



1, 2. Architecture is varied but proportionate. The fronts of the dwellings are oriented to the street.



4. The front porch is incorporated into the front building facade.



5. The accessory structure, here a garage, is at an appropriate scale and the design is in keeping with the same architectural theme as the house.

## Introduction

Pursuant to the Baltimore County Zoning Regulations (BCZR), Section 260.7 Adoption of Regulations, the following regulations were duly adopted on 6/24/2010 in order to implement Section 260 of the BCZR. These regulations were adopted in accordance with Article 3, Title 7 of the Baltimore County Code for inclusion in the Code of Baltimore County Regulations. These regulations have the full force of law similar to other duly adopted BCZR regulations. These regulations will be enforced in the same manner as other BCZR regulations.

These regulations shall apply to all major development plans of four lots or more submitted as of 6/24/2010 (date of adopted regulations). Those major development plans of four lots or more and final development plans, approved by the County prior to this date shall be subject to the Pattern Book approved for the development plan.

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### **A. A DEVELOPMENT PROPOSAL SHALL:**

1. Provide variety in housing type or design, while maintaining continuity in scale, rhythm, proportion and detail.
2. Orient the front of the dwelling toward the street and incorporate prominent entries such as porches or stoops into front building facades.
3. Adhere to a consistent front building setback for all dwellings on the same street or square, so that the fronts of dwellings define a uniform street edge.
4. Design decks, balconies and porches as components of the building following dominant building lines, proportions and style, and in a scale appropriate to the available space on the site.  
  
Decks shall be screened to minimize visibility from a public street.
5. Design accessory structures at a scale appropriate to the dwelling and design storage buildings and garages with the

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same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

6. Carry all attached facade materials down to finished grade elevation or within 12 inches of grade on all sides of the building. Where grade changes on the lot cause the foundation walls to become exposed, the exposed foundation walls shall be of a finished material such as brick or stone, decorative concrete, or block or poured concrete with a brick pattern or stucco (all of which shall be a color complementary to the primary building facade).

7. Use similar design elements on all building facades and articulate all building facades using coordinated architectural features such as porches, windows, doors, chimneys, gables, dormers, or other manufactured features.



*6. The facade grade change condition where stone is used for the foundation.*



*6. The facade grade change condition where concrete with a brick pattern that is painted to compliment the color of the primary building material.*



*7. The facades of both the front and sides are similar in materials and design features.*



8. These interior side facades were left as blank walls drawing attention to the vastness of their facade.



8. This interior side facade utilizes architectural elements to enhance the facade. Utilizing the architectural element system allows for flexibility in designing the facades.



8. Interior side facades with a grade change but lacking in architectural elements based on square footage of facade.

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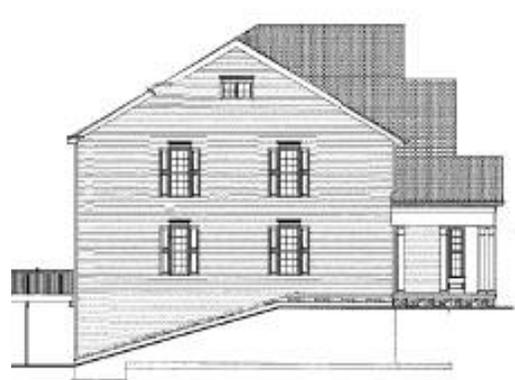
8. Side Building Facade - For purposes of these regulations, an interior side facade is a facade that does not face a public or private road right-of-way, or public or HOA open space. For example, an interior side facade may face another building, or wooded open area, etc.

Any interior side facing facade shall incorporate various architectural features so as not to be left as blank walls. Architectural elements as provided in this section shall be allowed to encroach up to 2 feet into any required yard setback.

To ensure walls will not be left blank, any interior side facade shall be subject to the following number of elements based on the unit's side square footage:

400SF or less	2 elements
401SF to 750SF	3 elements
751SF to 1000SF	4 elements
1001SF or greater	5 elements

**\*\*See page D-5 for the table of acceptable architectural elements.**



8. Interior side facades with a grade change and has elements incorporated from architectural elements value system

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9. Street Frontage Side Facades. A street frontage side facade is a facade that faces a public or private road right-of-way or open space. These street facades are visible to the general public from a street.

