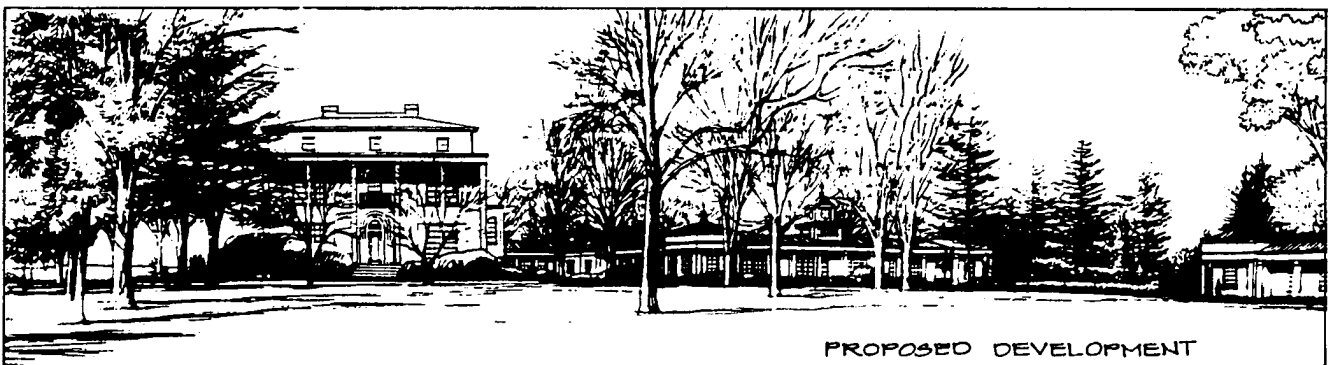
**Guideline: The project design, building scale and massing complements historic structures and grounds.**

Use historic buildings as the focal point of a project design. [1]

Create a positive association and identity between a new project and an historic structure and site. [2]



[2]



[2]

# Building

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**Guideline:** The project uses regional building elements and a simple design vocabulary.

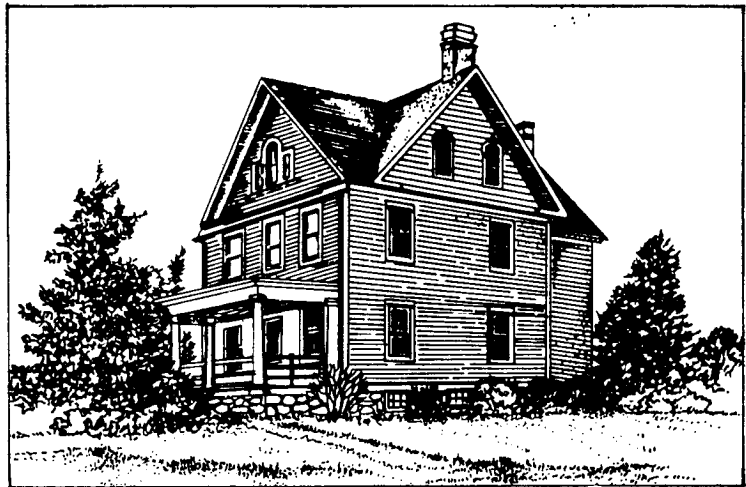
Use dormers, gables, roofs and porches when possible. [1]

Incorporate windows with strong vertical proportions. [2]

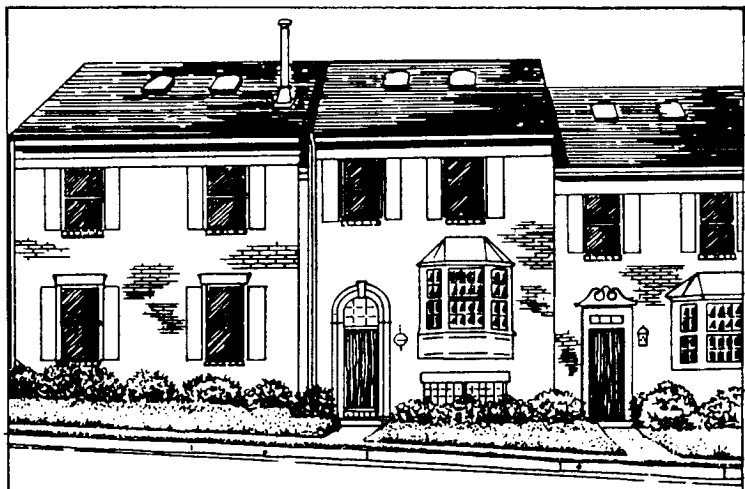
Vary exterior building elements on attached housing when appropriate. [3]



