# Chesapeake City, Maryland

## Architectural Design Standards

*Architectural Review Resolution: 2006*

## ~ Table of Contents ~

I) Architectural Design Standards: Chesapeake City, Maryland

IA) General Site Conditions

1) Building Walls

a) Materials

b) Configurations and Techniques

2) Building Elements

a) Materials

b) Configurations and Techniques

3) Roofs

a) Materials

b) Configurations and Techniques

4) Windows and Doors

a) Materials

b) Configurations and Techniques

5) Gardens and Fences

a) Materials

b) Configurations and Techniques

6) Prohibited Construction Materials

7) Miscellaneous

Architectural Design Standards: Chesapeake City, Maryland—

## IA) General Site Conditions

1) -Width of residences with rearloaded garages shall be no wider than 75% of the total lot width.

-Width of residences with side-loaded garages shall be no wider than 60% of the total lot width.

-Maximum floor area of the resident structure shall not exceed 3500 square feet. (Not to include unusable space or space which is not intended for habitation.)

2) Streets & Sidewalks – Sidewalks shall be on both sides of the street with curbing. (No earthen "swale" type gutters.)

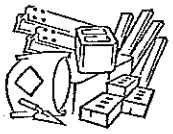
3) Porches – 75% of the homes on each block shall have front porches. The depth shall be 6' minimum and the breadth shall be at least 50% of the main living structure.

4) No sub division monuments or signs shall be placed. Public entranceways & areas may be planted with shrubs, trees or flowers.

5) A detached garage model shall be made available for purchase as a buyer option.

Architectural Design Standards: Chesapeake City, Maryland—

## 1) Building Walls



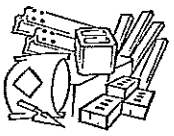
### A) Materials

1) Exterior building walls shall be:
   - i. Smooth cut Cedar shingles (4" to 6" exposed).
     *Exception: "Vinyl Cedar Impressions" (brand name) or "Impressions" equivalent.*
   - ii. Lightweight cementitious lap siding with smooth pine texture (8" maximum exposure) ex. Hardiplank.
   - iii. Wood clapboard siding (4" to 6" exposed).
   - iv. Wood beaded siding (7" exposed).
   - v. Board & batten
   - vi. Red or red-oriented Brick.
   - vii. Stone – Style to be approved by the Planning & Zoning Commission.
   - viii. Stucco.
2) Exposed foundation walls shall be:
   - i. Red or red-oriented brick.
   - ii. Stone – Style to be reviewed and approved by the Planning and Zoning Commission.
   - iii. Porridged block.
3) Trim shall be:
   - i. Wood or cementitious boards at wood walls.
   - ii. Lightweight cementitious boards at lightweight cementitious walls.
   - iii. Brick or precast concrete at brick walls.
   - iv. Stone at stone walls.
   - v. Vinyl trim on "Vinyl Cedar Impressions" type siding and vinyl soffit and aluminum fascia on all exteriors except cementitious siding. Cementitious siding shall have cementitious soffit and fascia.

### B) Configurations & Techniques

1) Stone shall be set in an uncoursed ledger pattern. When stone is used on a façade, it must return onto the adjacent side.
2) Facades and elevations of any one principal building, backbuilding or outbuilding shall be made of the same materials and similarly detailed. A lower level of detail may be used for backbuildings and outbuildings but not on a frontage.
3) Walls constructed of more than one material shall only change material along a horizontal line (not a vertical or diagonal line). Additionally, the heavier material shall go beneath the lighter material.

