

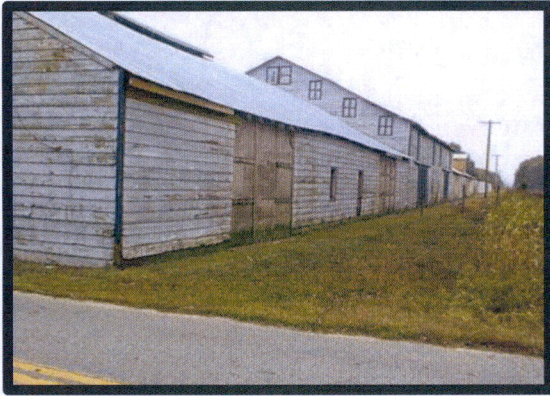
- R. Provide internal roads and paths that are linked to a more regional system.
- S. Use landscaping to define spaces, provide ample shade and buffer parking and public spaces.

**Section 5. Architectural traditions.**

- (a) Architectural traditions. The architectural styles common in Worcester County's history generally fall into three broad categories having easily distinguishable characteristics: agricultural, seaside and town center. The first reflects the County's most widespread land uses, farming and forestry. The seaside tradition takes its cue from the early maritime uses related to waterfront hotels and the fishing and boat building heritage. The town center style is based on the inland downtown commercial areas. These three categories share many attributes because they evolved close in time and proximity and with similar materials. The three traditions serve as guidance for the design of new or rehabilitated development and developers are encouraged to utilize them but these traditions are not meant to be exclusive, as other styles may be compatible with those historically common to the County.
  - (1) Agricultural tradition. Agriculture is pervasive in Worcester County and has been the historically dominant land use. Large plantation type farms along with more modest farmsteads covered the County. Agricultural architecture exhibits a richness and diversity. The prominent characteristics of the agricultural tradition are (See Photos 3 through 8.):
    - A. Basic geometric forms combined to produce simple but elegant buildings.
    - B. Two and two-and-one half story buildings.
    - C. Manageable building mass based on animal powered agriculture.
    - D. Sloped gable and shed roofs.
    - E. Farm building groups with homes, barns and other storage/outbuildings.
    - F. Large rectangular windows (higher than wide) with doors fitting symmetrically into the facade.
    - G. Wood frame construction, siding and trim, with many barns and outbuildings having post and beam construction.
    - H. Most common colors are white, red, green and earth tones.

- I. Large setbacks, with the land leading to the farmstead bordered by trees.
- J. Landscaped for summer shade and to buffer winter winds.

*Worcester County's agricultural tradition, from the past to the present.*



*Photo 3*



*Photo 4*



*Photo 5*



*Photo 6*



*Photo 7*



*Photo 8*

- (2) Seaside tradition. The seaside tradition originated on the narrow sand spit along the Atlantic that became Ocean City. Founded in 1875 by the Atlantic Hotel Company, Ocean City soon assumed the role of Maryland's seaside playground. Already a small boat building and fishing village, the seaside tradition of architecture arose from Ocean City's maritime and hospitality industries. The prominent characteristics of the seaside tradition are (See Photos 9 through 18):
- A. Simple geometric forms of two to four stories.
  - B. Hip or gable roofs and a wide variety of dormers.
  - C. Gable ends fronting the street.
  - D. Fenestration in a symmetrical pattern, creating a balanced facade.
  - E. Tall rectangular windows rising to the ceiling line.
  - F. Transoms above doors and windows for ventilation.
  - G. Columned porches that are wide and spacious, often wrapping around the side and having rounded railings with square pickets.
  - H. Wood dominating the structures and finishes, with clapboard siding and board-and-batten being widespread.
  - I. Large plate glass storefronts.
  - J. Decorative railings, trellises and gates, with mostly white painted fences and railings.
  - K. Shed style window awnings.
  - L. Columns with bases and capitals.
  - M. Articulated relief detailing that emphasizes space, shadows and depth.
  - N. Frieze boards, gable brackets and exposed rafter tails.
  - O. Predominant colors are white, green, and the red and gray hues of cedar siding with harmonious trim colors.

