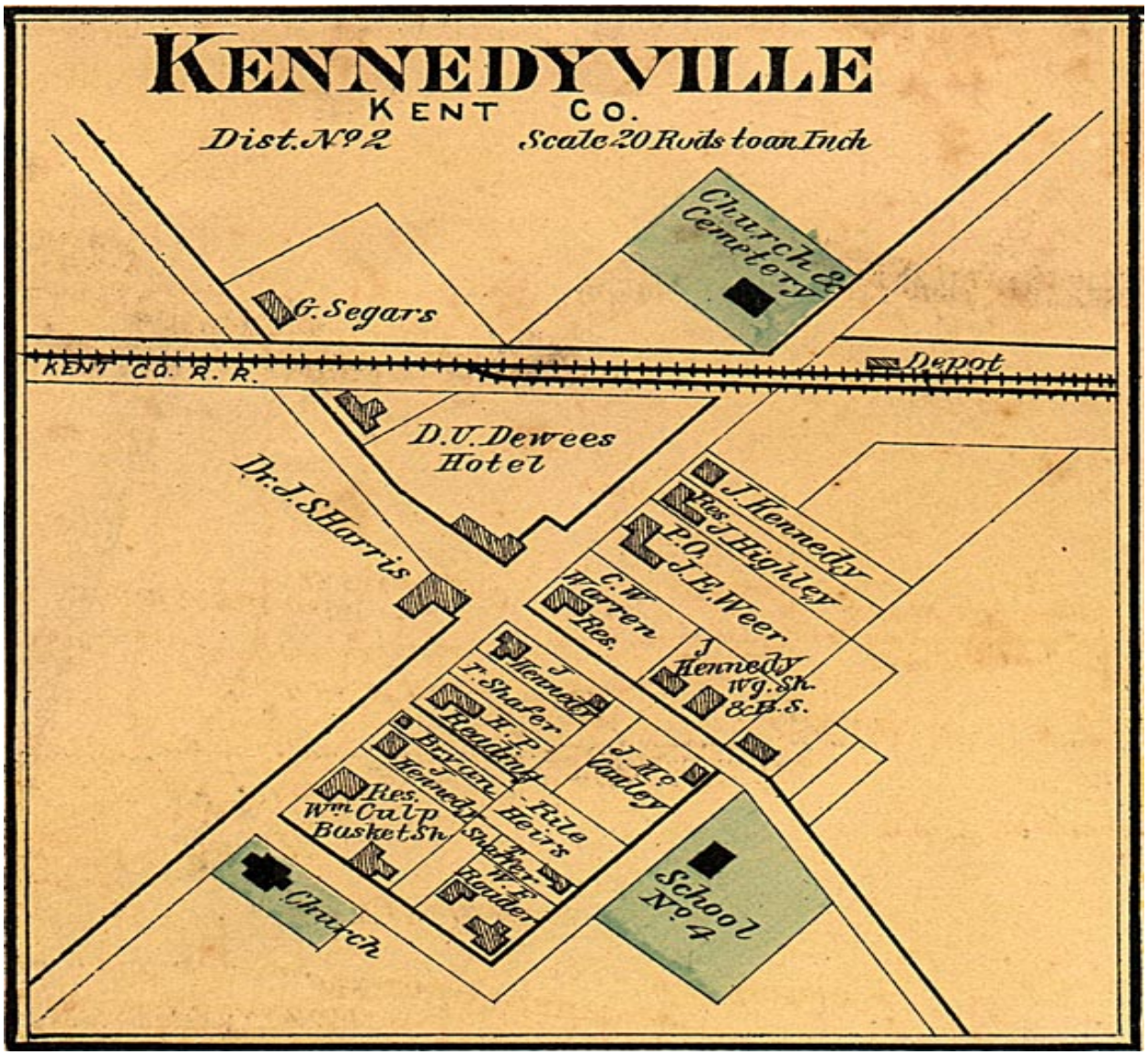
VILLAGE MASTER PLAN



1877 Atlas of the Eastern Shore

SEPTEMBER 2007

Village Master Plan
Kennedyville, Maryland

Table of Contents

Background for Planning

The Village Plan

Table of Content cont'd

List of Maps

Appendices

Section 1 The Context for the Plan

Introduction

Since the "building boom" of the early 1900s Kennedyville has been a relatively sleepy little community that has aged well. Today forces are a foot that will pull and tug on the very fabric of the community. Public sector plans like the *Kent County Comprehensive Plan*, the *Stories of the Chesapeake Management Plan* and the *Chesapeake Country Scenic Byway Management Plan* celebrate the simple, bucolic expression of country living that imbues the village. Public sector investments in infrastructure, like highway improvements that provide regional access and public water and sewer facilities that support development, enable change that, if not managed, could seriously compromise the essential character of the community. Regional market demand for living in small, quaint communities like Kennedyville is on the rise as evidenced by The Village at Kennedyville project, an 84-unit residential subdivision currently under construction. The current zoning for the village implies that more development will come.

Managing change so as to keep the best of the existing community character and adding appropriate additions to the community may only be achieved by careful scripting of details. Some would argue that regulating design goes beyond the responsibility of government. But as the *Kent County Comprehensive Plan* and other community plans imply, Kennedyville's existing village character is a public asset and should be treated as such. Considering that the evolution of villages to cities is a process of moving along a development continuum from less to more urban, the following quote seems an applicable response:

> "If we believe that cities are the most complicated artifacts we have created, if we believe further that they are cumulative, generational artifacts that harbor our values as a community and provide us with the setting where we can learn to live together, then it is our collective responsibility to guide their design."[1]

Purpose and Intent

The Kennedyville Village Master Plan expresses the community's future vision for the village. Through the Village Master Plan the County seeks to promote and control new development as an extension of the existing village, such that new development, infill, and redevelopment are conceived and built as a natural extension of and with respect for the Village's urban fabric, scale, and historic and architectural character. The purpose of the Village Design Guidelines (see Section 8) is to provide for the development of well-planned, mixed-use neighborhoods that exhibit the following characteristics:

---

[1] *The City Assembled - The Elements of Urban Form Through History*, Spiro Kostof, A Bulfinch Press, Book, Little, Brown and Company, ISBN 0-8212-2599-5 (paperback), 1992

- integrated mix of uses, including residential, commercial, employment/office, civic, and open space;
- a range of housing types and densities to accommodate a diverse population of age groups and income levels;
- compact design with village densities increased for open space;
- interconnected streets designed to balance the needs of all users, with sidewalks and on-street parking;
- open spaces integral to the community; and
- location adjacent to and extending the fabric of existing development.

The Kennedyville Village Master Plan envisions a pedestrian-oriented, mixed-use community where streets, open spaces, buildings, and uses support a neighborhood and community-oriented quality of life typical of small villages. The Design Guidelines define these physical and visual characteristics of Kennedyville and prescribe design criteria and methods necessary to fulfill the master plan vision for a walkable, mixed-use community that respects the principles of urban place making.

Context

The *2006 Kent County Comprehensive Plan* (the Comprehensive Plan), in its Towns and Villages Chapter, establishes both the need and rationale for preparation of the Kennedyville Village Master Plan. In so doing, it set the stage for the preparation of this Plan among others. As stated in the Comprehensive Plan:

"Of all Kent County's attributes, perhaps none are as special or as identifiable as its towns and villages. Some of our communities are architectural jewels, while others retain their agricultural and utilitarian charm. One of the guiding principles of this Comprehensive Plan is to encourage growth to occur in and around these existing towns, villages, and neighborhoods thereby preserving our rural character, agricultural lands, and environment. Accomplishing this goal presents the following four challenges:

- *Insuring that towns and villages maintain and enhance existing character and remain desirable places to live, thereby attracting residents who would otherwise choose to live in the countryside;*

- *Insuring that new growth complements and enhances the character of the existing communities;*

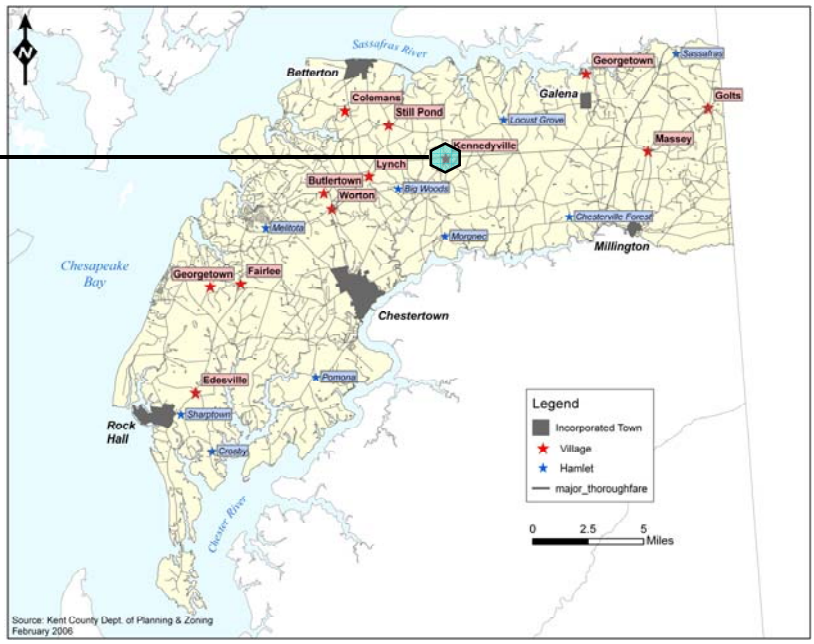
- *Insuring that the County consults with the residents of incorporated towns and existing villages regarding planned growth around their communities;*

- *Insuring that an affordable and a wide range of housing opportunities are available to the citizens of the county."*

The Comprehensive Plan defines a village as a settlement that is principally residential but supports commercial activity and other community-related activities such as a church or post office. Unlike some of the other villages, Kennedyville is unique in that it is served with public water and sewer.

Figure 1

Kennedyville, located in Kent County's agricultural heartland, is one of 12 villages in the County.



Several Comprehensive Plan goals and strategies encourage development to occur within the designated growth areas (Village Centers and Town Growth Areas) while preserving the existing character of the communities and their historic and cultural features.

GOAL: INSURE THAT TOWNS AND VILLAGES ARE ATTRACTIVE PLACES TO LIVE AND WORK.

Strategy: Promote towns and villages

Strategy: Provide public amenities to encourage development within the designated communities

Strategy: Require developers to work with a citizens' participation program

Strategy: Investigate techniques to encourage the maintenance and reuse of existing structures and to eliminate physical blight

GOAL: INSURE THAT FUTURE GROWTH COMPLEMENTS AND ENHANCES THE CHARACTER OF THE EXISTING TOWNS, VILLAGES, AND HAMLETS

Strategy: Develop Master Plans for each designated growth area.

The County Comprehensive Plan goes on to note:

"The towns and villages of Kent County each have their own distinctive character. By targeting new growth to these areas, there is the potential of eroding this character. Sprawling subdivisions and strip commercial development along major roadways, typical of contemporary automobile-dependent development, is not in keeping with historic village settlement patterns. For these reasons, growth in our towns and villages must be carefully planned.

The County's Department of Planning and Zoning will develop Master Plans for each designated Village and Town growth area within Kent County. These Master Plans are intended to guide future development within and surrounding the designated areas while responding to the unique character of each community. The County will develop these plans after consultation with incorporated towns, unincorporated villages and local residents.

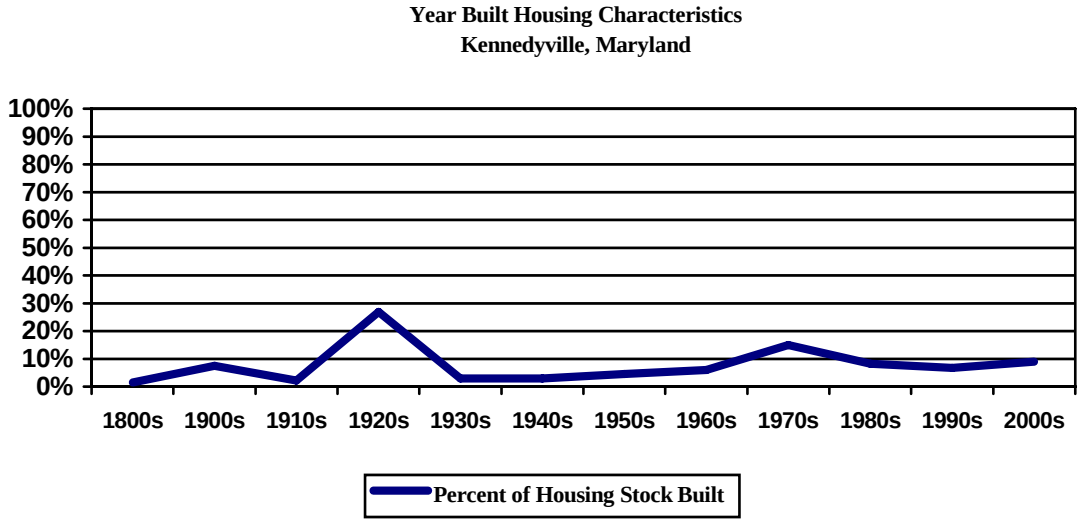
The Master Plans will promote traditional patterns of development and address components such as edges and boundaries, buildings, structures and signs, spatial relationships, public spaces and open spaces, transportation and circulation, historic sites and traditional uses, natural environment, significant views, and service facilities."

The *Kennedyville Village Master Plan* sets forth the County Planning Commissions' and County Commissioners' official policies concerning desirable future growth along with specific development design guidelines and standards to insure consistency with the goals and objectives of the Comprehensive Plan. Planning for Kennedyville is supported by other related planning initiatives including *The Stories of the Chesapeake Heritage Area Management Plan* (Kennedyville is designated as a Target Investment Zone) and the *Chesapeake County Scenic Byway Management Plan*, both of which include Kennedyville. In addition, Kennedyville is a Priority Funding Area under the State's Smart Growth planning initiative.

Section 2 Community Profile

Place

Kennedyville today is primarily residential in character and is home to about 230 people. Although a few commercial properties are located in the center of the village along Route 213 and Kennedyville/Turner's Creek Road, Kennedyville's building stock consists mostly of single family residences constructed between 1870 and 1930.



Houses in Kennedyville are predominantly one or two stories. Most of the one-story homes are located in groups along Route 213 along the edges of the Kennedyville. Two-story houses are clustered more closely at the center of the village (see Table 1). The oldest homes are three stories tall and are located closest to the intersection of Route 213 and Kennedyville Road. These homes have brick, frame, or stucco construction.

Table 1 Kennedyville Housing Characteristics
Number of Stories

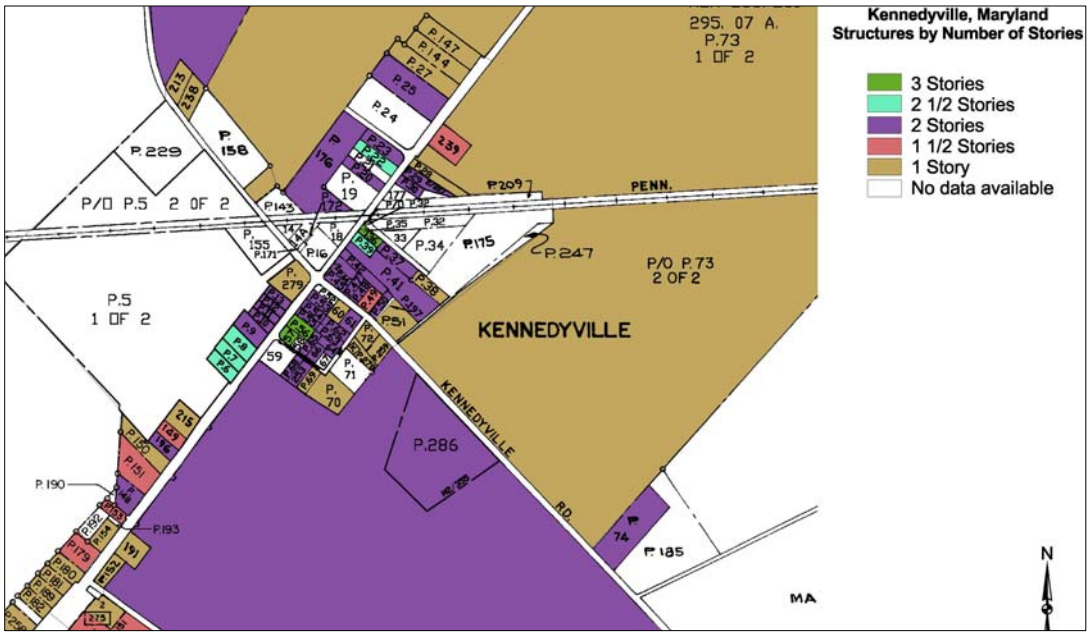
	Number	Percent of Total
One story	37	41%
One and a half stories	12	13%
Two stories	40	44%
Two and a half stories	4	0.4%
Three stories	4	0.4%
	97	

Source: 2005 Maryland PropertyView, Kent County

Remaining land use includes government, public and exempt organizations such as the Kennedyville Volunteer Fire Department, the Kennedyville United Methodist Church,

and the First United Pentecostal Church of Kent County. The Kennedyville Post Office leases space in a privately-owned commercial structure on Route 213 at the intersection of Kennedyville Road.

Figure 2 Structures by Number of Stories



Residential lot development patterns in Kennedyville have been established through a combination of historic land use decisions and County zoning policies. Current minimum lot standards (listed below) applicable in the Village Zoning District (see Figure 3) conform to the historic pattern of residential lot development (see Table 2).

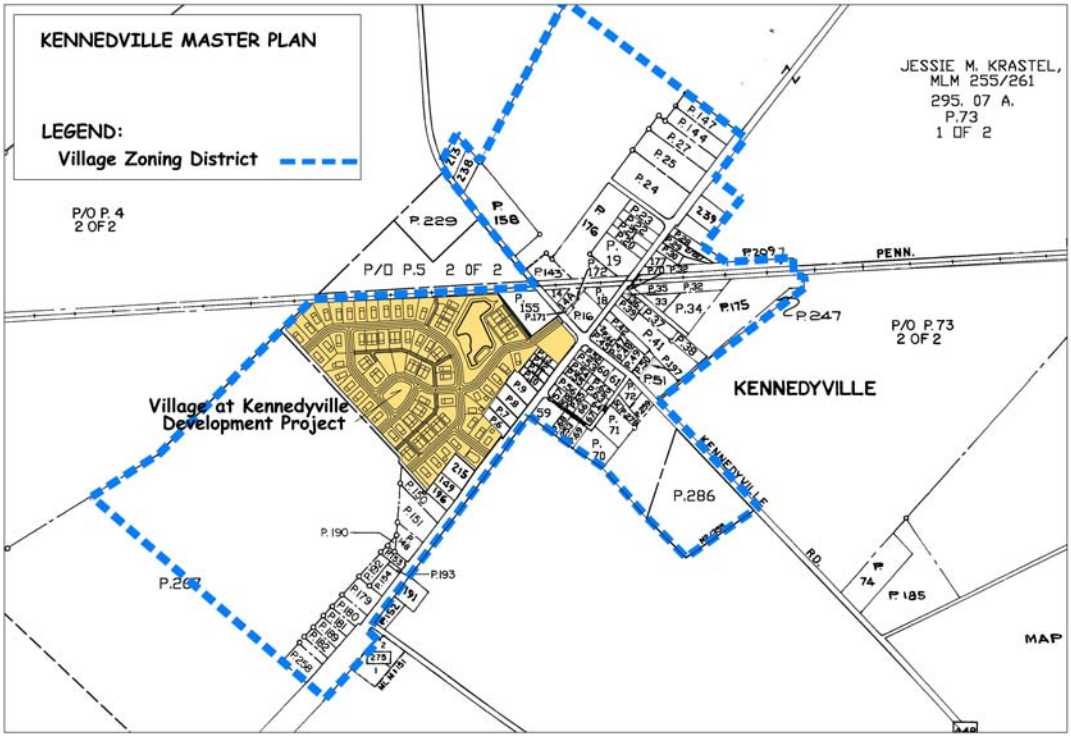
- Minimum Lot Area – 9,500 square feet
- Minimum Lot Frontage – 50 feet
- Minimum Yards:
  - Front 20 feet
  - Side 8 Feet
  - Rear 10 feet

Setback for accessory structures is three feet from the side yard and five feet from the rear yard. Residential and commercial structures are limited to a maximum height of 38 feet.

Actual lot dimensions summarized in Table 2 tend to be larger on lots located at the edges of the village. Within the village core, residential lot patterns conform more closely to the average characteristics. The 67 lots in the recently approved Village at Kennedyville development meet or exceed these minimums.

Table 2 Residential Lot Development Patterns		
Dimension	**Average**	**Units**
Lot Width	57	Feet
Lot Depth	169	Feet
Bldg Width	26	Feet
Lot Area	9,008	Sq. Ft.
Percent Fronting*	45%	
Side Yards	16	Feet
Front Yard	26	Feet

*The ratio of the width of the front façade (includes porches) to lot width.
Source: Redman/Johnston Associates, Ltd. 2006



Community Facilities

Kennedyville is intersected by two major roads: Route 213, a State highway and major collector, and Kennedyville Road/Turner's Creek Road, a County road and minor collector.

The number of community facilities serving Kennedyville has decreased since the early twentieth century. The Kennedyville School operated for over 30 years but was closed in 1914 and is now privately owned as a residence. A second school constructed to replace it was operated into the 1970s. At that time its use was discontinued and the site is currently owned by the Kennedyville Fire Department.

The train depot no longer operates as a passenger terminal, however the Southern States Cooperative still uses the line for grain shipments.

Buildings that currently house community facilities include the Methodist and Pentecostal churches, which stand at opposite ends of the village on Rte. 213; a community center located on Creamery Street and owned by the Volunteer Fire Department; the Volunteer Fire Department, on Turner's Creek Road, and the post office, located on the corner of Route 213 and Kennedyville Road.

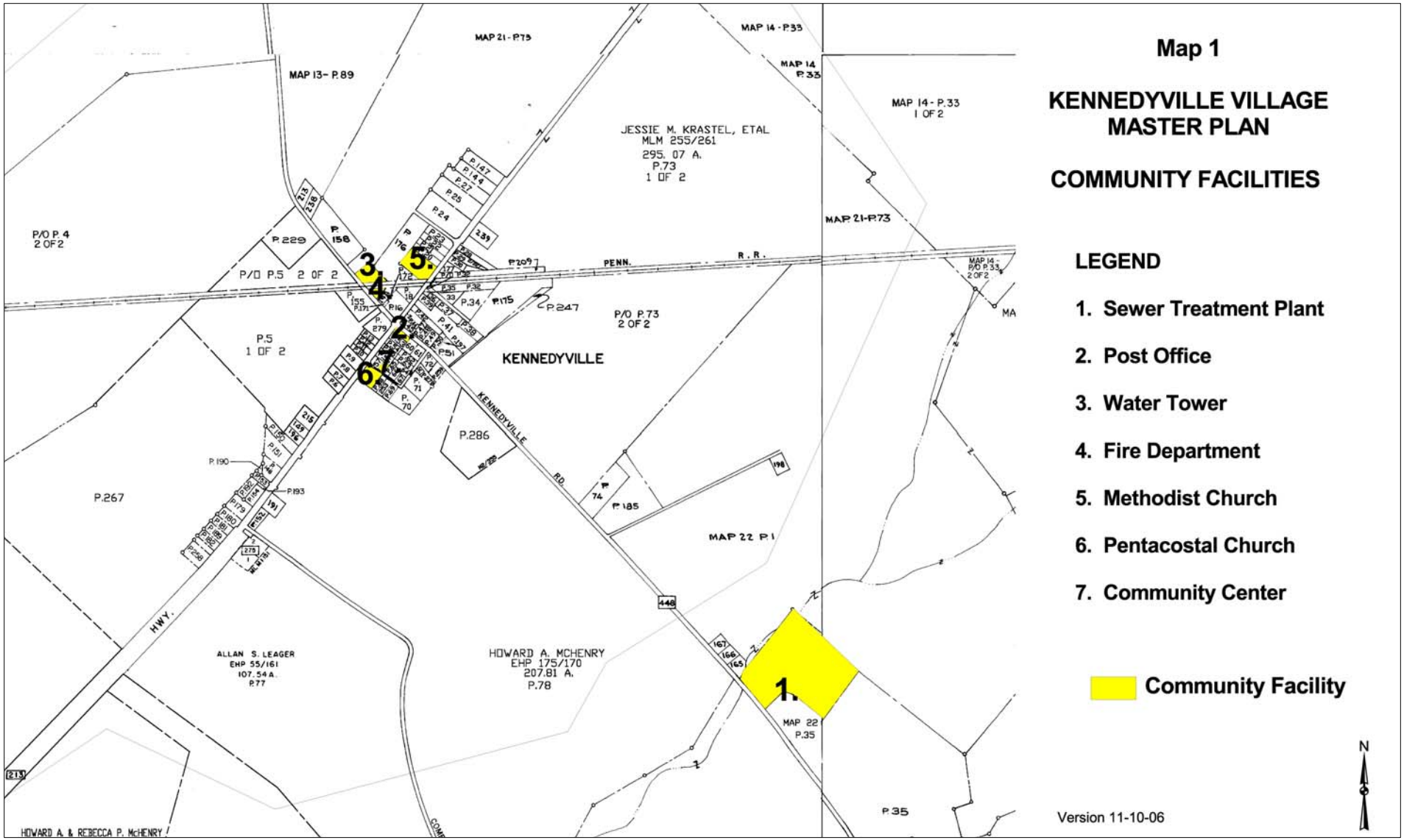
Kennedyville is served by water and sewer facilities owned and operated by the Kent County Department of Water and Wastewater Services housed within the County Department of Public Works. The sewer treatment facility is located outside the center of the village on Kennedyville Road, and a water tower stands adjacent to the Fire Hall on Turner's Creek Road (see Map 1).

As of June, 2006 there are approximately 128 users/Equivalent Dwelling Units (EDU) served within the Kennedyville water and sewer service area, including 89 residential users, 11 commercial users and 28 vacant properties. 25 of these vacant properties are new lots at the "Village at Kennedyville" where construction of residential units is anticipated in the next few years. Water and sewer fees were increased at the beginning of 2007. Water allocation fees rose to $4,000 per EDU for FY 2007 and will increase by the annual interest rate charged by Rural Development per year until the water debt service is paid. Sewer allocation fees increased to $10,600 per EDU for FY 2007 and will increase at the same rate as water allocation fees until the sewer debt service is paid.

Wastewater treatment facilities consist of a two-cell lagoon which treats wastewater collected from Kennedyville and discharges to an unnamed stream. Until recently the plant had a design capacity of 30,000 gallons per day. In 2004, average daily flow was approximately 20,000 gallons per day. In November, 2005, with a $450,000 grant from the State Board of Public Works, the County initiated a $3.3 million project to upgrade the treatment capacity to 60,000 gallons per day and to upgrade existing facility pumping stations. The new treatment facility will replace the current two-cell lagoon. Much of this additional capacity will be required to support the "Village at Kennedyville", an 84-unit project which includes 50 single-family residential units and 17 duplex units, recently approved and now under construction.

The Village's water treatment plant is alternately supported by one of two community wells with a pumping capacity of 110 gallons per minute each. Chemical and mechanical treatment processes are used to remove iron. The plant provides domestic and fire suppression services to the Village from a 75,000 gallon elevated storage tank.

Current sewer capacity is assessed on the basis of 250 gallons per day per equivalent dwelling unit. This indicates that at 85% of currently planned treatment capacity, the facility could support 204 equivalent dwelling units over the next several years.


Map 1
KENNEDYVILLE VILLAGE MASTER PLAN
COMMUNITY FACILITIES
LEGEND
1. Sewer Treatment Plant
2. Post Office
3. Water Tower
4. Fire Department
5. Methodist Church
6. Pentacostal Church
7. Community Center
Community Facility
Version 11-10-06
KENNEDYVILLE
MAP 13- P.89
MAP 21- P.73
MAP 14 - P.33
JESSIE M. KRASTEL, ETAL
MLM 255/261
295. 07 A.
P.73
1 OF 2
P/O P. 4
2 OF 2
P.229
P/O P.5 2 OF 2
P.5
1 OF 2
P.267
P.286
P/O P.73
2 OF 2
P.247
P.175
P.209
PENN. R.R.
KENNEDYVILLE RD.
MAP 22 P.1
MAP 22
P.35
HWY.
ALLAN S. LEAGER
EHP 55/161
107.54 A.
P.77
HOWARD A. MCHENRY
EHP 175/170
207.81 A.
P.78
HOWARD A. & REBECCA P. McHENRY
N

Section 3 Historic and Cultural Resources

Historical records and accounts indicate that Kennedyville's basic community form was established in the mid-nineteenth century. The area of the present village and its surrounds within Kent County's second election district had been farmed for grain since the early eighteenth century and had ties with Philadelphia's Quaker merchants and millers.