Any side facade that faces a public or private road right-of-way shall incorporate various architectural features so as not to be left as blank walls.

To ensure walls will not be left blank, any side facade facing a public or private road right-of-way shall be subject to the following number of elements based on the unit's side square footage:

400SF or less	3 elements
401SF to 750SF	4 elements
751SF to 1000SF	5 elements
1001SF or greater	6 elements

**\*\*See page D-5 for the table of acceptable architectural elements.**

Other high visibility side facades may be identified by the Office of Planning as street frontage side facades where they are highly visible due to topography, road curvature, etc.



9. Street frontage side facades utilizing architectural elements based on square footage of facade results in an active streetscape and not blank walls.



9. Although the entry to the house is on the 'front' facade, the side that faces the street has many architectural elements that make it very similar to its front facade.



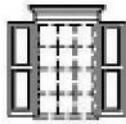
9. Street frontage side facade without the appropriate number of architectural elements illustrates how untreated sides create an undesirable streetscape.



9. Street frontage side facade is improved using the required amount of architectural elements resulting in a more active facade.



Individual Window

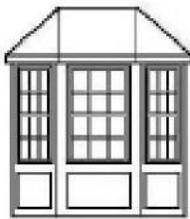


Window with Shutters & Head Feature\*

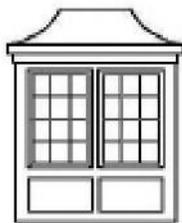


Double Windows or Large Decorative Windows

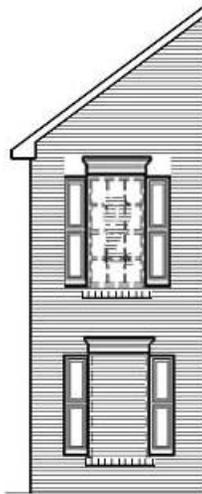
\* For shutters and head pieces to count as an element, they must be applied to at least three windows on a single facade.



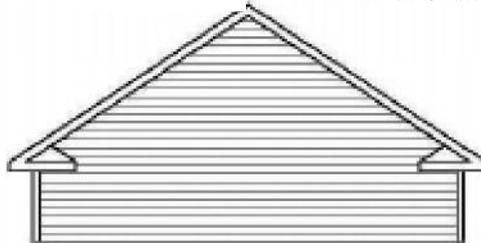
Bay Window



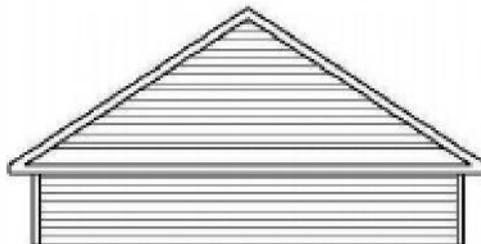
Box Bay Window



Faux Window with Shutters



Partial Roof Return on Each End (Bird Box)



Full Roof Return

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Below is a list of architectural features that are appropriate and their use is encouraged. Since each element below adds a unique architectural interest, each element counts toward the minimum architectural elements required. The elements are as follows yet may not be limited to only these items:

### Architectural Elements

ARCHITECTURAL ELEMENTS	
Chimney - Masonry chimney extending above the roof	1
Chimney - Vinyl chimney extending above the roof	1
Faux Shutter window with Header	1
Gable Vent	1
Garage - Double Garage Door	1
Garage - Single Garage Door	1
Garage - Two Single Garage Doors with Divider	2
Gas fire place with a reverse gable	1
Head feature over windows (Header)	1
Masonry - Corner masonry wrap on side elevation	1
Masonry - Full Side (stone or brick)	1
Masonry - Watertable over foundation (stone or brick)	1
Masonry - Watertable up to 2nd floor (stone or brick)	1
Roof - Full Roof Return	1
Roof - Partial Roof Return on each end (bird boxes)	1
Shutters on all single windows (where possible)	1
Side main entry	1
Side main entry with porch	1
Siding - Cementitious or similar	1
Siding - Upgraded vinyl-beaded, shake or scallop	1
Window - Bay	1
Window - Box Bay	1
Window - Double or Large Decorative	1
Window - Faux	1
Window - Individual. Less than 10SF acceptable when used in combination with other elements	1
Window - Triple	1
Wrap-around of Porch (5 ft min. wrap)	1
12" roof overhang when used in combination with other elements	1
Other elements not contemplated here	Varies**
**Other architectural elements not contemplated above shall be reviewed and approved by the Office of Planning.	