*Our seaside tradition - over 260 years by the Atlantic*



*Photo 9*



*Photo 10*



*Photo 11*



*Photo 12*



*Photo 13*



*Photo 14*



*Photo 15*



*Photo 16*



*Photo 17*



*Photo 18*

*Our seaside tradition - over 260 years by the Atlantic*

(3) Town center tradition. This architectural tradition evolved in Worcester County's inland towns and villages. These communities grew around transportation routes, both water and roads. As with the other architectural traditions, material selection began with wood, the most readily available material. However, after devastating fires in the nineteenth century, construction in downtown areas incorporated brick for safety. The town center tradition is like the seaside tradition in many respects but differs mainly as a result of brick construction and more flexibility in community layout due to its inland location. The prominent characteristics of the town center tradition are (See Photos 19 through 28):

- A. Simple geometric forms of two to three stories.
- B. Hip or gable roofs, with gable, shed or hip dormers, or flat roofs with parapets.
- C. Brick exterior and structure.
- D. Gable ends fronting the street.
- E. Fenestration in a symmetrical pattern, creating a balanced facade.
- F. Windows are tall rectangles (higher than wide) rising to the ceiling line.
- G. Transoms for ventilation.
- H. Front porches, some having railings in a variety of designs.
- I. Columns with bases and capitals, often tapered.
- J. Large plate glass storefronts.
- K. On larger homes, frieze boards, gable brackets, and exposed rafter tails as well as decorative railings.
- L. Metal sidewalk awnings.
- M. Principal colors include white, brick red, green and black.



*Photo 19*

*Varying architectural designs  
in the town center tradition*



*Photo 20*

N. Narrow streets.

O. Sidewalks.

P. Street trees.

*The quaint charms of our town center tradition.*



*Photo 21*



*Photo 22*



*Photo 23*



*Photo 24*



*Photo 25*



*Photo 26*

*The quaint charms of our town center tradition.*



*Photo 27*



*Photo 28*

**Section 6. General site and building compatibility.**

- (a) Generally. New development is strongly encouraged to be compatible with the County's architectural traditions and with the development's particular setting. To achieve this, the neighborhood's character should be assessed to determine which County architectural tradition or other style is most suitable. That tradition or style can then serve as the predominant guide. It is to this starting point that applicable design principles can be added to form the new development's design. While respect for architectural traditions is required, variety is also encouraged within the general and local context. Design professionals are highly encouraged to meet with the pertinent County staff at the on-set of the design phase to obtain necessary information and to seek clarification or answers to any questions.
  
- (b) Design guidelines and standards.
  - (1) Natural and site features. Structures and other site improvements shall be complementary to and in harmony with the surrounding natural features. These natural and site features shall be accommodated in the design of new development.
    - A. Buildings and land disturbance should be kept outside of the site's environmentally sensitive areas.

- B. Existing trees should be protected to the maximum extent feasible. (See Photos 29 through 31.)
- C. Natural drainage and naturalized stormwater management facilities creating greenways should be preserved and used as a design asset. Manmade drainage facilities can be altered where necessary.
- D. Subtle landscape transitions should occur between built areas and natural forest. Abrupt changes from formal landscaping to natural forest should be avoided.



*Photo 29*



*Photo 31*



*Photo 30*

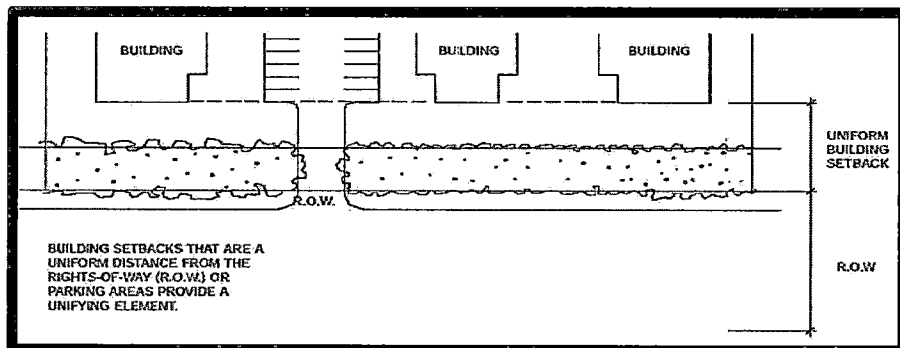
*Preserving existing trees in the landscape adds beauty and value.*