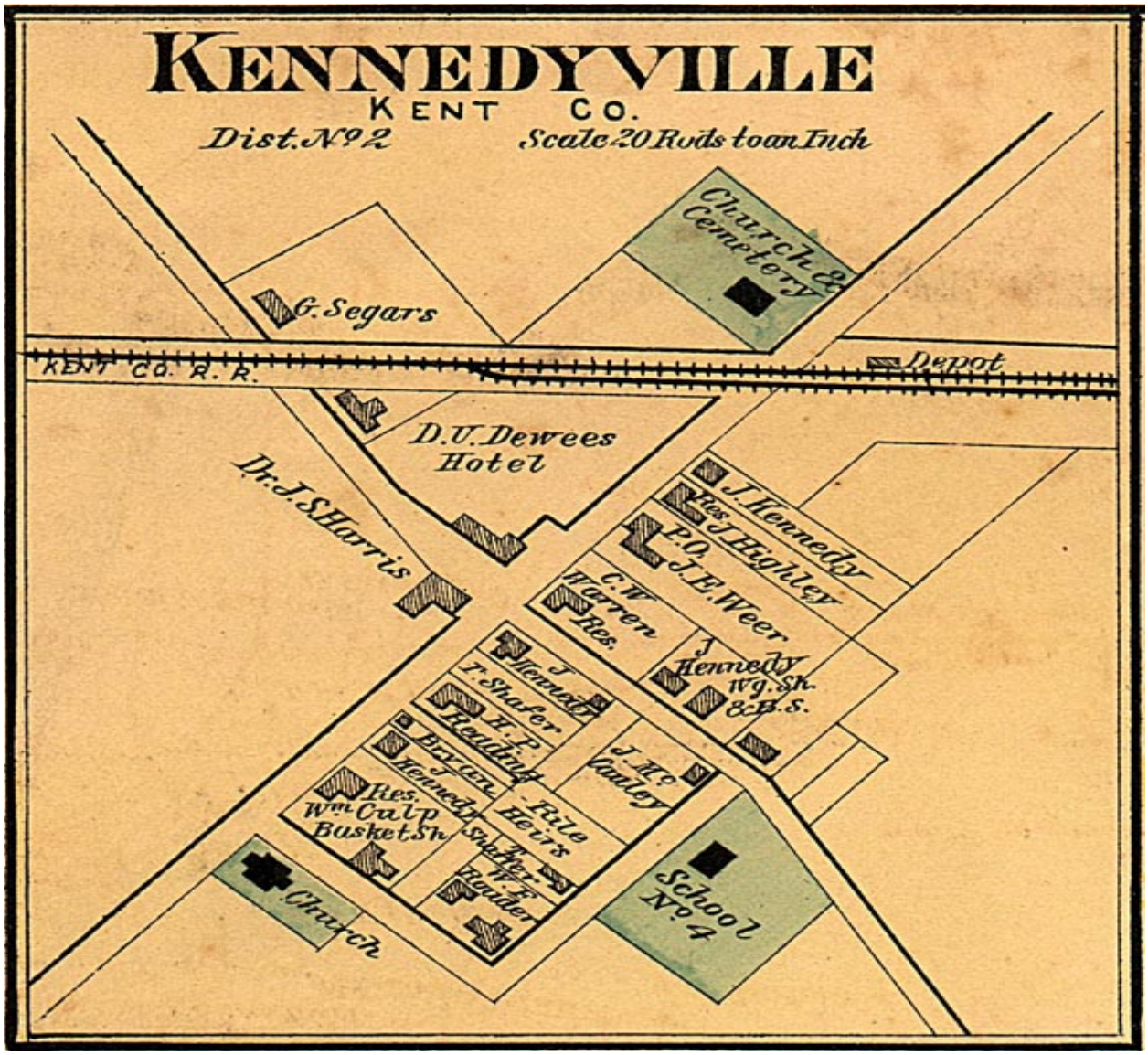
In 1853, Mr. John Kennedy of Port Kennedy, Chester County, Pennsylvania began buying land and laying out lots at a crossroads between Chestertown and Galena. Soon thereafter, in 1856, the Kent County Railroad was chartered with the intent to extend rail service eventually to Rock Hall so that oysters and farm products could be shipped by train to northern cities. By the late 1860s, the Kent County Railroad began acquiring rights-of-way in the area of the village, and in 1868, Mr. Kennedy began selling his lots. Between 1870 and 1872, the Kent County Railroad constructed a line from Massey, through Kennedyville, and on to Chestertown. It was during this time, and continuing to 1875, that Kennedyville's most concentrated period of building took place. More than any other single period, this era created the character of the village that remains visible today.

Details about the historic significance of the buildings in Kennedyville can be found in a Determination of Eligibility report submitted to the Maryland Historical Trust in 2004[1]:

"The oldest building in Kennedyville is the Kennedyville United Methodist Church. It was built in 1860 by resolution of the Kent Circuit of the Methodist Protestant Church to build a brick church in Kennedyville for use by their denomination. The Church was first called Waters Chapel, in honor of the Reverend Frances Waters, D.D., president of the Maryland Conference and Washington College. Local tradition suggests that the congregation of St. James Church (Worton) was the sponsor of this church and that perhaps the same builder was used for both churches.

Kennedyville United Methodist Church, first called Waters Chapel, was built in 1860

[1] Historic Assessment Report, Village at Kennedyville Development, The Ottery Group



1877 Atlas of the Eastern Shore

"Mr. Kennedy built at least two speculative houses during the period between 1870 and 1875; the Parish House and the Groves House. Their three-story, double front door design suggest that these houses were likely built by workers from Mr. Kennedy's home in Chester County. Both houses were sold from the Kennedy estate in 1878. The Burris House also dates from the same period and resembles the Kennedy-built houses in its design and plan. William and Ida Culp, the original owners, also purchased two adjacent lots from Mr. Kennedy in 1868. The 1877 Atlas of Kennedyville identifies Mr. Culp as a carpenter, builder and peach basket manufacturer, so it is possible that Mr. Culp had been hired by Mr. Kennedy to build

homes in Kennedyville and decided to build one for himself in the new town."

"Grace Presbyterian Church, now First United Pentecostal Church of Kent County, was constructed in 1875 on a lot sold to the congregation for $5.00 by John Kennedy, who was a devout Presbyterian."

"The Kennedyville Elementary School was erected around 1875, and operated until 1914. The school building remains standing today and is used as a private residence. The Kennedyville Creamery was constructed in 1888 and operated under the names Redmile Dairy and Schafer Dairies. It was last used for this purpose in 1909. Although the creamery no longer exists, Creamery Street remains near the center of the village."

The Parish House (shown here) and the Groves House were built by Mr. Kennedy between 1870 and 1875. Both exhibit a three-story, double front door design

"Kennedyville's building stock consists mostly of single family residences constructed between 1870 and 1930. The most dominant type of house in Kennedyville is the two-and-a-half story frame house with front porch or corner porch that date from the first two decades of the twentieth century, representing the Second Empire, Queen Anne, Prairie and Colonial Revival styles."

"Few of the Village's homes have attached garages. Most have associated sheds or outbuildings, indicating they were built prior to the prevalence of the automobile."

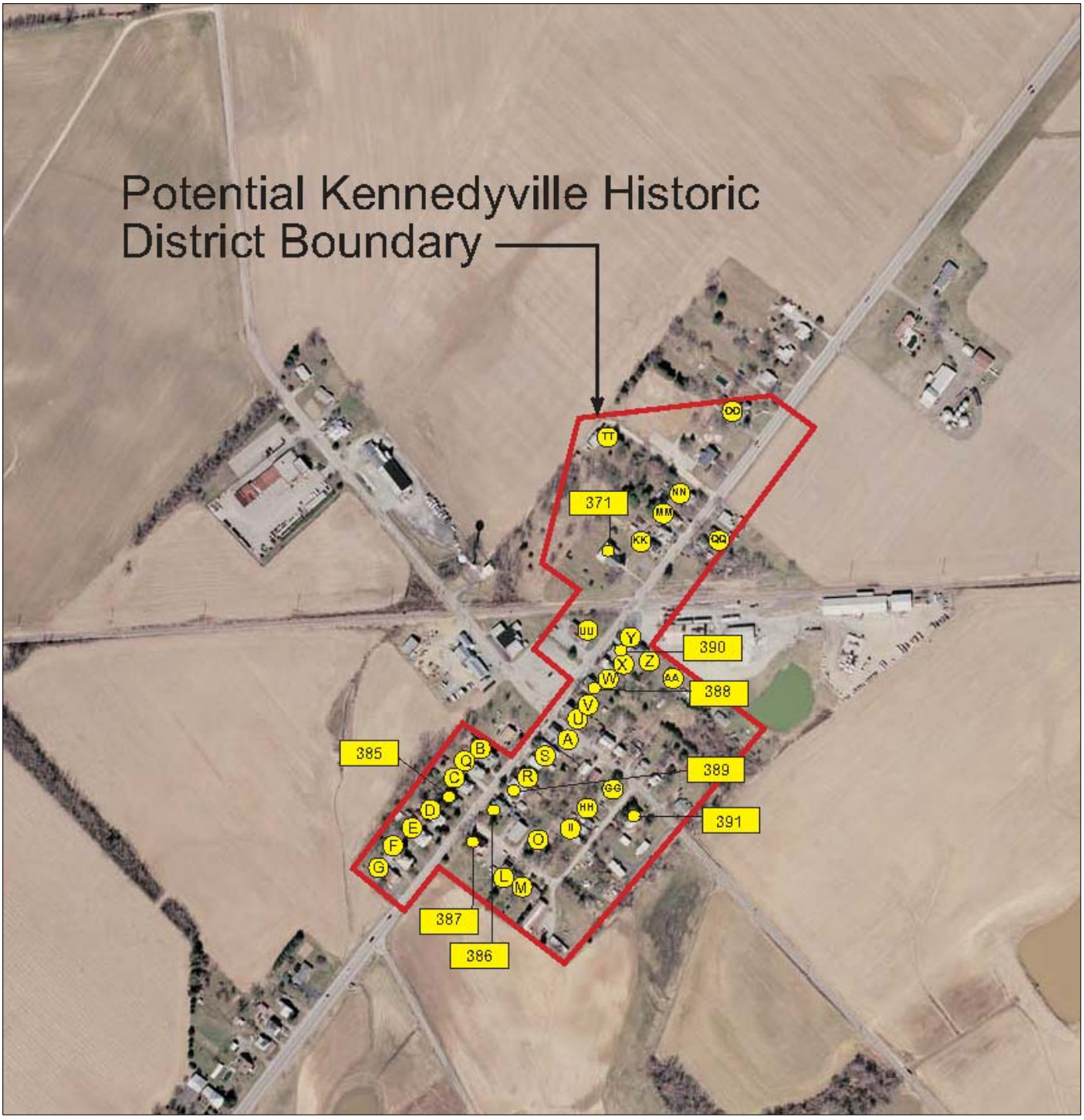
The First United Pentecostal Church of Kent County, built in 1875, occupies a hilltop location and greatly contributes to the scenic features of the village gateway as one approaches from the south.

The Village's two churches, former school building, fire hall, community center, and farming co-op all contribute to, or have contributed to the culture of the community over time.

Seven of the 25 buildings shown on the 1877 map of the community remain standing today. Recent study of the community, together with past evaluation of the community's structures by the Maryland Historic Trust, indicates that Kennedyville clearly qualifies for Historic District designation. The boundaries shown on the photo on the next page reflect the possible configuration of such a district if one were established. The area shown includes approximately 50 properties.

The Spencer House, built in 1916, is one of many Queen Anne style Victorian homes in Kennedyville.

Eight of these properties shown as numbered sites on the map are listed on the Maryland Inventory of Historic Properties. An additional 27 properties within the potential boundary were all built prior to 1930 and also contribute to the historic district.



MD Historic Trust Inventoried Sites

Contributing Sites

Potential Historic District Boundary

Historic Resources Summary Chart	
Resource Key*	**Address**
A	11959 Augustine Herman Hwy
B	11956 Augustine Herman Hwy
MIHP K-385	Augustine Herman Hwy
C	11944 Augustine Herman Hwy
D	11940 Augustine Herman Hwy
E	11930 Augustine Herman Hwy
F	11920 Augustine Herman Hwy
G	11916 Augustine Herman Hwy
MIHP K-387	Augustine Herman Hwy
L	28017 Creamery
M	28025 Creamery
O	28020 Creamery
MIHP K-386	Augustine Herman Hwy
MIHP K-389	Three-story stucco house, Augustine Herman Hwy
Q	11952 Augustine Herman Hwy
R	11947 Augustine Herman Hwy
S	11951 Augustine Herman Hwy
MIHP K-388	Inventoried property, Augustine Herman Hwy
U	11969 Augustine Herman Hwy
V	11975 Augustine Herman Hwy
W	11979 Augustine Herman Hwy
X	11983 Augustine Herman Hwy
MIHP K-390	11989 Augustine Herman Hwy
Y	11990 Augustine Herman Hwy
Z	11980 First Road
AA	11982 First Road
GG	11958 Kennedyville
MIHP K-391	School
HH	28044 Creamery; 280040 Creamery
KK	12014 Augustine Herman Hwy
MIHP K-371	Brick church, Augustine Herman Hwy
MM	12024 Augustine Herman Hwy
NN	12028 Augustine Herman Hwy
QQ	12029 Augustine Herman Hwy; 12025 Augustine Herman Hwy; 12019 Augustine Herman Hwy
TT	12060 School House
UU	11986 Augustine Herman Hwy

* MIHP denotes property listed on the Maryland Historical Trust Inventory of Historic Places
Source: The Ottery Group, Silver Spring, Maryland, 2005

Architecture

Kennedyville contains examples of a number of styles of eighteenth, nineteenth and early twentieth century architecture, including Colonial and Gothic Revival, Queen Anne, Georgian (or Georgian Colonial), Victorian, and Italianate. Some of the buildings are true examples of a particular architectural design, however there are also a number of buildings that are vernacular interpretations of popular styles, and their decorative detailing (or lack thereof) reflects the influences of these styles.

Residences exhibiting Georgian features include those with low pitched roofs that are side-gabled, hipped, or center-gabled, a smooth façade, and windows aligned horizontally and vertically in symmetrical rows. Georgian Colonial became popular in New England and the Southern colonies during the 1700s. Stately and symmetrical, these square, angular homes imitated the larger, more elaborate Georgian homes which were being built in England. Georgian ideals came to New England via pattern books, and Georgian styling became a favorite of well-to-do colonists. More humble dwellings also took on characteristics of the Georgian style. America's Georgian homes tend to be less ornate than those found in Britain.

The Burris House located adjacent to the Parish House also exhibits Georgian style architecture

Georgian architecture was later adapted in Federal (or "Adams") architecture, and while the two styles are similar and often confused with one another, the differences can be seen in the details. While Georgian homes are square and angular, a Federal style building is more likely to have curved lines and decorative flourishes. Federalist details include fanlights and Palladian windows.

Victorian architecture was a style most popular from about 1860 to 1900, a period representing the last years of Queen Victoria's reign and the Victorian era. During this period rapid industrialization and the growth of railroads led to dramatic changes in American house design and construction. The balloon frame, made up of smaller, lighter boards held together with wire nails, was rapidly replacing heavy-timber framing as the standard building technique. This, in turn, allowed departure from box-like shapes by simplifying the construction of corners, wall extensions, overhangs, and irregular floor plans.

Victorian-style residence located in Kennedyville on MD 213

Example of Victorian detail

During this period, industrialization also permitted housing components like windows, roofing, siding and doors, as well as decorative detailing, to be mass produced and shipped throughout the nation at relatively low cost on an expanding railway network. Victorian styles reflected these changes with more complex house shapes and more detailing of structures.

Gothic Revival style in Kennedyville is represented in the First United Pentecostal Church, built in 1875.

The First United Pentecostal Church, an example of Gothic Revival architecture

During the second half of the nineteenth century, architects in the United States began to lose interest in Greco-Roman Classicism, and to adopt new domestic styles based loosely on medieval and other non-classical forms of building. The first post-classical styles, beginning in the 1830s, were the Gothic Revival and the Italianate. Characteristics include steeply pitched cross-gabled roofs, decorated verge boards, and pointed-arch windows. Gothic Revival was a popular style for churches nationally up through the 1940s.

Colonial Revival style is exhibited in some of Kennedyville's stateliest homes. The birth of Colonial Revival architecture followed on the heels of America's Centennial celebrations. The Colonial Revival style emerged in the early 1880s and is thus considered part of the Victorian era style. It borrows heavily from early American architecture, particularly Georgian style buildings, and was largely an outgrowth of a new pride in America's past and a rapidly growing interest in historic preservation. A Colonial Revival building is often a combination of various Colonial styles and contemporary elements. Generally the Revival house is larger than its Colonial counterpart and some of the individual elements are exaggerated or out of proportion with other parts of the house.

Colonial Revival residence

The Queen Anne Style of Victorian architecture is perhaps the most dominant form of architecture found in Kennedyville. Identifying features include steeply pitched roofs of irregular shape, usually with a dominant front-facing gable. Other features may include patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance. Facades are generally asymmetrical with partial or full-width porches which are one story high and often extended along one or both side walls.

Queen Anne houses can be subdivided into two sets of overlapping sub-types. The first is based on characteristic variations in shape and the second on distinctive patterns of decorative detailing.

Queen Anne style residences along MD 213

Although there are four principal shape subtypes, those most prevalent can be distinguished as shapes that have hipped roofs with one or more lower cross gables. Most commonly there are two cross gables, one front-facing and one side-facing with both asymmetrically placed on their respective facades. Roof forms of this type are among the most distinctive Queen Anne characteristics.

Most of the Queen Anne homes in Kennedyville use classical columns as porch elements, rather than delicate turned posts with spindlework detailing. Door and window surrounds tend to be simple as well.

Scenic Views

Most of the scenic views in Kennedyville are of the agrarian landscape of the region. The rolling countryside along the MD 213 corridor heading north offers the best opportunity for these views.

Most of the scenic views are framed by the hard agricultural/farmland edge to the community. Such views present themselves driving into and out of the village and can generally be characterized as views “of” and “from” the village. Other views are dependant on the presence of a particular structure within Kennedyville which may terminate a particular view or vista. In summary, both the cultivated and built environments that are Kennedyville provide views that should be protected as a key component of the village’s essential character.

Although water features within the viewshed are limited to two ponds, much of the gently rolling topography is created by landforms at the headwaters of Morgan Creek, which form a portion of the village’s southern and eastern edges.

Opportunities exist along the MD 213 corridor to provide small areas for scenic overlooks from which to enjoy views of the ponds, waterfowl and wildlife. The approach to the McHenry Farm pond, located at the southern entrance to Kennedyville on MD 213, is a good example. The addition of small scenic overlooks is consistent with efforts to promote heritage tourism in Kent County.

Village gateway from the South. As shown here, First United Pentecostal Church terminates the view heading north to Kennedyville from Chestertown. The Church and rolling landform in the foreground are a key component of the sense of entry into the Village from the South.

The McHenry Farm and pond provide scenic views of both farmland and migratory waterfowl, enjoyed by residents and visitors alike.

North of the village the terrain becomes flat, providing opportunity for very different and more expansive views across a huge agricultural landscape dotted only with a few distant farm structures to provide relief.

The Plan calls for protection of farmland at the village edges and maintenance of clear edge definition (an abrupt transition from village lot patterns to agriculture) will continue to distinguish the village in the larger County agricultural landscape. Maintenance of this clearly defined edge will assure that scenic views are likewise maintained as a component of this Plan.

Expansive views of farmland dotted only with a few distant farm structures provide a sharp contrast in landscape change as one leaves the village driving north on MD 213

Figure 5: Scenic Views "Of" and "From" Kennedyville

Section 4 Community Planning Issues and Concerns

The process of preparing this Kennedyville Village Master Plan began with a public workshop to discuss existing perceptions within the community regarding its strengths, weaknesses, opportunities and threats (SWOT). The workshop held at the Kennedyville Community Center on March 1, 2006, provided attendees a forum to identify and discuss what they perceived to be the most critical issues facing the community both today and in the future. This was an effective means of gaining insight about a wide range of issues affecting Kennedyville from the people who live in and around the village. Each issue identified was then evaluated in the context of how it should best be addressed in this Master Plan. The results indicated that the village of Kennedyville has a number of assets that are cherished by residents as well as a number of liabilities, represented by both inherent weaknesses and external threats facing the community. The results, in large part, serve as the basis for development of a planning strategy to capitalize on the village's existing strengths, overcome identified weaknesses and respond to both opportunities and threats of concern to residents.

The purpose of a SWOT analysis is to isolate key issues and to facilitate a strategic approach. Each item in the SWOT list is a short but evocative descriptor of an issue, with the list organized into the following four categories:

> **Strengths**, which are ***positive*** aspects ***internal*** to the community;
> **Weaknesses**, which are ***negative*** aspects ***internal*** to the community;
> **Opportunities**, which are ***positive*** aspects ***external*** to the community; and
> **Threats**, which are ***negative*** aspects ***external*** to the community.

Participants identified each issue on the SWOT lists. In several cases the issues identified were self-explanatory. In other cases a particular issue or SWOT led to discussion necessary to clarify its importance. The issues identified, as well as each of the SWOT lists, reflect the concerns and perceptions articulated by those attending the initial public forum and guided the preparation of many of the elements of this plan.

A typical agricultural setting and scenic view enjoyed by village residents

Community Strengths

The "Parish House" at 11989 Augustine Herman Highway, built in the mid 1800s, is one of many historic structures in the community.

Strengths identified by participants included the community's small size and rural character, scenic views, and the dominant agricultural setting within which Kennedyville is located. The setting affords an abundance of natural resources, waterfowl, wildlife, and scenic views of the surrounding bucolic agricultural landscape and culture. A number of strengths are derived from the small size of the community. These include the opportunity to know everyone, enjoy the quiet of the countryside, feel safe and secure, and be occupied by "local" businesses patronized by local folks. The physical fabric of Kennedyville is also recognized as one of its great strengths. A large number of buildings and structures, particularly near the Village Center, are of historic significance, and share qualities of scale and period architecture that demonstrate the village's major period of growth from 1850 to 1930.

While franchise architecture and development have homogenized the look and feel of so many communities in the nation today, to date, Kennedyville has had none of it, and continues to enjoy a unique character and quality which is reflected in its built environment. Strengths identified by initial workshop participants included the following:

COMMUNITY STRENGTHS

- Historic buildings and structures
- Relationship of village to agriculture
- Small size
- Know everyone
- Safe and secure community
- Local business used by local people
- Good fire department
- Fewer lights and typical franchise development
- Scenic views/farmland
- Wildlife
- Quiet
- Reasonable taxes

Community Weaknesses

The initial workshop participants also catalogued community weaknesses that need to be addressed in discussions of future growth and planning for Kennedyville. These included an excessive amount of traffic along the Route 213 corridor, dilapidated structures in need of re-investment, limited community green space, absence of a community gathering place or center, and the absence of formal mechanisms to protect historic structures.

This house at 11947 Augustine Herman Highway is one of several deteriorated structures in the village. The "Groves House" located in the background is listed on the Maryland Inventory of Historic Places.

The aging of community residents, the lack of a mix of housing prices, and the absence of a small community general store or coffee shop were also identified as weaknesses. The lack of sidewalks and safe means of pedestrian movement, and no connectivity between recreational and residential areas were also identified as areas of concern.

The list of weaknesses as identified by initial workshop participants included the following:

COMMUNITY WEAKNESSES

- busy road
- lack of sidewalks – safe way to get to park
- limited community green space
- decay and under use of some structures (school)
- need small store/coffee shop, etc.
- lack of community gathering place
- disconnect of children to ballpark
- lack of formal mechanism to protect historic properties
- aging of community
- need mix of housing prices

Community Opportunities

The workshop participants' discussion of SWOTS revealed a number of opportunities available in the village to capitalize on existing strengths and overcome weaknesses. In its assessment of opportunities for Kennedyville, participants determined that dramatic increases in housing costs in towns in the County created opportunities for limited residential development in the village. Participants also identified locations within the village where sites might be redeveloped or infill development might occur to enhance the overall character of the village.

West side of Route 213 at its intersection with Kennedyville Road was identified as a key site for development of storefronts to create a village-scale "downtown" at the center of the community.

The west side of Route 213 at its intersection with Kennedyville Road, near the center of the village, was identified as a key location for re-development. Here, the idea of creating an opportunity for development of storefronts and a village scale "downtown" that served as a gathering place and home for community events was proposed. This type of a Community Center was also identified as a means to calm traffic through the community, either through the siting of new structures that enclosed the street realm or through use of other traffic calming measures.

The process of preparing this plan was also identified as an opportunity to review and redefine land areas targeted for development, establish reforms to improve measures for better management of growth, and develop design guidelines to improve the man-built environment. Preparing the Village Master Plan also presented opportunities to establish a trail system and greenbelt, increase availability of passive park facilities, and better protect and utilize historical sites. The list of opportunities as identified by initial workshop participants included the following:

COMMUNITY OPPORTUNITIES

- Entice housing - Washington College faculty and hospital techs - by maintaining lower prices than Chestertown (could be weakness)
- Redevelop decaying structures
- Possible infill sites
- Corner of Route 213 and Kennedyville Road
- Small store/gathering place
- Create activity and ways to slow traffic

Community Threats

Several issues identified by the initial workshop participants also exposed certain threats that Kennedyville needs to address in the context of planning.

A number of threats were related to potential impacts that the rate and pace of development might have on many of the positive aspects of community life today. These included the loss of wildlife and wildlife habitat, loss of privacy, the possible loss of the agricultural setting and scenic views upon which the village's identity depends. The recent approval of "The Village at Kennedyville" subdivision, as well as concerns regarding the rate of growth in northern communities or towns like Middletown, Delaware, served to heighten growth-related concerns among participants.

Participants also recognized the potential threat posed by the possible conversion of agricultural related industry and businesses in the community to other forms of industrial development over time.

Finally, the quality and character of prospective future residential development was of concern. In this regard concerns included the possible impacts that the form and character of new development might have on the feel of the community if existing structures were not used as models for new development. For example, a subdivision of new homes with attached garages facing streets would not be consistent with the character of Kennedyville today. A list of potential threats as identified by initial workshop participants included the following:

COMMUNITY THREATS

- loss of wildlife
- lack of understanding of farm community by new residents
- creeping Middletown
- loss of significant or scenic views
- must maintain setting
- loss of privacy
- maintain mix of housing prices – not all too low or all high
- quality of new housing/character of new development
- garages facing streets
- pace of development
- conversion of farm business to other industrial uses

Summary of Identified Planning Issues

The community perceptions regarding strengths, weaknesses, opportunities and threats identified in the initial planning workshop were further reinforced by the range of planning issues that the participants identified as needing attention in the Village Master Plan. Many of these issues, although characterized somewhat differently, reflect the same concerns expressed in the identification of SWOTs.

Protecting the historic character of the village and the structural fabric that defines that history, one of Kennedyville's key strengths, was also identified as a key planning issue.

A number of issues identified can be connected to concerns expressed by participants about growth management, particularly with respect to the future form and size of the community. These include concerns regarding lower density bleeding of development at the edges, keeping services within central walkable areas in the core of the village, sustaining agricultural land close to the village core, limiting the growth of the village, and maintaining a firm edge and distinct boundary to the village. The complete list of issues identified by workshop participants was as follows:

ISSUES

- protecting historic character and structures
- lower density bleeding of development at the edges
- keeping services within central walkable areas in the core of the town
- sustain agricultural land close to core
- limit growth of village
- maintain firm edge/distinct boundary
- truck traffic – makes houses shake
- traffic speeds
- new bike/walking trails to allow safe movement around town
- provide space for ballparks/parks
- new development should not cause increase in water and sewer rates
- concern about the size and scope of growth – where should the boundary be?
- future use of the railroad – protecting future use of the line
- segregating residential from business land/commercial in the core area

Section 5 Plan Alternatives

Introduction

Community residents considered three land use concepts depicting alternative futures for the village during public forums. Based on comments from the final public hearing, the Planning Commission decided to proposed a fourth alternative. Each alternative presents a conceptual build-out scenario based on varied assumptions concerning growth and land use patterns.

Alternative 1 presents a potential build-out scenario assuming no changes to the current village zoning standards and the village zoning district boundaries. Alternative 2 presents a potential build-out scenario assuming the area included in the village zoning district was substantially reduced. Alternative 3 presents a potential build-out scenario that evenly distributes potential growth areas within a 1,500 foot radius extending from the existing community center so as to maintain an approximately 5-minute walking distance from the outer limits to the Village Center in all directions. Alternative 4 presents a limited version of Alternative 3 with the area in the northeast quadrant shown for expansion should adjacent uses be compatible.