A window pattern that is uniform and well organized shall be required on the front facade and side elevations facing a public or private right-of-way. Windows on the side elevations shall be provided on multiple floors and the window configuration shall be aligned in a uniform pattern unless a floor plan demonstrates that this is not possible. Providing additional elements is strongly encouraged.

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### Architectural Elements (continued)

ARCHITECTURAL ELEMENTS	
Chimney- Masonry chimney extending above the roof	1
Chimney- Vinyl chimney extending above the roof	1
Faux Shutter window with Header	1
Gable Vent	1
Garage - Double Garage Door	1
Garage - Single Garage Door	1
Garage - Two Single Garage Doors with Divider	2
Gas fireplace with a reverse gable	1
Head feature over windows (Header)	1
Masonry - Corner masonry wrap on side elevation	1
Masonry - Full Side (stone or brick)	1
Masonry - Watertable over foundation (stone or brick)	1
Masonry - Watertable up to 2nd floor (stone or brick)	1
Roof - Full Roof Return	1
Roof - Partial Roof Return on each end (bird boxes)	1
Shutters on all single windows (where possible)	1
Side main entry	1
Side main entry with porch	1
Siding - Cementitious or similar	1
Siding - Upgraded vinyl-beaded, shake or scallop	1
Window - Bay	1
Window - Box Bay	1
Window - Double or Large Decorative	1
Window - Faux	1
Window - Individual. Less than 10SF acceptable when used in combination with other elements	1
Window - Triple	1
Wrap-around of Porch (5 ft min. wrap) 12" roof overhang when used in combination with other elements	1
Other elements not contemplated here	Varies**
**Other architectural elements not contemplated above shall be reviewed and approved by the Office of Planning.	



Corner Masonry Wrap



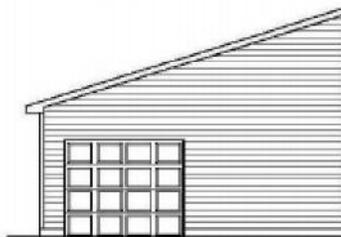
Masonry Watertable Over Foundation



Masonry Watertable up to Second Floor



Full Masonry Side



Single Garage Door



Double Garage Door

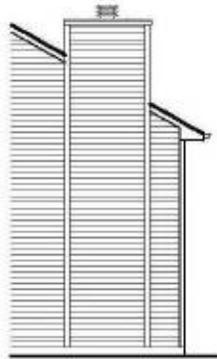


Two Single Garage Doors with Dividers

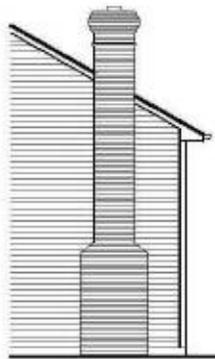
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### Architectural Elements

(continued)



Vinyl Chimney Extending above the Roof



Masonry Chimney Extending above the Roof



Side Main Entry



Gas Fireplace with Gable Roof



Side Main Entry with Porch



Wrap- Around Porch (5'-0" Minimum)

ARCHITECTURAL ELEMENTS	
Chimney - Masonry chimney extending above the roof	1
Chimney - Vinyl chimney extending above the roof	1
Faux Shutter window with Header	1
Gable Vent	1
Garage - Double Garage Door	1
Garage - Single Garage Door	1
Garage - Two Single Garage Doors with Divider	2
Gas fireplace with a reverse gable	1
Head feature over windows (Header)	1
Masonry - Corner masonry wrap on side elevation	1
Masonry - Full Side (stone or brick)	1
Masonry - Watertable over foundation (stone or brick)	1
Masonry - Watertable up to 2nd floor (stone or brick)	1
Roof - Full Roof Return	1
Roof - Partial Roof Return on each end (bird boxes)	1
Shutters on all single windows (where possible)	1
Side main entry	1
Side main entry with porch	1
Siding - Cementitious or similar	1
Siding - Upgraded vinyl-beaded, shake or scallop	1
Window - Bay	1
Window - Box Bay	1
Window - Double or Large Decorative	1
Window - Faux	1
Window - Individual. Less than 10SF acceptable when used in combination with other elements	1
Window - Triple	1
Wrap-around of Porch (5 ft min. wrap)	1
12" roof overhang when used in combination with other elements	1
Other elements not contemplated here	Varies**
**Other architectural elements not contemplated above shall be reviewed and approved by the Office of Planning.	

