



**Division II  
Section C**

# **RESIDENTIAL COMPATIBILITY**

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# Introduction

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## REGULATORY REQUIREMENTS

The Baltimore County 1989-2000 Master Plan called for the revision of the development review process and regulations to enable the County to make findings regarding the compatibility of new development. These changes will foster the Master Plan goals of conserving and enhancing communities, promoting design quality, and protecting scenic and historic resources. The Baltimore County Development Regulations, Zoning Regulations, and Comprehensive Manual of Development Policies (CMDP) require the Director of Planning to make compatibility recommendations to the Hearing Officer for:

1. Development other than single-family detached, semi-detached, or duplex housing that occurs in DR 5.5 Zones;
2. Planned Unit Development Projects; and
3. Single-family detached or semi-detached housing that involves zero lot line or “Z” lot configuration.

The Residential Transition Area for a tract of land may be modified as directed by findings pursuant to Section 32-4-402 of the Development Regulations.

In making the recommendation, the Planning Director must find that the proposed development is consistent with the following compatibility objectives:

## SITE DESIGN

### I. Site Development Context:

The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

### II. Site Features:

Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

### III. Open Space Planning:

The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

### IV. Building and Parking Layouts:

The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

### V. Road Widths and Sidewalks:

The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

## LANDSCAPE DESIGN

### **VI. Site Landscaping, Streetscapes and Buffers:**

The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

### **VII. Exterior Signs, Lighting and Accessory Structures:**

The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

## ARCHITECTURAL DESIGN

### **VIII. Building Scale, Proportions, Massing and Detailing:**

The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

## INTENT

The purpose of the compatibility finding is to assure that the site planning, buildings design, and landscape features of new developments are appropriate and complement the existing neighborhood. The key to compatibility is to make appropriate design transitions from infill development to surrounding neighborhoods.

Design compatibility focuses on the site and design features that help the new development fit into its surroundings. The design and layout of a new development uses features from the

built and natural environment. A compatible development shares visual and functional relationships with its surroundings and complements the built form. Residential design compatibility exists when the relationship of dwellings, streets, and open spaces form an identifiable pattern that is in harmony with the plan patterns and building forms of the adjacent neighborhoods.

## CONTEXT AND EDGES

The size of the development site, the surrounding neighborhoods, and the adjacent development are all factors in identifying the context for compatibility. The relationship between the edge of the existing neighborhood and the proposed development is most important. Within the development site, the most critical area is from the property edge to the first building facade or parking area. This critical area is shown as the priority compatible edge on the "Compatibility Edges" diagram on the following page.

## APPLICABILITY

The compatibility objectives should be flexible enough to permit the most appropriate development on a particular site. Development proposals will be evaluated according to each objective. However, there are four important caveats:

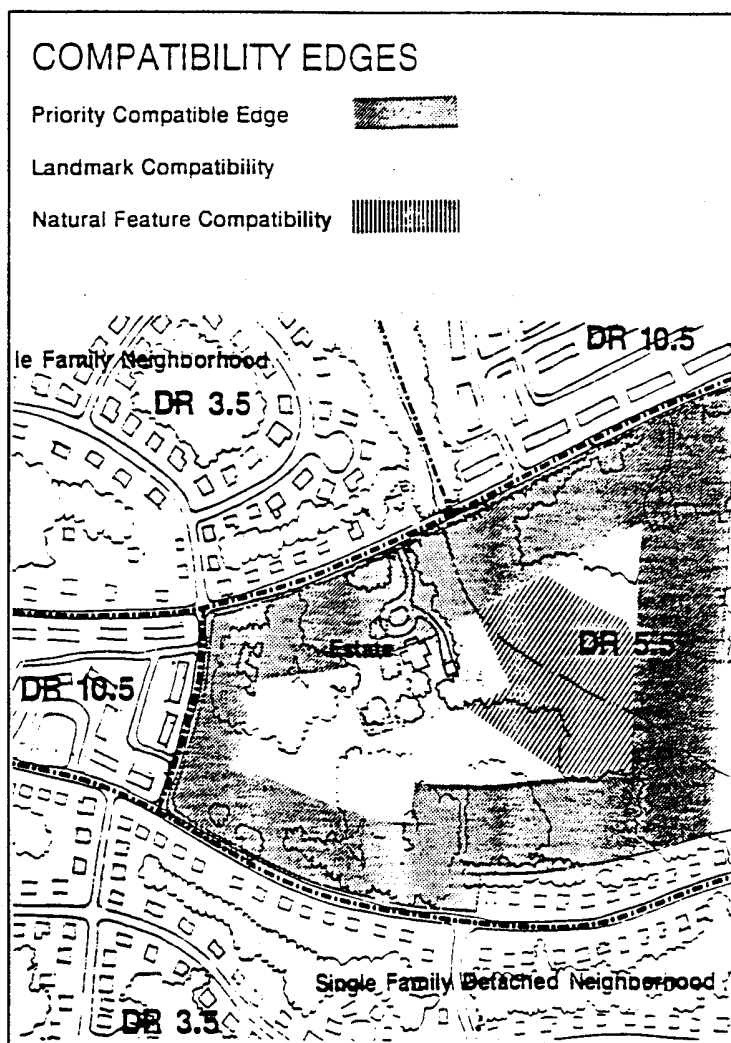
1. It may not be possible for a project to meet every objective because of other regulations or site constraints.
2. Some objectives may have greater importance and appropriateness to different devel-

# Introduction

opment sites and surrounding conditions. Variations from the specific guidelines may be considered when compensated by improvements which contribute to making the project compatible with its surroundings.

3. The guidelines for meeting each objective are not absolute; creative design alternatives are encouraged.

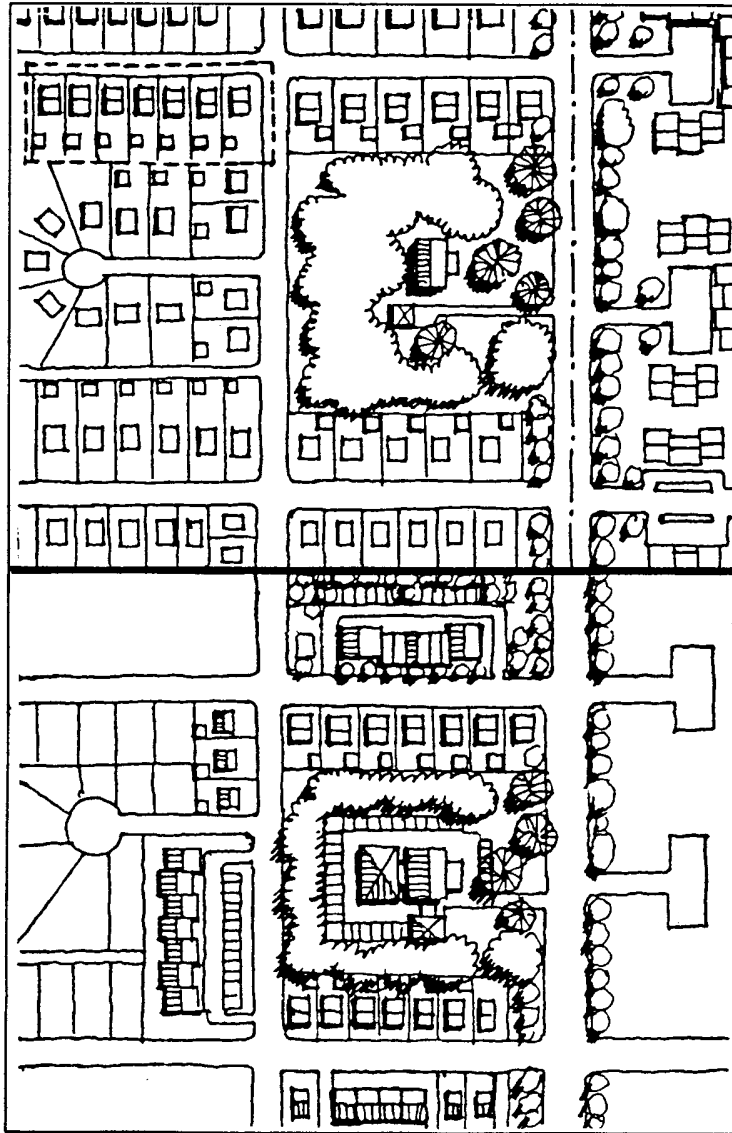
4. In applying the different design guidelines in the CMDP, including compatibility, the context of the surrounding area and the Land Management Areas (see the Baltimore County Master Plan) should be taken into account. Design quality guidelines may be more important for projects surrounded by undeveloped land in Growth Areas while the compatibility guidelines would be most important in urban infill sites.



*Compatibility Edges*

## OBJECTIVE I

The arrangement and orientation of the proposed building lots and site improvements are patterned in a similar manner to those in the neighborhood.



## Intent:

1. To integrate the physical patterns of the proposed infill development with the established developments comprising the neighborhood.
2. To assure that the buildings, parking areas and site improvements patterns are similar in proportion to the surrounding developments.
3. To maintain the land form characteristics of the surrounding properties and neighborhood.
4. To incorporate natural terrain and maintain pleasant views.

The land development patterns of a neighborhood are characterized by the street layout, property lots, size and configuration, house orientation, natural terrain, and vegetation.

The infill development design needs to respond and integrate the following neighborhood development components:

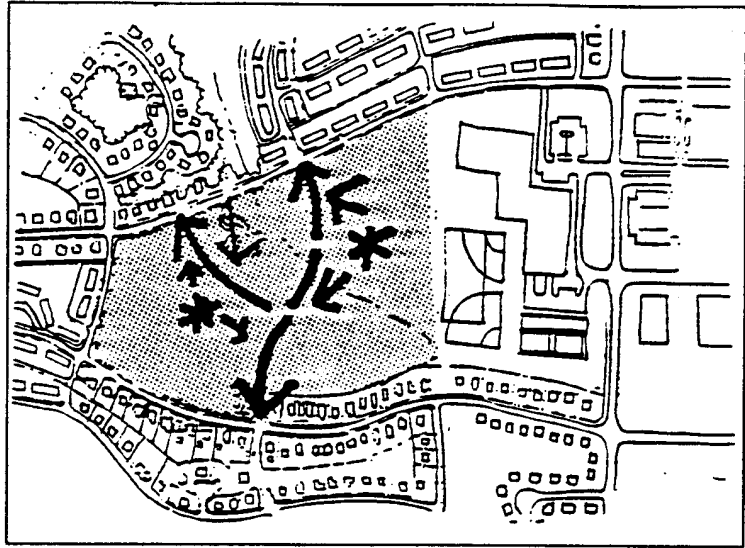
1. Continue established street patterns by connecting streets wherever possible;
2. Pattern lots and buildings layout to reflect adjacent building mass; and
3. Incorporate natural terrain, vegetation, historic settings and pleasant views.