Figure 5: Kennedyville Village Core

Each alternative is presented in three formats, a conceptual land use plan, aerial overlay, and figure ground plane view. A tabular summary of each alternative identifies the number of acres included in the Village District as well as the number of residential units and village population expected at build-out. The concept street and pedestrian system layouts in each alternative provide a basis for evaluating opportunities to enhance mobility within the village.

Assumptions common to each alternative are that vacant tracts would be developed at densities of approximately 3.5 dwelling units per acre, and that the Greenbelt is an area where the predominant land use and development character will remain rural/agriculture. The extent of the village zone varies with each alternative, but in each case represents a firm rural-urban growth boundary beyond which the village will not grow.

Alternative 1: Current Trends With Village Build-Out Based On Existing Zoning

Alternative 1 assumes that the extent of the village zoning district remains the same. As shown in Figure 6, existing development and land uses are located within the areas identified as village core, center and edge. Together they represent the existing pattern of development. Village Growth Areas, shown in yellow, represent areas of the village which are currently zoned village but remain undeveloped and will therefore be likely locations for future growth.

Figure 6: Existing Zoning

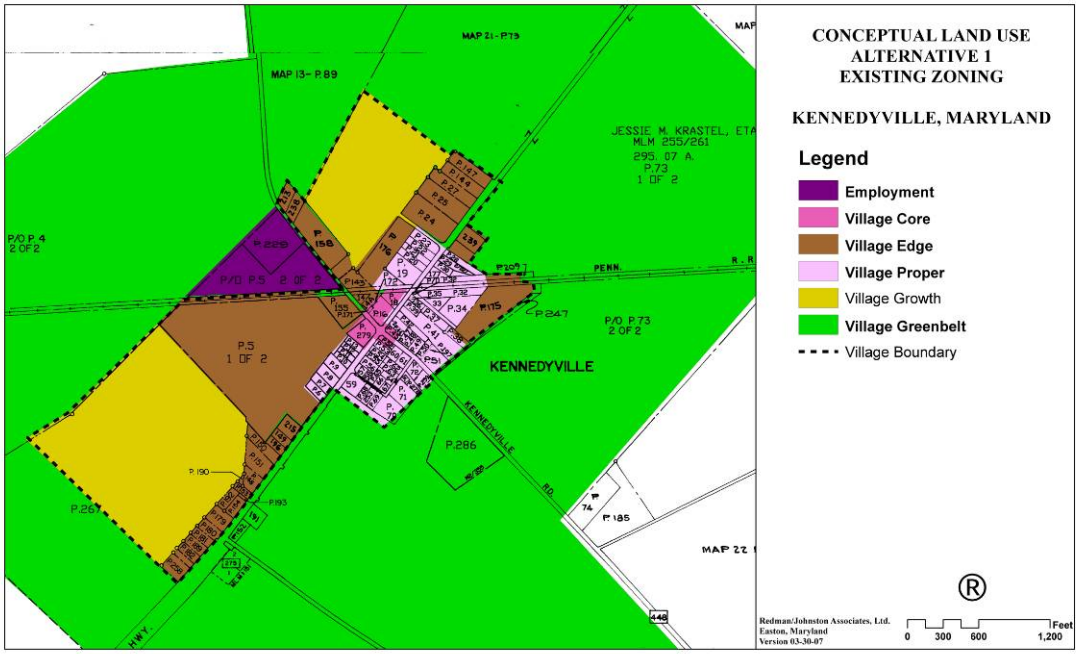


Figure 7 utilizes recent aerial photography to illustrate the likely results that can be expected with Alternative 1. The largest concentration of new development within the village would be in a location south of the village and west of Route 213 (e.g. southwest quadrant of the village). A second location where future growth would likely be concentrated is west of the Northern portion of the village as built today (the Northwest Quadrant.) Figure 8 (a figure ground plane)

shows the expected distribution of residential units based on the lot configuration shown in Figure 7.

Figure 7: Anticipated Development Form Based on Build-Out under Existing Zoning

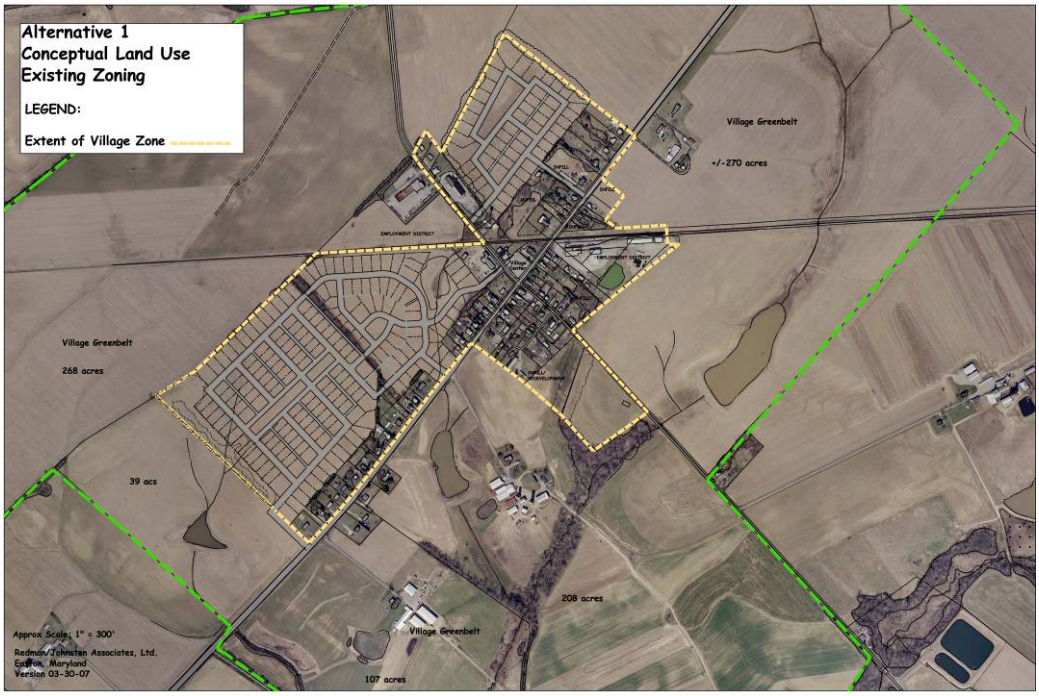


Figure 8: Expected Distribution of Residential Units at Build-Out with Existing Zoning Boundary

Table 1 illustrates the number of acres and estimated number of residential units that can be expected to be developed under the current trends development alternative, assuming no actions were taken to modify the County Land Use Ordinance and Map.

Table 1

Alternative 1 Existing Zoning	Approximate Acres	Actual/Assumed DU's per acre	Estimated # of Residential Units	Estimated Population+
South-West Quadrant *	44	3.5	154	359
North West Quadrant *	21	3.5	74	173
Infill/Redevelopment *	16	3.5	56	131
Village At Kennedyville**	25	3.36	84	196
Existing Residential	**100**	**0.98**	**98**	**229**
TOTAL @ BUILD-OUT	**206**	**2.26**	**466**	**1,088**

* Denotes areas of future development
** Denotes recently approved subdivision
+ Average household size in Kent County was 2.33, US Census 2000

This alternative scenario indicates that the village can be expected to grow from an estimated 98 residential units today to some 466 units at build-out under current zoning. The table also indicates that acres devoted to development would virtually double in size from 100 to 206 acres at build-out, supporting a projected village population of approximately 1,088 residents. Much of the future growth would be somewhat removed from the Village Center as the configuration of growth would extend south of the Center. As such, pedestrian accessibility to the Village Center would be hampered by longer walking distances, particularly from development at the southernmost edges of the village.

Alternative 2: Limited Growth Scenario With Village Build-Out Based On Reduction Of Land Area Currently Zoned Village

Alternative 2 assumes that the area included within the village zoning district would be reduced and that growth would be limited to areas within a revised and smaller or compressed zoning district. Several vacant tracts in the southwest and northwest quadrant of the community would remain undeveloped and would no longer be zoned "Village". Areas shown in Figure 9 as Village Growth Areas represent a much smaller area of land available for village expansion. Figure 10 utilizes recent aerial photography to illustrate the likely results that can be expected in the configuration of future development under this scenario. The largest concentration of new development within the village in this alternative would be in a single location south of the currently developed area of the village and west of Route 213, as represented by the recent approval of "The Village at Kennedyville" subdivision. This alternative also provides for a small phase II addition to the recently approved subdivision to create a loop with the dead end streets shown in Phase 1 of the subdivision.

Figure 9: Limited Growth Scenario

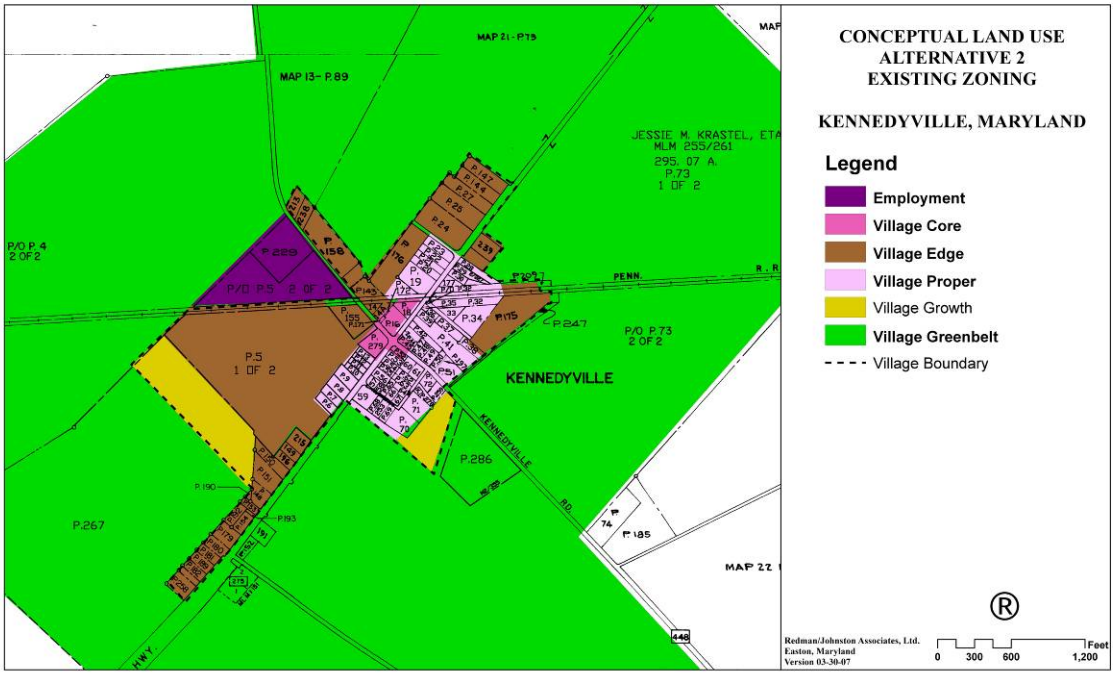


Figure 10: Anticipated Development Form Based on Build-Out under Limited Growth Scenario

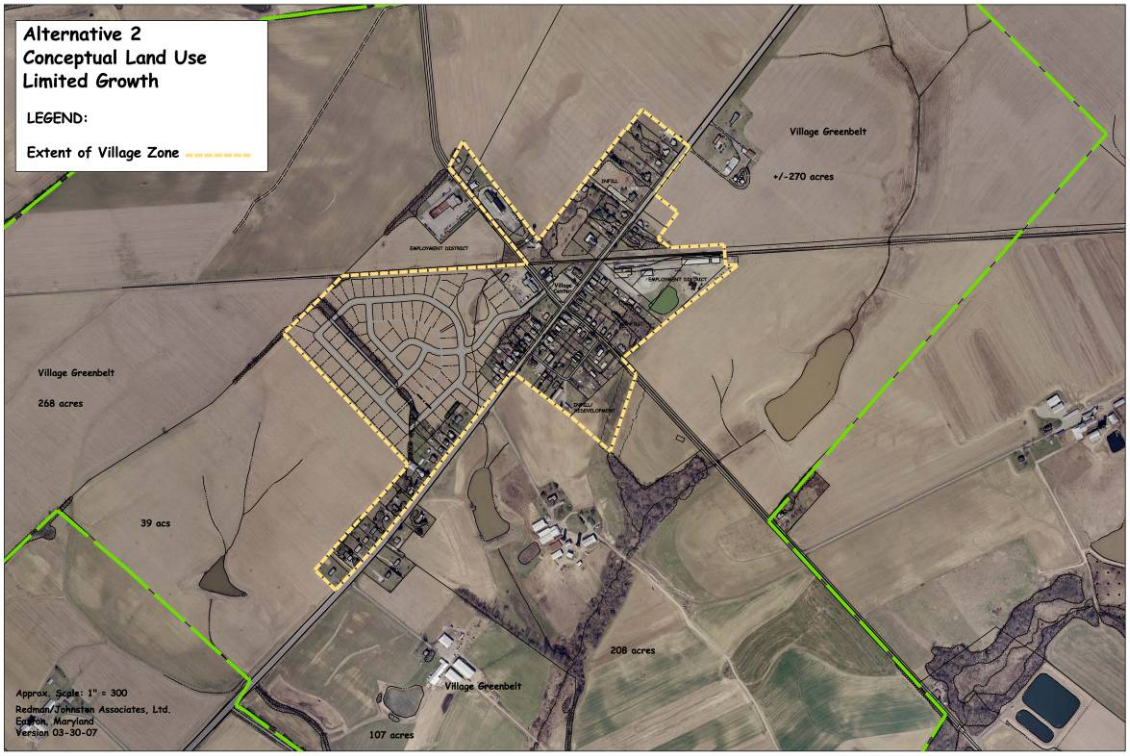


Figure 11 shows the expected distribution of residential units based on the lot configuration shown in Figure 10. Table 2 illustrates the number of acres and estimated numbers of residential

units that can be expected to be developed under the limited growth development alternative, which assumes downzoning of some lands currently located in the Village zoning district.

Figure 11 Expected Distribution of Residential Units under the Limited Growth Scenario

Table 2

Limited Growth	Approximate Acres	Actual/Assumed DU's per acre	Estimated # of Residential Units	Estimated Population+
South-West Quadrant *	10	3.5	35	82
North West Quadrant *	0	3.5	0	0
Infill/Redevelopment *	16	3.5	56	131
Village At Kennedyville**	25	3.36	84	196
Existing Residential	**100**	**0.98**	**98**	**229**
TOTAL @ BUILD-OUT	**151**	**1.81**	**273**	**638**

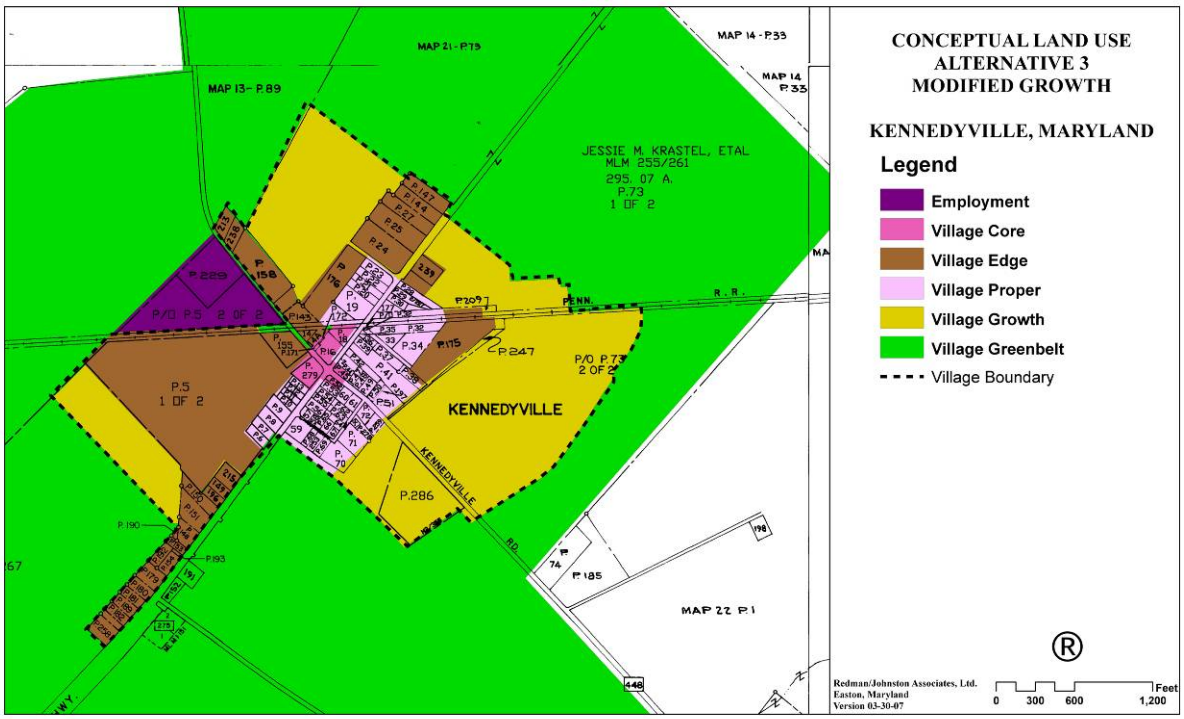
*Denotes areas of future development
** Denotes subdivision recently approved
+ Average household size in Kent County was 2.33, US Census 2000

The limited growth alternative scenario indicates that the built fabric of the community can be expected to grow from an estimated 98 residential units today to some 255 units and an estimated population of 637 residents at build-out.

Alternative 3 Modified Growth Scenario With Village Build-Out Based On A Modified Zoning District Boundary.

Alternative 3 assumes that the existing village zoning district would be modified to accommodate future development in such a manner that the current village center remains at the center of the community over time. In this alternative, virtually all future development would be located within walking distance (approximately 1,500 feet) of the current center of Kennedyville. The zoning district would be correspondingly modified to accommodate this development form as shown in Figure 12.

Figure 12: Modified Growth Scenario



Lands located east of the existing developed areas of the village would be zoned Village to better balance the amount of future development located both east and west of Route 213. Village Growth Areas are again shown in yellow and surround existing developed portions of the village to the east, west and north and to a lesser extent south. Village expansion would be re-directed to radiate outward from the Village Center. Figure 13 utilizes recent aerial photography as a backdrop to illustrate the likely results that can be expected with future development under this scenario. Figure 14 shows the expected distribution of residential units based on the lot configuration shown in Figure 13 under the modified growth alternative.

Figure 13: Anticipated Development Form Based on Build-Out under Modified Growth Scenario

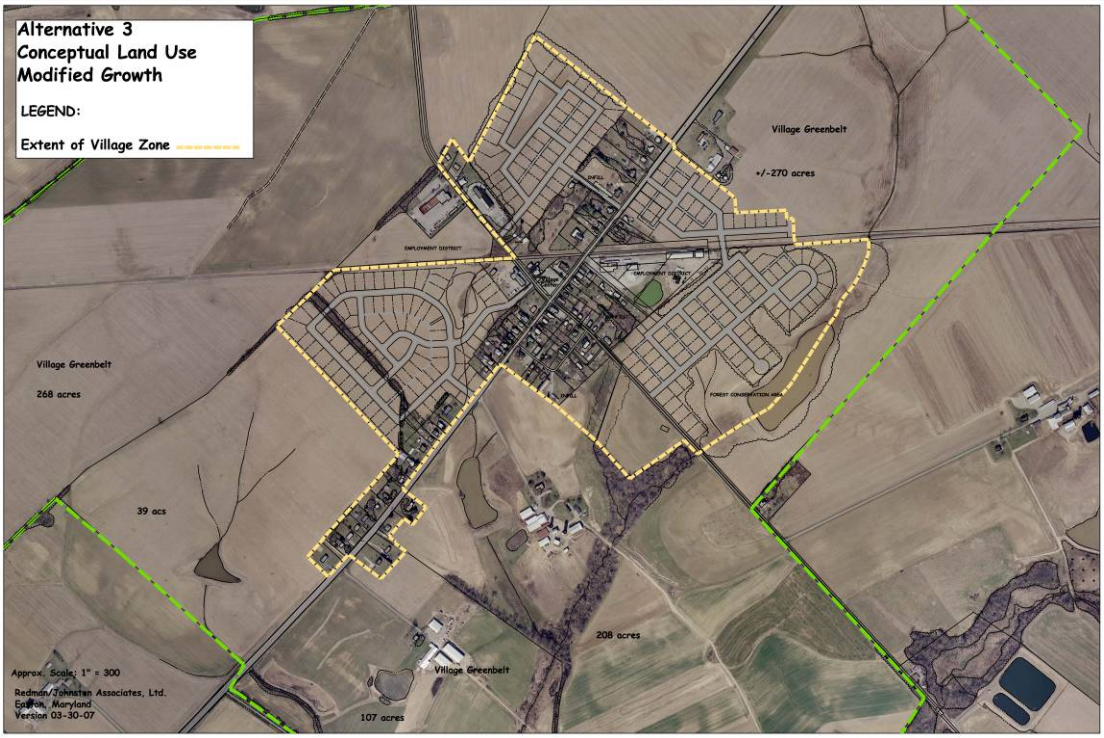


Figure 14 Expected Distribution of Residential Units under Modified Growth Scenario

Table 3 illustrates the number of acres and estimated number of residential units that can be expected to be developed under the modified growth development alternative, which assumes

changes to the current village zoning district to re-direct village expansion to a form that radiates outward from the existing Village Center.

Table 3

Modified Growth	Approximate Acres	Actual/Assumed DU's per acre	Estimated # of Residential Units	Estimated Population+
South-West Quadrant *	10	3.5	35	82
North West Quadrant *	21	3.5	74	173
North East Quadrant	47	3.5	165	385
Infill/Redevelopment *	16	3.5	56	131
Village At Kennedyville**	25	3.36	84	196
Existing Residential	**100**	**0.98**	**98**	**229**
TOTAL @ BUILD-OUT	**219**	**2.34**	**510**	**1,196**

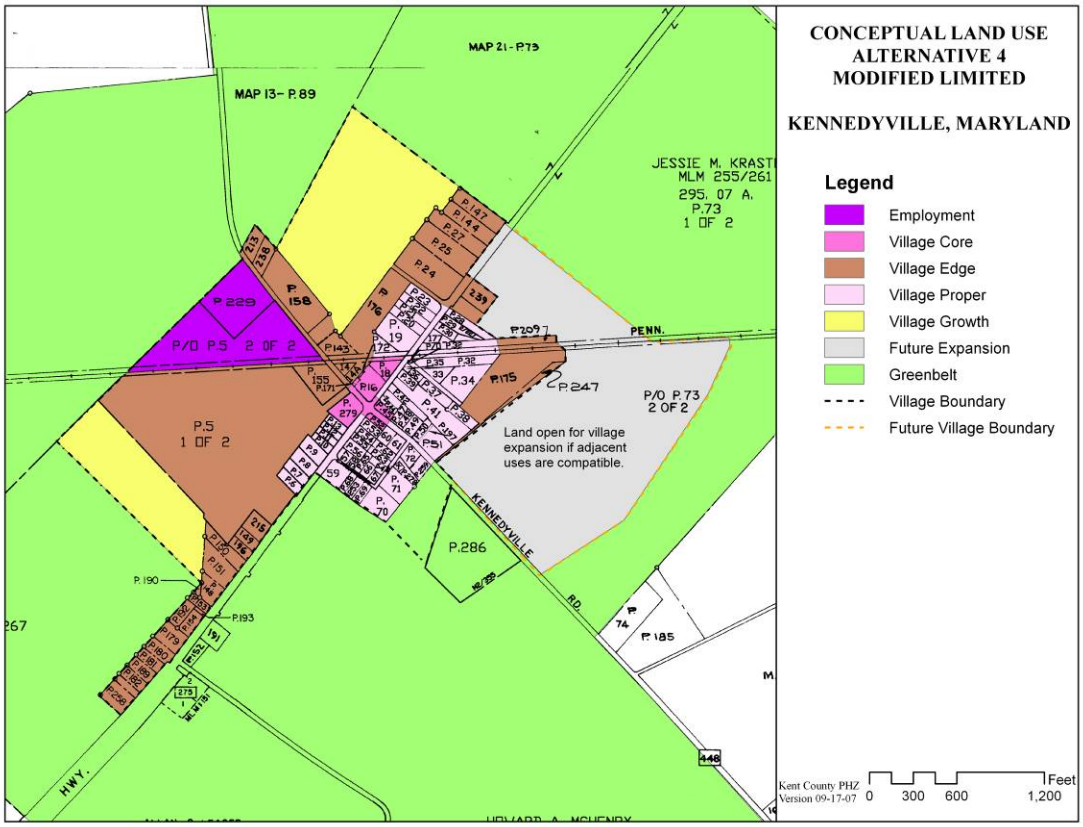
*Denotes areas of future development
** Denotes subdivision recently approved
+ Average household size in Kent County was 2.33, US Census 2000

The modified growth alternative scenario indicates that the village can be expected to grow from an estimated 98 residential units today to some 510 units at build-out.

Alternative 4 Modified Limited Growth Scenario With Village Build-Out Based On A Slightly Limited Zoning District Boundary.

Alternative 3 assumes that the existing village zoning district would be modified to accommodate future development in such a manner that the current village center remains at the center of the community over time. In this alternative, virtually all future development would be located within walking distance (approximately 1,500 feet) of the current center of Kennedyville but development of the north east quadrant would not occur until adjacent uses are compatible. The zoning district would be correspondingly modified to accommodate this development form as shown in Figure 15.

Figure 15: Modified Limited Growth Scenario



Zoning of lands located east of the existing developed areas of the village would not change until such time as development is appropriate. Balancing the amount of future development located both east and west of Route 213 is still a goal of this alternative. Village Growth Areas are again shown in yellow and surround existing developed portions of the village to the west and north and to a lesser extent south. Village expansion would eventually be re-directed to radiate outward from the Village Center. Figure 16 utilizes recent aerial photography as a backdrop to illustrate the likely results that can be expected with future development under this scenario. Figure 17 shows the expected distribution of residential units based on the lot configuration shown in Figure 15 under the modified growth alternative.