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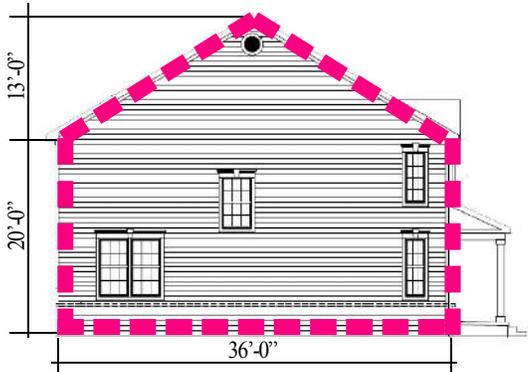
## 260.6 Buildings

### A. BUILDINGS

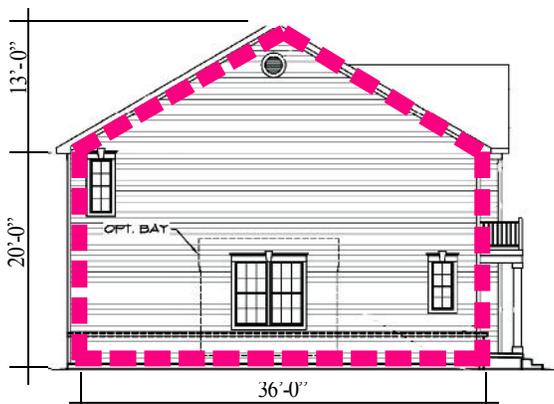
The following illustrations demonstrate which areas are to be calculated for determining the number of elements to be used for a side facade.



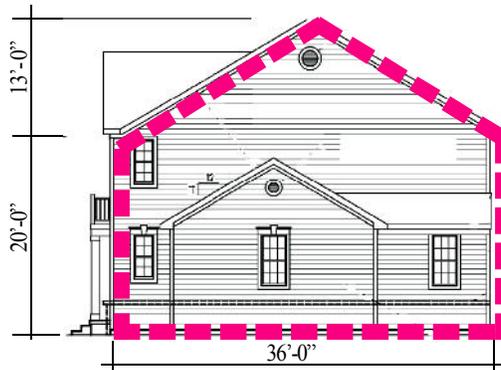
The area in white is to be used to calculate the square footage. The grayed areas do not count.



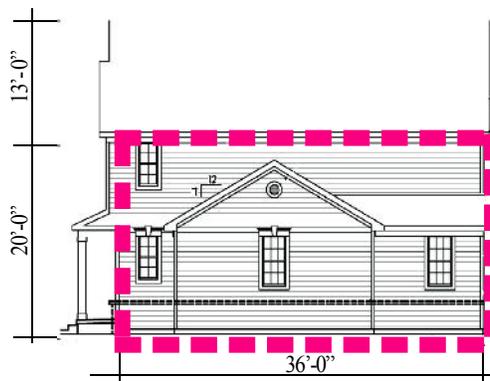
954 SF



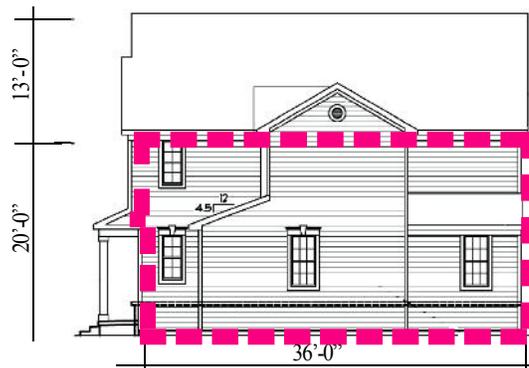
954 SF



954 SF



720SF



720 SF

Any building side setback that is more than 15 feet from the outermost side of the primary building face shall not be included in side square footage calculation. For further clarification, any morning room or similar addition that appears as part of this side but in fact is in a separate plane from the primary face shall not count.