# Site Design

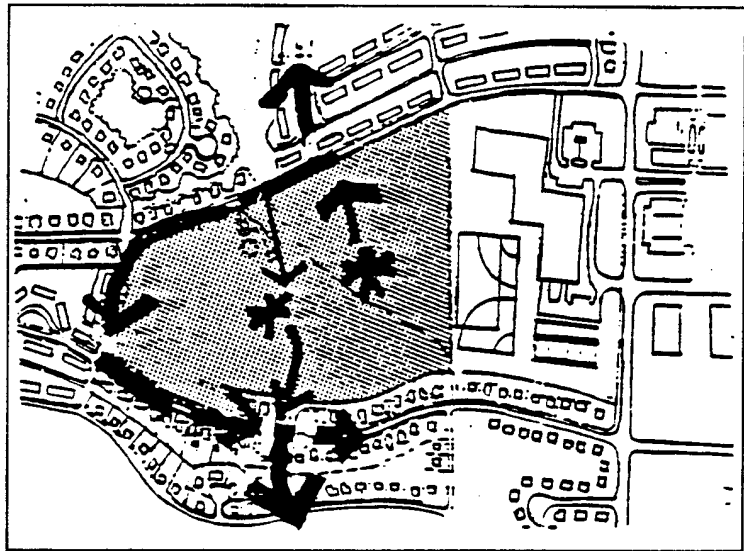
## Guidelines:

### Street Patterns/Character/Continuity

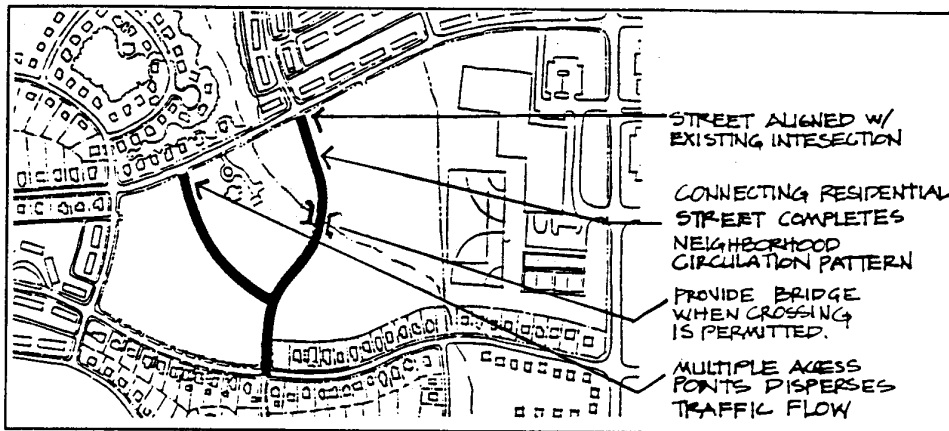
- Emulate local street patterns such as inter-connecting streets that influence the overall arrangement of buildings and outdoor spaces within the neighborhood.
- Develop streets to fit the contours of the land, avoiding high terraces and harsh straight lines. Avoid extensive grading that results in steep side slopes.
- Continue the alignment of existing streets when extending these streets through the proposed development.
- Align intersections at right angles. Avoid off-set intersections.
- Continue established alley patterns and functions in the existing neighborhood and adapt similar patterns and functions into the proposed development.
- Avoid dead end streets.



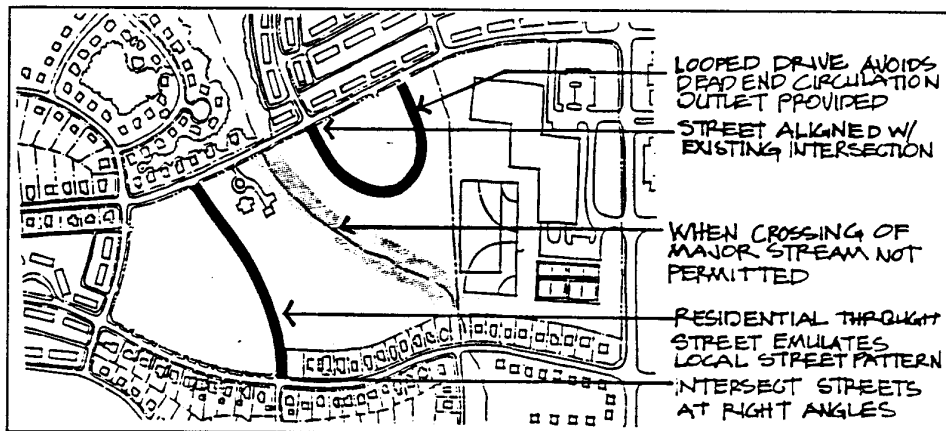
*Desirable Connections -- Site entrances are connected by an internal street system*



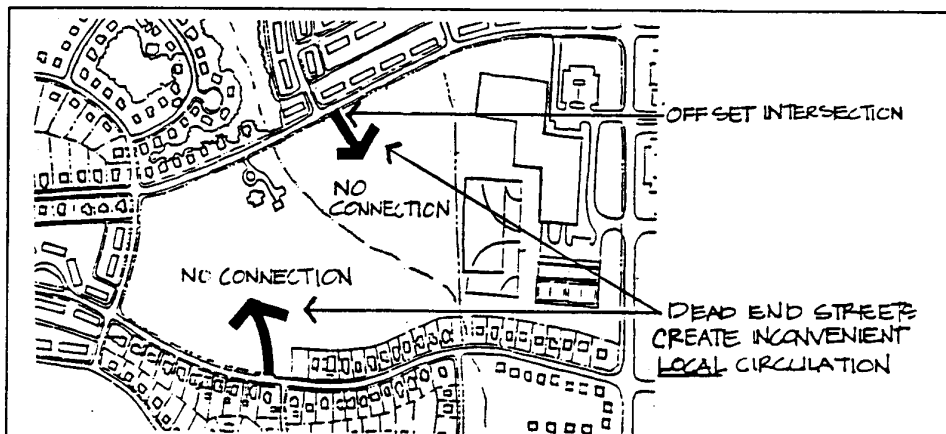
*Undesirable Connections -- Limited internal circulation forces traffic onto existing neighborhood streets*



*Compatible -- Stream crossing allowed*



*Compatible -- Stream crossing not allowed*



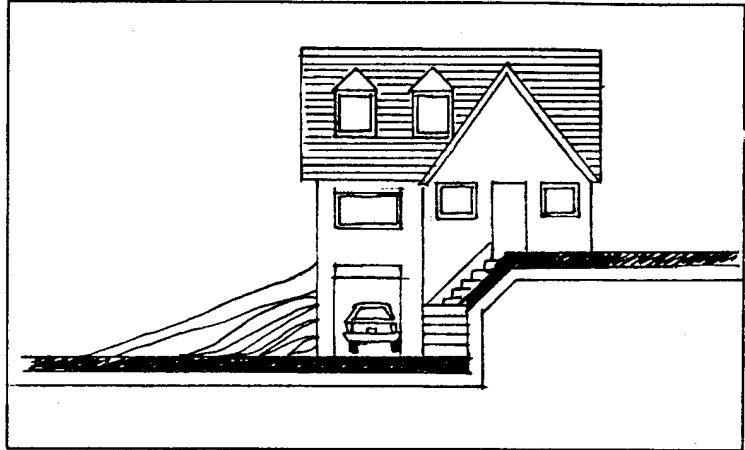
*Incompatible*

# Site Design

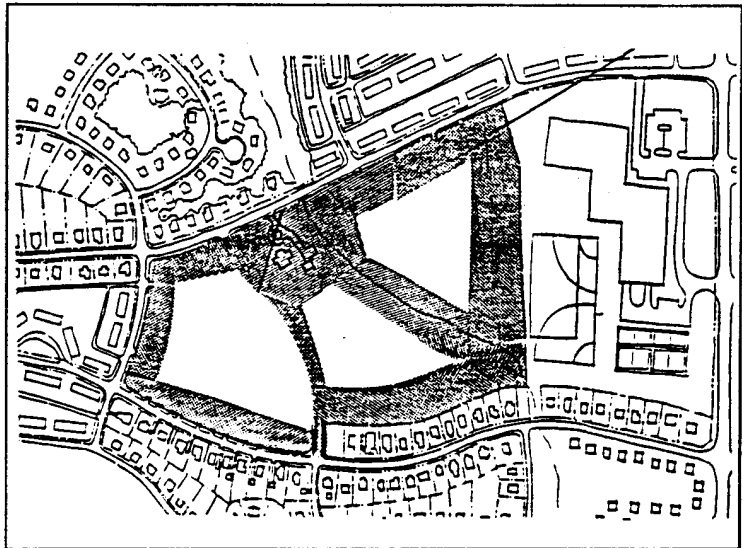
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## Terrain

- Terrace building masses and large parking areas with the existing slope.
- Provide smooth grade transitions between newly graded areas, undisturbed terrain and adjacent properties.
- Avoid placement of earth embankments or cut slopes along adjacent properties that may create drainage problems, restrict light or block views.
- Incorporate distinctive topographic features into the site design.
- Respect prevailing grading techniques and building relationships to topography.
- Maintain similar building-to-street grade relationships.
- Avoid construction of extensive slope areas which are visible from the neighborhood.
- Provide visual relief by varying the slope ratios along embankments visible from the neighborhood and connecting public streets.

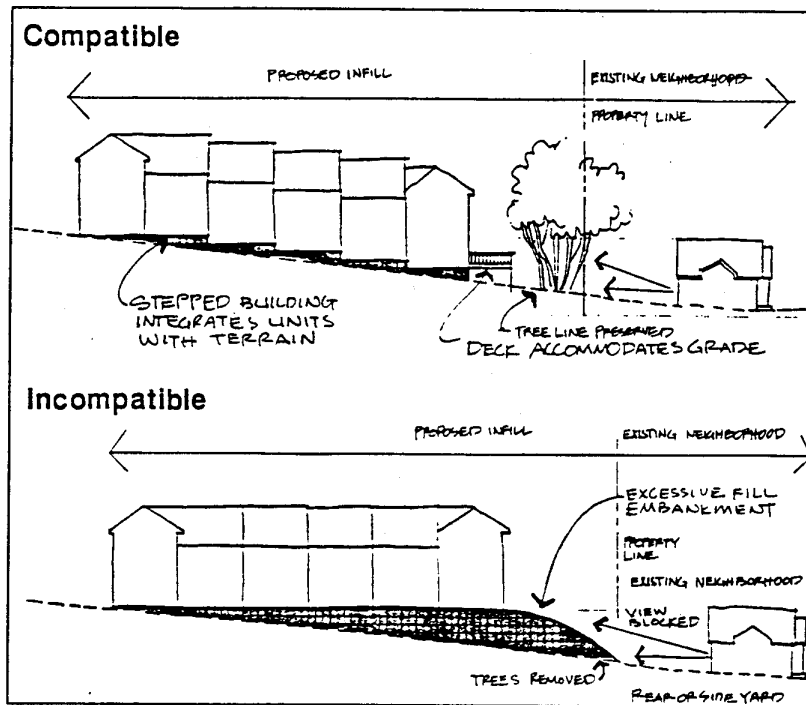


*Basement garage utilizes slope; retaining wall and steps integrate house with sloping terrain*