Figure 16: Anticipated Development Form Based on Build-Out under Modified Limited Growth Scenario

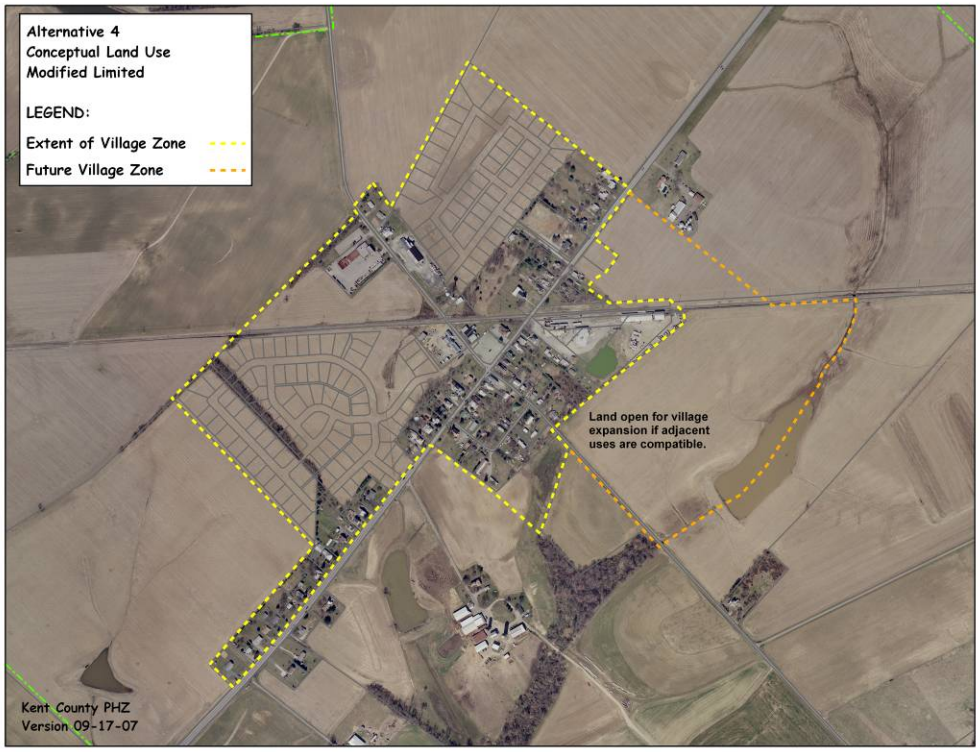


Figure 17 Expected Distribution of Residential Units under Modified Growth Scenario

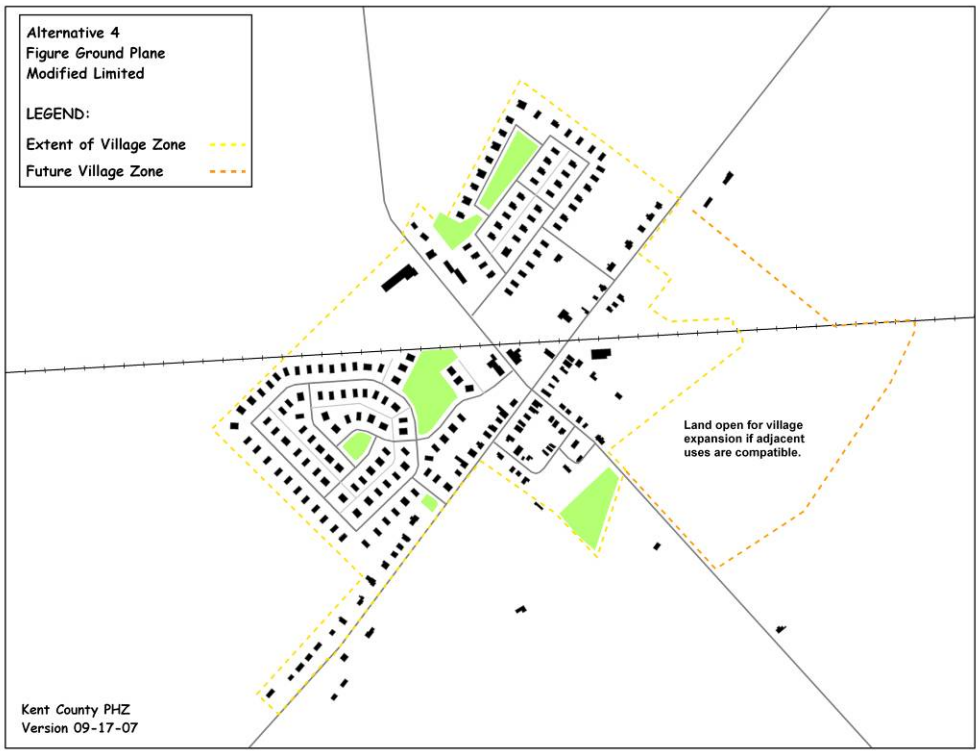


Table 4 illustrates the number of acres and estimated number of residential units that can be expected to be developed under the modified growth development alternative, which assumes changes to the current village zoning district to re-direct village expansion to a form that radiates outward from the existing Village Center.

Table 4

Modified Growth	Approximate Acres	Actual/Assumed DU's per acre	Estimated # of Residential Units	Estimated Population+
South-West Quadrant *	10	3.5	35	82
North West Quadrant *	21	3.5	74	172
North East Quadrant	0		0	0
Infill/Redevelopment *	16	3.5	56	130
Village At Kennedyville**	25	3.36	84	196
Existing Residential	**100**	**0.98**	**98**	**229**
TOTAL @ BUILD-OUT	**172**	**2.02**	**347**	**809**

*Denotes areas of future development
** Denotes subdivision recently approved
+ Average household size in Kent County was 2.33, US Census 2000

The modified growth alternative scenario indicates that the village can be expected to grow from an estimated 98 residential units today to some 347 units at build-out.

Comparison of Plan Alternatives

Table 5 provides a summary comparison of each of the three alternatives. Review of the table indicates that a comparison of the "Existing Zoning" alternative with the "Modified Growth" alternative reveals only modest differences in the land areas required to support each alternative and in the estimated number of residential units and population that would be accommodated under each alternative at build-out. The key difference is the redistribution of village zoned lands to locations that accommodate a development pattern that radiates outward from the current center of the community.

Table 5: Comparison of Alternatives

Alternatives Considered	Approximate Acres	Actual/Assumed DUs per acre	Estimated # of Residential Units	Estimated Population
Existing Zoning	**206**	**2.26**	**466**	**1,088**
Limited Growth	**151**	**1.81**	**273**	**638**
Modified Growth	**219**	**2.34**	**510**	**1,196**
Modified Limited	**172**	**2.02**	**347**	**809**

Section 6 The Village Master Plan

The Land Use Plan

Based on comments from the public hearing in July 2007, the Planning Commission selected a "Modified Limited Growth Plan" as the preferred land use development concept. The concepts illustrated in the "Modified Limited Growth Plan" are reflected in the Land Use Plan (See Map 2) element of the Village Master Plan. The Land Use Plan includes the following land use areas:

- Village Center – properties located around the intersection of MD 213 and Turners Creek/Kennedyville Road.
- Village Neighborhood – existing residential settlement
- Village Employment – existing commercial and light industrial uses located on the eastern and western perimeter of the village.
- Planned Growth – large vacant tracts and the Village at Kennedyville subdivision.
- Village Edge – village perimeter interface between urban and rural land uses.
- Greenbelt – rural and agricultural land surrounding the village
- Infill Redevelopment – Potential sites located within the village center or existing neighborhood where infill and/or redevelopment may occur.

Two areas are identified as "Planned Growth" areas on Map 2. Within each of these areas street systems and lotting patterns have been shown to reflect desirable development characteristics. Within these areas, future planned development should be designed to demonstrate application of the street and lot design principles exemplified in Map 2, but need not be identical in layout and form as shown on the Land Use Plan Map. Changes in details concerning such things as layout of lots and streets, location and distribution of park and open spaces in these areas should be anticipated and are encouraged when they better respond to topographic conditions, environmental features, and provide better internal connections between various areas of the village or otherwise better achieve the objectives of this plan.

MAP 2

KENNEDYVILLE VILLAGE MASTER PLAN

LAND USE PLAN

LEGEND:

- Village Center
- Village Neighborhood
- Village Employment
- Planned Growth
- Village Edge
- Park, Open Space, SWM
- Greenbelt
- Infill/Redevelopment

Village Boundary

- BOUNDARY
- FUTURE

0 500 1,000 Feet

N

Version 9-07

Kent County PHZ

Each of the land use categories are discussed below

The Village Center

An enhanced village center, one that provides opportunities for commercial activity and social interaction, was a village feature almost universally endorsed by all participants in the planning process. Creating an identifiable village center is an essential community objective and a key land use organizing component. Enhancing the Village Center by adding new commercial and/or civic uses will help achieve the following objectives:

- **Create a central identity**
- **Increase commercial and service offerings to the community within easy walking distance**
- **Provide a central gathering place for social interaction**
- **Enhance the streetscape**

Village Center development concepts (see Appendix C) show examples of how these objectives can be achieved through re-development of key sites at the center of the community. The plan concept features new structures that would create a sense of enclosure along the Route 213 corridor at the Center of the Village.

Neighborhood

An overriding theme among participants in the planning process was to preserve the existing community character whether in the existing neighborhoods or in the planned growth areas. This theme is reflected in much of the implementation provisions in Section 8.

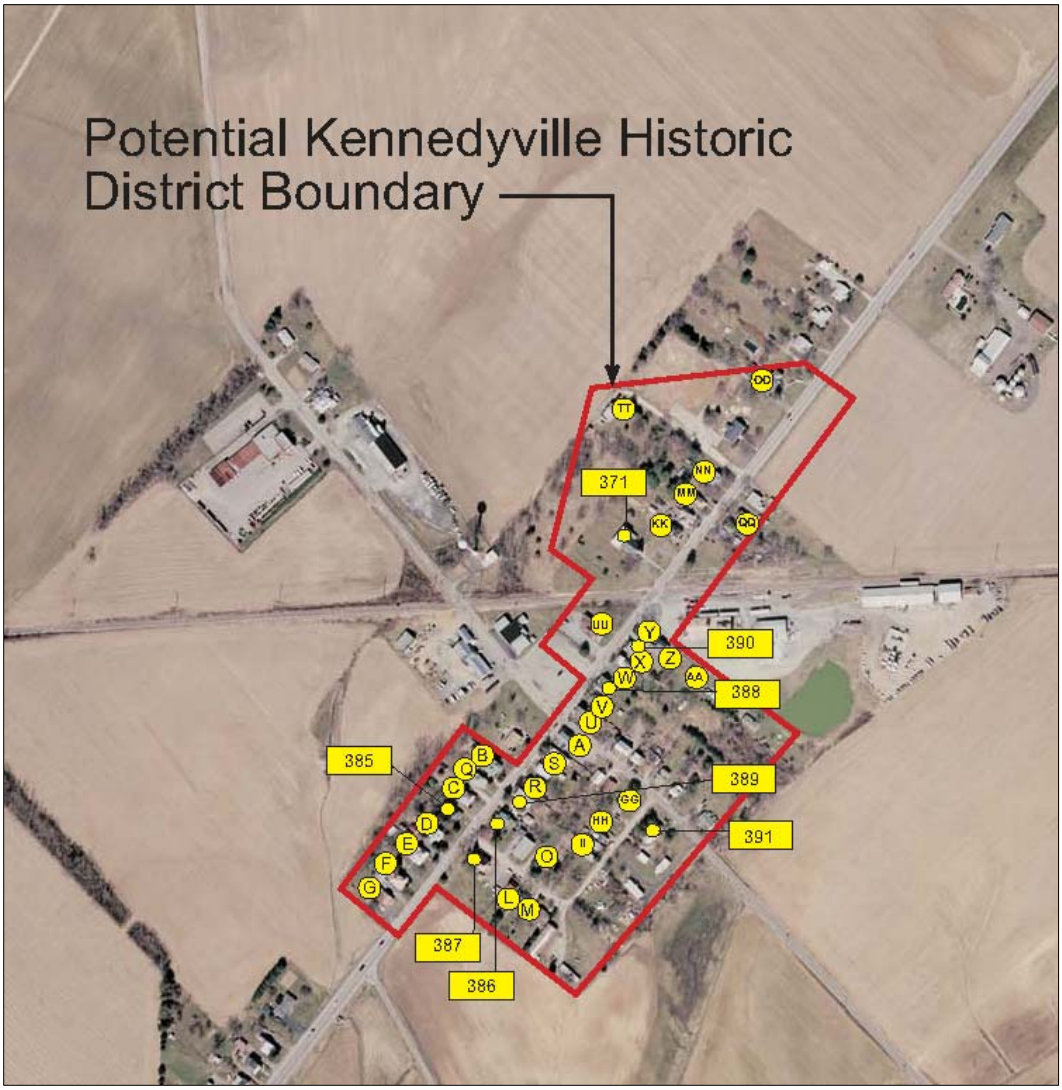
Neighborhoods are the building blocks of any community. Lewis Mumford (1961) presented “neighborhood’ as a “fact of nature,” which comes into existence whenever a group of people share a place. An ideal configuration for a traditional neighborhood is based on a five minute walking distance to the center (approximately a quarter-mile radius). When the neighborhood combines with other traditional neighborhoods, it becomes a town. When a neighborhood stands alone in the landscape it remains a village. Using this model for defining neighborhoods, Kennedyville can be characterized a single neighborhood since virtually all residents are located within a quarter-mile radius of the center of the village. The configuration of the Land Use Plan, especially the location of the Planned Growth Areas, reinforces this ideal concept of center-to-edge dimension.

As concerns the existing neighborhoods, Kennedyville is an historic community and as such derives much of its unique identity from its structures, many of which front on its

main street (MD Route 213) and on Creamery Lane. Protecting that identity in the face of additional village growth is the basis for the following neighborhood objectives:

- **Consider establishing an Historic District**

The notion of establishing a Historic District in Kennedyville has been discussed for several years and was a subject of discussion during the preparation of this plan. Although the planning process arrived at no clear consensus to establish a Historic District, a number of participants encouraged further consideration of this measure. Therefore, this plan recommends follow-up discussions within the community regarding the pros and cons of Historic District formation. The location of key historic sites and a potential configuration for an historic district are shown on the illustration titled "Potential Kennedyville Historic District Boundary".



Source: Maryland Historic Trust and Historic Assessment Report prepared by the The Ottery Group, February, 2005 (see Historic Resources Summary Chart, Section 3 Historic and Cultural Resources).

- **Establish architectural design standards for future development (See Planned Growth discussion).**

Village Employment

The Village Employment area includes the Southern States properties on the eastern perimeter and the business establishments located in the western edge of the village as well as some vacant land between the Verizon building and the plumbing supply establishment. There are three primary objectives for these districts:

- **Encourage the continuation of existing employment uses within the village.**
- **Maintain the village's agriculture support role.**
- **Provide opportunities for development of additional employment uses.**

Planned Growth

The Planned Growth areas hold the potential to enhance the character of Kennedyville by using existing architectural, community design and landscape patterns as models for new neighborhoods. Development design, architecture and landscaping are fundamental components effecting community character. The primary implementing components of this Master Plan are contained in Section 8 and have been crafted to insure that new development in the Planned Growth areas (also applicable to infill and redevelopment in the existing neighborhood) adheres to the following development design objectives:

- **Promote character in the village and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.**
- **Achieve diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.**
- **Create public spaces and routes that are attractive, safe, uncluttered and work effectively for all society, including disabled and elderly people.**
- **Require access and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transportation.**
- **Respect the natural environment.**

Edges and Greenbelt

The existing clear transition from built environment to agricultural landscape has been identified as a key feature of the village that is valued by community residents. Protection of this edge greenbelt is key to managing the future form of Kennedyville's development. The proposed greenbelt serves a number of important purposes. It helps maintain the village identity by giving it a distinct presence in the landscape. Creating a permanent greenbelt surrounding the village protects agriculture, which residents identified as an integral part of Kennedyville's identity and economy. Preserving the greenbelt also protects existing scenic views. Community objectives for the village edges include:

- **Preserve the greenbelt.**
- **Protect natural resources.**
- **Minimize disruptions to farming.**
- **Reinforce agricultural zoning.**
- **Where possible, utilize greenbelt for village trail, forest conservation and scenic view enhancement.**

Therefore, the Land Use Plan identifies properties immediately adjacent to the village edge as village greenbelt. Within these areas, the County is encouraged to target acquisition of Agricultural Land Preservation easements to the extent possible, and to use tools such as Transfer of Development Rights (TDR) programs to retain the agricultural setting surrounding the community. In addition, landscape requirements for new development should include appropriate buffers at the village edges to visually separate agricultural and village edge residential uses and mitigate incompatible uses.

Infill and Redevelopment

Infill refers to new development on vacant, bypassed, and underutilized land within built up areas of the village where infrastructure is already in place. Infill also includes redevelopment of lots in these areas. The following are the Plan objectives for infill and redevelopment:

- **Encourage appropriate infill and redevelopment.**
- **Encourage restoration and improvement of deteriorated, dilapidated, unsanitary and unsafe structures to avoid the need for demolition**.
- **Reinforce the existing neighborhood fabric with appropriate infill and redevelopment.**

- **Make efficient use of existing infrastructure.**
- **Create opportunities for affordable housing.**

Locations in Kennedyville with the greatest potential for infill and redevelopment projects are indicated on Figure 15.

Figure 15: Key Locations Offering Redevelopment and Infill Development Potential

Former School Site
Suitable for future civic or residential development

Vacant Land behind Cemetery
Suitable for infill residential development

Southern States Site
Suitable for future re-development in commercial or residential use if current use is discontinued or no longer viable

Larger lots with potential for re-subdivision
Larger lots could be further divided if they are part of a coordinated effort among property owners.

Creamery Lane Redevelopment Area
Area of dilapidated structures and on-site storage of junk and vehicles where re-development could substantially enhance the character of the area.

Land Use Plan Implementation

The Land Use Plan will be implemented by modifying the existing village zoning district to correspond to the village limits shown in Map 2. Implementation of the Land Use Plan and corresponding development design concepts are further refined in the Regulating Plan (see Section 8). The Regulating Plan defines the range and mix of particular land uses and building types permitted within each land use district. The Regulating Plan, together with design guidelines, is intended to manage key features of future village development. These features include building mass, the location of buildings on lots, and the relationship between lots and streets among others. Design guidelines for each particular building type are included as components of the Regulating Plan. In this respect, the Regulating Plan functions much like zoning standards for each of the key areas described in the Land Use Plan, and in practice should supplement, and when it requires a higher level of performance, supercede the current zoning standards.

Village Gateways

The rolling countryside which reveals itself along the MD 213 corridor heading north creates much of the opportunity for scenic views. In many respects, the fate of scenic views and viewsheds, and the agricultural industry are intertwined. Therefore, County efforts to protect farmland so it can continue to provide the setting for the village are an important aspect of protecting scenic views. Enhancement of gateways into the community further supports protection of these views, because such views present themselves driving into and out of the village.

Gateways reinforce the village's identity and serve as the front doors to the community. Plan objectives for Kennedyille's gateways are to:

- **Accentuate rural/village edge and village identity.**
- **Promote the cultural heritage of the village and County.**
- **Enhance scenic views at village edges.**

Illustrations of potential gateway enhancement are contained in Appendix C.

Community Facilities

The objectives for community facilities are to insure that community facilities and services are adequate to meet the needs of existing residents and future growth and that the costs of providing adequate community facilities and services are equitably distributed among old and new residents.

Wastewater Treatment Facilities

Several community support facilities and their suitability or capacity to continue to support the community will need to be monitored over time. Sewer collection and wastewater treatment demand are currently being met with the recent upgrade of collection system pumping stations and increase in wastewater treatment capacity from 30,000 to 60,000 GPD. Each additional household or equivalent dwelling unit in the community will utilize an estimated 250 GPD of the community wastewater treatment capacity. At 85 percent of the new plant's capacity (a maximum design capacity), the village should be able to support a total of 204 equivalent dwelling units.

Since the plan anticipates a total of 347 residential units as the village grows over time, increases in capacity will need to be planned and constructed in some phasing sequence to accommodate demand for additional capacity. Monitoring of this demand should be the joint responsibility of the County Planning Department and County Department of Public Works. Sewer allocation charges were increased at the beginning of 2007 to $10,600 per EDU for FY2007 and will increase by the annual interest rate charged by Rural Development per year until the sewer debt service is paid. Ultimately, the additional households will likely require a plant capacity of approximately 102,060 GPD to satisfy total demand at build-out.

Water System

Water system demand and consumption will also need to be monitored. Storage capacity of 75,000 gallons in the current elevated storage tank will be supplemented by an additional 50,000 gallons of on-ground storage, a new well and other facility upgrades which are being provided by the developers of the "Village at Kennedyville" in the near future. Household water usage is estimated at 300 GPD per EDU. The current elevated storage tank and the additional tank should support the estimated build-out under the Modified Limited Growth proposal. Water allocation fees rose to $4,000 per EDU for FY 2007 and will increase by the annual interest rate charged by Rural Development per year until the water debt service is paid. Any increases in demand for water supply, including storage capacity, distribution lines and wells, will need to be provided at the expense of developers.

Fire Department

The Kennedyville Volunteer Fire Department, currently located on Turner's Creek Road adjacent to the railroad crossing, adequately serves the community at the present time, however its facility location and equipment will need to be monitored for suitability and capability as development occurs over time. If the Fire Department relocates, it would be ideal for them to locate on vacant land in the Village Employment Area. The Fire Department also owns the parcel on the northwest corner of the intersection of MD 213 and Turner's Creek Road/Kennedyville Road, which could also serve as a new location if they decide to relocate. In addition, it would be beneficial if the excessive land currently owned by the Fire Department, which includes the old elementary school site and vacant

land in the Village Center, could be developed in a use that is consistent with the objectives of this Master Plan.

Circulation

The Circulation Plan addresses motorized and pedestrian circulation patterns within the village. Every new addition to the local street and pedestrian system should improve access and mobility within the community. There are three key areas of focus related to transportation system design that apply in Kennedyville. The first is reducing vehicle speed on MD 213 and transforming this corridor into a more pedestrian-friendly environment. The second is insuring the design of new streets provides for the appropriate level of connectivity (between places of residence and places to which residents want to travel) and insuring that new residential streets are "slow streets" that employ traffic calming techniques as an integral part of design. The third is to develop a trail system throughout the village that will provide for pedestrian movement and recreation.

MD 213

MD 213 serves a dual purpose, as a major arterial route in the regional highway system and as the village "main street". These are potentially conflicting functions. The challenge is to find a context-sensitive design solution that fits with both functions. According to the Federal Highway Administration (FHWA), context sensitive solutions (CSS) are:

> "….a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist." -- *Federal Highway Administration (FHWA)*

Both the FHWA and Institute of Traffic Engineers (ITE) stress the importance of a collaborative public process for developing acceptable "solutions". In all likelihood, these solutions will include traffic calming techniques such as those indicated on Map 4. Traffic calming involves retrofitting physical devices along the MD 213 corridor to reduce vehicular speeds and create a more pleasant street environment for residents and pedestrians. Related benefits include reductions in air pollution, noise, and odors. Traffic control devices are designed and located to keep through traffic on arterial roads and to control the behavior of the remaining motorists. Physical devices include retrofitting streets with slow points, speed humps and speed bumps, chicanes, and roundabouts, which physically force motorists to slow down.

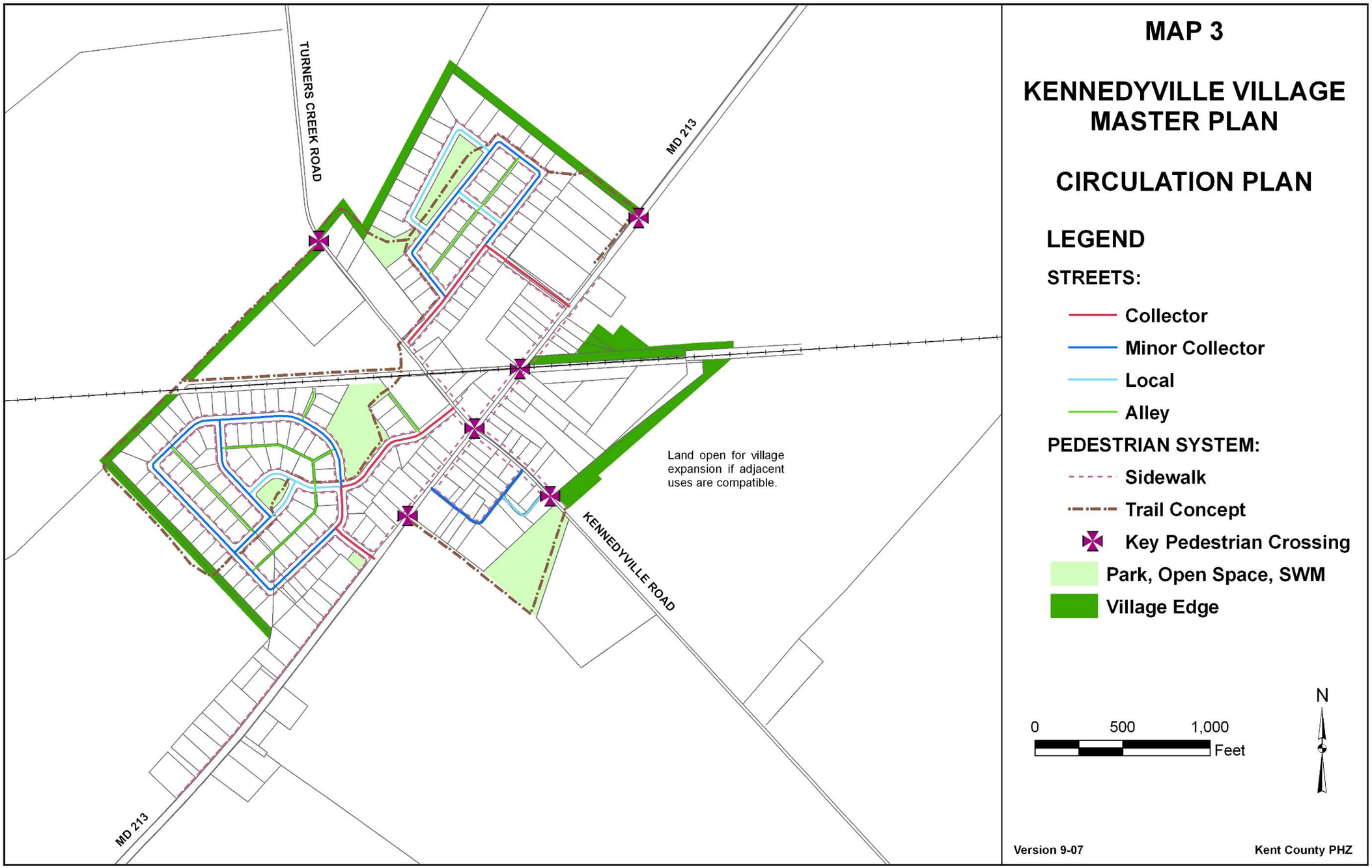
The Maryland State Highway Administration (SHA) has historically participated with local jurisdictions in what are known as "streetscape" programs. These projects address the visual and functional qualities of the road segments included in the study area. The

planning process SHA employs includes many of the features of the CSS model. It is recommended that the County request SHA to conduct a streetscape planning process for the MD 213 corridor through Kennedyville. However, any improvements will be reviewed in the context of maintaining the integrity of the Chesapeake Country National Scenic Byway.

New Residential Streets

Designing new streets to capitalize on opportunities to expand the street and pedestrian circulation systems is especially important in village growth areas. Although not necessarily the same, the general layout of new streets should emulate the features of the street and pedestrian circulation system derived from the Village Master Plan concept (see Map 3, Circulation Plan). The results, once the village is built out, should provide route and mode choices for residents so that moving around and through the village is safe and convenient.

The most effective way to insure that residential streets provide equal consideration for vehicular and pedestrian traffic and minimize conflicts is to design residential streets that reduce vehicular speed and the need for vehicular trips. In the case of Kennedyville, design begins with a more fine-grained street network and short streets, combined with T- and four-way intersections controlled by traffic calming devices. In addition, traffic calming devices should be used at selected mid-block locations and street pavements narrowed to 10, 16 and 24-foot widths, as appropriate.


TURNERS CREEK ROAD
MD 213
Land open for village expansion if adjacent uses are compatible.
KENNEDYVILLE ROAD
MD 213
MAP 3
KENNEDYVILLE VILLAGE MASTER PLAN
CIRCULATION PLAN
LEGEND
STREETS:
Collector
Minor Collector
Local
Alley
PEDESTRIAN SYSTEM:
Sidewalk
Trail Concept
Key Pedestrian Crossing
Park, Open Space, SWM
Village Edge
0
500
1,000
Feet
N
Version 9-07
Kent County PHZ

MAP 4

KENNEDYVILLE VILLAGE MASTER PLAN

TRAFFIC CALMING CONCEPTS

LEGEND

Gateway Signage Location

Traffic Calming Measures

0 500 1,000 Feet

N

Version 9-07

Kent County PHZ

Section 7 Implementation Strategies

The following is a listing of actions to be undertaken to implement the recommendations of the Kennedyville Village Master Plan.

Implementation

- Amend official zoning maps to incorporate a Kennedyville Village Zoning District as shown on the Land Use Plan.

- Amend the Kent County Land Use Ordinance to give official status to the Kennedyville Village Master Plan and design guidelines as the leading development regulations for the Kennedyville Village Zoning District. Provide that where there is a conflict between specific standards of development, those contained in the Kennedyville Village Master Plan will apply.

- Limit the location of permitted uses as recommended in the Regulating Plan.

- Amend the Kent County Land Use Ordinance to permit the Planning Commission broad latitude to vary lot, height, area, and bulk standards in Kennedyville provided proposed development is found to be consistent with the Village Master Plan and Design Guidelines. Retain the four units per acre limit on maximum permitted density.

- Establish official procedures for development design review and approval.

- If necessary, amend the Kent County Land Use Ordinance and fee schedule to include the payments for the cost of an independent architect to review proposed development plans and advise the Kent County Planning Commission.

Village Center

- Encourage a mix of business and residential uses as recommended in the Village Master Plan.

- Establish incentives to foster redevelopment, e.g., priority status vis-a-vis remaining sewer capacity.

- Target MD 213 for State Highway Administration (SHA) streetscape improvements, including new and wider sidewalks and traffic calming improvements throughout the Village.

- Promote civic events and uses, for example, farmers' market, tourist information facilities, etc.

- Seek productive public/private partnerships for development of Village Center.

Neighborhoods

- Require new development to comply with the Design Guidelines established in the Kennedyville Village Master Plan.

- Ensure adequate public facilities and services for all new development.

Gateways

- Coordinate with SHA and Kent County Department of Water and Wastewater Services to enhance the visual appearance of the pump station located on MD 213.

- Coordinate signage and tourism promotion funding from Scenic Byway and Heritage Tourism programs with recommendations of this plan.

- Evaluate scenic 'overlook' potential at gateway locations and coordinate with SHA.