1. Garage doors are paneled and are a blending color to the primary building facade. The doors are truly divided, which is preferred.



1. Garage doors are paneled and are a blending color to the primary building facade. The doors are truly divided, which is preferred, and also have windows and decorative hardware.



2. The area of the roof of the garage and the pitch both contribute in making the garage component a dominant feature of the facade..

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### **B. GARAGES**

It is preferred that garages (and doors) be located in the side or rear of the dwelling. Garage doors located on a building front or side that faces a public right-of-way are subject to the following requirements:

1. Garage doors shall include windows and decorative patterns (no flush panel doors) and shall be of a similar or blending color to the primary building facade or trim to relieve the visual impact of the house from the street.

If a garage is a true divided garage door and/or is set back from the front facade of the unit, the windows will not be required.

2. Roof lines and surface area of the roof of the garage, if attached to the dwelling units, shall be designed in a way such that the pitch will not create a dominating effect in the overall front facade appearance. Where such conditions are proposed, gables, or dormers shall be provided.



2. The use of dormer windows helps to lessen the impact of the roof area and pitch and helps the garage blend with the rest of the facade.

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**B. GARAGES**

- 3. A front entry garage door may not constitute more than 45% of the total width of the building unit. Garages may project up to 8 feet forward from the front facade of the building unit. Buildings with garage doors extending beyond 6 feet from the facade plane abutting the garage shall have a full front porch, a minimum of 6 feet in depth or a partial porch.
- 4. Additionally, garages may project beyond 8 feet out to 15 feet provided that the projection is equal to or less than 30% of the total width of the building unit, which includes the garage. If a garage projection is 30% or less of the overall facade width, porches will not be required. An upgraded style garage door shall be used in order to incorporate the garage into the building front.



*3. Garage is projecting 6-8', incorporating a full front porch of 6' depth.*



*3. A front entry garage door (x) up to 8' projection may not constitute more than 45% of the total frontage of the building unit.*



*3. Garage is projecting 6-8', incorporating a full front porch of 6' depth.*



*4. Garages projecting out 8 to 15 feet must be equal to or less than 30% of the total width.*

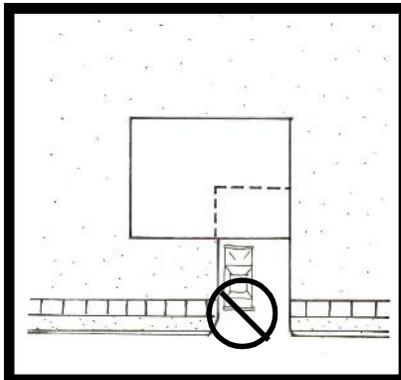


5. A front entry attached garage for more than two cars is prohibited.

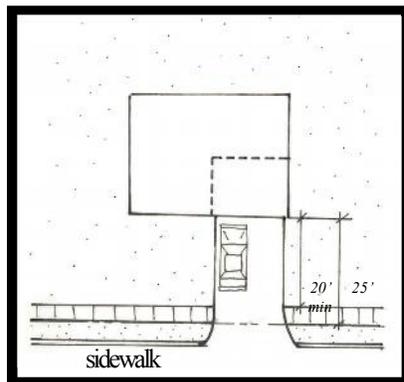
260.6 Buildings

**B. GARAGES**

- 5. A front entry attached garage for more than two cars is prohibited.
- 6. The driveway length for front loaded garages shall not be less than 20 feet in length to a public right-of-way or sidewalk, so as to avoid blockage of the sidewalk.



Not Desirable - The driveway length is not long enough to accommodate a parked vehicle without blocking the sidewalk.



Desirable - The driveway length is appropriate to accommodate a parked vehicle and does not block the sidewalk.



Desirable - The driveway has adequate length to accommodate a parked car with enough room to prevent blocking of the sidewalk.