## 2) Building Elements



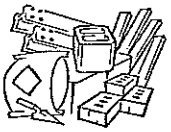
### A) Materials

1) Piers shall be brick. Matching stone shall be used with stone exterior walls.
2) Porch floors shall be tongue & groove wood or composite, poured concrete or brick.
3) Porch foundations shall be masonry piers with framed wood or vinyl lattice. Masonry shall match the foundation style.
4) Stoops shall be masonry on all exposed sides to match the foundation walls. Wood may be used at secondary entrances.
5) Posts shall be wood, cementitious or composite.
6) Porch railings (all components) shall be a single material: wood, vinyl-clad wood, powder coated metal or wrought iron.
7) Deck floors shall be wood (decking boards or porch tongue & groove) or composite simulated wood.
8) Deck railings shall be wood, vinyl clad wood or composite simulated wood.
9) Chimneys shall be brick, stone or stucco. Chimneys two stories or more above grade and not within 4' of an exterior wall may be simulated brick. Flues shall be tile or metal.
10) Corner lots require significant facades on each street.

### B) Configurations & Techniques

1) Piers of masonry shall be no less than 12" in width and 8" in depth.
2) Wood at frontages must be painted with the exception of flooring and treads which may be painted, stained or left unfinished.
3) All posts shall be no less than 5" nominal in width or depth.
4) Vinyl-clad wood shall be detailed like wood and, ideally, painted.
5) Decks shall be of a scale compatible with living unit(s) and with the lot. Decks are prohibited at frontages.
6) Uninhabitable space below decks and porches shall be skirted by wood- or vinyl lattice with not greater than 1-1/2" between boards.
7) Fireplace, dryer or bathroom vents shall not face frontages.
8) Railings of steel or wrought iron shall be painted.
9) The front of an attached garage shall not be further forward than the front of the main structure.
10) The front of a detached garage shall not be closer than 10' to the rear of the main structure and must meet all other setback requirements.

## 3) Roofs



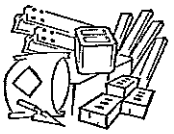
### A) Materials

1) Roofing material shall be architectural fiberglass, steel standing seam (painted or galvanized), coated aluminum standing seam, copper, cedar shakes, or slate.
2) Gutters shall be aluminum, copper or steel (painted or galvanized).
3) Splash blocks shall have the appearance of stone, brick, gravel or concrete.

### B) Configurations & Techniques

1) Roofs shall be symmetrically pitched, and only in the configuration of gables and hips. Roofs shall have 8:12 minimum pitch.
2) Shed roofs shall be a minimum of 4:12 pitch.
3) Flat roofs are permitted only on the rear and when they are accessible from an interior room and must be edged by a railing or parapet. The railing pattern is subject to the approval of the Chesapeake City Planning & Zoning Commission. Flat garage roofs which are not accessible shall be edged by a parapet wall.
4) Roofs shall overhang a minimum of 8" over a gable and 12" over a soffit.
5) Dormers shall be roofed with a symmetrical gable, hip, barrel or shed roof.
6) Skylights shall be flat in profile.
7) Skylights, solar panels, vent stacks and other roof protrusions shall not be placed on a roof facing a street nor shall they be visibly obtrusive from nearby streets.
8) Roof penetrations (vents, attic ventilators, turbines, flues, etc.) shall be painted to match the color of the roof or flat black except those made of coated metal, which may be left unpainted.
9) All gutters on any one building shall have the same profile or cross section. Metal gutters and downspouts shall be painted or galvanized except copper, which shall be left to age naturally.

## 4) Windows & Doors



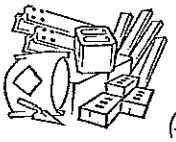
### A) Materials

1) Windows and patio doors shall be built of wood or vinyl-clad wood.
2) Glass shall be clear and free of color. Stained, frosted and tinted glass is permitted except at frontages. Stained glass or art glass applications may be permitted with the approval of the Town.
3) Shutters shall be wood or raised-panel vinyl.
4) Awnings shall be of canvas or a synthetic woven material resembling canvas.
5) Doors shall be of wood, embossed steel, or fiberglass.
6) Garage doors shall be built of wood, embossed steel, fiberglass or raised panel aluminum.