Infill and Redevelopment

- Create incentives for infill and redevelopment, e.g., preference for sewer capacity allocation.

- Permit infill and redevelopment projects that are found to be consistent with the Design Guidelines of the Village Master Plan.

- As appropriate, modify development codes to facilitate and streamline the infill and redevelopment process (see Appendix C).

- Encourage affordable and moderately priced housing production.

Paths and Physical Connections

- Expand sidewalk system as recommended in the Village Master Plan.

- Develop village trail system.

- Work with SHA to install traffic calming in MD 213 corridor.

- Prepare an urban forestry plan for the village that includes projects to reinforce street wall with street tree plantings.

Greenbelt

- Target the Kennedyville Greenbelt as a priority area for TDR and PDR programs.

- Study the feasibility of a small area Transferable Development Rights (TDR) program for the Kennedyville area that utilizes the village proper as a TDR receiving area.

Patterns - Architecture, Community Design, and Landscape

- Consider requiring applicants for development in the Planned Growth Area to conduct a design charrette before preparing preliminary site and architectural plan concepts.

- See Section 8, Village Design Guidelines.

Estimated Timing and Phasing of Development

The selected Land Use Plan for Kennedyville indicates that the village can be expected to grow from an estimated 98 residential units today to some 347 units at build-out. The projected number of total units at build-out is based on the following assumptions:

- That the "Village at Kennedyville", approved for 84 residential units, will be completed over a period of 5 years.

- That any additional development beyond the "Village at Kennedyville" and an additional 22 residential units (total of 104 equivalent dwelling units) will exceed 85 percent of the wastewater treatment system's 60,000 GPD capacity and will require additional wastewater treatment capacity. (See page 6-9 of this plan)

- That sites and locations targeted for infill and redevelopment on existing lots and parcels will represent approximately 56 additional residential units at build-out.

- That new locations identified for development will achieve residential densities of 3.5 residential units per acre.

- That upgrades to sewer treatment capacity and water system supply and storage capacity will likely be cyclical and correspond to timing and phasing of larger subdivision proposals which will provide for developer contributions to offset costs to increase capacity, as opposed to smaller subdivisions.

- That build-out of the entire village will not be complete until the year 2046: a projected time period of 40 years from today.

Table 1 reflects these assumptions and provides the basis for estimating capacity within the Kennedyville Plan District to absorb the additional 249 residential units anticipated

over the next 40 years. The table also provides a basis for projecting the location and distribution of units within the village.

Table 1: Expected Number And Location Of Residential Units At Build-Out

Location within the Kennedyville Planning Area	Approximate Acres	Actual/Assumed DU's per acre	Estimated # of Residential Units	Estimated Population[+]
South-West Quadrant *	10	3.5	35	82
North West Quadrant *	21	3.5	74	172
Infill/Redevelopment *	16	3.5	56	130
Village At Kennedyville	25	3.36	84	196
Existing Residential	**100**	**0.98**	**98**	**229**
TOTAL @ BUILD-OUT	**172**	**2.02**	**347**	**809**

* Denotes areas of future development

[+]Average household size in Kent County was 2.33, US Census 2000

Table 2 provides an estimate of the timing and phasing of development expected in five year increments over the 40 year period projected for build-out.

Table 2: Estimated timing and phasing of development

Location	Estimated number of new Residential Units to be built in five year increments								Estimated # of Residential Units
	0 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	
	2007-2011	2012 - 2016	2017 - 2021	2022 - 2026	2027 - 2031	2032 - 2036	2037 - 2041	2042 - 2046	
South-West Quadrant	---	20	10	5	---	---	---	---	35
North West Quadrant	---	---	25	15	10	10	10	4	74
Infill/Redevelopment	5	7	10	8	8	7	6	5	56
Village At Kennedyville	60	24	---	---	---	---	---	---	84
TOTAL @ BUILD-OUT	**65**	**51**	**45**	**28**	**18**	**17**	**16**	**9**	**249**
Estimated Increase in Population per 5 year Increment	**151**	**119**	**105**	**65**	**42**	**40**	**37**	**21**	**580**
Total Estimated Population	**380**	**499**	**604**	**669**	**711**	**751**	**788**	**809**	**809**

Although Table 2 also estimates phasing by location, it is quite possible that the timing of development estimated for varying locations may change, particularly beyond the initial five-year projection. The estimate indicates an average of 31 residential units (new development and infill or redevelopment combined) may be built in each five-year increment - an annual average of 6 units each year.

Managing wastewater treatment capacity and water supplies to support development will be the key means by which the County will manage the rate or pace of development. Growth projected for the next ten-year period will require 85 percent of the community's wastewater treatment system capacity, indicating a clear need to increase capacity at or near the end of ten years. Growth rate controls or annual permit caps are not recommended as a means of managing the pace of growth because they may hamper opportunities to negotiate agreements with developers that financially support upgrades to infrastructure.

Section 8 Village Design

Purpose and Intent

The Kennedyville Village Master Plan envisions a pedestrian-oriented, mixed-use community where streets, open spaces, buildings, and uses support a neighborhood and community-oriented quality of life typical of small villages. The Design Guidelines serve to define these physical and visual characteristics of Kennedyville and prescribe design criteria and methods necessary to fulfill the master plan vision for a walkable, mixed-use community that respects the principles of urban place making.

These design guidelines are intended to implement the vision and recommendations of the Kennedyville Village Master Plan and promote the following:

- Develop neighborhoods that accommodate and promote pedestrian travel equally as much as motor vehicle trips;
- Promote design that results in residentially-scaled buildings fronting on, and generally aligned with, streets;
- Encourage the inclusion of a diversity of household types, age groups, and income levels;
- Promote traditional village building and site development patterns with an interconnected and broadly rectilinear pattern of streets, alleys, and blocks, providing for a balanced mix of pedestrians and automobiles;
- Encourage creation of a functionally diverse, but visually unified, community focused on the Village Center;
- Promote use of neighborhood greens and landscaped streets woven into street and block patterns to provide space for social activity, parks, and visual enjoyment;
- Provide spaces for buildings for civic or religious assembly or for other common or institutional purposes that act as visual landmarks and symbols of identity;
- Promote the location of dwellings, shops, and workplaces in close proximity to each other, the scale of which accommodates and promotes pedestrian travel for trips within the village;
- Preserve open space, scenic vistas, agricultural lands, and natural areas;
- Permit design flexibility in order to achieve an appropriate mix of residential and non-residential building uses; and
- Require efficient utilization of designated growth areas.

Design Guidelines

The Design Guidelines consist of seven integrated parts, including text and illustrations. These parts include:

- The Zones;
- The Building Types;
- Village Standards;

- Architectural Design Guidelines;
- Street and Pedestrian Way Guidelines;
- Landscape and Open Space Standards; and
- Definitions.

The Zones: The Regulating Plan locates the major zones of development, including the Village Employment Areas (VEA), Village Edge Residential (VER), Planned Residential Areas (PRA), Village Redevelopment Areas (VRA), Village Main Street (VMS), and the Village Center (VC). The Design Guidelines prescribe varied design criteria (urban, street types, landscape, architectural) for each of these zones.

The Village Standards: The Village Standards describe how buildings and the street interface to create the character of the public realm, including bulk regulations as to building placement, setback, height, and similar features. The Village Standards include the Village Regulations Matrix: a summary spreadsheet of the most salient of the village standards.

The Architectural Guidelines: The Architectural Standards prescribe the general design criteria for residential and commercial buildings. An appendix contains more detailed guidelines of design criteria including building materials, methods of detailing, and how such materials and details should be applied. The information contained in Appendix D is not intended to be used as regulations when applying the Village Master Plan to development proposals while new implementing regulations are being written.

The Street and Pedestrian Way Guidelines: The Street and Pedestrian Way Standards include categories of street types, street sections and plan diagrams, and the Street Types Matrix. Right of way widths, paving widths, curb radii, and similar regulations.

The Landscape and Open Space Standards: The Landscape and Open Space Standards prescribe the landscape treatment of the public realm, including open space, streets, buffer area, parking lots, and yards. The Landscape and Open Space Regulations include definitions and design criteria for the various open space types and general design guidelines.

Definitions: The definitions contain a list and the definitions of key words and phrases important to understanding the Design Guidelines.

Design Review Policy

Any application for subdivision or a building permit shall be accompanied by plan drawings or computer simulations of typical proposed building elevations including dimensions of building height and width and facade treatment. The Planning Staff shall review such plans for consistency with these Guidelines and may forward such plans to the Planning Commission for assistance in making a determination of consistency when determined appropriate. The Planning Commission may secure the services of a

registered professional architect to assist in the design review process as needed. Should an architect's services be used, the cost shall be paid by the applicant.

Applicability

The Design Guidelines apply to all built structures, all public, private and civic buildings and landscape, including planting and hardscape that is associated with the subdivision and development of lots in the Kennedyville (K) Zoning District. The Planning Commission may waive certain requirements for smaller developments consisting of less than three lots or residential units, provided such development or subdivision is determined to be context-sensitive in form and layout and generally consistent with the intent of these guidelines.

The Design Guidelines are not a prescription for automatic approval. The Planning Commission reserves the right to work with the applicant to develop an acceptable solution that meets the intent of the criterion. The Planning Commission may secure the services of a registered professional architect to assist in the design review process as needed, at the cost of the applicant. Variances to these Design Guidelines may be granted on the basis of unusual programmatic requirements, peculiar site or economic constraints or architectural/site design merits as determined by the Planning Commission and where shown on appropriately submitted documents. The Design Guidelines are subject to change.

Throughout the Design Guidelines, the use of the word "shall" indicates a criteria which must be adhered to, unlike phrases containing the word "may," "should", etc., which are design suggestions or options.

All applicable building codes, laws, Acts, life safety codes, ADA, and similar regulations must be adhered to and are not superseded by the criteria.

The Kent County Land Use Ordinance and other regulating documents must be fully adhered to as these Design Guidelines do not replace, but rather enhance and clarify, the Kent County development regulations.

PART ONE: THE ZONES

The Regulating Plan (See Map 5) locates the major zones of development, including the Village Center (VC), Village Main Street (VMS), Village Redevelopment Areas (VRA), Planned Residential Areas (PRA), Village Edge Residential (VER) and Village Employment Areas (VEA). These zones include existing, developed portions of the village where development, if any, will likely consist of infill and redevelopment. Some zones encompass undeveloped tracts within the village growth area that may be developed in the future. In addition to the named zones above, the regulating plan identifies park and open space, buffer and greenbelt zones. Although not directly addressed in this section, buffers and the village greenbelt, as well as the pedestrian circulation system concepts, are features of the Village Master Plan basic to the community vision and must be addressed in any plan of development.

These design guidelines prescribe varied criteria (village, architecture, street types, and landscape) for each of these zones. The zones range from village urban to rural. The uses within each zone are governed by the Kennedyville Village Zoning District provisions of the Kent County Land Use Ordinance. These zones, in descending order from village urban to rural include:

Village Center (VC) – The VC zone is intended to provide appropriately scaled commercial, service, and retail uses primarily, with residential uses permitted as secondary uses located above the first floor of buildings. The zone not only serves as a central shopping and service area for the village, but also is intended to function as an informal gathering place for social interaction among residents and as a visible point of contact for visitors to the community. Architecture and other design guidelines encourage new construction as well as infill and redevelopment that will enhance the unique identity of Kennedyville.

Uses in the VC are intended to be mixed-use commercial, residential and civic at a scale and intensity appropriate to the existing village character and may include, but are not limited to, professional office and/or clinic, general office, financial institutions, banks, government uses, libraries, museums, convenience stores, restaurants, bakeries, pubs, art galleries, services, pharmacy, food store, churches, private clubs and similar uses.

Ancillary uses include accessory dwelling units, structures for periodic events (e.g., a farmer's market), entertainment uses and similar facilities subject to Planning Commission approval.

Village Main Street (VMS) – The intent of the VMS zone is to preserve the existing historic character of what is effectively the village main street. The VMS zone, which extends north and south from the VC zone to the edges of the village, includes existing residential and civic buildings, as well as a few commercial uses, fronting on MD 213. Many of these buildings are considered historically significant or are properties that make a significant contribution to the historic character of the village. The visual qualities of the MD 213 corridor are major defining components of the existing village character.

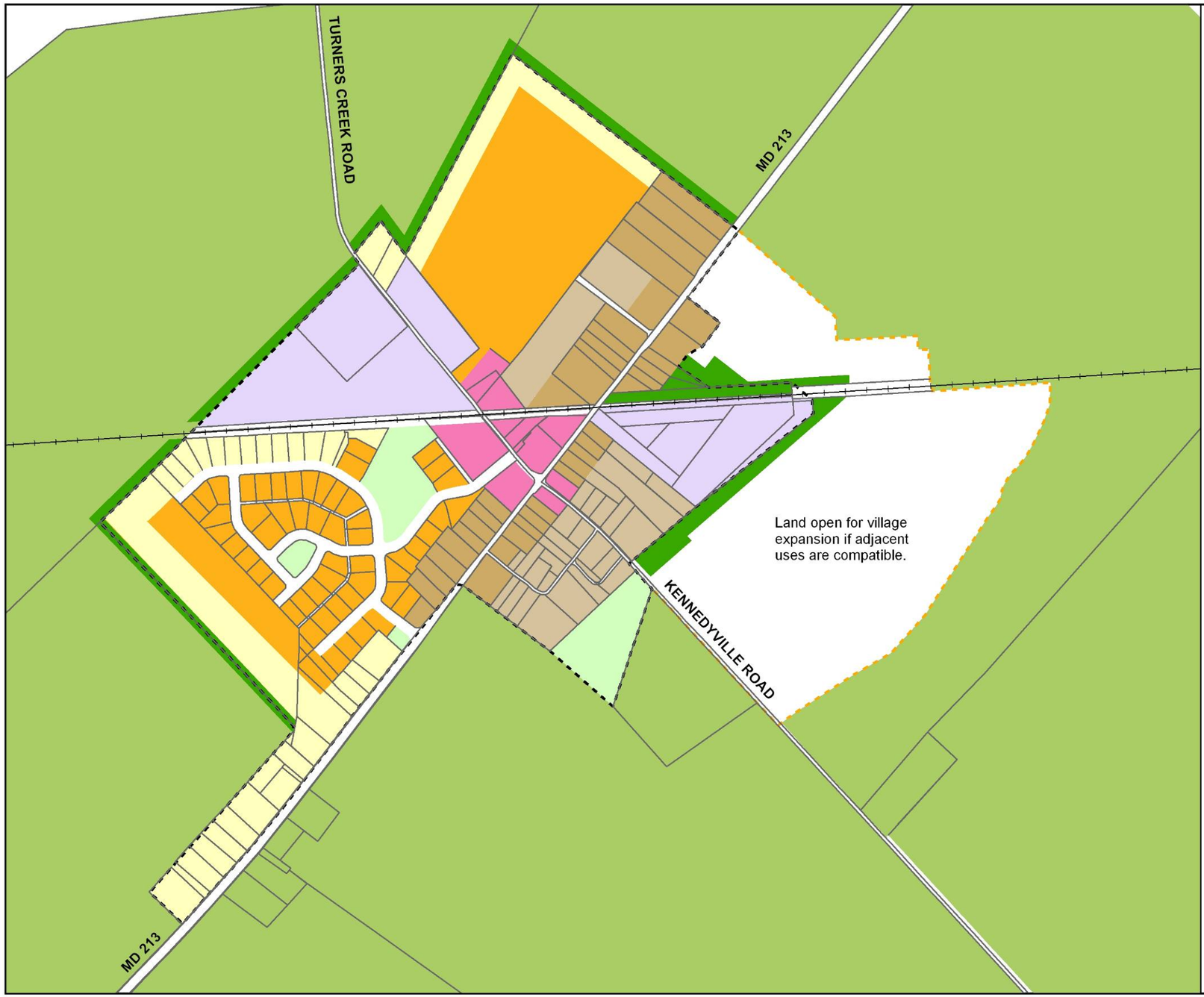
Design guidelines and infill and redevelopment standards are intended to preserve the existing character and use that character as a model for new development.

Village Redevelopment Areas (VRA) – The intent of the VRA is to recognize existing mixed-residential areas where appropriate infill and redevelopment could occur. Design guidelines and urban regulations are established to encourage infill and redevelopment that enhances the village character and expand the variety of available housing options.

Planned Residential Areas (PRA) – The PRA includes areas of new development (currently proposed and future) that will occupy a major portion of the designated growth area for the village. The intent of the PRA is to identify a land use character and building types that should be reflected in new developments to insure consistency with the objectives of the Village Master Plan. The zone encourages a variety of building types, but recognizes that single family homes will dominate. All homes in the PRA front on village streets or public open space. The architectural design criteria seek to create a well-defined public realm and open spaces. The Village Master Plan presents one concept for how these areas may be developed. The concept is not intended to be prescriptive, however the primary design objectives, including a mix of residential unit types, rear loaded units, nearby open space, etc., must be expressed in whatever design is proposed.

Village Edge Residential (VER) – The VER encompasses areas at the edge of the Village District. The intent of the VER is to identify a land use character and building types appropriate to this area of transition from village urban to rural. All homes located in the VER will be situated along the neighborhood edge and/or back on to rural/agriculture land. The architectural design criteria seek to create an informal character to development. As is the case for the PRA zone, the Village Master Plan presents one concept for how these areas may be developed. Again, the concept is not intended to be prescriptive, however the primary design objectives, including pedestrian trails, residential unit types and buffering of adjacent agriculture must be addressed in whatever design is proposed in these zones.

Village Employment Area (VEA) – The VEA includes existing commercial and service uses, most of which support the surrounding agriculture industry. The intent of the VEA is to recognize these uses, including the scale of principal and accessory buildings as contrasted with the Village Center and to provide guidance for expansion of existing uses and development of new commercial, business, service and/or civic uses.



MAP 5

KENNEDYVILLE VILLAGE MASTER PLAN

REGULATING PLAN

LEGEND:

- Village Center
- Village Main Street
- Village Redevelopment Area
- Planned Residential Area
- Village Edge Residential
- Village Employment
- Park, Open Space, SWM
- Buffers
- Greenbelt

0 500 1,000 Feet

N

Version 9-07 **Kent County PHZ**

PART TWO: THE BUILDING TYPES

Building types are established to insure the character of new building compliments the existing village character. The suggested building types embody architectural features to achieve this objective. In addition, building types, as well as location guidelines, help insure that new development will exhibit visual and textural variety that enhances the village character. Allowable building types, prescribed by zone, are defined as follows:

Accessory Structure – A structure and use which is incidental and subordinate to, and customarily found in connection with, a principal structure. Accessory structures may include garages, an accessory dwelling unit or second dwelling, or home occupation or similar use which is located upon an owner-occupied lot and which includes occupiable space and is appropriately scaled to the principal structure. The character and style of accessory structures should be compatible with that of the principal structure; accessory structures should be smaller in size and proportionally equal to the principal structure.

Civic Building – A structure used in part or in whole for civic minded and public use, such as a community center, meeting house, post office, library or similar use. Fire/Rescue Stations are permitted only in the Village Center and Village Employment Areas. Ground-level and second-story facades of civic buildings shall have architectural style, detail, trim features, and roof treatments that are consistent with those of the primary facade. Further, all second-story facades shall have a level of treatment, detail and visual interest similar to the ground-level facade.

Commercial Building – A structure whose predominant use involves in part or in whole the sale and/or rental of merchandise, materials, or professional services. This category also includes mixed-use buildings. Typically, a commercial building consists of a ground level retail, restaurant, or similar service with distinct storefront, and office, residential, or similar use above. Ground-level and second-story facades of commercial buildings shall have architectural style, detail, trim features, and roof treatments that are consistent with those of the primary facade. Further, second-story facades shall have a level of treatment, detail and visual interest similar to the ground-level facade.

Single Family Detached Houses – A structure whose predominant use is for use exclusively by one family. Single family houses will vary in size and design based on their lot size and location within the Village. New single family houses will include the following:

> **Avenue House** – A detached residential building separated from other principal structures by open areas on all sides: often includes an accessory and/or detached structure in the rear yard. Avenue houses include large and small versions.
>
> **Neighborhood House** – A detached residential building separated from other principal structures by open areas on all sides: often includes an accessory and/or detached structure in the rear yard.

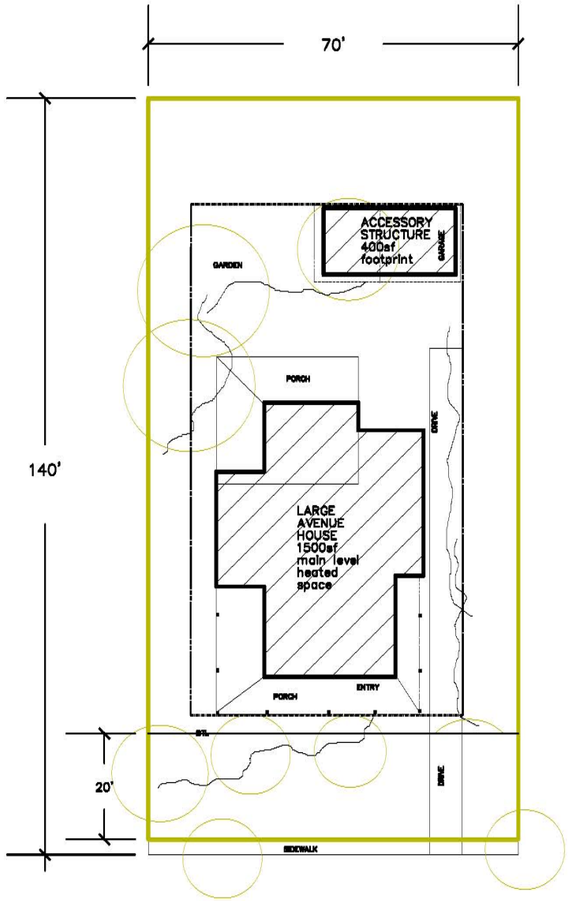
Cottages – Cottages are typically distinguished by a small/narrow footprint, approximately 24 to 32 feet wide.

Two-Family House (duplex) – A residential building type in which 2 dwellings share a common vertical wall and are platted as individual units on separate lots. Each unit may be more than one level (but must conform to building height limitations per zone) and may have its own exterior entrance and private yard. Two family residential units may only be located on corner lots along collector streets and at terminal vistas or lots adjacent to parks and open space if approved by the Planning Commission. In no case shall more than two duplexes be located in sequence on adjacent lots.

Building Design Variation – For residential projects in all zones involving less than six dwelling units in a block face, no less than two distinct house designs are required and at least two permitted building types must be located within each block face. For residential projects involving six or more dwelling units in a block face, no less than three distinct house designs are required and at least two permitted building types must be located within each block face.

Building Types Illustrated

The following illustrations describe the salient architectural and site design features for each single family building type.



DIAGRAMMATIC PLAN OF LARGE AVENUE HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT

POSSIBLE SMALL AVENUE HOUSE VIEW FROM STREET

POSSIBLE AVENUE HOUSE ELEVATION FROM STREET

LARGE AVENUE HOUSES:

LARGE AVENUE houses the largest single family buildings 2 – 1/2 to three story structures with wholly occupied second story , and a wholly or partially habitable third story spaces . These structures are the largest of the single family houses, large enough, in fact, to permit multiple family dwellings within the appearance of a single building.

Large Avenue houses became prevalent at a time when the steam age economic activity arrived in Eastern Shore Towns, usually a bit later than 1850. Early Colonial, Federal, and Georgian Styles usually did not see larger houses in town, but in KENNEDYVILLE there are notable exceptions. The early large houses were mostly located outside of towns on plantations near water transportation routes. The upper class merchants sought residence in the towns and selected the newest Victorian styles: Queen Anne Style, Shingle style, Second Empire, to display their wealth.

Avenue Houses usually arrived at once, as one large construction project, quite different than the additive styles of the smaller single family houses. The Federal Style has a strong showing in KENNEDYVILLE along main thoroughfares. The strength of a simple straight forward building design can be clearly shown to reflect grace and dignity within the simplest of house designs. The Federal style houses are great examples of how small town urban houses create a clearly legible street rhythm and straight forward presence. Descending order of windows from bottom to top, stacking windows into clear vertical bays, simple elegant detail, all follow the basic constructs of the Federal style. Strong arguments may be made that this is a dominant style in the KENNEDYVILLE inner village, and good reason to continue this style for "infill "projects.

Victorian and Queen Anne Styled Avenue Houses are prevalent on the Eastern Shore. Rather elaborate designs seen in other larger towns such as Centreville, and Chestertown are not present in KENNEDYVILLE. The availability of highly detailed manufactured architectural ornament is present in KENNEDYVILLE but appears on fairly modest Victorian Era structures.

ROOFS:
Each Avenue House shall have a principle roof (gabled or gambrel) and a secondary roof structure which may be a screened porch, sleeping porch, sun porch, or entry porch projecting from the principle roof structure. Roof pitches should not be less than a 5 and 12 slope. Hipped roofs are only allowed as secondary roof structures especially at porch corners with one possible exception for "American Four Square houses ". All Roof shapes shall be simple, straight forward design, easy to build, and easily legible from the street. Complexity is discouraged. Roof shapes should suggest where the primary entrance is located. The second story shall be fully habitable, and the third story should have at least 1/2 inhabitable space, with multiple dormers or cross gables consistent with the architectural style of the structure.

SIMPLE RHYTHMS:
Rhythm in a building facade is achieved by placing significant parts of a building in even spacing reading as the eye moves from left to right. Early housing types in Eastern Shore villages use a simple vertical stacking of upper over lower story windows. There have been many attempts to find a pleasing proportional relationship of widows to walls, but the standard of 8–12' horizontal spacing of windows and doors seems most simple and most pleasing, and it is easiest to build. Front porch columns also set up a horizontal rhythm that should be simple and should try to reflect the spacing of the windows beyond. Centerlines of the front facade windows should work within the rhythm of the front porch column spacing.

WINDOW TO WALL RELATIONSHIP:
Early large family houses like Avenue houses were always somewhat elaborate structures due to their size and their desire to impress. Usually the typical avenue houses opted for a greater setback from the public way. Visibility is a key component of opulence, so many structures were located close enough to main avenues, but far away to allow for privacy.

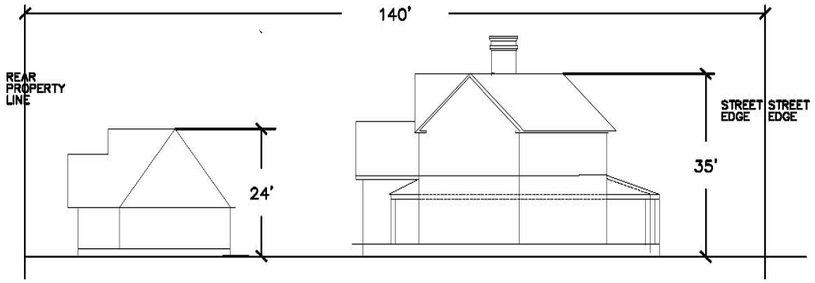
Privacy is still important in large houses, and as a guideline, a fairly typical ratio of 3 times wall to 1 times window area is normal for front facades. Rear facades typically are allowed a higher glass ratio but should never exceed 2 to 1 wall to window. Large glassed areas like sunrooms are allowed only if behind wrapped porches to limit the exterior result of large glassed areas. All windows facing a public way should be of historic design which appropriately matches the style of the proposed structure . Typical window sizes are 2'–8" widths , by 5'–0" to 5'–6" heights on the first story, and 2'–8" widths with 4'–6" or 5'–0" height windows on the second story. Windows lite layout shall all be simulated divided lite appropriate to architectural styles (for instance 6 over 6 for colonial and federal styles, 2 over 2 for Victorian styles, etc.).

CHIMNEY STRUCTURES:
All Chimneys should be constructed of brick material. A simple corbelled cap is typical and desirable. Should spark arresters be required, they should be recessed inside chimney flues and located under a chimney capstone or arch. Historically, freestanding attached chimneys have used corbelling between the top of the firebox narrowing to the chimney shaft. Typically, grapevine or flat tooled brick jointing work best in historic communities.

FOUNDATIONS:
All exposed foundations should be veneered with brick material. Vent space covers (now practically obsolete except in flood zones) should be covered with brick lattice. A preapproved palate of simple red brick colors should be preselected and on display at Kent County Planning and Zoning Office.