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## 260.6 Buildings

### B. GARAGES

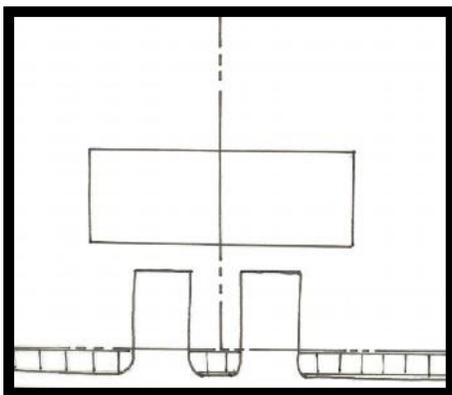
7. The Director of Planning shall have the right to grant exceptions to any of the above when a new housing product has been successful in other parts of the United States and there is a desire to make the same product available to the citizens of Baltimore County.
8. For duplex/semidetached units:
  - a. Double garages must be alternating from each other, not adjacent to one another.
  - b. Parking pads are not permitted in the front yard of the unit; they must be located on the sides of the unit.



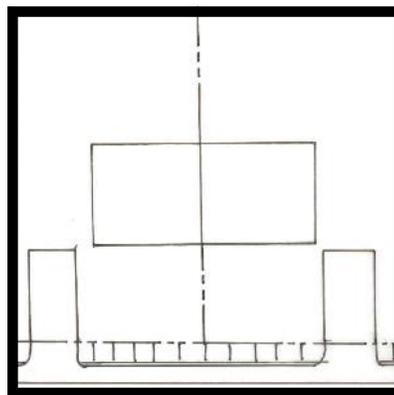
*8a. Desirable - Garages for the units are alternating.*



*8a. Prohibited - Double garages become the dominant feature here. Pavement is excessive, abundant amount of roof surface area. Double garages are adjacent.*



*8b. Not Desirable - Parking pads (single or double) are shown located in the front of the lot.*



*8b. Desirable - Parking pads are shown located on the sides of the lot.*

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### B. GARAGES



*8c. Garages become integrated into the unit. Roof massing is broken up. Architectural design elements are utilized. Garage door color blends in with the rest of the unit.*

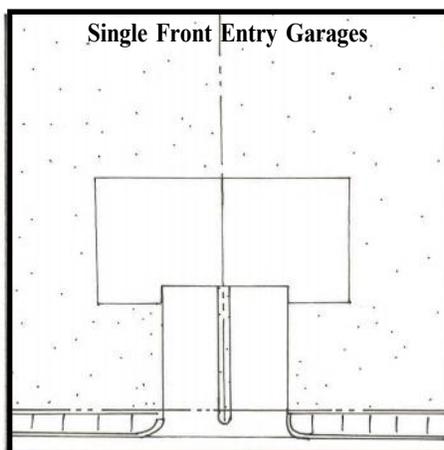


*8d. Single car garage for each of the semi-detached units and is less than 45% of the width of the unit.*

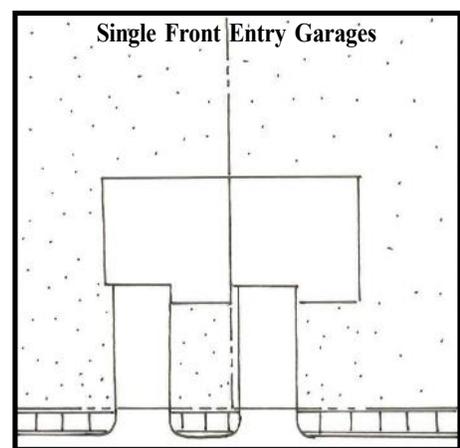
c. Garage doors shall include windows and decorative patterns (no flush panel doors) and shall be a similar or blending color to the primary building façade or trim to relieve the visual impact of the house from the street.

If a garage is a true divided garage door and/or is set back from the front facade of the unit, the windows will not be required.

d. Attached front entry garages associated with single family attached and semi-detached shall not exceed more than 45% of the width of the front building facade.



*8. Permitted- The driveway is directly adjacent to another driveway. Garage is less than 45% of the width of the unit.*



*8. Desirable- The driveways are alternating with green space thus minimizing the paving impact in the front of the home.*