[1]



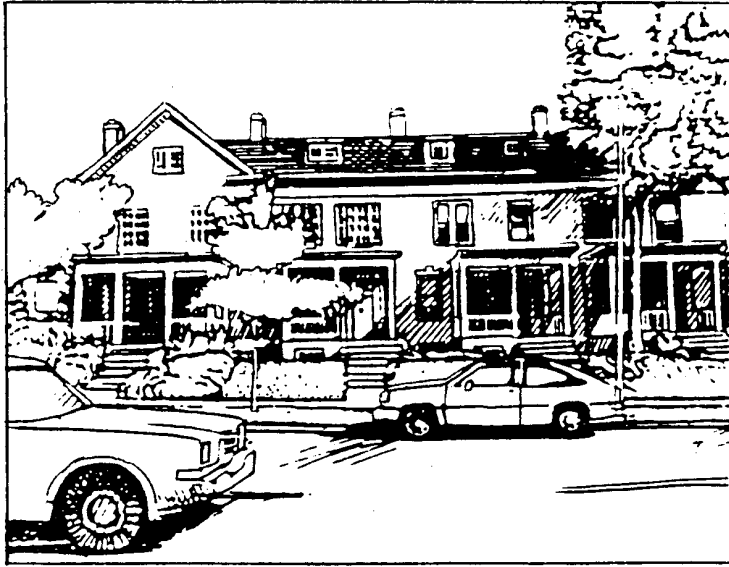
[2]



[3]



# Building

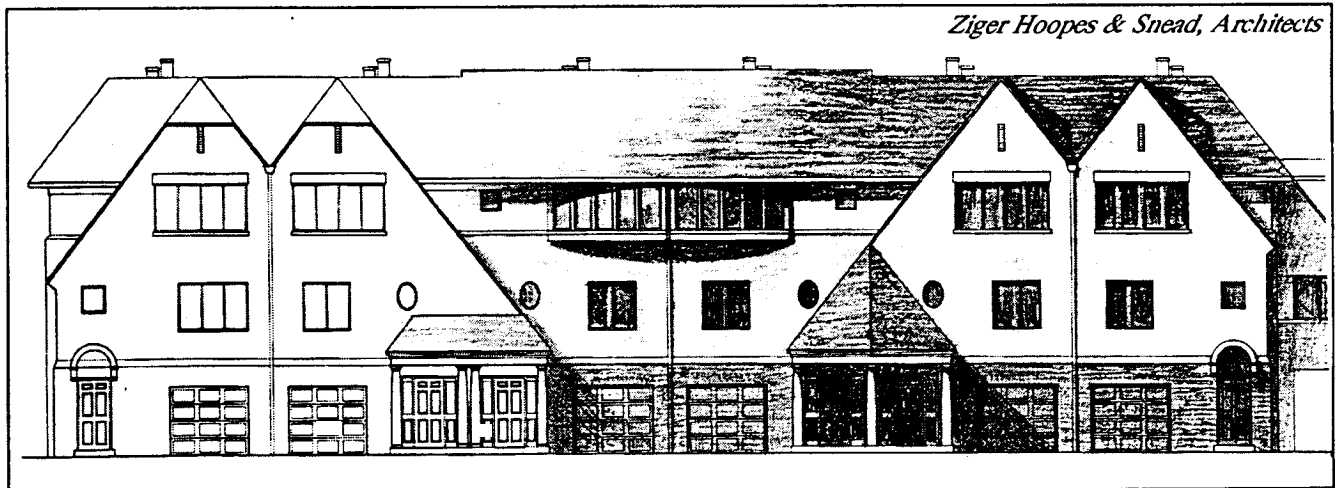


[1]