SIDEWALKS:
All sidewalks should be finished with brick pavers. Diversity with brick paver layout on sidewalks should be encouraged but all public sidewalks should be paved one way, with the private sidewalks having great variety. A preapproved palate of simple red brick colors should be preselected. Samples are available at the Kent County Planning and Zoning Office

EXAMPLES OF HOUSE PROTOTYPES FROM THE REGION



DIAGRAMMATIC SECTION OF LARGE AVENUE HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT

ACCESSORY STRUCTURES:

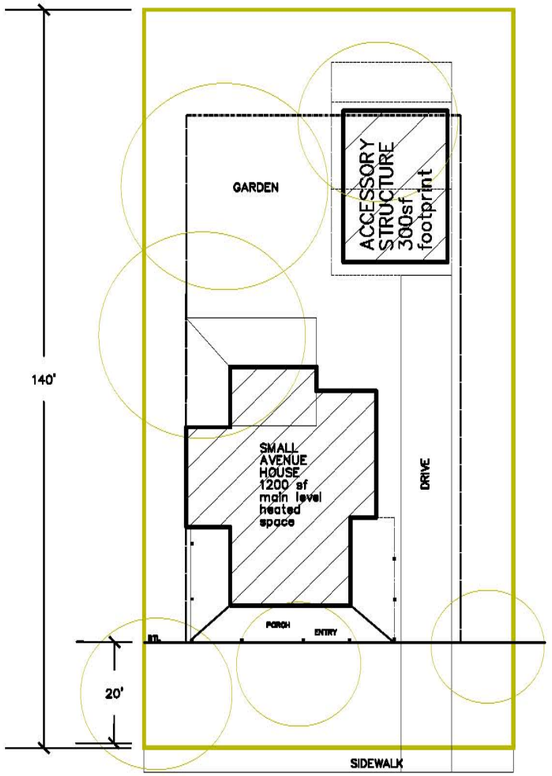
LARGE AVENUE houses historically have had accessory buildings that were one and a half or two story structures used to house workers, guests, or special activity rooms usually placed over a car garage or carriage house. These structures are large enough to allow for habitable areas on the upper floor.

Accessory structures should have elements that relate the service structure back to the principal structure, but the details should be more relaxed and less formal. The character these accessory structures lies somewhere between a barn and a house.

ACCESSORY STRUCTURE PROTOTYPES

Guideline prepared by:
JAY CORVAN AIA
Architect
29893 Tabutton Mill Road, Trappe, MD
410.820.7957 – 410.476.5701 telefax

LARGE AVENUE HOUSE PATTERN
KENNEDYVILLE, MARYLAND



DIAGRAMMATIC PLAN OF SMALL AVENUE HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT

POSSIBLE SMALL AVENUE HOUSE VIEW FROM STREET

POSSIBLE AVENUE HOUSE ELEVATION FROM STREET

SMALL AVENUE HOUSES:

SMALL AVENUE houses are larger 2 – 1/2 to three story structures with wholly occupied second story, and partially habitable third story spaces. Small avenue houses are among the larger the single family houses, larger than cottages and neighborhood houses, and in some cases are large enough to permit multiple family dwellings.

Avenue houses became prevalent at a time when the steam age economic activity arrived in Eastern Shore Towns, usually a bit later than 1850. Early Colonial, Federal, and Georgian Styles usually did not see larger houses in town, but in KENNEDYVILLE there are notable exceptions. The early large plantation houses were mostly located outside of towns – on plantations near water transportation routes. The upper class merchants sought residence in the towns and selected the newest Victorian styles: Queen Anne Style, Shingle style, Second Empire, to display their wealth.

Avenue Houses usually arrived at once, as one large construction project, quite different than the additive styles of the smaller single family houses. The Federal Style has a strong showing in KENNEDYVILLE along main thoroughfares. The strength of a simple straight forward building design can be clearly shown to reflect grace and dignity within the simplest of house designs. The Federal style houses are great examples of how small town urban houses create a clearly legible street rhythm and straight forward presence. Descending order of windows from bottom to top, stacking windows into clear vertical bays, simple elegant detail, all follow the basic constructs of the Federal style. Strong arguments may be made that this is a dominant style in the KENNEDYVILLE inner village, and good reason to continue this style for "infill "projects.

Victorian and Queen Anne Styled Avenue Houses are prevalent on the Eastern shore although elaborate designs such as those present in other larger towns, e.g., Centreville, and Chestertown, are not present in KENNEDYVILLE. The availability of highly detailed manufactured architectural ornament is present in KENNEDYVILLE but appears on fairly modest Victorian Era structures.

ROOFS:
Each Small Avenue House shall have a principle roof (gabled or gambrel) and a secondary roof structure which may be a screened porch, sleeping porch, sun porch, or entry porch projecting from the principle roof structure. Roof pitches should not be less than a 5 and 12 slope. Hipped roofs are only allowed as secondary roof structures especially at porch corners with the exception of "American Four Square houses ". All Roof shapes shall be simple, straight forward design, easy to build, and easily legible from the street. Complexity is discouraged. Roof shapes should suggest the location of the primary entrance. The second story shall be fully habitable, and the third story should have at least 1/2 inhabitable space, with multiple dormers or cross gables consistent with the architectural style of the structure.

SIMPLE RHYTHMS:
Rhythm in a building facade is achieved by placing significant parts of a building in even spacing reading as the eye moves from left to right. This sets up a cadence or "rhythm". Early housing types in Eastern Shore villages use a simple vertical stacking of upper over lower story windows. There have been many attempts to find a pleasing proportional relationship of widows to walls, but the standard of 8–12' horizontal spacing of windows and doors seems most simple and most pleasing, and it is easiest to build. Front porch columns also set up a horizontal rhythm that should be simple and should try to reflect the spacing of the windows beyond. Centerlines of the front facade windows should work within the rhythm of the front porch column spacing.

WINDOW TO WALL RELATIONSHIP:
Early family houses like Small Avenue houses were always somewhat elaborate structures due to their size and their desire to immulate their larger cousins. Usually the typical avenue houses opted for a greater setback from the public way. Visibility is a key component of their opulence, so many structures were located close enough to main avenues, but far away to allow for privacy.

Privacy is still important in large houses, and as a guideline, a fairly typical ratio of 3 times wall to 1 times window area is normal for front facades. Rear facades typically are allowed more glass ratio but should never exceed 2 to 1 wall to window. Large glassed areas like sunrooms are allowed only if behind wrapped porches to limit the exterior result of large glassed areas. All windows facing a public way should be of historic design which appropriately matches the style of the proposed structure . Typical window sizes are 2'–8" widths , by 5'–0" to 5'–8" heights on the first story, and 2'–8" widths with 4'–8" or 5'–0" height windows on the second story. Windows lite layout shall all be simulated divided lite appropriate to architectural styles (for instance 6 over 6 for colonial and federal styles, 2 over 2 for Victorian styles, etc.).

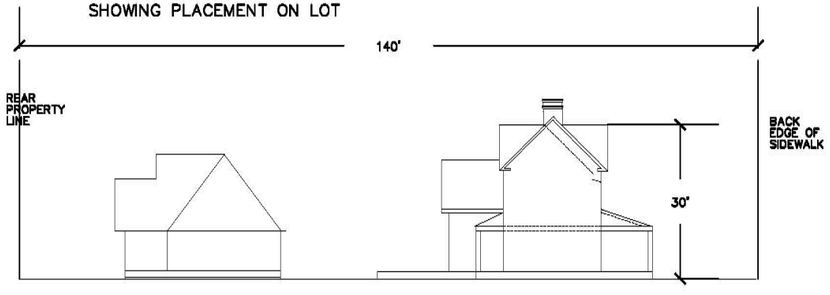
CHIMNEY STRUCTURES:
All Chimneys should be constructed of brick material. A simple corbelled cap is typical and desirable. Should spark arresters be required, they should be recessed inside chimney flues and located under a chimney capstone or arch. Historically, freestanding attached chimneys have used corbelling between the top of the firebox narrowing to the chimney shaft. Typically, grapevine or flat tooled brick jointing work best for historic communities.

FOUNDATIONS:
All exposed foundations should be veneered with brick material. Vents pace covers (now practically obsolete except in flood zones) should be covered with brick lattice. A preapproved palate of simple red brick colors should be preselected. See display of acceptable materials in the County Planning and Zoning office.

SIDEWALKS:
All sidewalks should be finished with brick pavers. Diversity with brick paver layout on sidewalks should be encouraged but all public way town sidewalks should be paved one way, with the private sidewalks having great variety. A preapproved palate of simple red brick colors should be preselected. See display of acceptable materials in the County Planning and Zoning Office.

EXAMPLES OF HOUSE PROTOTYPES FROM THE REGION

DIAGRAMMATIC SECTION OF COTTAGE STRUCTURE
SHOWING PLACEMENT ON LOT



SMALL AVENUE ACCESSORY STRUCTURES:

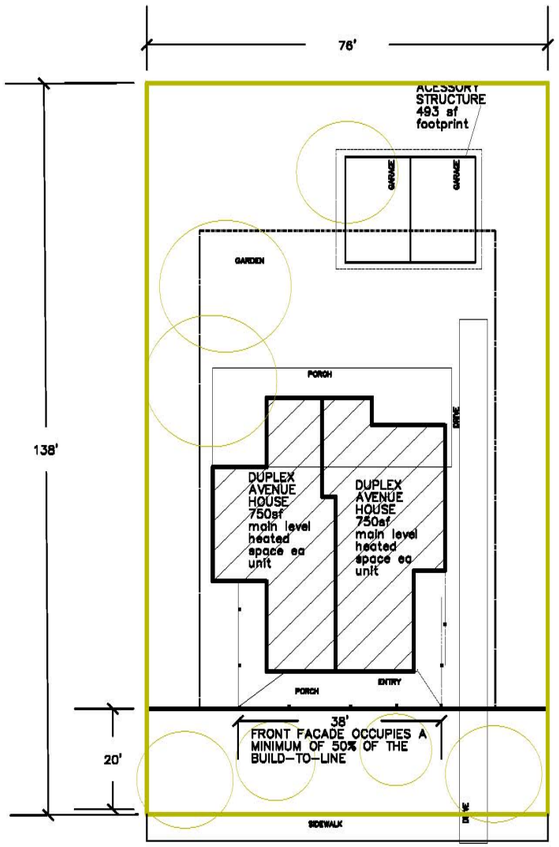
SMALL AVENUE houses generally have accessory structures that are one and a half or two story structures used to shelter vehicles, or special activity rooms usually placed beside or over a garage. These structures may be large enough to allow for habitable areas on the upper floors.

Accessory structures should have elements that relate the service structure back to the principal structure, but the details should be more relaxed and less formal. The character these accessory structures lies somewhere between a barn and a house.

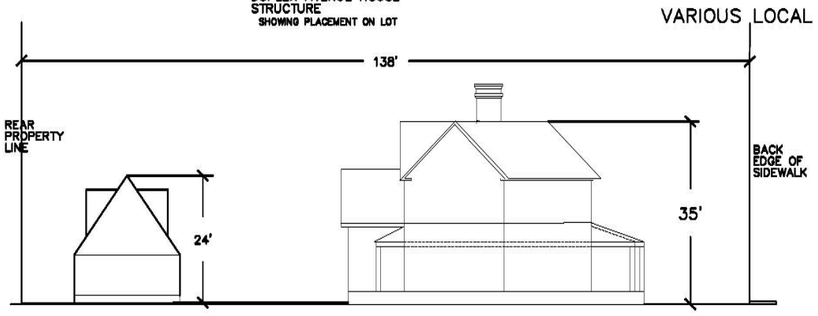
ACCESSORY STRUCTURE PROTOTYPES

Guideline prepared by:
JAY CORVAN AIA
Architect
29893 Tabaston Mill Road, Trappe, MD
410.820.7957 – 410.476.5701 telefax

SMALL AVENUE HOUSE PATTERN
KENNEDYVILLE< MARYLAND



DIAGRAMATIC PLAN OF DUPLEX AVENUE HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT



DIAGRAMMATIC SECTION OF LARGE AVENUE HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT

POSSIBLE SMALL AVENUE HOUSE VIEW FROM STREET

POSSIBLE AVENUE HOUSE ELEVATION FROM STREET

LARGE AVENUE HOUSES/DUPLEX:

LARGE AVENUE houses provide an ideal model for a duplex (two family dwelling) that
fits nicely with the existing and desired architectural character of the village. These 2 – 1/2 to three story structures providing occupiable second story, and a wholly or partially habitable third story spaces will adequately support the average family's space needs.

Large Avenue houses became prevalent at a time when the steam age economic activity arrived in Eastern Shore Towns, usually a bit later than 1850. Early Colonial, Federal, and Georgian Styles usually did not see larger houses in town, but in KENNEDYVILLE there are notable exceptions. The early large houses were mostly located outside of towns on plantations near water transportation routes. The upper class merchants sought residence in the towns and selected the newest Victorian styles: Queen Anne Style, Shingle style, Second Empire, to display their wealth.

Avenue Houses usually arrived at once, as one large construction project, quite different than the additive styles of the smaller single family houses. The Federal Style has a strong showing in KENNEDYVILLE along main thoroughfares. The strength of a simple straight forward building design can be clearly shown to reflect grace and dignity within the simplest of house designs. The Federal style houses are great examples of how small town urban houses create a clearly legible street rhythm and straight forward presence. Descending order of windows from bottom to top, stacking windows into clear vertical bays, simple elegant detail, all follow the basic constructs of the Federal style. Strong arguments may be made that this is a dominant style in the KENNEDYVILLE inner village, and good reason to continue this style for "infill "projects.

Victorian and Queen Anne Styled Avenue Houses are prevalent on the Eastern Shore. Rather elaborate designs seen in other larger towns such as Centreville, and Chestertown are not present in KENNEDYVILLE. The availability of highly detailed manufactured architectural ornament is present in KENNEDYVILLE but appears on fairly modest Victorian Era structures.

ROOFS:
Each Avenue House shall have a principle roof (gabled or gambrel) and a secondary roof structure which may be a screened porch, sleeping porch, sun porch, or entry porch projecting from the principle roof structure. Roof pitches should not be less than a 5 and 12 slope. Hipped roofs are only allowed as secondary roof structures especially at porch corners with one possible exception for "American Four Square houses ". All Roof shapes shall be simple, straight forward design, easy to build, and easily legible from the street. Complexity is discouraged. Roof shapes should suggest where the primary entrance is located. The second story shall be fully habitable, and the third story should have at least 1/2 inhabitable space, with multiple dormers or cross gables consistent with the architectural style of the structure.

SIMPLE RHYTHMS:
Rhythm in a building facade is achieved by placing significant parts of a building in even spacing reading as the eye moves from left to right. Early housing types in Eastern Shore villages use a simple vertical stacking of upper over lower story windows. There have been many attempts to find a pleasing proportional relationship of widows to walls, but the standard of 8–12" horizontal spacing of windows and doors seems most simple and most pleasing, and it is easiest to build. Front porch columns also set up a horizontal rhythm that should be simple and should try to reflect the spacing of the windows beyond. Centerlines of the front facade windows should work within the rhythm of the front porch column spacing.

WINDOW TO WALL RELATIONSHIP:
Early large family houses like Avenue houses were always somewhat elaborate structures due to their size and their desire to impress. Usually the typical avenue houses opted for a greater setback from the public way. Visibility is a key component of opulence, so many structures were located close enough to main avenues, but far away to allow for privacy.

Privacy is still important in large houses, and as a guideline, a fairly typical ratio of 3 times wall to 1 times window area is normal for front facades. Rear facades typically are allowed a higher glass ratio but should never exceed 2 to 1 wall to window. Large glassed areas like sunrooms are allowed only if behind wrapped porches to limit the exterior result of large glassed areas. All windows facing a public way should be of historic design which appropriately matches the style of the proposed structure . Typical window sizes are 2'–6" widths , by 5'–0" to 5'–6" heights on the first story, and 2'–8" widths with 4'–6" or 5'–0" height windows on the second story. Windows lite layout shall all be simulated divided lite appropriate to architectural styles (for instance 6 over 6 for colonial and federal styles, 2 over 2 for Victorian styles, etc.).

CHIMNEY STRUCTURES:
All Chimneys should be constructed of brick material. A simple corbelled cap is typical and desirable. Should spark arresters be required, they should be recessed inside chimney flues and located under a chimney capstone or arch. Historically, freestanding attached chimneys have used corbelling between the top of the firebox narrowing to the chimney shaft. Typically, grapevine or flat tooled brick jointing work best in historic communities.

FOUNDATIONS:
All exposed foundations should be veneered with brick material. Vent space covers (now practically obsolete except in flood zones) should be covered with brick lattice. A preapproved palate of simple red brick colors should be preselected and on display at Kent County Planning and Zoning Office.

SIDEWALKS:
All sidewalks should be finished with brick pavers. Diversity with brick paver layout on sidewalks should be encouraged but all public sidewalks should be paved one way, with the private sidewalks having great variety. A preapproved palate of simple red brick colors should be preselected. Samples are available at the Kent County Planning and Zoning Office

VARIOUS LOCAL NEIGHBORHOOD HOUSE PROTOTYPES

ACCESSORY STRUCTURES:

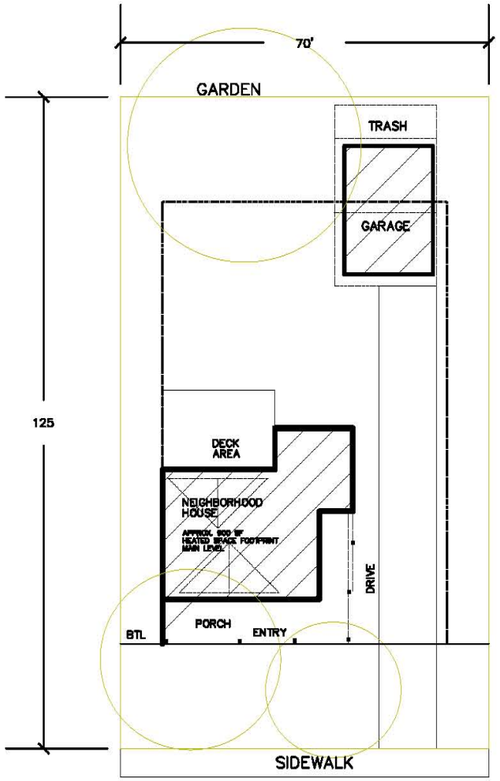
LARGE AVENUE houses historically have had accessory buildings that were one and a half or two story structures used to house workers, guests, or special activity rooms usually placed over a car garage or carriage house. These structures are large enough to allow for habitable areas on the upper floor.

Accessory structures should have elements that relate the service structure back to the principal structure, but the details should be more relaxed and less formal. The character these accessory structures lies somewhere between a barn and a house.

ACESSORY STRUCTURE PROTOTYPES

Guideline prepared by:
JAY CORVAN AIA
Architect
29893 Tabutton Mill Road, Trappe, MD
410.820.7957 – 410.476.5701 telefax

DUPLEX AVENUE HOUSE PATTERN
KENNEDYVILLE, MARYLAND



DIAGRAMMATIC PLAN OF NEIGHBORHOOD HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT

POSSIBLE NEIGHBORHOOD HOUSE ELEVATION FROM STREET

POSSIBLE NEIGHBORHOOD HOUSE ELEVATION FROM REAR GARDEN AREA

EXAMPLES OF HOUSE PROTOTYPES FROM THE REGION

NEIGHBORHOOD HOUSES:

Neighborhood houses are small simple 2 to 2 – 1/2 story structures with wholly or partially habitable second story structures.

Neighborhood Houses started as modest family houses, larger than cottages, but smaller than avenue houses. As demands for additional floor area arose, subsequent additions were added incrementally. Consequently these neighborhood houses should reflect this additive character by showing each chronological addition . The original main house should always remain the principle dominant architectural part, and the subsequent additions should always be subordinate to the main original house. All additions should be broken into discrete building blocks. Some likely additions to the main house would be: enclosed porches, shed or gabled dormers (always recessed 4' back from the principle roof gable), new cross gable dormers for early styles , and other historical components.

ROOFS:
On the entry facade of neighborhood houses, each shall have a principle roof (gabled or gambrel) and a secondary roof structure which may be a screened porch, sleeping porch, sun porch, or entry porch projecting from the principle roof structure. Hipped roofs are only allowed as secondary roof structures especially at porch corners except in the case of "American four Square houses ". All Roof shapes shall be simple, straight forward design, easy to build, and easy to read from the street. Complexity is discouraged. Roof shapes should suggest the location of the primary entrance. The second story should be fully habitable with dormers or cross gables.

SIMPLE RHYTHMS:
Rhythm in a building facade is achieved by placing significant parts of a building in even spacing reading as the eye moves from left to right. This design practice sets up a cadence or "rhythm". Early housing types in Eastern Shore villages use a simple vertical stacking of upper over lower story windows. There have been many attempts to find a pleasing proportional relationship of widows to walls, but the standard of 8–12' horizontal spacing of windows and doors seems most simple and most pleasing, and it is easiest to build. Front porch columns also set up a horizontal rhythm that should be simple and should reflect the spacing of the windows beyond. Centerlines of the front facade windows should work within the rhythm of the front porch column spacing.

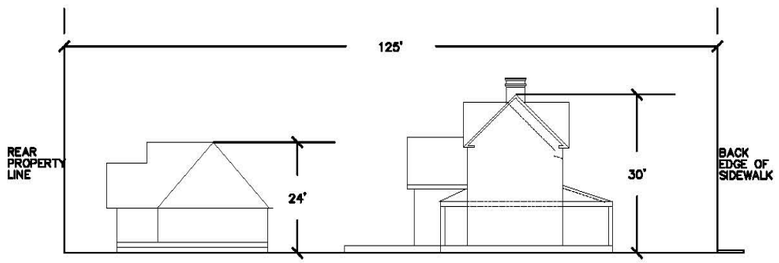
WINDOW TO WALL RELATIONSHIP:
Early mid–sized structures like neighborhood houses were always economically efficient structures. There were no reasons to allow lots of windows facing the public way. As a guideline, a fairly typical ratio of 4 times wall to 1 times window area is normal for front facades. Rear facades typically are allowed more glass ratio but should never exceed 2 to 1 wall to window. All windows facing a public way should be of historic design and appropriately matched to the style of the structure . Typical window sizes are 2'–8" widths , by 5'–0" to 5'–6" heights on the first story, and 2'–8" widths with 4'–6" or 5'–0" height windows on the second story. Windows lite layout shall all be simulated divided lite appropriate to architectural styles (for instance 6 over 6 for colonial and federal styles, 2 over 2 for Victorian styles, etc.).

CHIMNEY STRUCTURES:
All Chimneys should be constructed of brick material. A simple corbelled cap is typical and desirable. Should spark arresters be required, they should be recessed inside chimney flues and located under a chimney capstone or arch. Historically, freestanding attached chimneys have used corbelling between the top of the firebox narrowing to the chimney shaft. Typically, grapevine or flat tooled brick jointing work best for historic communities.

FOUNDATIONS:
All exposed foundations should be veneered with brick material. Vents pace covers (now practically obsolete except in flood zones) should be covered with brick lattice. A preapproved palate of simple red brick colors should be preselected using display materials available at the Kent County Planning and Zoning Office as a guide.

SIDEWALKS:
All sidewalks should be finished with brick pavers. Diversity with brick paver layout on sidewalks should be encouraged but all public way town sidewalks should be paved one way, with the private sidewalks having great variety. A preapproved palate of simple red brick colors should be preselected using display materials available at the Kent County Planning and Zoning Office as a guide.

DIAGRAMMATIC SECTION OF COTTAGE STRUCTURE
SHOWING PLACEMENT ON LOT



ACCESSORY STRUCTURES:

Like the avenue house, accessory structures built on neighborhood house lots may be up to one and a half story structures. These structures may be large enough to allow for habitable areas on the upper floors but should not be of a size and scale that overshadows the principle residence.

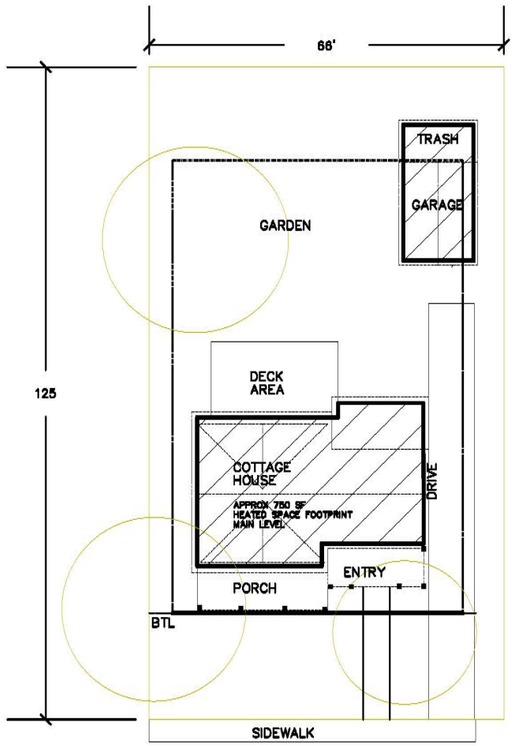
Accessory structures should have elements that relate the service structure back to the principal structure, but the details should be more relaxed and less formal. In a village setting, the character these accessory structures should lie somewhere between a barn and a shed.

NEIGHBORHOOD HOUSE ELEVATION FROM STREET CORNER

NEIGHBORHOOD HOUSE ELEVATION ENTRY AT STREET EDGE

Guideline prepared by:
JAY CORVAN AIA
Architect
29893 Tabutton Mill Road, Trappe, MD
410.820.7857 – 410.476.5701 telefax

NEIGHBORHOOD HOUSE PATTERN
KENNEDYVILLE< MARYLAND



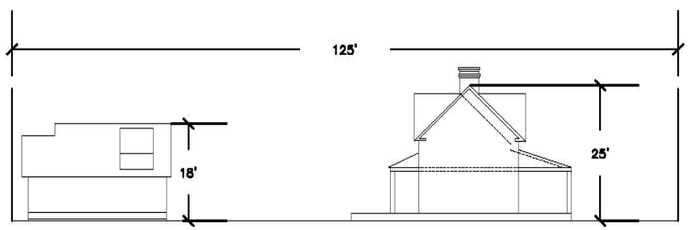
DIAGRAMMATIC PLAN OF
COTTAGE HOUSE STRUCTURE
SHOWING PLACEMENT ON LOT

POSSIBLE COTTAGE
ELEVATION FROM STREET

POSSIBLE COTTAGE
ELEVATION FROM REAR
GARDEN AREA

POSSIBLE GABLED
COTTAGE ELEVATION FROM
STREET

DIAGRAMMATIC SECTION OF COTTAGE STRUCTURE
SHOWING PLACEMENT ON LOT



COTTAGES

Cottage houses are small simple 2 ,or 1 – 1/2 story structures (not one story) with wholly or partially habitable second story structures.

Historicly, these cottages started as small family houses first accommodating a married couple, then added onto as the family grows in size through subsequent additions. Consequently these cottages should reflect this expansionist character by showing the discrete parts of the cottages; i.e., the original main house should always be the principle visible piece with the subsequent additions always be subordinate to the main original house. All additions should be broken into discrete building blocks. Likely additions to the main house would be enclosed porches, shed dormers (always recessed 4' back from the principle roof gable), new cross gable dormers, and other historical components.

ROOFS:
On the entry facade, each Cottage House shall have a principle roof (gabled or gambrel) and a secondary roof structure which may be a screened porch or entry porch projecting from the principle roof structure. Hipped roofs are only allowed as secondary roof structures with the exception of "American four square houses" which may have a hipped main roof. All roof shapes shall be simple, straight forward design, easy to build, and easy to read from the street. Roof shapes should suggest the primary where entrance is located. The second story should have at least 2/3 inhabitable space.

SIMPLE RHYTHMS:
Rhythm in a building facade is achieved by placing significant parts of a building in even spacing reading as the eye moves from left to right. This design practice sets up a cadence or "rhythm". Early cottage housing types in Eastern Shore villages used a simple vertical stacking of upper over lower story windows. There have been many attempts to find a pleasing proportional relationship of widows to walls, and standard of 8–12' horizontal spacing of windows and doors seems most pleasing, is easiest to build, and therefore is most popular. Front porch columns also set up a horizontal rhythm that should be simple and should reflect the spacing of the windows beyond. Centerlines of the front facade windows should work within the rhythm of the front porch column spacing.

POSSIBLE HIPPED
COTTAGE ELEVATION FROM
STREET

ACCESSORY STRUCTURES

Care should be taken to insure that the size and scale of accessory structures does not over power the principle structures. Garages should be limited to a single bay. Height should not exceed approximately 18'.

Accessory structures should have elements that relate the service structure back to the principal structure.

WINDOW TO WALL RELATIONSHIP:
Early Cottages were economically efficient structures so there were no reasonable options for acres of sliding glass windows as there is now. Privacy facing the public way is also something to be mindful of and too much glass is just not realistic. A typical ratio of 4 times wall to 1 times window area is typical for front facades. Rear facades typically have more but should not exceed 2 to 1. All windows facing a public way should be of historic design and appropriately matched to the style of the cottage. Typical window sizes are 2'–8" widths , by 5'–0" to 5'–6" on the first story, and 2'8 widths with 4'–6" or 5'–0" height windows on the second story. Windows lite layout shall all be simulated divided lite appropriate to architectural styles (for instance 6 over 6 for colonial and federal styles, 2 over 2 for Victorian styles, etc.).