*Figure 4*

- E. Natural areas on the site should be coordinated and linked with natural and landscaped areas on adjacent properties. (See Figure 4.)
  - F. The edges of sites should be heavily landscaped and screened from adjoining noncommercial or nonindustrial uses. Edges should be used to provide greenways where feasible.
- (2) Placement. It is encouraged that structures and uses be sited so they are consistent with setbacks and orientation of neighboring structures and uses or, alternatively, to create a town center streetscape where buildings directly front the street.
- A. Setbacks:
    1. Arterial highways: Unless otherwise provided for, on roadways identified by § ZS 1-326 of the *Zoning and Subdivision Control Article* as an arterial highway, all structures and uses shall be set back at least one hundred feet from the right-of-way.
    2. Collector highways: Unless otherwise provided for, on roadways identified by § ZS 1-326 of the *Zoning and Subdivision Control Article* as a collector highway, all structures and uses shall be set back at least fifty feet from the right-of-way.
    3. Travelways internal to projects designed in the town center architectural tradition: Placement of structures at the sidewalk is encouraged.
    4. Other roads: Unless otherwise provided for, on all public and private road rights-of-way, all structures and uses shall be set back in accordance with the *Zoning and Subdivision Control Article*.
  - B. Structures and uses are encouraged to either be aligned with the public road right-of-way or with a street internal to the development. (See Figure 5.)