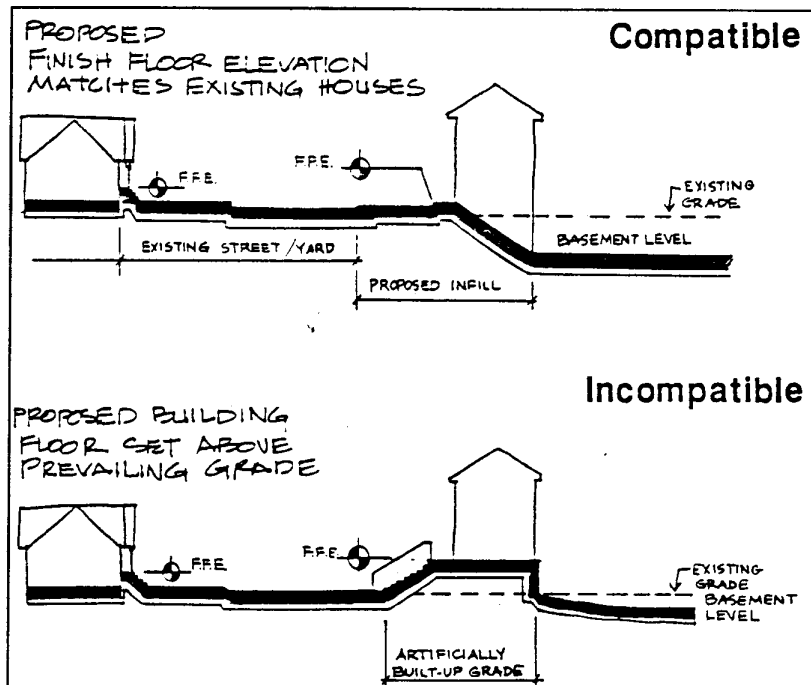


*Priority Grade Transition Areas*





*Set first floor elevations to match existing houses*

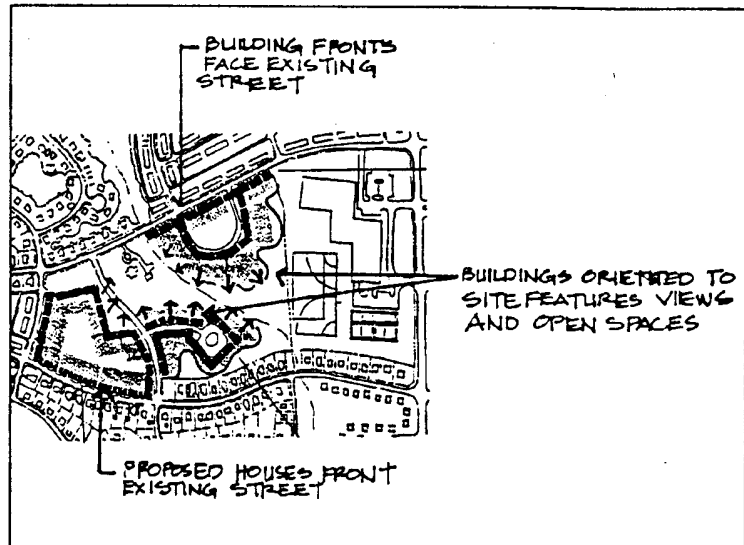


*Step first floor elevations of longer buildings to follow the terrain*

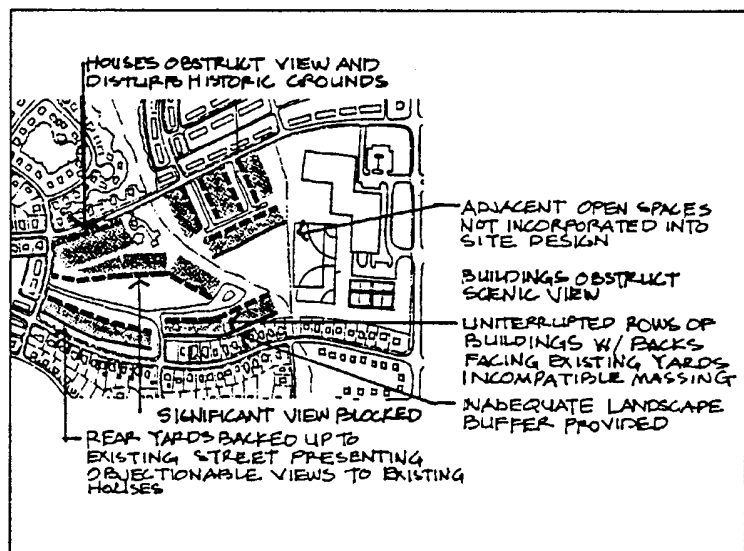
# Site Design

## Building Layout Pattern

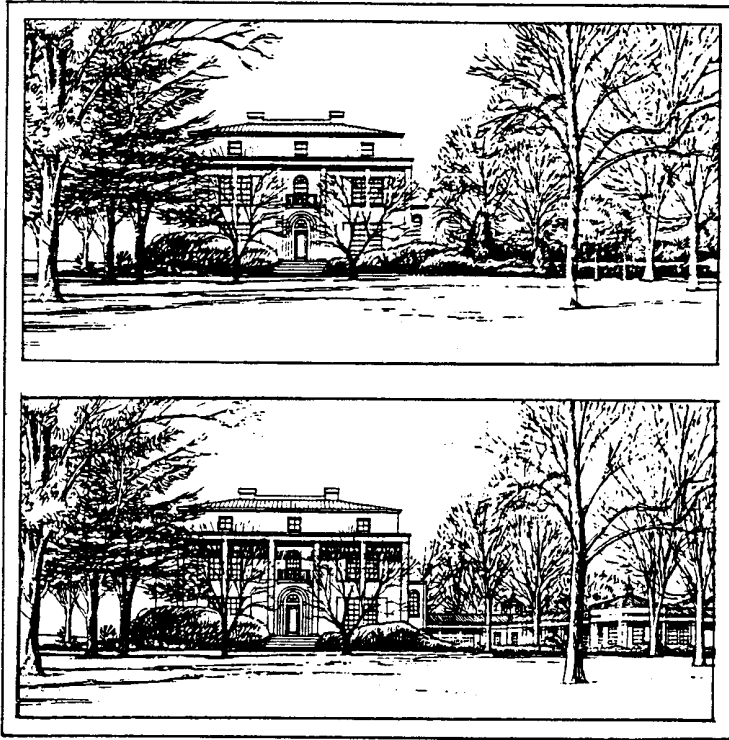
- Arrange buildings, parking areas, and other site improvements to approximate the development massing of the adjacent neighborhood.
- Organize buildings to define useable outdoor spaces that contribute to the neighborhood overall design pattern of the site plan.
- Group buildings around existing tree groves, rock outcrops and other natural features.
- Arrange buildings to take advantage of significant views.



*Compatible -- Orientation*



*Incompatible -- Orientation*



## OBJECTIVE II

Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

### Intent:

1. To retain designated historic or distinctive structures and landmarks, and monuments that contribute to the visual character and identity of the neighborhood.
2. To retain views on or off site that contribute to the visual quality and identity of the neighborhood.
3. To retain significant landscapes.

Landmarks, prominent or historic buildings and site features provide reference points and contribute to the image and identity of the neighborhood. They may be located on the proposed development site or on adjacent sites.

Significant site features should be incorporated into the proposed design. The visual and functional integrity of the site features should be retained. Style or theme can be borrowed from surrounding landmarks providing a context for the proposed development.

View corridors to landmarks and historic buildings should be retained. Development transitions should be made to preserve the prominence of important buildings existing on or adjacent to the site. New buildings should not compete for prominence with established neighborhood landmarks. New landmarks may be created where appropriate and meaningful to the image and context of the neighborhood.

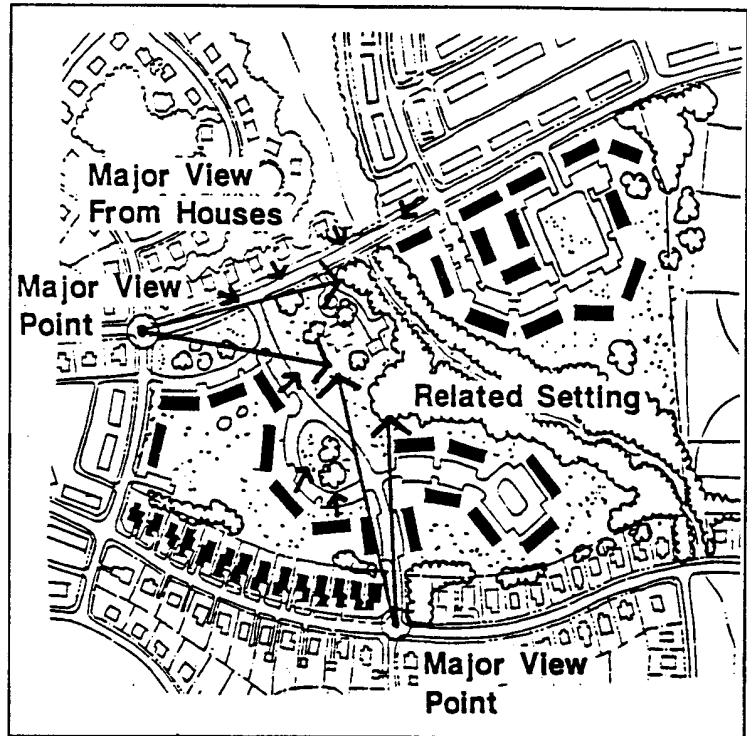
# Site Design

Views of prominent building forms or landscape scenery contribute to the visual integrity of the neighborhood. Some views provide a backdrop to houses and buildings of the neighborhood and other views present focal points along the neighborhood street. Preserving the hierarchy and sequence of views along the street should be considered when developing within existing neighborhoods.

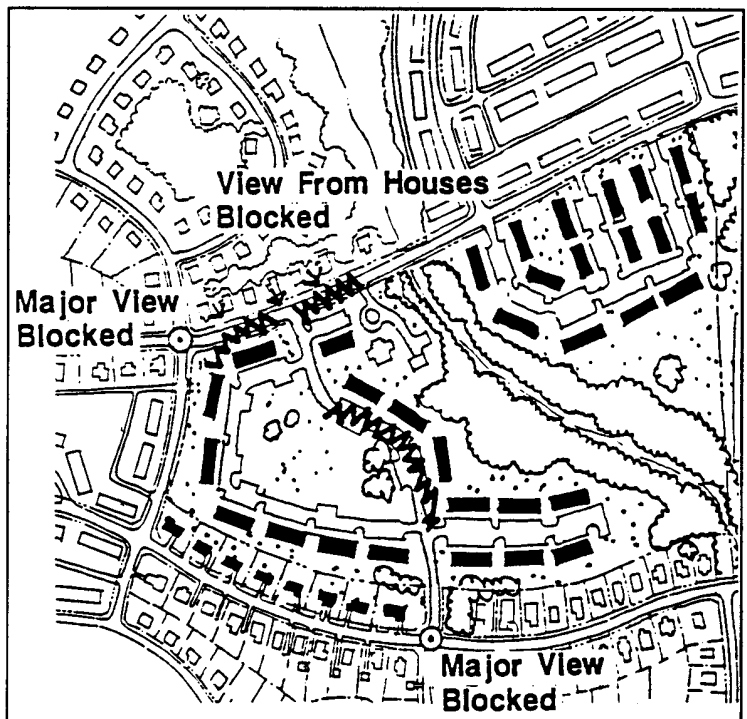
## Guidelines:

### Historic or distinctive structures and monuments

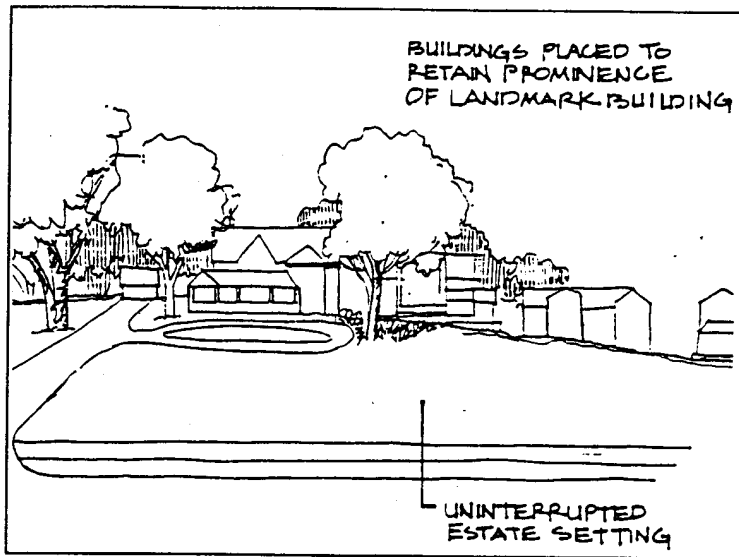
- Retain the prominence, character and setting of structures, monuments and landmarks through the arrangement of new buildings and site features.
- Provide appropriate architectural and landscape transitions and connections to existing landmarks and significant buildings.
- Retain major view corridors to significant buildings and landscape scenery.
- Incorporate on-site structures or monuments into the site design.