**Guideline: All dwellings enhance the character of the street.**

Locate dwellings to face the street except where topographically unsuitable. [1]

Design entries in a varied but ordered manner. [2]



[2]

# Building

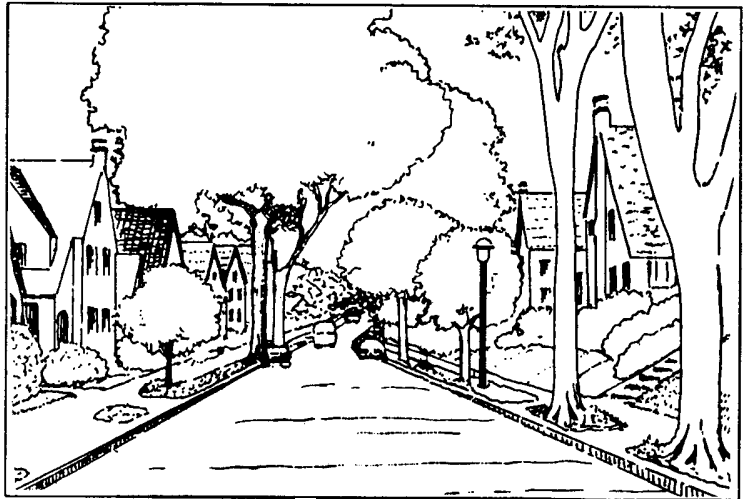
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**Guideline: The dwellings on both sides of a street produce a unified image.**

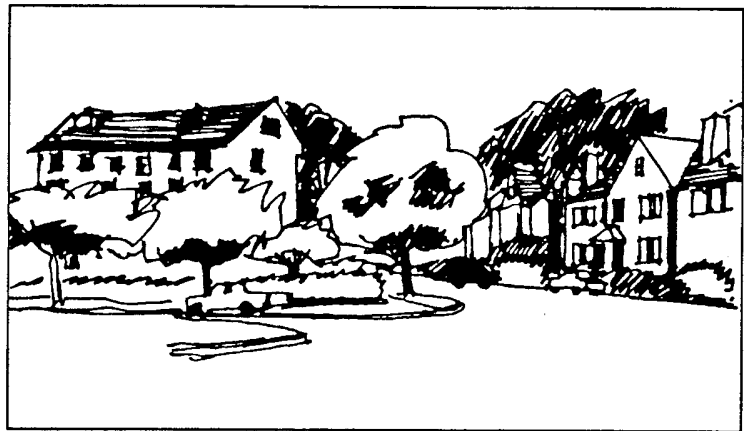
Combine architectural elements to provide visual harmony. [1]

Relate low- and medium-rise buildings through common building lines. [2]

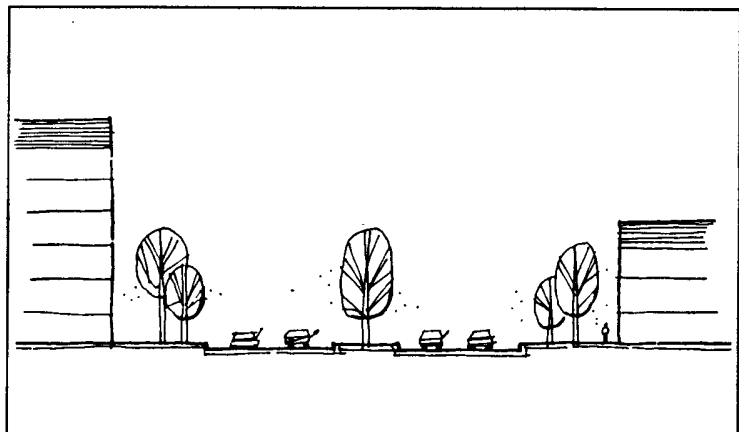
Choose wider streets to support a shift in dwelling style and type. [3]



[1]



[2]



[3]