Figure 5

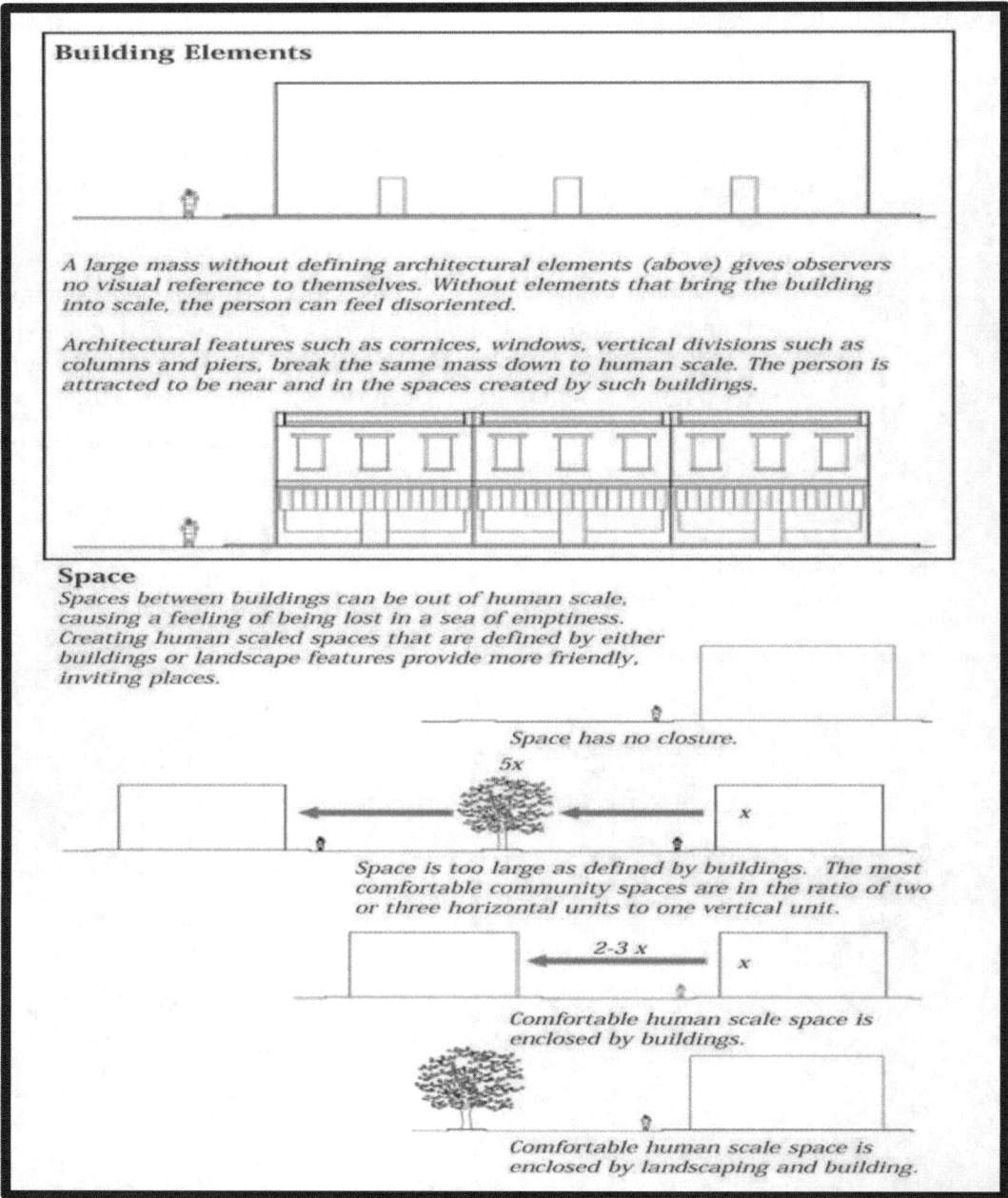


C. Developments with more than one building are encouraged to cluster them to define outdoor spaces.

- (3) Architectural traditions. The exterior of structures shall be compatible with the County's architectural traditions. While traditional styles are preferred, they are not meant to be deemed the only acceptable styles. Elements of the County's architectural traditions can be incorporated into other styles so that structures reflect the County's traditions while still displaying a different design. Examination of the neighborhood's character can determine which County architectural tradition or other style is most suitable for the local context.

**Section 7. Mass and scale.**

- (a) Generally. Scale in architecture is relative size. It refers to how the size of a building element is perceived compared to other forms and to the human body. There are two types of scale: overall scale and human scale. Overall scale is the legibility of a building from a distance, for example, the roofline. Human scale is the legibility of elements when one is very close to a building, for example, the storefront details. Good buildings incorporate both types of scale simultaneously. A building's mass, manifested by its height, width and depth, fundamentally influences the perceived scale of that building. Particular attention to these and other factors is encouraged to achieve a building of human scale so that patrons do not feel overwhelmed. It is urged that the dimensions of building height and width, building setback, other building elements, site features and conditions, etc. be designed to create a comfortable realm for the movement and interaction of people. Human scale can be further reinforced by the choice of materials, textures, patterns, colors, and details. One guideline often considered in design is that the larger the building, the greater the complexity of massing, articulation and architectural detailing needed to maintain a comfortable sense of scale and visual interest. A hierarchy of massing and building heights creates visual interest and can help produce the desired human scale. It is encouraged that buildings should be arranged to define and enclose space. Building articulation and design details reduce the perceived mass of large buildings. Elements such as street level openings, decorative features marking floor heights like cornices, and porches or awnings break a building down to human dimensions. While technology allows nearly unlimited building scale, massing should be tempered if development is to add to rather than detract from Worcester County's rural and coastal character. (See Figures 6 through 9.)



Figures 6 and 7

(b) Design guidelines and standards.

(1) Massing.

- A. It is encouraged that in general buildings be composed of simple shapes based on the rectangle.
- B. A proposed building containing a single establishment or a multi-user building with only internal access to the individual uses shall contain no more than twenty thousand square feet in gross floor area unless divided into visually distinct modules. These modules should be made to appear as either individual buildings or as additions to the primary structure.
- C. Buildings may be comprised of more than one module.