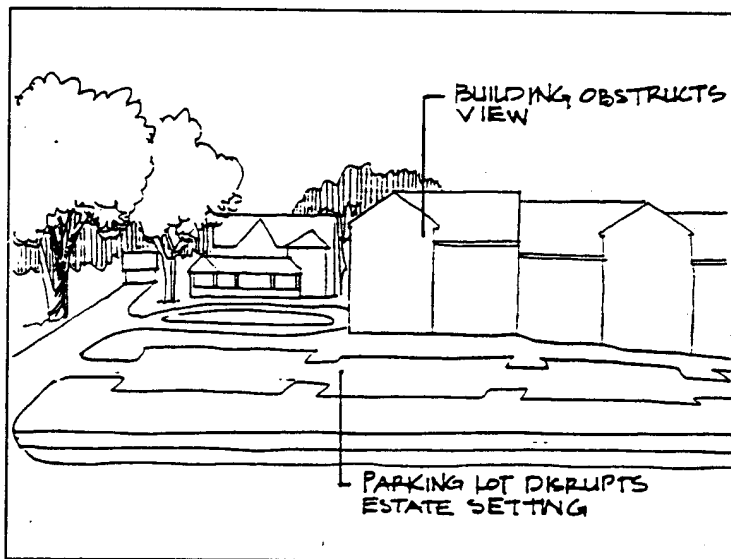
*Compatible -- Landmark relationship*



*Incompatible -- Landmark relationship*



*Compatible -- Landmark view from street retained*



*Incompatible -- Landmark view from street blocked*

## Views/Vistas

- Retain significant views and vistas
- Retain views from street to historic buildings.

## Landscapes

- Retain significant natural or designed landscapes and gardens.
- Preserve and restore designated historic gardens and grounds and incorporate them into the landscape design.
- Retain terrain that is important to preserving historic settings.

# Site Design

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## OBJECTIVE III

The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

### Intent:

1. To integrate proposed open space areas into a comprehensive existing open space system of the surrounding neighborhood.
2. To preserve distinctive natural features, scenes and view corridors within a site.
3. To provide a setting for the neighborhood's identity and image, define neighborhood edges and serve as buffers between noncompatible design features and site functions.

Open spaces may organize or reinforce the neighborhood's plan arrangement; provide a focal point or landscape setting for significant structures, views, and activities; contain recreational facilities; or connect the neighborhood with the larger community or region through a network of greenways and trails. The neighborhood open spaces may include natural undisturbed woodlands & waterways, farm and orchard lands, manicured school grounds, golf courses, landscaped gardens and buffers, or civic spaces and plazas. They may be arranged along distinctive topographic features or may be defined and articulated by buildings.

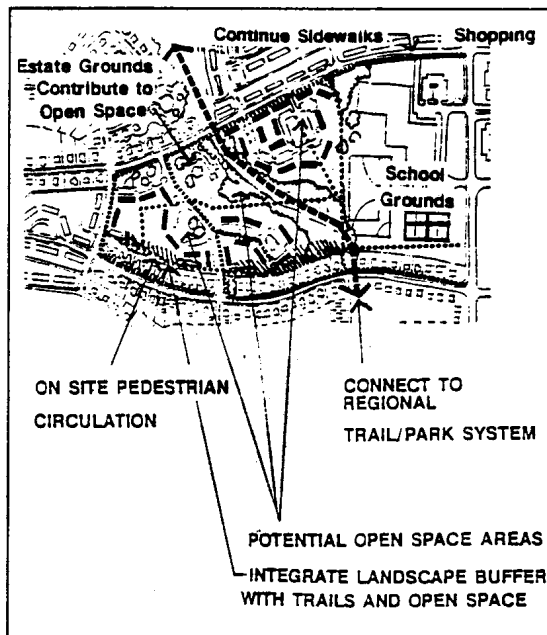
Understanding the role of open space within the neighborhood is crucial to developing sites adjacent to existing open spaces, developing the open space itself or creating new open spaces. Buildings, parking areas and roads

can be organized on the site to create meaningful open space and landscape areas that not only enhance the design quality and usefulness of the proposed improvements, but also contribute to the project's image presented to the neighborhood.

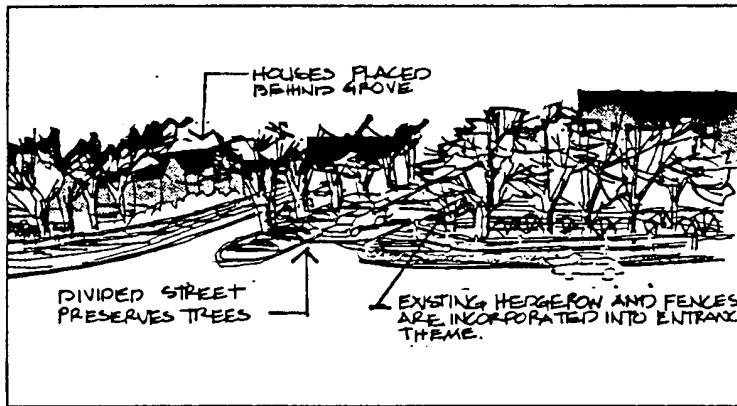
### Guidelines:

#### Nighborhood Identity and Image

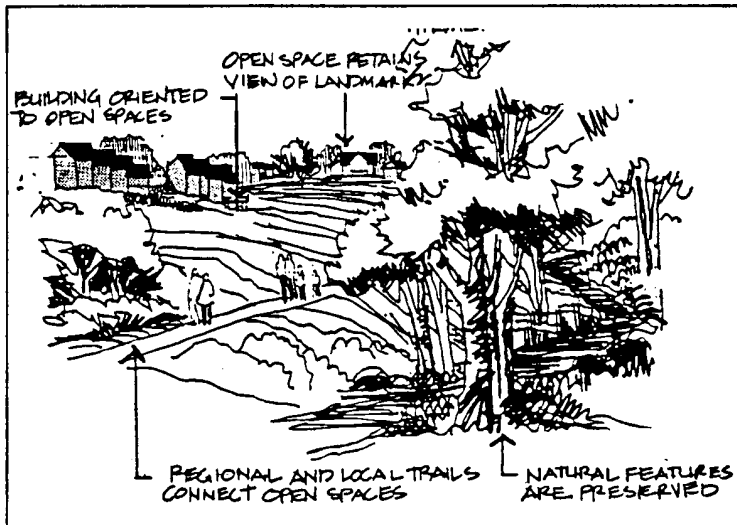
- Design open spaces to define the neighborhood and provide appropriate buffers.
- Locate local open spaces or amenity open spaces in view of the project entrance or public street.



*Create continuity in the open space system*



*Retain mature trees*



*Retain expansive view; orient open space to views*

- Where large tracks of institutional land or golf courses are planned for development, retain or enhance the original open space relationships and functions that contribute to the appearance and livability of the neighborhood.

## Comprehensive Open Space Systems

- Create a visual and functional continuity of open spaces between the newly developed areas and established neighborhood open spaces, and public recreational grounds and trail systems.
- Organize landscaping to make appropriate linkages to surrounding open space areas.
- Continue or make appropriate linkages to existing pedestrian walks and bike trails.

## Preserving Natural Features and Views

- Preserve and restore designated historic grounds and gardens and incorporate them into the site design.
- Use local open space requirements to take advantage of existing views, landmarks and landscape scenery that have become a feature(s) for surrounding neighborhoods.

# Site Design

## OBJECTIVE IV

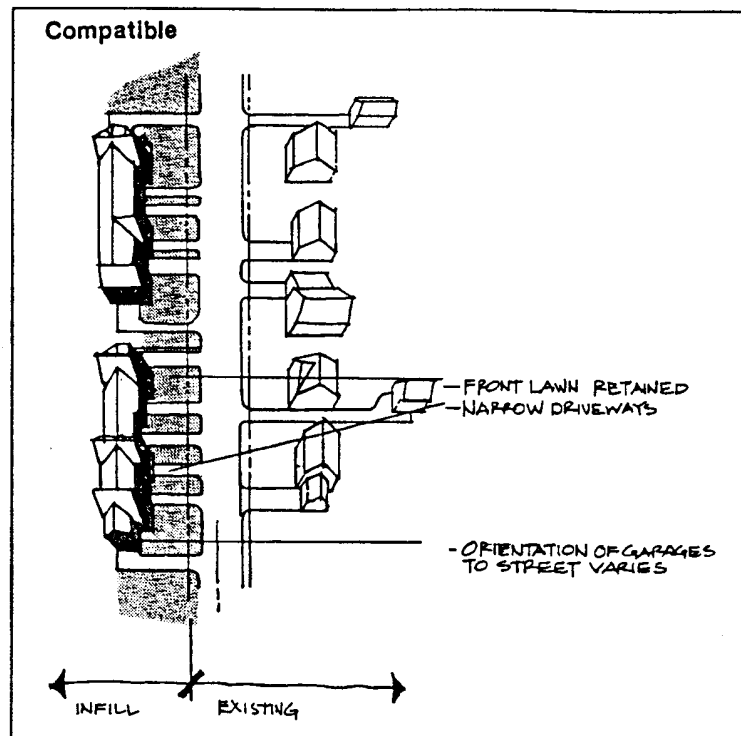
The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have a beneficial impact on the neighborhood.

### Intent:

1. To provide guidance for the placement of buildings and parking as they relate to the street and adjacent properties.
2. To maintain the continuity of existing building-to-street and building-to-building setbacks relationships.
3. To maintain the rhythm or pattern of buildings and parking along the street frontage.
4. To minimize visual impact of parking lots on adjacent neighborhoods.

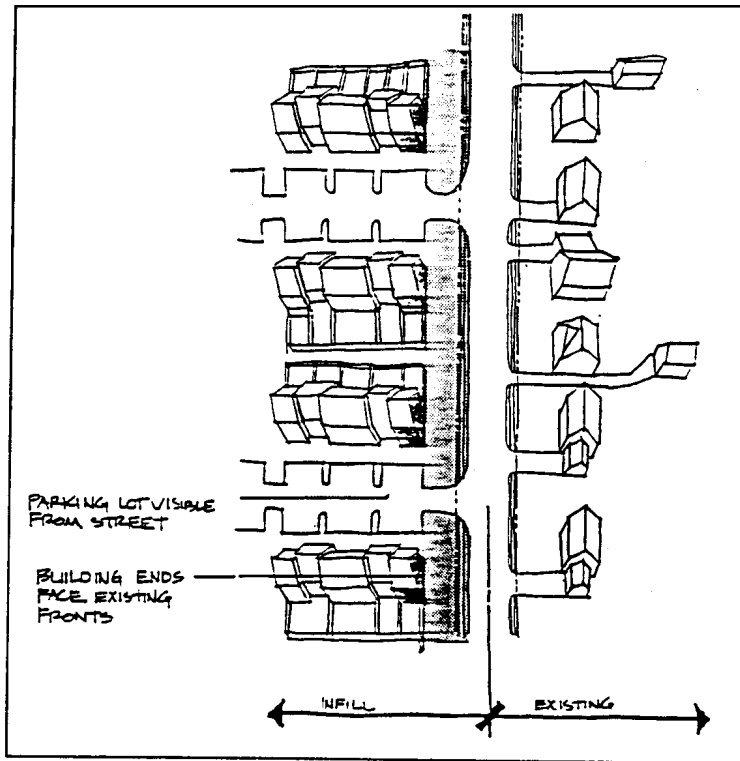
A neighborhood street provides an organization of alternating building forms and open spaces that creates a predictable pattern or movement. The beginning and end of the street rhythm (pattern) may identify a neighborhood's built form.