CHIMNEY STRUCTURES:
All Chimneys should be constructed of brick material. A simple corbelled cap is typical and desirable. Spark arresters if required, should be recessed inside chimney flues under a chimney capstone. Historically, freestanding attached chimneys should use corbelling between the top of the firebox and the reduction in width at the chimney shaft. Grapevine or flat tooled brick jointing work best for historic communities.

FOUNDATIONS:
All exposed foundations should be veneered with brick material. Vent space covers (now practically obsolete except in flood zones) should be covered with brick lattice.

SIDEWALKS:
All sidewalks should be finished with brick pavers. Diversity with brick paver layout on sidewalks should be encouraged but all public ways. Town sidewalks should be paved one way, with the private sidewalks having great variety.

POSSIBLE GAMBREL
COTTAGE ELEVATION FROM
STREET

HISTORIC COTTAGE
ELEVATION FROM STREET

Guideline prepared by:
JAY CORVAN AIA
Architect
29893 Tabutton Mill Road, Trappe, MD
410.820.7957 – 410.476.5701 telefax

COTTAGE HOUSE PATTERN
KENNEDYVILLE< MARYLAND

PART THREE: THE VILLAGE STANDARDS

The Village Standards describe how buildings and the street interface to create the character of the public realm, including such regulations as building placement, setbacks, height, etc. The Village Standards specify those physical elements of the plan, which collectively, and through careful placement, define the physical characteristics and visual appearance of the public realm. The order and placement of these elements respects an appropriate transect in which both built and natural conditions transition from a more urban condition to a more rural condition. This includes the placement of buildings and structures, the design of thoroughfares, building height and bulk regulations, streetscape, open spaces and recreation, and similar elements that serve to define the public realm.

The design standards (village, streets, architecture, and landscape) will vary within these six zones. The zones are intended to transition appropriately from village urban to rural edge. Building typologies also are varied in each zone but transition appropriately from urban to rural. Landscape, street types, architectural design, construction materials and techniques, location of build-to line, building height, and other similar physical elements vary within each zone, transitioning across the transect.

The system of classifying zones which employs the urban to rural transect enables an appropriate range of activities to occur within each zone of the village. In this way, shopping, employment, service, recreation and similar needs are provided within the village, more often within comfortable walking distance. A variety of housing types and prices are integrated within each neighborhood which allows some housing within proximity of uses and services while allowing lower density housing to be more private. The Village Regulations include general provisions for all zones as well as specific provisions which only apply in certain zones.

Overall Form and Spatial Relationships

The following are general guidelines for site development and building location.

1. Areas of new construction should be sited so as to best preserve natural vistas and the existing topography.

2. Peripheral greenbelt open space should be designed to follow the natural features whenever possible and to maintain an agricultural, woodland, or countryside character.

3. New development should be distinguished from the peripheral, greenbelt open space by a well-defined line or edge so that developed areas will transition very quickly to rural, undeveloped lands.

4. Transition between different land uses should be handled so as to avoid distinct visual differences, such as in the scale of buildings. Similar land-use types should front one another, while dissimilar land-use types should abut along alleys or rear parking areas.

5. New neighborhoods should be designed in a net-like pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways, and sidewalks.

6. While topography, existing vegetation, hydrology, and design intentions should influence block shape and size, the maximum length for a block should fall between two hundred and seventy-five (275) and five hundred (500) feet, with an allowance for blocks up to seven hundred and fifty feet (750) feet when mid-block footpaths are provided.

7. Lots within any given block shall vary in width and shall be designed in size to accommodate varying building types planned for construction within the block. In no case may more than 40% of the lots in a given block face be identical in lot width.

General Provisions For All Zones

1. The principal structure on the lot shall face the primary street or open space.

2. Buildings that terminate vistas shall have special articulation and massing, such as a special façade or architectural element, a porch, or bay windows.

3. When masonry is used on a principal structure, it shall be required on all facades facing a public right-of-way, street or public open space. The accessory structure may be a different material.

4. All secondary facades of a building shall have architectural style, detail, trim features, and roof treatments that are consistent with those of the primary facade. Further, all secondary facades shall have a level of treatment, detail and visual interest similar to the primary facade.

5. At corner lots, porches shall wrap the frontage façade a minimum of 2 structured bays or as determined by the Planning Commission.

6. Alleys or lanes shall have a paved width of 10 to 14 feet, no more.

Parking Requirements

Parking standards are flexible and take into account off-site parking. In addition to the provisions set forth in the Kent County Land Use Ordinance the following standards generally apply to parking.

1. The number of parking spaces shall be as established in the Kent County Land Use Ordinance. Reductions in parking provisions may be granted by the Planning Commission where mixed and complimentary uses and associated parking are proposed within a five-minute (1,500 feet) walking radius of such uses and parking.

2. Parking areas should be small scale and highly landscaped.

3. Parking shall not be a dominant site feature and should be screened, landscaped, and lit to assure public safety.

4. In the VC zone on-site parking should consist of small lots located to the side or rear of buildings and screened from the main street (MD 213).

5. Parking lots should not be located at terminal vistas.

6. Access to parking should be provided from rear driveways where possible.

7. Parking areas for adjacent commercial uses should be interconnected to minimize traffic on adjacent streets.

8. Shared parking arrangements are encouraged.

9. Parking blocks should be oriented perpendicular to buildings to allow pedestrian movement down and not across rows.

10. Through access should be provided within and between parking blocks; dead end drives are strongly discouraged.

11. Parking must be shown to be within 500 feet of the principal structure/use, unless shared parking is demonstrated.

Placement and Access of Garages on Residential Lots

The following is the permitted location and driveway access for garages on residential lots.

1. On residential units where the garage must be accessed from the front of the lot, the garage may not be located ahead of the plane of the rear façade of the principal structure. Accessory structures shall not exceed 30 percent of the width

of the principal façade or 24 feet whichever is less. Access drives shall be no more than 10’ wide.

2. On corner residential lots facing a primary street, where rear access is not possible, garages shall be accessed from the side street.

3. Shared Driveways: Two lots may share a driveway as a common easement. The intent is to create one driveway, limit curb cuts and maintain a comfortable pedestrian environment. Shared driveways are permitted when garages are located behind the house. The maximum width of the driveway is ten (10) feet.

Alleys

1. Alleys may be a public right-of-way or an easement on private property as determined by the Planning Commission.

2. Pavement should be a minimum of ten (10) feet to a maximum of fourteen (14) feet.

Minimum Private Open Space

1. A minimum of 400 square feet of private outdoor space must be provided on all single family lots.

2. A minimum of 400 square feet must be provided on all single family attached lots. Private outdoor space can be provided in the form of an internal courtyard, rear yard, or side yard.

Civic Sites

1. The most prominent sites should be reserved for important civic structures.

2. In order to encourage uniqueness and creativity within the development, within the zones/neighborhoods, and for these important sites, civic buildings are not subject to build-to line requirements or building frontage requirements.

3. The design of civic buildings shall be subject to review and approval by the Planning Commission and are subject to the same design guidelines as other structures.

Building Height

1. Maximum permitted building heights in all zones except the VC zone are measured as specified in the Kent County Land Use Ordinance.

2. Commercial buildings in the VC zone shall maintain a build-up line of 30 feet to the top cornice line and shall have a maximum height of 40 feet.

Yards/Setbacks

Side yard widths (as well as lot widths) are to be determined based on the width of the primary façade of the residential building type and the applicable “frontage minimum percentage”. For example, in the case of a large avenue house that’s front façade is 35 feet wide and must occupy 60 percent of the build-to line, the total of both side yards is 24 feet. The minimum width for any one side yard shall be as specified in the Village Regulations Table.

Village Standards Table

Zone	Permitted Building Types	Frontage: Minimum Percentage[1]	Footprint Maximum Size; not incl. garage	Front Build-to-line in feet[2]	Minimum Sideyard Width in feet	Maximum Building Height	Garage Parking Access
VC							
	Commercial building	85%	2,000 sf	0	0 to 10	40 ft Build-up-line 30 ft	alley only
	Civic building[3]	N/A	N/A	N/A	0 to 10	N/A	
VMS							
	Avenue house, large	50%	2,000 sf	25[4]	8	38 ft.	Front
	Civic building[3]	N/A	N/A	N/A	10	N/A	N/A
VRA							
	Avenue house, small	50%	1,400	20	8	35 ft.	
	Neighborhood house	50% min	1,000 sf	20	8	35 ft.	Alley, Front
	Cottage	50% min	750 sf	20	8	35 ft.	Alley Front
	Two-family house	50%	1,800	20	10	35 ft.	Alley, Front
	Civic building[3]	N/A	N/A	N/A	N/A	N/A	
PRA							
	Two-Family[5]	60%	1,800 sf	25	8	35 ft.	Alley, front
	Avenue house, large[6]	60%	1,800 sf	25	8	38 ft.	Alley
	Avenue house, small[7]	60%	1,400	20	8	35 ft.	Alley, Front

[1] Buildings must occupy a minimum percentage of the frontage at the build-to-line, that is, the principal plane (primarily front façade) must be placed upon the build-to-line and occupy the specified percentage of that line/plane. The requirement may be modified by the Planning Commission for corner lots.
[2] The front façade of the principle structure shall be located within 5 feet of either side of the build-to line.
[3] Bulk requirements will be determined during site plan review and in accordance with the design standards contained within the Village Master Plan.
[4] Build-to-line in the VMS zone may be based on average setback of adjacent properties as determined by the Planning Commission.
[5] May only be located on corner lot on collector streets. May be located at terminal vista or adjacent to park and open space areas if approved by the PC. Building should be designed as large avenue house.
[6] Must be located along collector street.

Zone	Permitted Building Types	Frontage: Minimum Percentage[1]	Footprint Maximum Size; not incl. garage	Front Build-to-line in feet[2]	Minimum Sideyard Width in feet	Maximum Building Height	Garage Parking Access
	Neighborhood house[8]	60%	1,000	20	8	35 ft.	Alley, Front
	Civic building[3]	N/A	N/A	N/A	N/A	N/A	
VER							
	Avenue house, small	50%	1,400			35 ft.	
	Neighborhood house	50%	1,000	20	8	35 ft.	Front
	Cottage	50%	750	20	8	30 ft.	
	Civic building[3]	N/A	N/A	N/A	N/A	N/A	Front
VEA							
	Commercial Building	As per Kent County Land Use Ordinance Village District					
	Civic building[3]	As per Kent County Land Use Ordinance Village District					

[7] May be located at limited locations along collector street subject to approval by the PC.
[8] May be located on any street type except collector.

PART FOUR: ARCHITECTURAL DESIGN GUIDELINES

GENERAL PROVISIONS FOR ALL BUILDINGS

Building designs shall be encouraged to utilize traditional materials (brick or wood) and contemporary interpretations of earlier styles. Exterior materials should be natural in appearance, with preference given to wood or wood appearance siding, stone, and brick. Exterior building colors should be traditional or muted tones.

1. New buildings should not create large, bulky masses but should be scaled down into groupings of smaller attached structures and modules that reflect proportions similar to historic buildings. Methods used to create intervals that reflect and respect historic structures include but are not limited to the following:

   < Façade modulation - stepping back or extending forward a portion of the façade.
   < Repeating window patterns at established intervals.
   < Providing a balcony or bay window at established intervals.
   < Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements.
   < Use of landscaping and architectural detailing at the ground level.

2. The design of new buildings, building additions, alterations and facade renovations should reflect the positive aspects of the existing design features of the village and should complement and improve the overall environment of the area.

3. Commercial buildings are encouraged to be arranged in varied clustered smaller masses related closely to the road.

4. The proposed building orientation shall respect the orientation and scale of surrounding buildings and where deemed necessary by the Planning Commission serve as an orderly transition to a different scale.

5. Facing buildings should not differ in height by more than 2:1, excluding church steeples, decorative cornices, chimneys, and the like.

6. All rooftop equipment shall be screened from public view by screening material of the same nature as the building's basic building materials.

7. All buildings shall front onto the primary thoroughfare.

8. Storefronts shall front onto the primary thoroughfare. Ground floor storefronts shall have a minimum of 60% glazed openings and a maximum of 85% glazed openings. No less than 15% nor more than 60% of the upper floor level façade shall be glazed openings.

9. Buildings that exceed sixty (60) feet in any horizontal dimension (whether commercial, apartment or other building) shall set up an implicit or explicit set of bays. Implicit systems use window groupings in the base, intervening floors, and cornice to denote bays. Explicit systems use columns or pilasters on the principal façade to accentuate smaller increment buildings and individual storefronts. Implicit systems use material changes horizontally and the base of the building or storefront to accentuate smaller increment development.

Window Bay and Pilaster Examples

10. Multi-story buildings shall use window groupings, columns, or pilasters to create vertically proportioned bays. Horizontal regulating lines and cornice/trim shall be used to differentiate base, middle and top.

11. Buildings shall be designed to reduce apparent mass and accentuate the vertical proportions. Entrances should be clear within the façade.

COMMERCIAL BUILDING TYPES GENERAL PROVISIONS

1. When deemed appropriate, the Planning Commission may apply design guidelines and standards for commercial buildings to other non-residential structures, including civic and light industrial buildings. Commercial buildings shall front onto the primary thoroughfare. Storefronts shall face the primary thoroughfare and may turn the corner to receive pedestrian circulation from the secondary thoroughfare, plaza, parking area or pedestrian way.

2. Commercial structures exceeding sixty feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal façade to accentuate smaller increment buildings and individual store fronts. Implicit systems use material changes horizontally and the base of the building or storefront to accentuate smaller increment development.

Commercial Bay and Window Grouping Examples

3. The frontage of commercial buildings shall be divided into architecturally distinct sections in which the height is equal to or greater than the width.

4. Arcades shall be a minimum of 8 feet in depth, 10 feet maximum, and extend 100% of the façade.

5. Buildings shall be designed to reduce apparent mass and accentuate vertical proportions.

6. Entrances should be visually clear within the façade and special by articulation with the base or bay in which they occur. Through lobbies are preferred to provide direct pedestrian circulation from parking areas or open space to the primary thoroughfare. Entrances shall be from the primary thoroughfare.

7. Buildings that extend horizontally along the street frontage for more than 120 feet shall alter the upper level façade by use of building materials, façade composition or some combination thereof. The visual expression of such articulation shall not exceed sixty feet in width.

8. Ground floors shall have a minimum interior ceiling height of 12 feet. Retail and linked services are encouraged on the ground floor, facing a primary thoroughfare.

9. No less than 15% nor more than 60% of the upper floor level façade shall be glazed openings. Storefront openings shall be a maximum of 85% glazed openings.

Commercial Building Facade Composition Example

10. Balconies and bay windows may extend a maximum of three feet beyond the setback (BRL), subject to all applicable local, state and federal codes.

11. No more than three colors may be used on the upper level building façade; 2 primary colors and one trim or highlight color. One of the two primary colors shall not be less than 60% of a primary façade, excluding windows, openings and storefronts, etc.

12. No up lighting through canopies or awnings is permitted.

13. Storefronts shall be designed individually to create visual interest and pedestrian-scaled retail space.

14. The storefront doors, awnings, and signage shall be a unified design to establish an architectural language for the base of the building façade. The storefront is more detailed while the rest of the building should be simpler.

PART FIVE: STREETS AND PEDESTRIAN WAYS GUIDELINES

The Streets and Pedestrian Ways Guidelines address the design of motorized, non-motorized and pedestrian circulation systems within the village. The Streets and Pedestrian Ways Guidelines include general and specific design provisions for streets, sidewalks, bike and pedestrian ways. Under the category of streets, it includes examples of street types that may be used in an appropriate hierarchy of streets to serve the village depending on the specific design proposed.

General Street Provisions

In addition to complying with the provisions of the Kent County Land Use Ordinance relating to streets, the following standards generally apply:

1. Streets should be designed to accommodate the pedestrian, cyclist, and the vehicle.

2. Street layout should be composed of interconnecting narrow streets laid out in a modified grid.

3. Streets should connect to at least two other streets. Cul-de-sacs and dead ends should be avoided.

4. Distinct (e.g., patterned) pedestrian cross walks should be installed at intersections and any other location where pedestrian systems cross a street.

5. Traffic calming should be an integral part of the overall street design.

6. Development plans should address improvements to offsite roads that serve a project, including offsite pedestrian linkages.

7. The view from the long axis of a street should terminate at a significant design feature.

8. The design speed for all streets within the village should be a maximum of 25 MPH.

9. Curb radii should be sufficiently small to reduce vehicle speed.

10. On-street parking on minor streets should be provided on one or both sides, as appropriate.

Sidewalks, Curbs and Gutters

In addition to the provisions relating to sidewalks, curbs and gutters as set forth in the Kent County Land Use Ordinance, the following standards generally apply.

Sidewalks

1. A continuous sidewalk system should provide pedestrian access from all residential units to all other land uses.

2. The minimum width for sidewalks in residential neighborhoods and recreational areas is five (5) feet.

3. The minimum width for sidewalks in commercial areas is eight (8) feet. However, wider sidewalks may be necessary depending on the anticipated volume of pedestrian traffic or type of business use in a specific commercial area.

4. Pedestrian crosswalks should be located at all major pedestrian crossings.
5. Utility structures and mail boxes should not be located so as to reduce the width of sidewalks.

6. In commercial areas, sidewalks may be used for outdoor retail display or outdoor dining areas, provided that it does not impede pedestrian flows or create a hazard. Where appropriate, durable street furniture, trash receptacles, and other amenities should be placed along sidewalks.

Curbs and Gutters

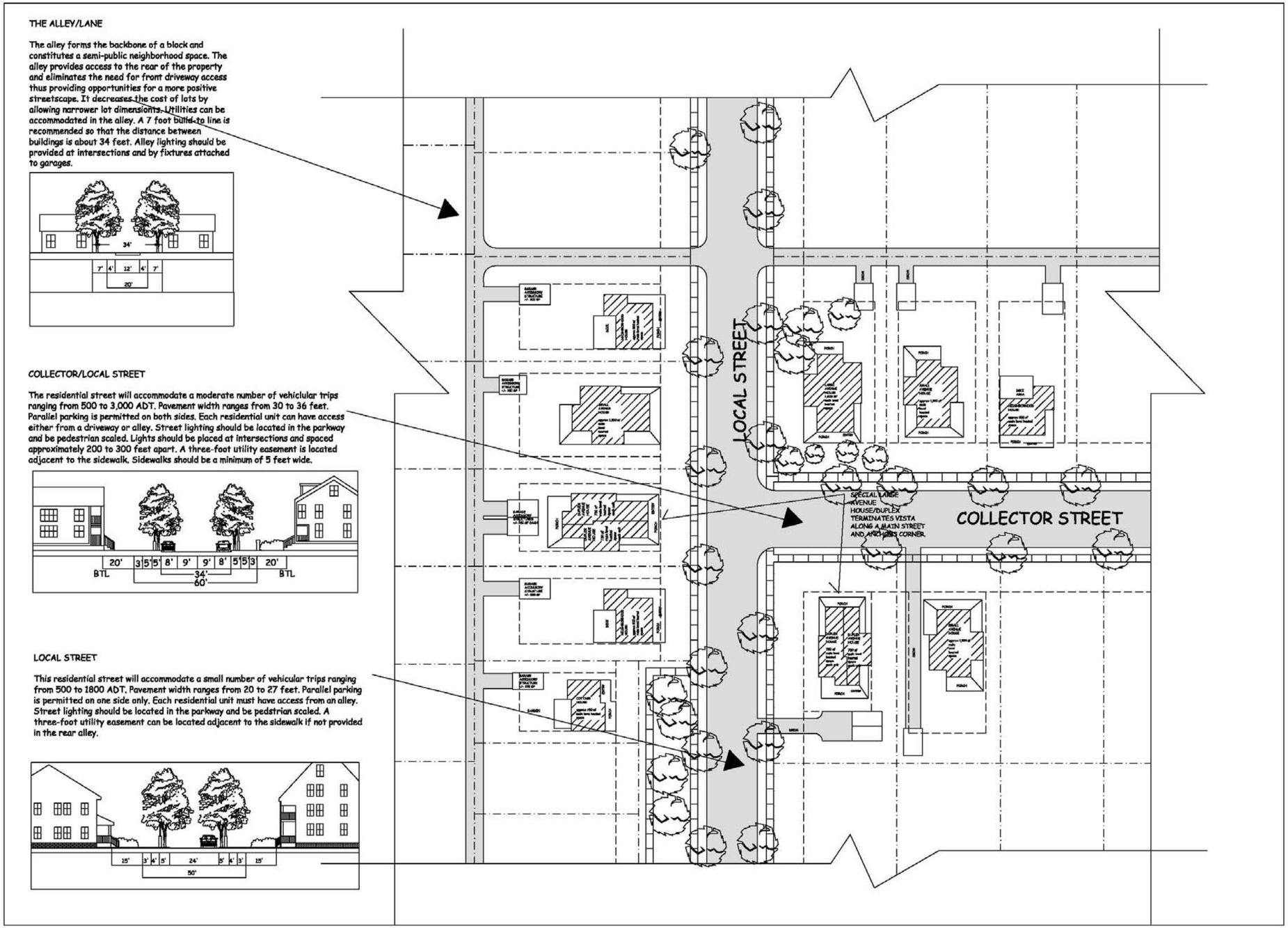
1. Curbs and gutters are required on the entire street frontage of any parcel or lot, except alleys, unless alternative low impact stormwater designs are approved by the Planning Commission.

2. Curbs and gutters shall be built to the construction standards and specifications as determined by the County.

3. Only one curb cut per street frontage should be allowed on residential lots that do not have alley access.

4. There should be a maximum of two (2) curb cuts per commercial lot per street frontage.

Figure 16 Street Type Examples



PART SIX: LANDSCAPE AND OPEN SPACE DESIGN GUIDELINES

Introduction

The following Landscape and Open Space design standards prescribe the landscape treatment for the public realm, including open spaces, streets, and front yards. The landscape and open space design criteria shall apply to all development within the boundaries of Kennedyville. All applicable building codes and zoning regulations must be adhered to and are not superseded by these criteria. Variations to these criteria may be granted based on unique site conditions, constraints, or design merit where shown on a site plan and approved by the Planning Commission.

The purpose of the landscape design criteria is as follows:

- To protect, preserve and enhance the appearance and value of the village.
- To buffer potentially incompatible land uses and to screen undesirable views.
- To encourage preservation of trees during the land development process.
- To provide parking lots with landscaped areas that break up expanses of impervious surfaces, provide shade, and screen parking lots from adjacent properties and roadways.
- To provide for uniform rows of trees along public and private thoroughfares to reinforce the streets as important public spaces and routes that provide connection.

Open Space Types include the following:

- Protected area: Includes reserves for the protection, enhancement, and creation of environmental resources including wetlands, streams, buffers, forest and woodlands, steep slopes, floodplain, or other environmentally sensitive lands.
- Park: A public tract, available for active and passive recreation, typically located at the edge of the neighborhood, with immediate and adjacent access from a public thoroughfare. Park landscapes generally consist of lawn and trees, informally and naturalistically disposed, and requiring limited maintenance. Parks may accommodate active recreation including, courts and ballfields, picnic areas, related support buildings and parking.
- Green: A moderate to small public tract of land, available for unstructured recreation, often circumscribed on all sides by both building frontages and thoroughfares. A natural green includes informal plantings and groupings of trees and plant materials and randomly placed sitting areas and walks. A formal green

includes a more formal arrangement of trees and plantings, deliberately aligned furniture and sitting areas, formal pathways and walks.

- Plaza: A small to moderate public open space at the intersection of important streets and/or junction of important commercial and civic buildings, set aside for civic purpose and intense human activity. Typically circumscribed on all sides by building frontages, its landscape consists of durable pavement, furniture, ornament, decorative fountain and trees, all formally disposed and requiring minimal maintenance.

General Provisions for Open Space

1. Open space, playgrounds, greens, or other recreational areas shall be set aside at a rate of 1/10 acre per dwelling unit. If the land is not of significant quality and size for the purpose of providing or developing parks and recreational facilities, the Planning Commission, or where applicable the Planning Director, may permit a developer to pay a fee for each lot or each dwelling unit in lieu of providing land for recreational purposes. Recreational land required in a subdivision shall be located so as to be reasonably accessible from all lots in the village in accordance with the following:

2. Steep slopes, streams, lakes, watercourses, and floodplains may constitute up to 40% of the recreational land.

3. At least 60% of the recreational land shall be suitable for dry ground recreational use.

4. All open space (landscaped and usable) shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties.

5. The types of open space provided should be a reflection of how passive and active open spaces are now used in the village, whether they are adequate, and how they may be complemented.

6. The required open space shall be located and designed to add to the visual amenities of neighborhoods and to the surrounding area by maximizing the visibility of internal open space as "terminal vistas" (the building or landscape seen at the end of a street, or along the outside edges of street curves) and by maximizing the visibility of external open space as perimeter greenbelt land (the undeveloped and permanently protected acreage around a community). Such greenbelt open space shall be designated to provide buffers and to protect scenic views as seen from existing roadways and from public parks.

7. Civic greens or squares shall be distributed throughout the neighborhood so as to be located within 800 feet of 90% of all residential in the development.

General Provisions for Landscaping

Generally planting is required in the following situations:

- Perimeter landscape edges at the boundaries of the village on edge lots
- Street trees along internal public roads
- Parking lots and loading areas
- Internal planting for residential lots and around buildings
- Planting around stormwater management facilities
- Planting of plazas, greens, parks and reserves (including afforestation)

The Planning Commission may require additional planting or may allow the substitution of optional landscape treatments to meet landscape requirements. Such optional treatments may include preservation of existing trees, installation of fences or walls, and substitution of plant materials.

A minimum area of 15% of each new or redeveloped site shall be landscaped. Landscaping within the parking areas and screening may count toward this requirement. The Planning Commission, or where applicable the Planning Director, may reduce or waive the landscaping requirement when it is demonstrated that the spirit and intent of the requirement are accomplished through other means or the nature of the change does not require additional landscaping.

A landscape plan shall be prepared for any proposed subdivision or commercial structure by a registered professional forester, landscape architect, or other professional with equivalent experience and qualifications.

Planting for lots and all building types.

1. The front yard shall be landscaped and maintained in a neat and attractive condition. One shrub shall be required on each residential lot for each four feet of lot width at the front building line. Shade trees shall not be required in the front yard where the building fronts a street. Where a building fronts an access drive or green, one tree per 40 linear feet of frontage is required.

2. The side and/or rear yard of all lots used for residential or commercial purposes shall provide at least one shade tree. Within side and/or rear yards one shrub shall be provided for four linear feet of building footprint circumference. Substitution of two flowering trees or two evergreen trees for each shade tree may be permitted for up to 50% of the shade trees required, subject to approval of the Planning Commission. Substitution of four square feet of ground cover or perennials may be substituted for a shrub, for up to 25% of the required number of shrubs.

3. Landscaping shall be maintained in a good condition with at least the same quality and quantity as initially approved.

Street Trees

1. Street trees shall be included in each subdivision. Street trees may be clustered, evenly spaced, or when building envelopes are within 20 feet of the public road right of way, as front yard landscape trees. The number of trees shall be calculated as follows:

2. Small trees (trees less than 25 feet in height at maturity) - one per 25 feet of lot or open space.

3. Medium and large trees (25 feet or taller at maturity) - one per 40 feet of lot or open space. Deciduous trees shall have at least a 2-3 inch caliper at 6 inches above grade. Coniferous trees shall be at least 5 to 6 feet in height.

4. Street trees shall be placed to reinforce the street as a continuous and connective component of the open space system and defining part of the circulation system.

5. Street trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units. Street trees shall have their limbs pruned to 6 feet above grade, and be straight and true, with healthy trunks, and a full and balanced crown and branching habit. Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks will be rejected and shall, if deemed necessary by the Planning Commission, be replaced.

Trees in parks and protected areas

1. Trees in parks or protected areas should be grouped to simulate natural stands and/or to appear and function as an extension of any existing wooded areas and, generally be planted 25 to 40 feet on center.

2. Plantings in parks and protected areas should be naturalistic and informal in their disposition.

Trees in Greens and Plazas

1. Trees and plantings in greens may be either formally or informally disposed. Street trees along the edge of the green should be selected and spaced to match the street trees of the adjoining street.

2. Trees and plantings in plazas should be formally disposed. Street trees along the edge of the plaza should be selected and spaced to match the street trees of an adjoining thoroughfare.