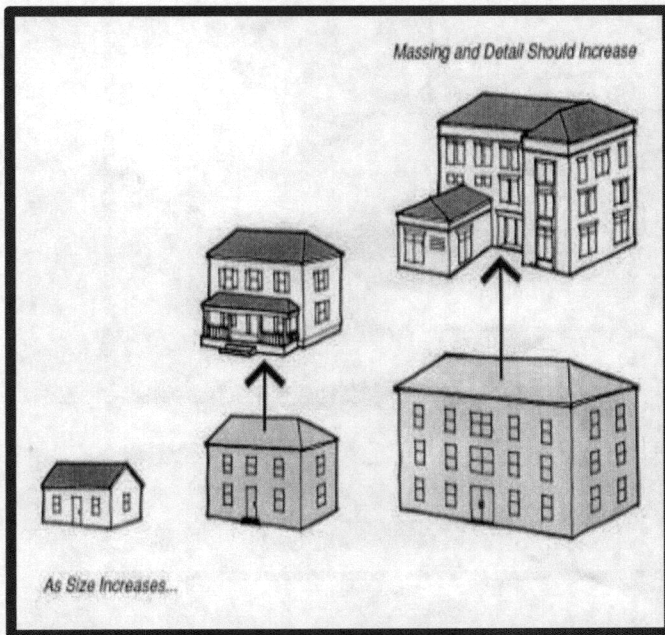


Figure 8

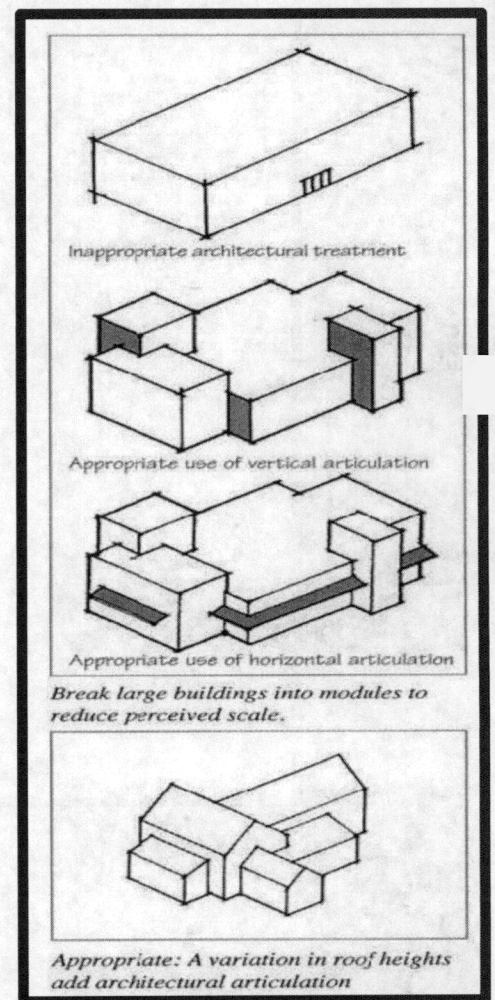


Figure 9

(2) Height.

- A. The height of all structures shall be in accordance with the terms of the *Zoning and Subdivision Control Article*.
- B. To reduce the apparent scale to people, it is encouraged that building modules closest to the sidewalk or roadway generally not exceed two stories. However, if the design is intended to achieve a town center architectural tradition, three story modules may be placed in that position.

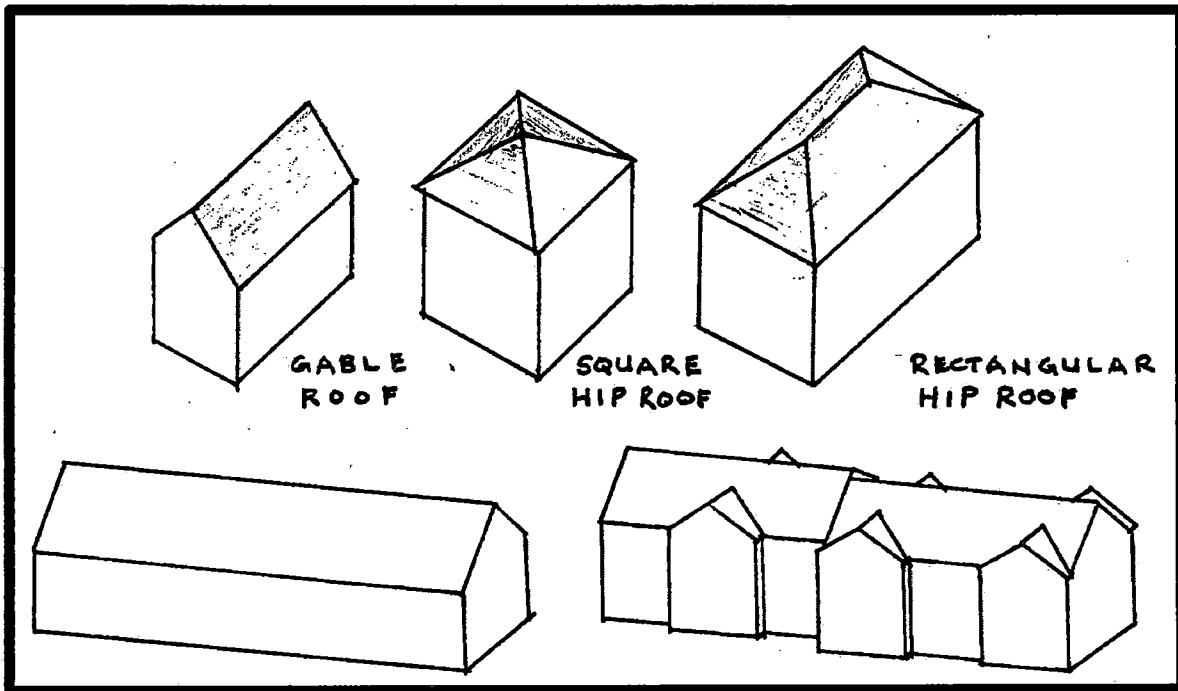
(3) Multiple unit commercial developments.