The rhythm of a neighborhood street is determined by the intervals between building forms and open spaces. The interval is dictated by the length of the buildings and the width of the sideyards. The closer the buildings are to the street, the greater the intensity and movement of the pattern.



*Compatible -- Orientation*





*Incompatible -- Orientation*

Closely spaced buildings with little side yard space create a rapid tempo of repeated building forms. The buildings dominate the streetscape pattern. Buildings set on wider lots and spaced further apart may evoke a slower tempo, with open spaces playing a greater role in the street pattern. It is vital that new buildings conform to the predominant setbacks and street patterns of the neighborhood in order to integrate the new development with its surroundings.

Variations may occur in the setbacks in the newly developed portions of the neighborhood, provided the transitions are gradual and do not disrupt the visual appearance of the neighborhood.

## Guidelines:

### Building and Parking Location

- Provide front side and rear yard relationships that approximate prevailing building to building and building-to-street setbacks.
- Pattern building fronts facing the street curb in a way that complements the existing neighborhood.

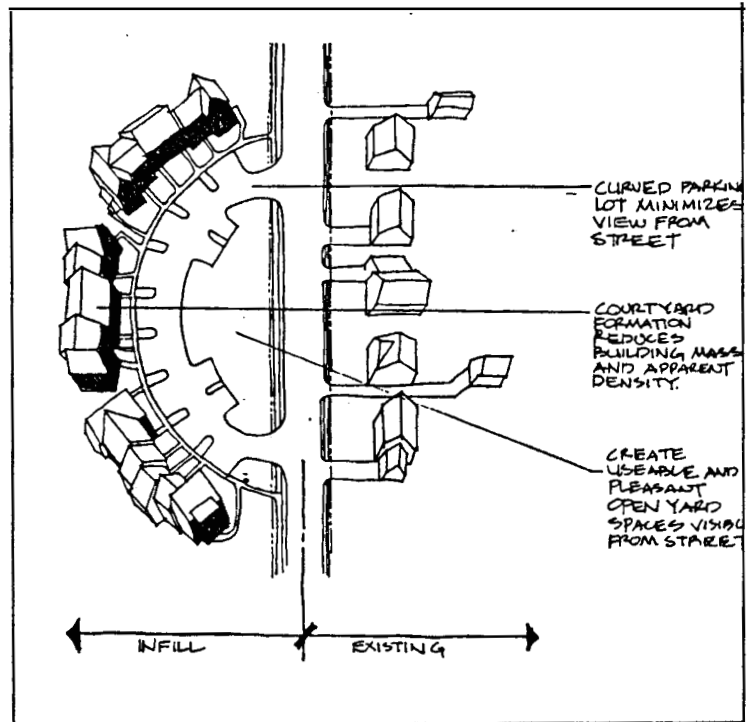
# Site Design

## Maintain Building Placement Continuity

- Locate buildings on infill site entry locations in the same manner as buildings in the adjacent neighborhood so that the edge between each is not distinguishable.
- The building dimension should be similar to those of the adjacent neighborhoods.

## Maintain Rhythm and Pattern

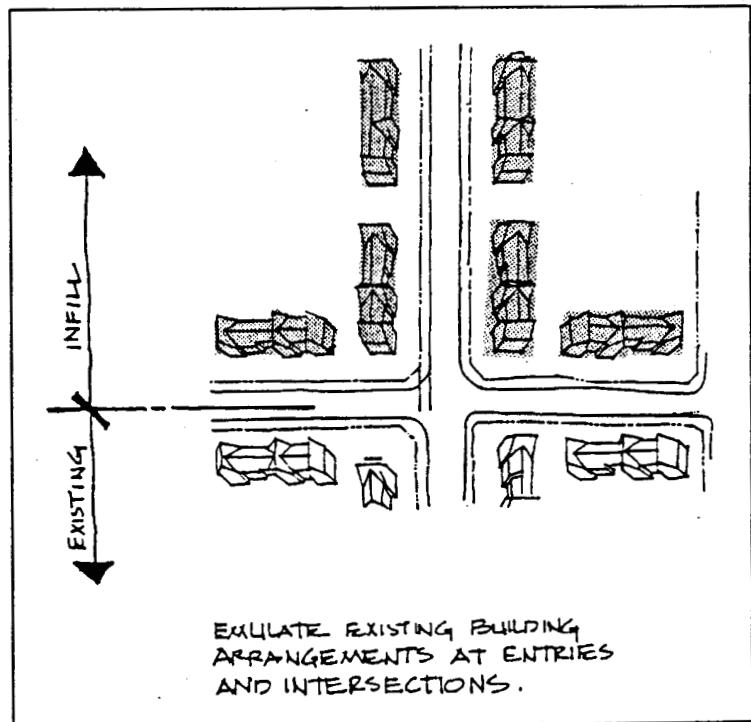
- The building and parking locations parallel to the existing neighborhood should incorporate similar open space and landscape patterns.



*Compatible*

## Parking Design

- Continue similar parking arrangement characteristics of the surrounding neighborhood.
- Allow for on-street parking where precedent is established.
- When a new development is across the street from or along the same street as an existing neighborhood, then the parking pattern should be located in a manner that is similar.



*Compatible*

## OBJECTIVE V

The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are sized and located to support the visual and functional patterns of the neighborhood.

### Intent:

1. To provide continuity of the neighborhood's streetscape.
2. To encourage sensitive application of public works standards in older neighborhoods.
3. To continue and reinforce existing pedestrian circulation patterns.

The road network is an organizing element for the neighborhood's form. The configuration or pattern of the streets, the width of the driving lanes and the treatment of curbs, gutters and landscaping within the public right-of-way contribute to the visual character and identity of the neighborhood.

A neighborhood is usually viewed and experienced by walking or driving its streets. The street provides continuity to the houses and buildings that front it. In turn, the architecture defines and articulates the street. New streets that are added to the existing road network should retain the character of the neighborhood streetscape by coordinating with the existing street hierarchy and the sizing paving widths according to traffic intensity.

Treatment of the curb and gutter, sidewalk, landscaping and lighting should be considered carefully. Public work standards for new de-

velopments may not match the construction details of older neighborhood streets. New streets should be integrated as much as possible into the neighborhood so as not to dominate or appear intrusive.

In addition to access and circulation, the public street served as the principal space for parking automobiles. With the increased parking requirements for town houses and apartments, parallel parking along the street has given way to large parking areas that replace the front lawns traditionally connected with residential development. The oversized parking lots often create large open areas of pavement that disrupt the continuity of houses and buildings that traditionally lined the street.

The visual continuity of existing neighborhoods can be reinforced and new developments integrated with the surroundings by responding to the existing road network of the neighborhood and through sensitive placement, sizing and landscaping of parking lots.

# Site Design

## Guidelines:

### Streetscape

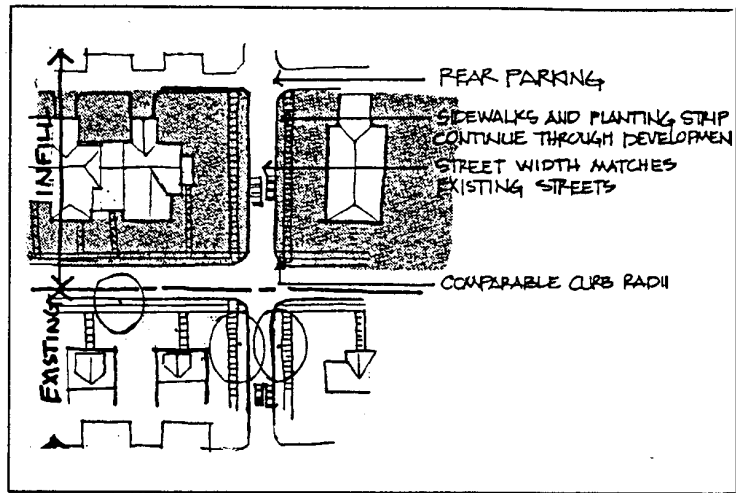
- The road width, curb to sidewalk dimension, and sidewalk width should be similar to the edge of the adjacent neighborhood along the perimeter of the site and when new streets connect to existing streets.

### Road Construction Details

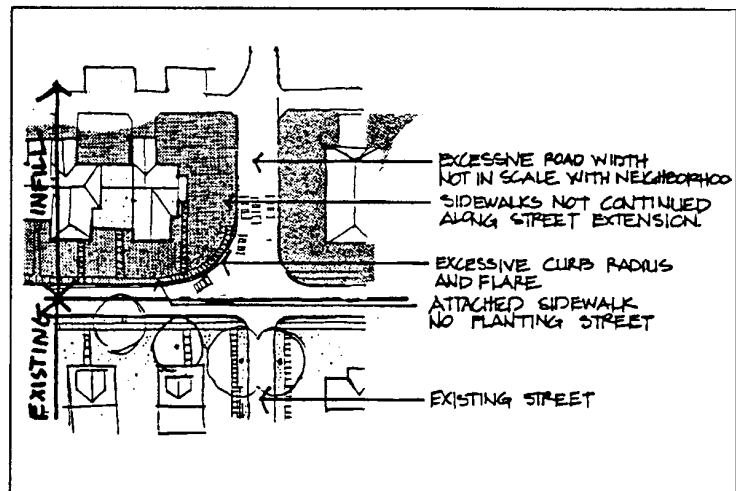
- Accommodate ancillary parking parallel to the curb, where possible.
- Match existing street cross sections, where possible.
- Continue existing curb and gutter and sidewalk details.

### Pedestrian Circulation

- Continue pedestrian circulation patterns.
- Connect new projects to existing pedestrian network.
- Provide needed sidewalks in neighborhoods to accommodate anticipated pedestrian flow.
- Sidewalk on perimeter and internal streets should connect new development with convenient neighborhood access to parks, schools, mass transit and stores.