### B) Configurations & Techniques

1) Windows shall be square, rectangular or vertical in proportion. Windows may be circular, semi-circular, hexagonal, or octagonal in shape.
2) Windows shall be single hung, double hung or fixed in decorative applications. Casement or awning type may be used in the rear.
3) Bay windows at frontages shall extend to the ground or be bracket supported.
4) The use of muntins shall be consistent with the style of the building and consistent throughout.
5) Single-glass panes shall be no larger than 20 square feet.
6) Total fenestration (rough window openings) on the front facade shall not exceed 30% of the total surface area.
7) Shutters shall be applied to all or none of the typical windows on any given elevation. They shall be shaped, sized and proportioned to the opening they serve. Shutters may be fully functional with all necessary hardware. Shutters shall be painted to match the provided color pallet.
8) Residential shutters shall be rectangular in section with a free hanging drip edge and solid color to match the color of the wall or the trim or a dark accent color.
9) Garage doors shall not exceed 8' in height or 10' in width if accessed from a street and 18' in width if accessed from an alley.
10) Doors, including garage doors, shall have glass, raised panels or both.
11) Doors may be of the sliding patio variety except on frontages.
12) Storm doors, screen doors and window screens shall be finished to match the window or door they serve or the trim around it.
13) All garages shall have at least one personnel door.
14) Attached garage doors shall not face the street.

## 5) Gardens & Fences



### A) Materials

*(Note: All fences and hedges shall be in compliance with current Chesapeake City Planning & Zoning Ordinances.)*

1) Walls at frontages shall match the principal structure.
2) Walls visible from nearby streets, paths or public areas, shall be brick, stone, porridged concrete, porridged concrete block, stucco or wood.
3) Walks at frontages shall be brick, stone or concrete.
4) Front driveways shall be asphalt, brick, brick pavers, stone or concrete. Rear driveways may be pea gravel or granite.
5) Patios shall be of poured concrete, brick, brick pavers, stone, slate or concrete pavers.

### B) Configurations & Techniques

1) Brick walls shall be 8" to 12" wide and capped.
2) The cap shall overhang the wall by ½" to 1" on each side.
3) Walls of brick or stone shall be capped in a brick rowlock course of brick, cut brick or dressed coping stone 1-1/2" to 3" thick.
4) Walks must be built flush with the final grade unless slopes require steps.
5) Driveways at frontages shall be no wider than 12' at the frontage line.
6) Patios are permitted except for at frontages.

## 6) Prohibited Construction Materials

a) Stovepipe-type chimneys or heater vents.
b) Decking boards on front porches.
c) Vinyl-sided chimneys.
d) Vinyl or aluminum siding.
e) Metal or plastic awnings.
f) Retractable awnings on front or side.
g) Vinyl or aluminum windows and patio doors.
h) Metal or plastic awnings.
i) Galvanized or plastic handrail

## 7) Miscellaneous

a) Variances from these Architectural Standards may be granted by the Chesapeake City Planning & Zoning Commission on the basis of architectural merit, site conditions and/or other extenuating or unusual circumstances. "Expense savings" does not constitute extenuating or unusual circumstances.
b) Where a material is specified, it is that material that is specified not others that may resemble it. For example "wood" means "wood", not wood chips pressed and glued together, or recycled plastic melted and molded together to resemble wood.
c) The Chesapeake City Planning & Zoning Commission may determine that certain lots or portions thereof may be held to the primary frontage standards "if it is highly and easily visible from the public view—even if it does not meet the definition of primary frontage".
d) The following items are prohibited at frontages: clothes drying apparatus, air conditioner equipment, electrical or gas meters, solar panels, antennas, satellite dishes, permanent grills, in-ground swimming pools, hot tubs and spas, etc.
e) External light fixtures shall be compatible with the architectural style of the building to which they are attached.
f) Building wall shall not be flooded or washed with light.
g) One security sign no larger than one square foot per frontage is permitted.
h) Materials, configurations and techniques for individual units or other portions of a multi-unit building shall be consistent.