- A. It is encouraged that commercial developments with multiple units be comprised of several buildings or what appear to be several buildings rather than one monolithic structure. Although some individuality among the buildings is desirable, each building shall be compatible with the others. The standards cited in subsection (1) and (2) above remain applicable.
- B. Commercial developments with either multiple buildings or modules shall have consistent design elements that create patterns and rhythms. Fenestration, materials, finishes, colors, roof lines, details, street furniture, signs, etc. shall have a consistent theme and style.
- C. It is encouraged that developments planned to occur over a period of time have a master concept plan in place from the outset that provides for design compatibility throughout the buildings, the site and any outparcels. This concept plan should be general in nature and is not to be construed as a site plan required by or in compliance with § ZS 1-325.

**Section 8. Roofs.**

- (a) Generally. Roof form should help reduce the perceived scale of a building and it is encouraged that the roof form chosen reflect a local architectural tradition. Pitched roofs tend to reduce a building's apparent size when it otherwise might appear excessive; therefore they are the preferred form. Roof features should reinforce the project's design theme. Highly pitched and gabled roofs characterize Worcester County's traditional roof design and should be the norm.
- b) Design guidelines and standards.
  - (1) Roofs shall use simple forms, such as gable, hip and shed types, and traditional roof pitches of four in twelve to twelve in twelve. However, flat roofs are not

prohibited. (See Figure 10.)



*Avoid long stretches of the same roof form. Articulate the roof at frequent intervals, every 30 to 60 feet depending on the type of building.*

Figure 10

- (2) Other than as provided in (3) below, roofs shall have two or more of the following features:
  - A. Sloped roofs that do not exceed the average height of the supporting walls, with an average slope of six in twelve or higher up to a twelve in twelve pitch. (See Figure 11.)
  - B. Overhanging eaves, extending past the supporting walls no less than sixteen inches for buildings two stories or less and twenty-four inches for buildings greater than two stories.
  - C. Dormers.
  - D. Three or more roof slope planes.
- (3) Buildings with several roof types should vary the roof pitch to reflect each roof's

visual importance. For instance, small roofs or more minor modules should have lower pitches than the main roof.

- (4) The appearance of flat roofs is prohibited in areas other than the town center tradition. Flat roofs may be provided for mechanical and other equipment if the equipment is screened.

- A. When parapets conceal flat roofs on buildings two stories or greater in height, their average height shall not exceed fifteen percent of the height of the supporting wall. Their maximum height shall not exceed one third of the height of the supporting wall. On one story buildings or those of less than fourteen feet in height, the parapet height shall not exceed five feet in height. Parapets shall have a three dimensional cornice treatment. (See Figure 12.)