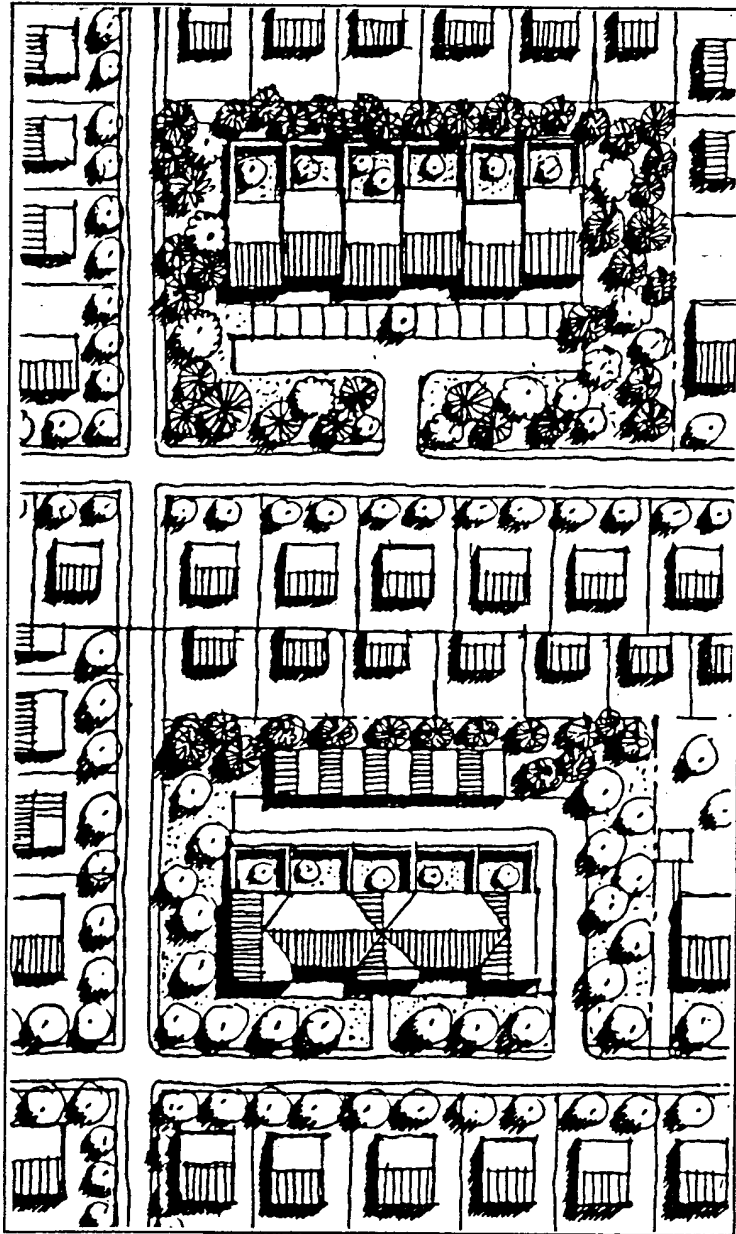


*Compatible -- Streets and sidewalks*



*Incompatible -- Streets and sidewalks*

# Landscape Design



## OBJECTIVE VI

The proposed landscape design complements the neighborhood's landscape and streetscape patterns, and reinforces its functional qualities.

### Intent:

1. To assure that the proposed landscaped areas are functionally and visually integrated into the existing landscape patterns of the neighborhood.
2. To provide adequate screening and buffering of parking, loading and service areas, utilities, and unattractive on-site functions.
3. To preserve mature trees, distinctive landscapes, and other significant vegetation.

A neighborhood may have a landscape appearance that distinguishes it from other areas around it.

The landscape treatment of the street rights-of-way and the proximity of parks, institutional lands, plazas and open space systems contribute to the visual character of the existing neighborhood's landscape.

New developments should respect, complement and preserve the following determinants of the visual character the neighborhood's landscape.

# Landscape Design

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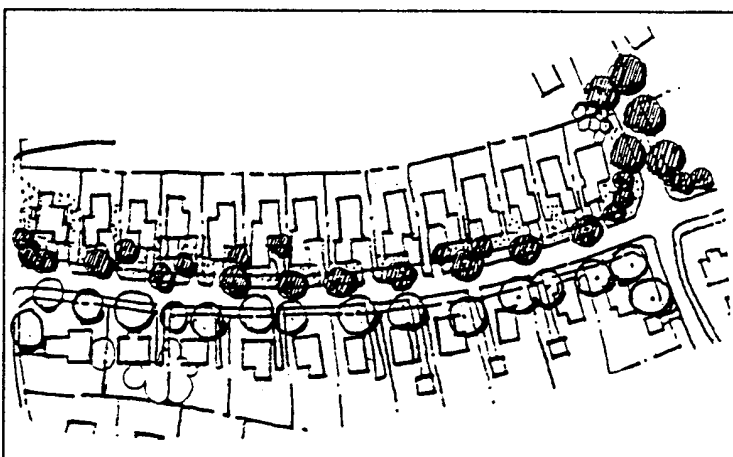
## Guidelines:

### Predominant Landscape Character

- Follow recognizable landscape styles or themes that identify the unique character of the neighborhood.
- Repeat similar planting patterns, spacing, intensity and plant types.
- Design the proposed landscape to complement and enhance the neighborhood.
- Preserve mature trees, groves and hedgerows and incorporate these features into the site plan.
- Provide appropriate landscape transitions between new and existing buildings, drives and parking areas.



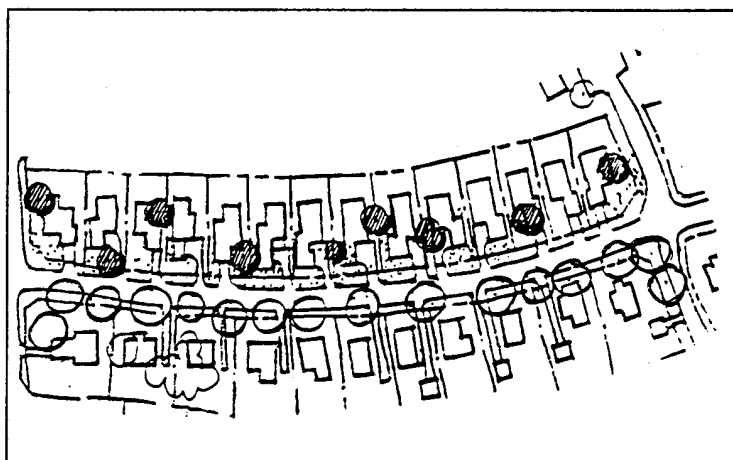
*Compatible -- Landscape building ends*



*Compatible -- Street tree patterns*

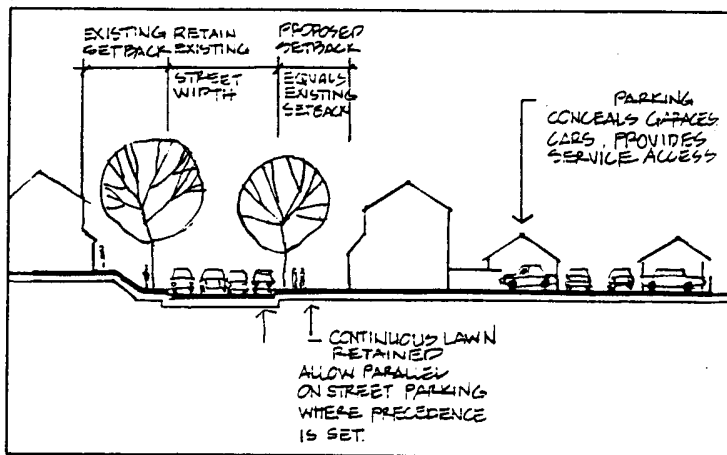
### Streetscape

- Follow existing street tree patterns, spacing and relationship to curbs, and sidewalks where possible.
- Reinforce and maintain the continuity of the street canopy by using trees with design characteristics and growth habit that are similar to the existing street trees.
- Preserve healthy street trees where possible.
- Existing street trees removed during construction should be replaced with an the equivalent species so that when mature the landscape functions and patterns of the original trees is restored.

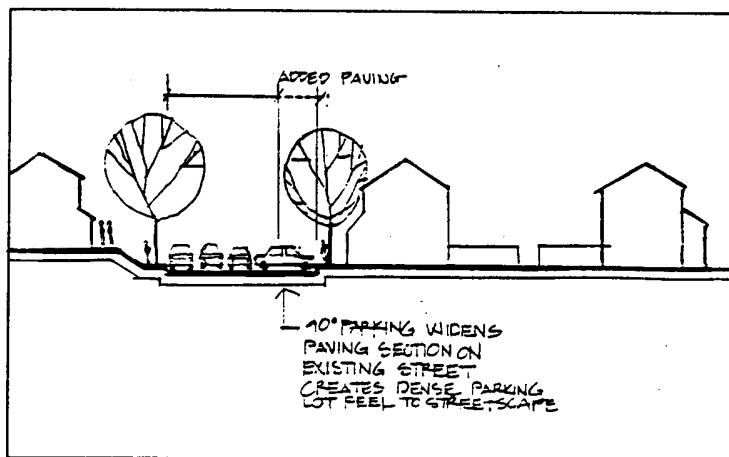


*Incompatible -- Street tree patterns*

# Landscape Design



*Compatible -- Parking*



*Incompatible -- Parking*

- Coordinate the proposed streetscape plan with other streetscape plans and planting programs approved by the County.

## Landscape Buffers and Screening

- Buffer parking lot areas from residential areas.
- Buffer objectionable onsite activities.
- Re-establish landscape buffers and screens previously concealing objectionable views and activities that were removed or rendered ineffective.
- Screen blank building ends from the street, and the side and rear yards of adjacent residences.
- Incorporate plant materials with fences, walls, and earth forms to provide effective and attractive landscape screens and buffers.
- Follow simple design patterns and planting palette to provide conformity in the design and avoid costly maintenance practices.

# Landscape Design

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## OBJECTIVE VII

The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

### Intent:

1. To protect the appearance of the neighborhood from visually disruptive or incongruent signs, lighting, and accessory structures.
2. To provide screening of unpleasant site elements, storage and service areas.
3. Promote design uniformity of proposed building and ground mounted signs, lighting, accessory structures, and site furniture.
4. To encourage integrated designs of building additions and site improvements with existing structures.

The careful and logical follow through of the project design to include signs, lighting, accessory buildings, site structures and furniture is needed to provide a unified, coherent appearance and function of the proposed development. Uncoordinated site improvements and accessory structures create visual clutter and inefficient use of the site. These are difficult to integrate with the surrounding neighborhood.

Often, new residential and nonresidential projects require improvements that are not traditionally found in the neighborhood, i.e., parking lot lighting, trash dumpsters, or commercial signs. Inappropriate selection or use of such improvements can detract from the appearance and image of the neighborhood.

Piecemeal improvements to existing structures should be discouraged. Additions to existing structures or site improvements should be integrated with the principal structure on the site and consistent in style and materials.

### Guidelines:

#### Site Signage

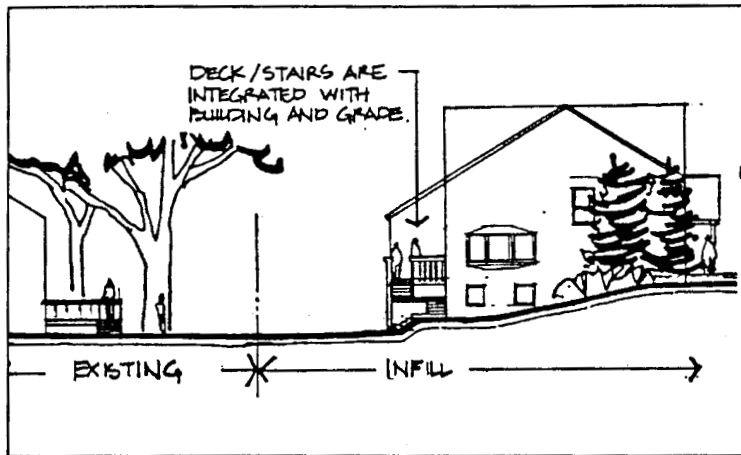
- Design attractive exterior ground-mounted signs. Pole-mounted signs are strongly discouraged.
- Incorporate ground signs into the landscape design.
- Control glare from lighting of building-mounted and ground-mounted signs. Prevent light from spilling over onto adjacent sites.
- Design signs that are not obtrusive, calling attention to themselves beyond their purpose of identifying place or direction.

#### Screening Fences and Walls

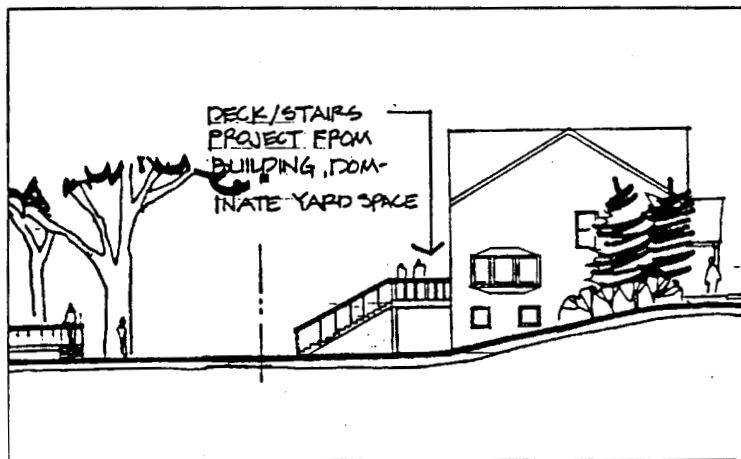
- Design fences and walls as extensions of the building so that they are consistent with the design of the building facade.
- Fences and walls should be architecturally designed to prevent monotony.
- Incorporate fences and walls into the landscape and create logical ending points having a finished appearance.



# Landscape Design



*Compatible -- Decks, balconies and porches*



*Incompatible -- Decks, balconies and porches*

- Fences or walls along the street frontage that block the view of the buildings are not desirable. Develop the site so that fences and walls along the street frontage are unnecessary.

## Decks, Balconies and Porches

- Design decks, balconies and porches as integral components of the building following dominant building lines, proportions and style.
- Design balconies and decks so that they are set in an appropriate scale relationship to the available space on the lot.
- Use materials and finishes that are consistent with the building, providing uniform and visually attractive extensions of the building.

## Accessory Structures and Canopies

- Design storage buildings and garages with the same architectural theme as the major buildings on the site, being consistent in materials, colors, design and roof pitch and style.
- Design accessory structures at an appropriate scale to the major buildings and the surrounding neighborhood.

# Landscape Design

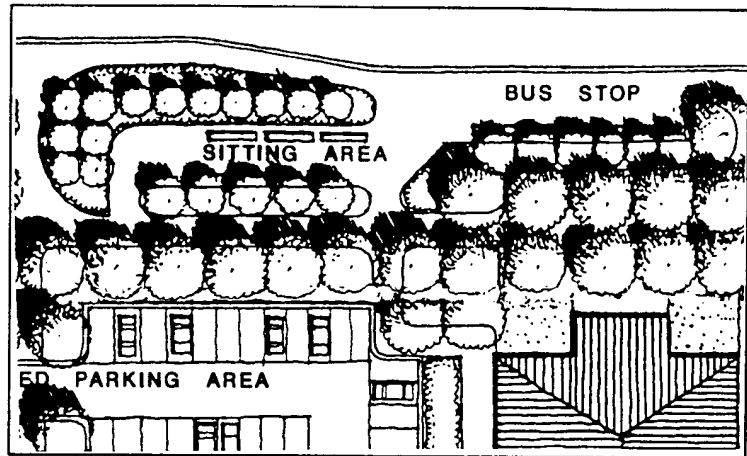
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## Site Lighting

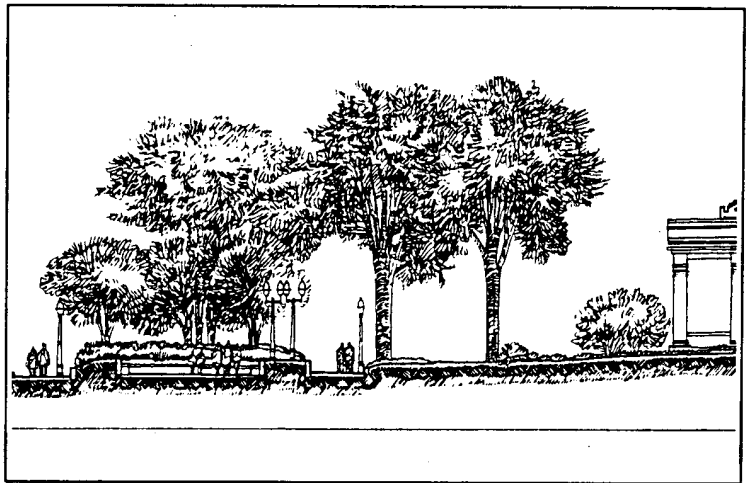
- Select private area light poles and fixtures to be of a scale and style that are appropriate to the neighborhood character.
- Site and architectural lighting should be downcast, shielded or directed so that the glare or intensity of light does not adversely affect the surrounding properties.
- Light color should be the same as that of the surrounding neighborhood, where possible.

## Street Furniture

- Provide individual mail boxes at each town house residence. Clustered mail boxes are discouraged.
- Locate clustered mail boxes out of view from existing residences.
- Design clustered mail boxes to be simple, low profile, and consistent with the design and materials of the proposed building design.
- Relate outdoor furniture such as bus shelters, gazebos, benches, tables, planters, and play equipment to the building architecture and place at useful locations.



*Siting for street furniture is related appropriately to building, road and parking*



*Lighting and benches are of a scale and style appropriate to the building character*

## OBJECTIVE VIII

The scale, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

### Intent:

To assure that the proposed building designs:

1. Are visually similar to surrounding buildings;
2. Complement the neighborhood's architectural character;
3. Respect neighborhood image and aesthetic values;
4. Provide visual and functional continuity with its surroundings;
5. Foster creative and innovative approaches to the infill development, and;
6. Improve overall design quality.

This objective addresses the design quality of the proposed buildings and the visual and functional relationships between existing and proposed buildings.

A cohesive and orderly relationship between existing and proposed buildings can be accomplished by providing visual connections defined by the predominant architectural characteristics of the neighborhood. Copying existing building styles is not the intention of the compatibility guidelines. Creativity, innovation and diversity is encouraged. While a new development may have a distinctive architectural style and identity, its overall effect should sup-

port and reinforce the architectural setting of the neighborhood.

The guidelines emphasize the architectural elements that shape the buildings' appearance from the street, adjacent properties, and existing buildings. The overall height, scale and bulk relationships between buildings are the primary visual elements that establish and reinforce the architectural setting or context of a neighborhood. The second level of visual elements address proportional relationships and patterns within the building facade. The next level includes the stylistic, decorative detailing, materials, and color.

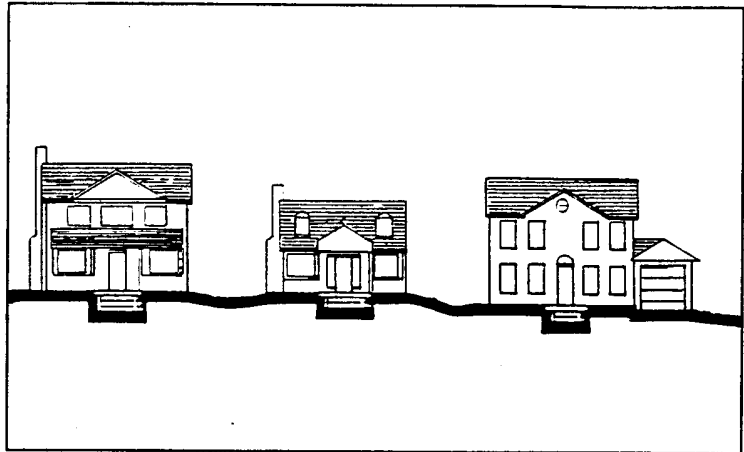
# Architectural Design

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## Guidelines:

### Bulk, Scale, and Massing

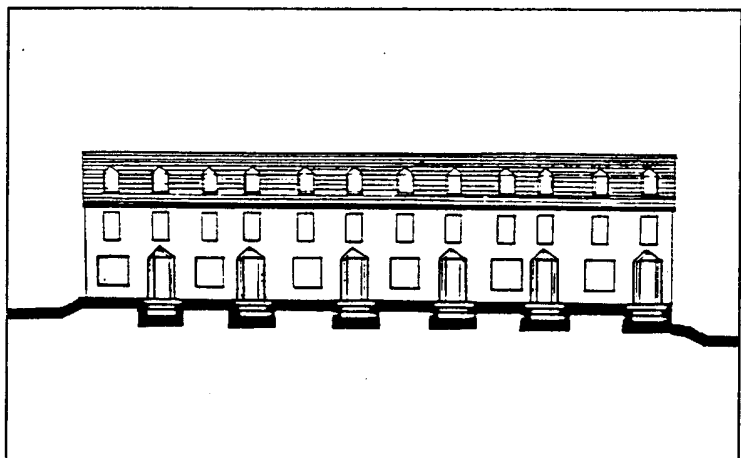
- Relate the height of new buildings to the predominant building height of the neighborhood.
- Step back from the property line that portion of building mass exceeding the predominant height of surrounding buildings.
- Make gradual transitions in building width and height, avoiding abrupt and excessive differences in scale.
- Make desirable visual linkages between surrounding buildings and proposed buildings by repeating or incorporating similar ridge lines, eaves, window and door openings.
- Repeat predominate width dimension of building facades facing the street.
- Offset building walls and roof lines to approximate widths and heights of surrounding buildings.
- Incorporate similar roof forms and slopes to reduce the scale of new buildings and relate them to nearby residential structures.



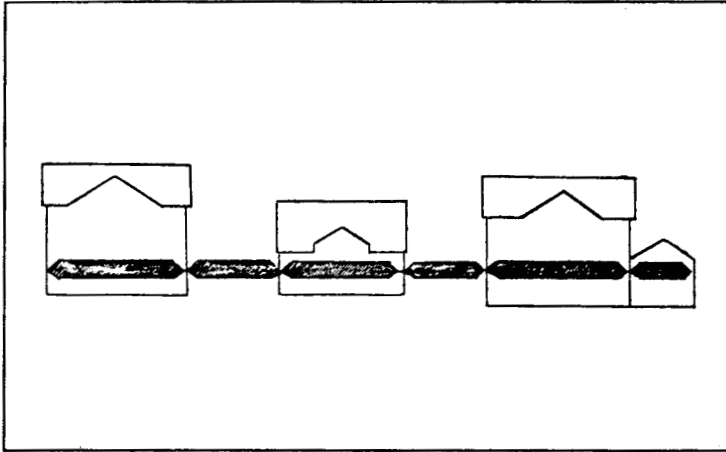
*Existing development*



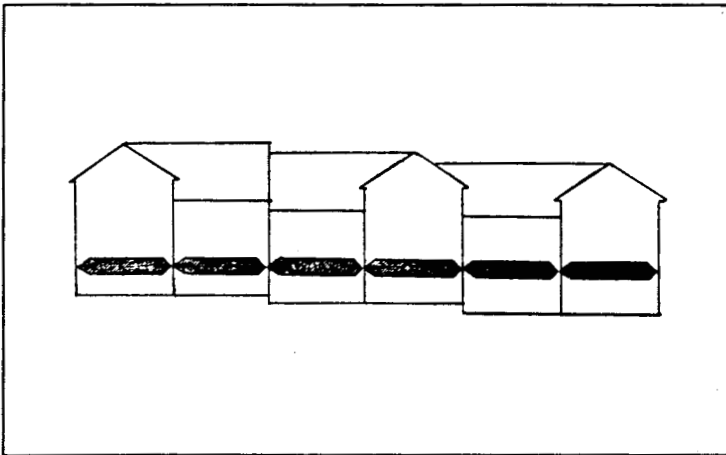
*Compatible development -- Proposed infill*



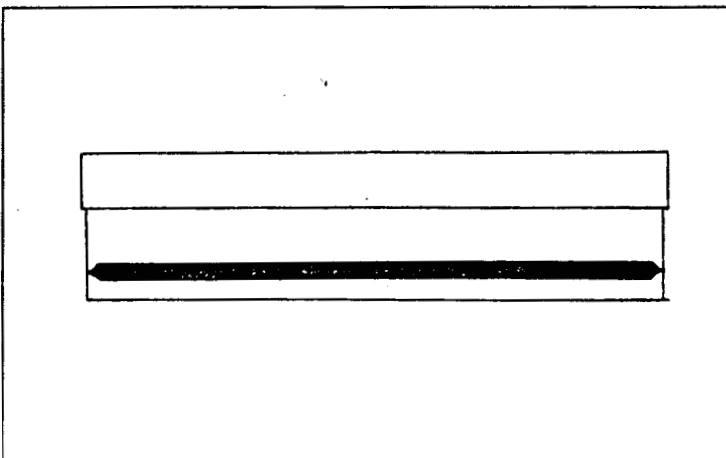
*Incompatible development -- Proposed infill*