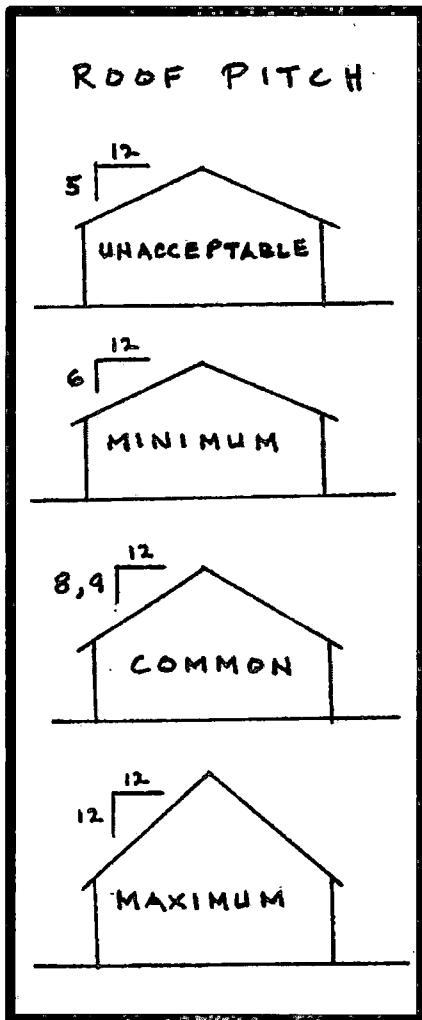


Figure 11

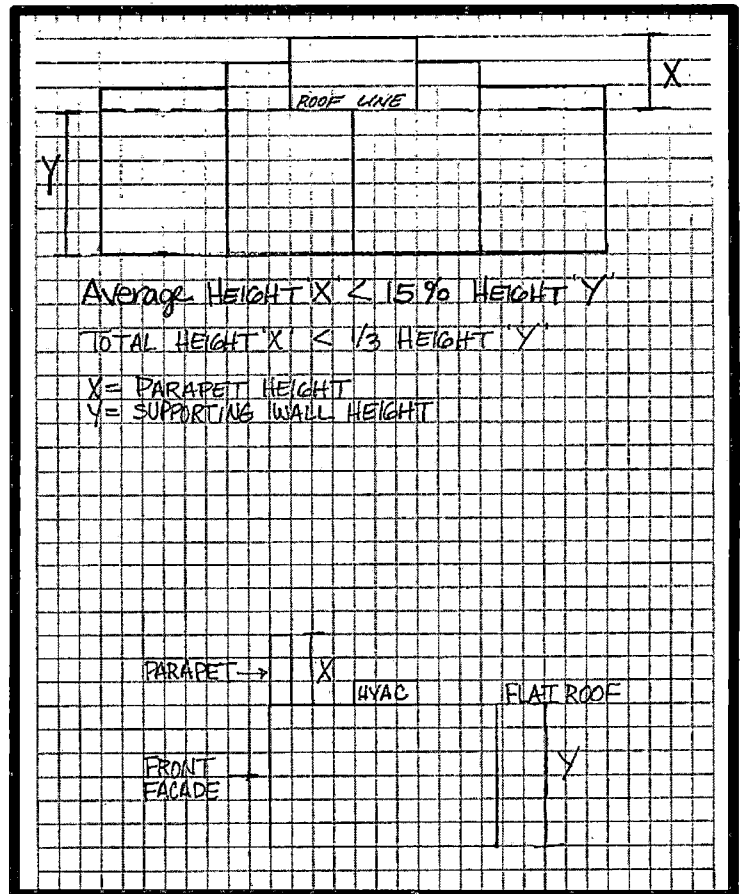


Figure 12

- (5) Ridge or parapet wall lines shall vary in height by two feet or more on each building module of sixty feet or more in width.
- (6) Projects with multiple buildings shall have roofs of similar styles and pitches, though variation in height and orientation is encouraged to add visual interest.
- (7) Drive-through areas or separate ancillary structures, such as carwashes, cashier booths, canopies over gas pumps, etc. shall have roof styles, pitches, architectural detail, design elements, and treatments consistent with the main structure.



*Photo 32*

- (8) The appearance of flat canopies, such as those associated with convenience stores having gasoline sales, is prohibited. Freestanding canopies shall have roof lines similar in pitch and design to the main building to create a design association with the building itself. The minimum canopy pitch shall be four in twelve. A strong impression of three-dimensional roofs and supporting columns must be incorporated into the design. The supporting structure should be of sufficient visual heft to appear to support the canopy. (See Photo 32.)
- (9) Roofs and their components shall appear to be a functional design element rather than a false facade or add-on element. For example, fake dormers or cupolas generally appear as "tacked on" and are discouraged.
- (10) HVAC, mechanical equipment or other rooftop installations shall be completely screened from view.
- (11) Roll roofing, built-up roofs, plastic and fiberglass tiles should not be used on the visible surfaces of roofs. Low-grade asphalt shingles are only appropriate for residential buildings. Architectural grade asphalt shingles can be used to good effect.