*Existing development -- Building mass and side yards create a pattern along the street*



*Compatible development -- Differentiated town house units create a pattern along the street*



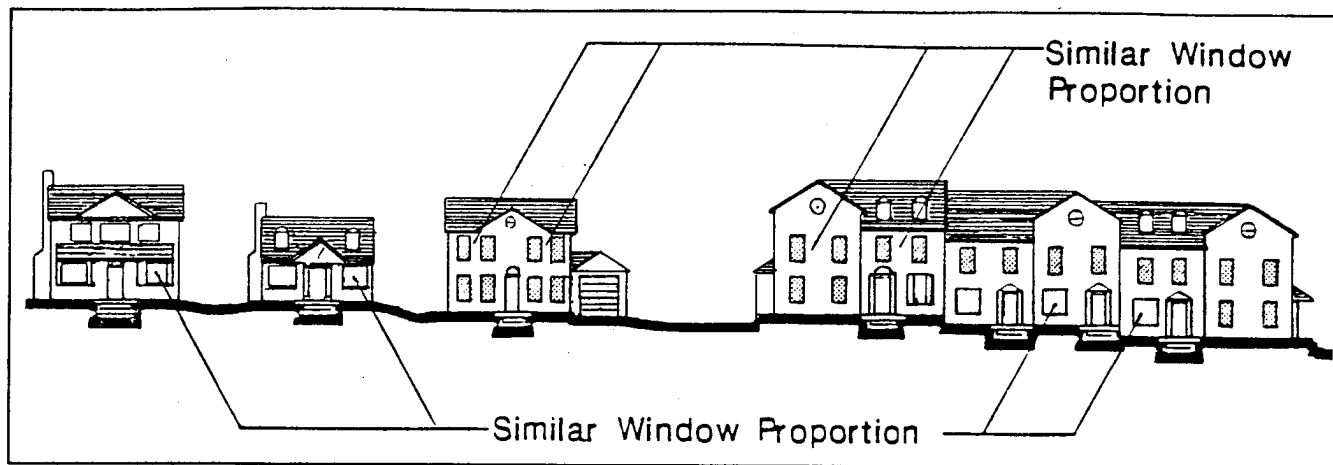
*Incompatible development -- Block town house units provide no scale reference to existing development or the street pattern*

## Design - Proportion and Details

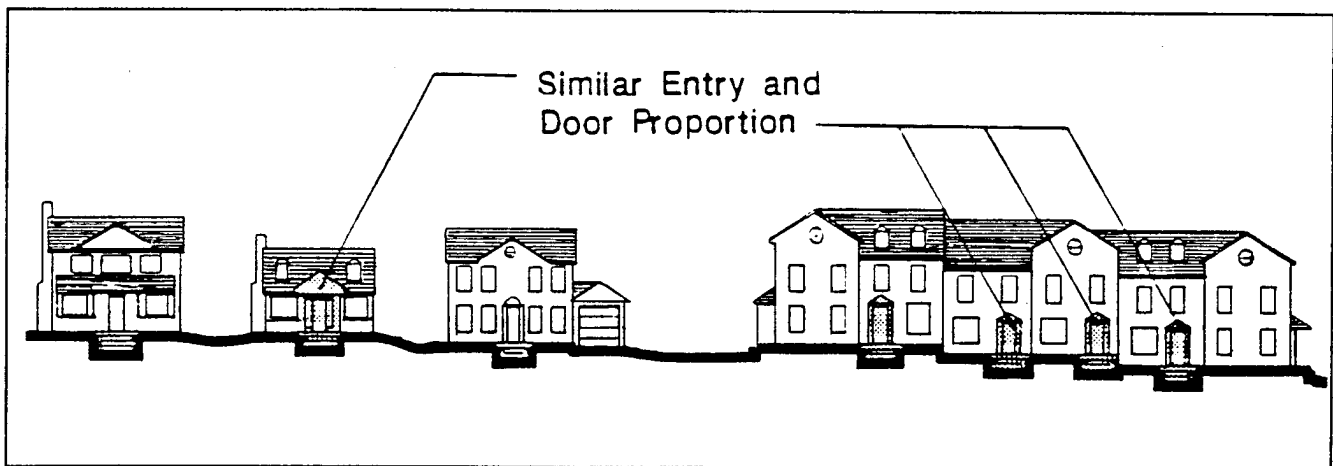
- The dwellings on both sides of a street should produce a unified image.
- Incorporate similar facade components.
- Utilize predominant patterns of windows, doors and walls in the facades of surrounding buildings.
- Incorporate similar or complementary building materials and detail elements of surrounding buildings into architectural design.
- Integrate add-on structures such as garages, porches and stairs into the existing building design.

# Architectural Design

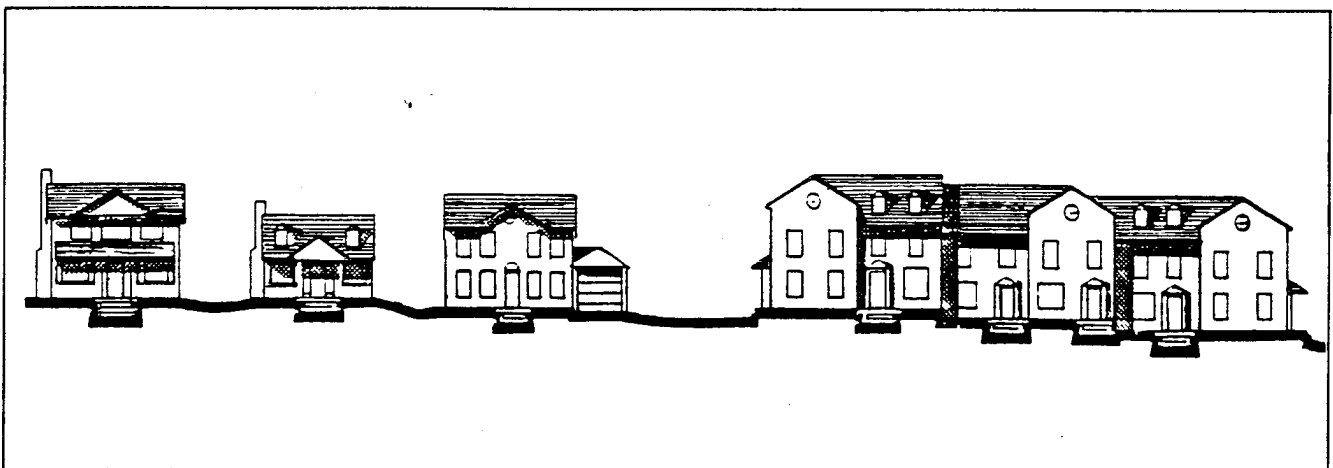
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*Design for similar window proportions*

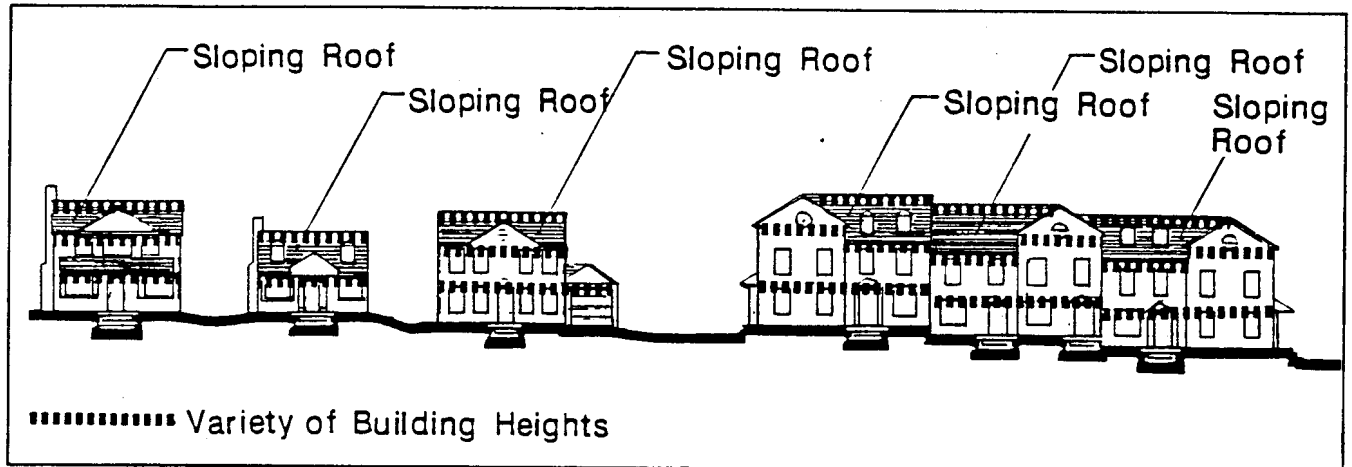


*Design for similar entry and door proportions*

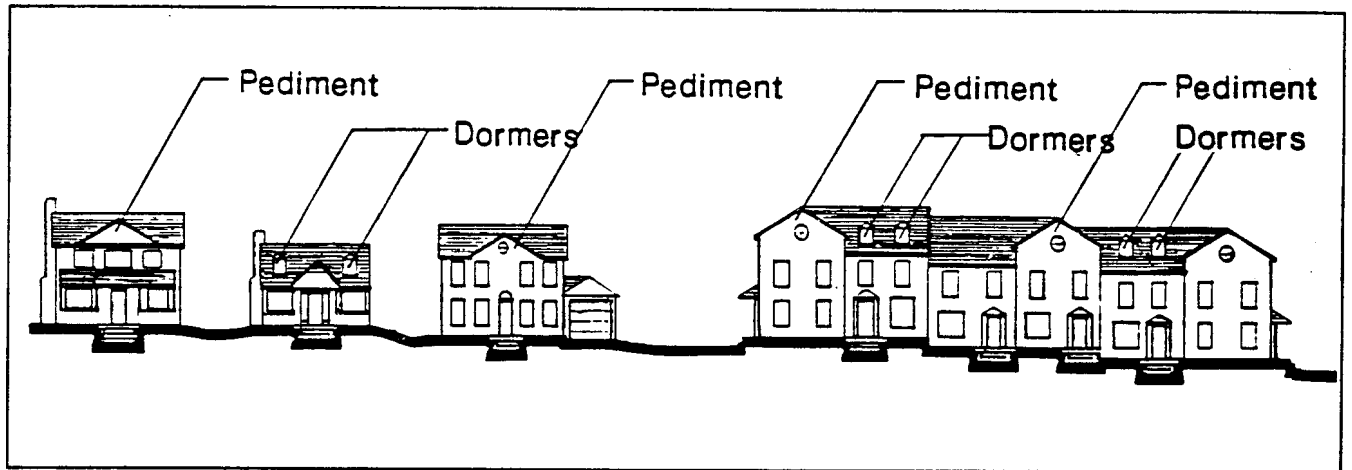


*Step the building facades -- Sunlight and shadows add variety and interest*

# Architectural Design



*Repeat common elements*



*Repeat common elements*

# Architectural Design

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Building end treated with porch,  
windows, and chimney in scale  
with wall.

*Compatible -- Architectural design features*



Window and door not in scale  
with building wall.

*Incompatible -- Architectural design features*