Parking Area Landscaping

1. Shade trees shall be used to soften parking lots, provide shade, and buffer service areas.

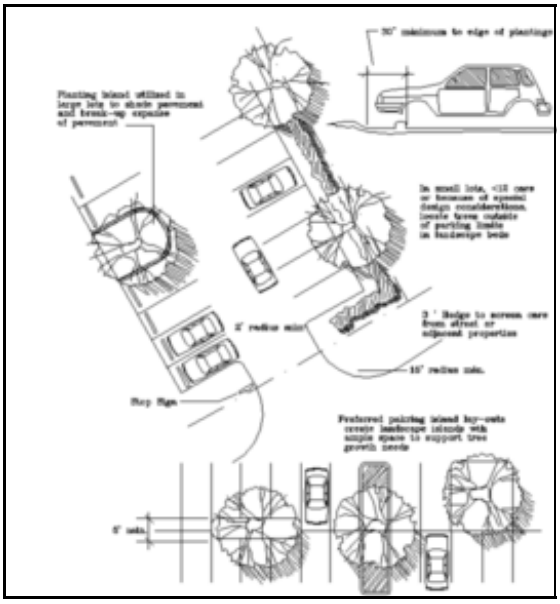
2. At least 10% of all parking areas where more than 10 parking spaces are provided shall be landscaped. This may be waived by the Planning Commission or where applicable the Planning Director. Perimeter screening does not count toward parking area landscaping.

3. To avoid large expanses of paved parking areas, the following provisions, which may be waived by the Planning Commission, or where applicable the Planning Director, shall apply:

4. A row shall not contain more than 12 spaces without a landscaped island of at least the size of one parking space. Where islands and internal landscape areas are utilized for bio-retention, the landscape requirements shall be governed by the storm water management and bio-retention requirements.

5. The ends of parking rows shall contain an island a minimum of six feet wide adequately landscaped with shade trees, ground cover, and shrubs.

6. Double rows of parking shall be separated by a minimum six-foot planting strip adequately landscaped with shade trees and shrubs. The primary trees to be used in parking lots shall be large shade trees. Small deciduous trees and evergreen trees may be substituted for shade trees at a 2:1 ratio , if they will not inhibit visibility and circulation of pedestrians and vehicles, but only when approved by the Planning Commission.



Interior landscaping for parking lots

Perimeter Landscaping Edge Guidelines

1. A deciduous/evergreen planting, with limited berming where naturally appropriate, shall be provided to establish a naturalistic visual screen adjacent to existing residential areas adjacent to the boundaries of the village. These

minimum requirements do not need to be spread out evenly over the length of the perimeter area but, rather, should be grouped at strategic locations to create naturalistic groupings and/or clumps of diverse plant materials that effectively screen and buffer adjacent agricultural areas. Minimum requirements for planting at perimeter edges are as follows:

- Shade trees - 1:80 linear feet of perimeter edge, and
- Flowering trees - 1:60 linear feet of perimeter edge, and
- Evergreen Trees - 1:20 linear feet of perimeter edge

2. Where sufficient perimeter screens or landscape exist (such as existing forest stands) or where maintenance of scenic views is desirable, the Planning Commission may reduce the requirements and/or apply these requirements only in those areas needing supplemental planting.

Additional Screening and Buffer Requirements

3. Screening is required to protect adjoining properties and roadways from noise, glare, and uses which are visually incompatible with neighboring land uses. Screening is required:

   - On sites which involve loading or unloading (including the storage of vehicles and boats), trash, or disposal areas and where accessory buildings and structures are adjacent to residential properties.

   - Where exterior storage areas are visible from roadways, sidewalks, or nearby residential properties.

   - When noise not typically occurring in residential areas is expected to project onto nearby properties.

   - To screen parking areas (not including display areas) from motorists, pedestrians, and adjoining residential properties.

   - Where a commercial use or site abuts a residential district.

4. Landscaped screens shall be designed to complement other landscaping occurring naturally on the site, planted previously, or approved as a part of a site plan review. Whenever possible, existing vegetation and landform shall be used to create screens.

5. The screen shall be capable of providing year round screening.

6. When noise is likely to be a factor, the screen shall be of sufficient construction to be an effective noise buffer.

7. Screening shall consist of trees and plants, and may include masonry, or wooden fencing used with or without berms. Screening shall consist of a functional and well-designed combination of the following vegetative cover, coniferous trees, deciduous shrubs. To create an effective year round visual screen, evergreen trees should be planted a minimum of 10 to 15 feet on center and planted in staggered, double rows.

8. Natural slopes and existing vegetation may be substituted for some or all of screening requirements, provided that these features serve to screen the area from adjoining properties and roadways. The Planning Commission, or where applicable the Planning Director, shall determine the acceptability of using existing slopes and vegetation for this purpose. The Planning Commission or where applicable the Planning Director may waive screening where it is physically impossible to accomplish or where screening would obstruct scenic views.

9. Screening and fencing shall be maintained in a good condition with at least the same quality and quantity as initially approved.

Storm Water Management Planting Guidelines

1. For storm water management facilities that have an internal location within any development, a landscaped edge shall be provided between the storm water management area and any adjacent structure or lot. The landscaped edge shall contain a buffer consisting of one shade tree for every 50 linear feet and one evergreen tree for every 40 feet measured along the perimeter length of the adjoining and shared lot line or easement boundary.

2. For storm water management facilities adjacent to roadways, a buffer consisting of one shade tree for every 40 linear feet and one evergreen tree for every 20 linear feet is required. Planting within the landscaped edge may not encroach on maintenance access or right-of-ways. Planting is not permitted on any storm water management facility dam/berm or in any other location that could threaten the structural integrity of the facility.

3. Existing vegetation to remain or perimeter planting to be provided to meet other landscaping requirements may be credited towards fulfilling the requirement for landscaping of storm water management areas.

4. Plant material around storm water management areas should be native vegetation appropriate to the environmental conditions created. Such materials may be selected to provide screening of potentially objectionable views or to enhance an amenity feature.

5. Landscape requirements for storm water management facilities designed as bio-retention facilities should adhere to the appropriate state/local design criteria for such facilities.

PART SEVEN: DEFINITIONS

Block Face – One side of a street between two consecutive intersections.

Build-to Line – An alignment which dictates the front yard setback from a street or public right-of-way, to be followed by buildings or structures fronting thereon. The build-to line does not apply to building projections or recesses.

Build-up Line –The height of a building's cornice, which establishes the vertical visual dimension of a building and defines its proportion in relation to the street.

Open space – A separate lot or area designated for protection of the environment, for recreation, or for public use, including public facilities.

Compatibility – Provision of exemplary site design, architectural design and high quality materials that are compatible with, and do not negatively alter the character of, the existing neighborhood.

Infill – The development of vacant, abandoned, passed over or underutilized land within built-up areas

Primary façade – A side of a building that faces a public or private right-of-way or roadway or has the primary customer entrance. (A building may have more than one primary facade.)

Secondary façade – A side of a building that is not a primary facade and either is visible from a public or private right-or-way or roadway or has a secondary or tertiary customer entrance. (A building may have more than one secondary facade.)

Appendix A – Resources

Architecture

Field Guide to American Houses, Virginia and Lee McAllester, Alfred A. Knopf, Inc. 1984, ISBN 0-394-51052-1

What Style Is It: A Guide to American Architecture, revised edition, John C. Poppeliers and S. Allen Chambers, John Wiley and Sons, Inc. 2003

Traffic and Circulation

Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities, Institute of Transportation Engineers, 1099 14th Street, NW, Suite 300 West, Washington, DC 20005 USA, ITE on the Web: www.ite.org

Appendix B – Design Concepts

Southern Gateway Concept

Before

After

Creamery Street Possible Redevelopment Concept

The application of these objectives is reflected in the following design concept which provides one alternative illustration of how the Creamery Street site might be redeveloped. The illustration provides an example of site treatment that might include provision for affordable housing and reinforce neighborhood fabric through infill and redevelopment on one of the four infill and re-development areas identified.

Development Concept for the Firehouse Parking Lot

BEFORE

Existing firehouse parking lot and open space fail to provide a sense of enclosure near the Village Center.

AFTER

Sense of enclosure is provided on firehouse parking lot with infill structures (shown on left side of photo)

Development Concept for the West Side Of Route 213 Just South of Its Intersection With Kennedyville Road

Before

Undeveloped land located on the south side of Kennedyville Road provides opportunity for infill development to reinforce downtown identity.

After

Development provides opportunity to broaden range of commercial services available to residents and create a gathering place for events and social interaction.

Development Concept for the West Side Of Route 213 Just North of Its Intersection With Kennedyville Road

Before

View of existing firehouse parking lot and open space from the north

After

Street trees, ample sidewalks and storefronts create an inviting downtown-like atmosphere as well as visual interest and sense of enclosure. Together these attributes should serve to calm traffic speeds through the Village

Proposed Massing Concept for Village Center

Village Center Concept Plan

Appendix C - Suggested Zoning Revisions for Infill and Redevelopment

Definitions:

Block Face - One side of a street between two consecutive intersections. For example, a block-face can be one side of a town block.

Build-to Line - An alignment which dictates the front yard setback from a street or public right-of-way, to be followed by buildings or structures fronting thereon. The build-to line does not apply to building projections or recesses.

Compatibility: Provision of exemplary site design, architectural design and high quality materials that are compatible with, and does not negatively alter the character of, the existing neighborhood.

Duplex – A building on one lot arranged and designed to be occupied by two (2) families living independently of each other.

Infill - The development of vacant, abandoned, passed over or underutilized land within built-up areas located in Kennedyville.

Redevelopment – 1) Construction in previously developed areas which may include the demolition of existing structures and building new structures, or the substantial renovation of existing structures. Projects tend to be somewhat larger and more complex than infill projects. 2) The re-use of previously used, non-agricultural land.

Substantial Renovation – Improvements to an existing structure involving 500 square feet or more of existing or new floor area.

Teardown - Demolition of a structure.

Infill and Redevelopment

1. Intent

It is the general intent of the Infill Development is to:

a. Accommodate growth in village by encouraging and facilitating new development on vacant, bypassed and underutilized land where such development is found to be compatible with the existing neighborhood.

b. Encourage efficient use of land and public services in the context of existing communities.

c. Stimulate economic investment and development in older established neighborhoods.

d. Provide developers and property owners flexibility so that they can achieve high quality design and develop infill projects that strengthen existing neighborhoods.

e. Create a high quality neighborhood compatible with the community environment.

f. Implement the goals, objectives, and policies of the *Kennedyville Village Master Plan.*

g. Encourage compact development that is pedestrian-scaled.

The district standards encourage appropriate development of underutilized properties and consolidation of developable land where it will achieve a more efficient land use and improved site design. Design standards promote compatible infill and redevelopment by, among other things, allowing development on sites that may not meet the minimum land area and dimension requirements of the underlying zones.

2. Applicability

The provisions of this district apply to all parcels included in the Kennedyville Village Master Plan. All land uses and development, including buildings, drives, parking areas, landscaping, streets, alleys, greenways, tree protection, and pedestrian/bicycle ways, shall be located and developed in accordance with the applicable provisions of the zoning ordinance and land development regulations, except as modified by this Section.

If a proposed development does not meet the definition of "infill" or "redevelopment" the applicant may seek approval to develop land through the normal construction authorization process or through the variance process, as applicable.

3. General Requirements

Development plans shall incorporate the following elements to enhance compatibility with the surrounding community:

a. Sidewalks that connect to the adjacent sidewalk system;

b. Public streets that connect to the adjacent street pattern;

c. Preservation of architecturally significant structures whenever feasible;

d. Inclusion of, or relationship to, civic spaces;

e. Street furniture, lighting and landscaping that is primarily oriented to pedestrian use; and

f. Building types, setbacks, building envelopes, use and parking compatible with the surrounding community.

All new buildings (except accessory structures) shall have the primary entrance oriented to the street or public walkway, with direct, barrier-free and convenient pedestrian connections.

4. Permitted Uses

Permitted uses shall be limited to those allowed in the underlying zone except the Planning Commission may permit the redevelopment, including tear down and rebuild, of any residential unit or units in any zoning district provided such residential unit or units existed prior to the adoption of this section regardless of whether or not the units constitute a non-conforming use.

5. Development standards

a. General: Density, design, materials, use and scale should reflect local style, climate, heritage and materials unique to Kennedyville.

b. Flexible development standards to reduce lot areas, widths and yards and to increase building heights may be permitted for infill developments at the discretion of the Planning Commission, subject to proof of good cause and benefit to the development and the community and to address difficult sites which incorporate infill and redevelopment or rehabilitation. Building height and coverage may vary so long as the project average is consistent with the neighborhood scale and architectural rhythm and does not constitute a disruptive condition in the identity of the area.

c. Density: Density may exceed the underlying zone for the purpose of creating a neighborhood having a variety of housing types consistent with 4 above.

(1) Total number of dwelling units as well as location to be established at the time of preliminary plan approval.

(2) Lot Size. Lot areas established in the preliminary plan shall be dependent on proposed densities, floor area, setbacks, building heights and community compatibility.

d. Building Height:

(1) Buildings are restricted to the height limit established for the district, or the average of adjacent buildings along the block face.

(2) If the average of adjacent buildings is greater than the maximum height allowed in the district, the proposed building or structure must meet the following criteria for community compatibility:

(a) Neighborhood scale
(b) Privacy
(c) Light and shadow
(d) Views
(e) Architectural compatibility

e. Building Setback.

(1) For each block in the overlay zone, the Planning Commission may designate a build-to line based on the average established front yard setback along the block face. The build-to line shall establish the front yard setback for the lots on the block. Infill and redevelopment structures shall be located within two (2) feet either side of the build-to line, except that no structure shall be located closer than five (5) feet to street or public right-of-way.

(2) The Planning Commission may relax side yard requirements to facilitate interesting and innovative design solutions, provided that the encroachment into the setback does not adversely affect storm drainage, privacy, sunlight or views of the adjacent property, nor restrain the potential of the adjacent property for future development.

f. Bulk and Scale. Building bulk and scale shall be similar to and consistent with the surrounding neighborhood as evaluated by the bulk of buildings adjacent, abutting and surrounding the proposed development. Larger buildings should be designed to adhere to the existing architectural pattern of the surrounding neighborhood.

g. Compatibility standards

(1) General: Provides exemplary site design, architectural design and high quality materials that are compatible with, and does not negatively alter the character of, the existing neighborhood.

(2) All permitted uses conform to the purposes of the Ordinance and are compatible with existing uses in the general vicinity of the proposed development. The following requirements shall apply:

(a) Building Size, Height, Bulk, Mass, Scale. Buildings should be similar in height and size or be designed in such way that they appear similar in height and size, creating an overall mass that is consistent with the prevalent mass of other structures in the area, e.g., by dividing walls into units of similar proportions to adjacent structures.

(b) Building Orientation. Primary facades and entries face the adjacent street with a connecting walkway that does not require pedestrians to walk through parking lots or across driveways and that maintains the integrity of the existing streetscape.

(c) Privacy. Optimize privacy of residents and minimize infringement on the privacy of adjoining land uses by considering appropriate bufferyards, the placement of windows and door entrances. Create opportunities for interactions among neighbors in common pedestrian circulation areas of the project.

(d) Building Materials shall be similar to materials of the surrounding neighborhood or use other characteristics such as scale, form, architectural detailing, etc., to establish compatibility.

(3) All planned uses, building types, and landscaping will be included on the preliminary plan and will demonstrate the relationships of the proposed development with existing off-site development in the context of the adjacent community. Compliance with these requirements shall in and of itself be deemed to create a presumption of compatibility.

h. Open Space and Landscaping

(1) General: All open space, recreational amenities and landscaped areas shall be shown on the plan.

(2) Open space. Open space shall meet the standard for the underlying zoning district.

(3) Landscaping. Landscaping shall meet the standard for the underlying zoning district.

i. Public Facilities and Utilities

(1) General: Existing and planned public facilities should be shown on development plans.

(2) All public streets, walkways and alleyways shall be shown on development plans. All through streets and walkways must be public. The local street and walkway system shall be safe, efficient, convenient, attractive, and shall accommodate use by all

segments of the population.

(3) The street and walkway system provides multiple, direct and continuous intra- and inter-neighborhood connections between destinations.

(4) The street network shall include sidewalks on both sides of the street.

(5) Closed street systems are prohibited, but short cul-de-sacs less than 220 feet long that connect to the main grid system are allowed when consistent with the surrounding community.

(6) Street widths should be consistent with the surrounding community and sized to promote walkability and multi-modal use i.e., pedestrians, bikes, cars, trucks, buses, etc.

(7) Roads, lighting, sidewalks, street furniture, utilities and other public facilities should enhance pedestrian circulation.

j. Parking

(1) General: Flexibility for the number of parking spaces shall be considered if the project is pedestrian-oriented.

(2) Parking for private automobiles is provided based on safety, convenience, pedestrian and vehicular circulation, and proximity of public parking and public transportation.

(3) The parking plan may provide a combination of off-street and on-street spaces.

(4) Shared parking is encouraged. Shared drives serving no more than two (2) dwellings may be permitted.

(5) As is practicable, at-grade off-street parking areas should be provided on the proposed development site. When possible, off-street parking should be located at the rear of the dwelling with alley access. When off-street parking cannot be located to the rear of the dwelling, it should be provided in a manner that is consistent with existing off-street parking patterns along the block face or immediate surrounding area.

(6) All parking spaces shall be shown on the site plan.

(7) Bicycle spaces shall be provided for commercial/employment and mixed-use projects.

(8) Parking requirements can be waived where ample public parking is available in close proximity within 300 feet of the proposed development site.

k. Findings Required

The Planning Commission may approve the plan upon finding that:

(1) The plan accomplishes the purposes, objectives and minimum standards and requirements of the *Kennedyville Village Master Plan*;

(2) The plan is internally and externally compatible and harmonious with existing and planned land uses in the area;

(3) Existing or planned public facilities are adequate to service the proposed development;

(4) The development staging program is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and

(5) The plan is consistent with the purposes and provisions of the smart growth areas act and other applicable Smart Growth legislation.

Appendix D – Detailed Model Architectural Design Guidelines

The information contained in this appendix is a set of detailed architectural design guidelines which are not intended to be used as regulations when applying the Village Master Plan to development proposals while new implementing regulations are being written.

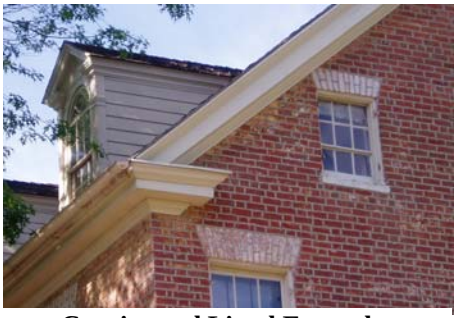
RESIDENTIAL BUILDING TYPES: EXTERIOR WALLS

- Foundation walls may be stone, brick, concrete block or poured concrete with brick pattern or painted finish.
- Wall may be stone, brick, stucco, cedar shingles, wood clapboard, wood beaded siding, cementicious siding or vinyl. No vinyl stone or vinyl brick siding may be used.
- Trim may be wood, cementicious fiber board, fiber glass composite, polymer composite, solid PVC, or vinyl.
- The foundation walls on frontage facades (facades facing public right-of-ways) shall be exposed not more than 36".

Wood Clapboard Example

Brick Return and Water Table Example

- Brick returns at corners shall be a minimum of 12" in length.
- A horizontal definition of the base or water table through change in plane, brick shape, color or pattern is required. Building walls between the foundation and eaves shall be no more than two materials. Material changes shall occur along a horizontal line. Additionally, the lighter material shall be used above the heavier materials.
- Walls shall be oriented horizontally.
- Walls of cedar shingles, wood clapboard, wood beaded siding, cementicious siding or vinyl siding shall have all openings cased with trim boards 2" to 4" nominal width and corners trimmed in boards 4" to 6" nominal width. Doors may have wider trim.
- Walls of masonry shall have all openings trimmed in wood or simulated wood mould. Lintels and sills shall be made of brick, stone or precast.
- Cornices are required with a minimum 10" nominal base trim with additional projecting corona of 8" minimum. Decorative trim may be applied within the frieze of the cornice.



Cornice and Lintel Examples

< Cornice returns are required at open gable ends and should be a minimum of 2 feet in length.

< Vinyl trim shall be used with integral j-channel to eliminate exposed j-channel.

< Trim is required where there is a change in material or a change in plane. A minimum 10" nominal base board with drip is required where siding meets the foundation wall.

< Wood shingle shall be stained.

Cornice Return Example

< Wood clapboard, wood siding, and cementicious siding shall be painted.

Brick Example

< Butt joints may be caulked or covered and shall be painted to match the siding color.

< Brick shall be in a horizontal Running bond or Flemish bond pattern with weathered, concave, V-shaped or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special brick shapes may be used, especially at water tables.

< Mortar shall be buff, beige, warm gray, or similar color.

< Stone shall be set in an uncoursed rough cut pattern or irregular coursed square-cut pattern. Stone may be used for base only, with brick above.

< Minimum of 20% of units with vinyl siding shall use premium dark colored siding.

RESIDENTIAL BUILDING TYPES: BUILDING ELEMENTS

< All homes shall have a minimum of 24" (two feet) above grade and not more than 48" (four feet), requiring a porch and/or stoop to access the first floor. The first floor is slightly elevated to secure privacy from the street and sidewalk.

< All porches, at the front façade, shall be wood or simulated wood. Concrete is not acceptable.

< Columns and posts shall be made of stone, brick, wood, polymer composites or fiberglass subject to review (sample required).

< Porch railings shall be wood or solid PVC.

Column and Porch Railing Examples

< Walking surfaces of porches shall be wood or simulated wood such as “Trex” deck or equal.

< Stoops shall be stone, brick or concrete. Wood or simulated wood may be used at secondary entrances.

< Decks may be pressure-treated wood. Simulated wood shall be used on walking surfaces only. Deck rails may be pressure-treated wood, solid PVC or PVC with aluminum or wood supports.

< Lattice may be wood or vinyl.

< Piers and arches shall be brick, stone or rusticated block.

< Chimney exposures shall be stone or brick (Running bond or Flemish Bond).

Chimney Example

< Flues shall be tile, terra cotta or metal.

Porch Example

< Decks shall be placed in rear yards and shall be supported by posts.

< The undercraft of porches shall be skirted with lattice having openings 1½”square maximum. Lattice shall be placed behind the surface of the pier and framed with trim. Lattice shall be square not diagonally oriented.

< Porches over 2 feet above grade shall have piers at the undercraft level relating to columns or posts above.

< Stoops shall have a minimum height of 24” and a minimum of 2 risers.

< Porches shall be a minimum of 8’ in depth. Porch openings between columns and piers shall be vertical in proportion.

< Chimney enclosures shall extend from grade to a minimum of 2’ above the roof surface.

< Wood posts shall be no less than 6” nominal in width or depth and may be chamfered to the corners.

< Half round columns or rectangular pilasters are required at building walls corresponding to the outside corner of free-standing columns of posts.

Stoop Example

< Masonry openings shall contain head ornament using brick arches, jack flat arches or stone/precast lintels.

< Arches made of masonry shall not be less than 8” in thickness.

< Piers made of masonry shall be no less than 12” in width and 8” in depth and integral when used with a column or post.

< Columns, pilasters, etc., shall be of the Tuscan or Doric orders. Non-fluted is preferred. Columns should have entasis.

< The neck of the column shall align with the face of the entablature above.

< Balusters shall not exceed 4½” on center. Parapet balusters shall align with columns or posts below.

< Lintels shall extend horizontally beyond the opening a dimension equal to the height of the lintel.

< Wood shall be painted or stained, except walking surfaces which may be left unfinished.

< Railings of steel or wrought iron shall be painted black or dark green.

RESIDENTIAL BUILDING TYPES: ROOFS, GUTTERS AND SKYLIGHTS

< Roofs may be standing metal, copper, cedar shake or shingle, slate, artificial slate or architectural grade asphalt shingles, or solar shingle.

< Gutters shall be built of copper, steel or aluminum. (Copper anodized aluminum is not permitted). If gutters are painted they should be the same color as house trim.

< Splash blocks shall be stone, brick, concrete, vinyl or fiberglass and should not be visible from the public way. Underground davits are encouraged.

< Glazing in windows, skylights and stained glass shall be glass. Skylights should not be visible from the public way.

Gutter and Downspout Examples

< Roofs shall be simple and symmetrically pitched and only in the configuration of gables, hip or mansard. Shed roofs may be used on secondary massing elements and dormers.

< The pitch of the roof shall be between 8:12 and 14:12. Garage and link roofs may have shallower pitches but shall relate to the main house (hips with hips, gables with gables) and shall not be less than 5:12.

< Eaves shall have no more than six outside corners.

< Shed roofs on massing elements shall be the ridge attached to an exterior building wall and have a minimum pitch of 4:12.

Gable Roof Example

< Flat and low slope roofs are permitted only when occupiable, accessible and edged by a railing or parapet, except at low slope porch roofs using standing seam metal.

< Roofs shall overhang a gable end a minimum of 12" and shall have standing seam metal or asphalt shingles on a closed gable return.

< Gable ends shall have a profile trim.

< Skylights and solar panels shall be flat in profile and not visible from a public way.

< Roof mechanical equipment (including elevator equipment, HVAC equipment, etc.) shall be concealed in penthouse structures designed as an integral part of the building or screened with a parapet.

Gable End Profile Trim, Gutter and Downspout Examples

< Roofs built of standing seam metal shall be painted or galvanized, or copper or lead coated copper.

< Vents, attic ventilators, turbines, flues, and other roof penetrations shall be painted to match the color of the roof except those made of metal which may be left natural. Roof penetrations shall be minimal and relegated to rear roof elevations.

< Gutters and downspouts made of metal shall be painted the color of the adjacent material finish. Galvanized or copper downspouts shall be permitted to age naturally.

< Gutters and downspouts made of metal on a dark brick elevation shall be a dark natural color.

RESIDENTIAL BUILDING TYPES: DOORS AND WINDOWS

< Windows shall be wood, extruded aluminum clad, fiberglass or vinyl clad, not solid vinyl. Window muntins shall be true divided or simulated divided light (no snap-in grilles).

< Glass shall be clear and free of color. One window in each building may be stained glass, art glass or frosted glass.

< Shutters shall be wood, solid PVC, vinyl, or fiberglass.

< Front doors shall be built of wood or fiberglass with a wood grain finish. Secondary doors may be steel. All doors should have panel designs.

< Garage doors shall be built of wood, embossed steel, or fiberglass. Maximum width should not exceed 9 feet.

Front Door Example

Window Example

< One window on each frontage facade (a façade facing a public right of way) may be circular, semi-circular, hexagonal or octagonal in shape. Windows may be quarter circular in shape when paired in a gable end.

< Windows shall be aligned vertically with any given façade and should reflect the structural bay spacing.

< Windows and window lites shall be square or vertical in proportion. Muntins shall be true divided light or simulated divided light. Minimally, muntins shall be applied to the exterior glass.

< Bay windows on frontage facades shall extend to the ground or be structurally supported by decorative brackets which are consistent with the architectural style of the house.

< Single glass panes shall be no larger than 12 square feet.

< Total fenestration (rough window openings) on frontage facades (not including a tower element above the eave) shall not exceed 40% of the total surface area.

< Two windows paired in the same rough opening shall be separated by a minimum 4” post with decorative casings.

< Windows shall be no closer than 2’ to building corners or enclosed porches.

< Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround.

< Shutters shall be applied to all or none of the windows on any given façade and shall be shaped, sized and proportioned to the windows they serve so that if closed, they would cover the window opening.

< Storm doors and screen doors shall be full view single glazed or screen panel and free of decorative trim.

< A minimum 18" roof overhang shall be provided at entry doors.

< Doors shall be attached by hinges. Double doors are to be approved by the Planning Commission.

< Exterior doors shall be a minimum of 2'6" x 6'8" with raised panels.

< Garage doors shall not exceed 8' in height or 9' in width if accessed from a street. Garage doors facing a primary or secondary thoroughfare shall be of architectural grade.

< The distance between garage doors facing each other across an alley shall be not less than 28' nor more than 34'.

< Garage Doors: Separate doors, with dividing post, shall be provided for each garage bay.

< Windows shall be single hung, double hung, triple hung, casement, hopper or fixed. No sliding or jalousie windows.

< Shutters shall be painted white or a dark color as approved by the Planning Commission.

< Doors, including garage doors, shall have glass, raised panels or both.

RESIDENTIAL BUILDING TYPES: FRONTAGE AND YARD

< Front and side yard fences shall be wood pickets, wood boards, solid PVC, steel wrought iron, ESP aluminum, vinyl or MPF fences.

< Garden walls shall be stone or brick.

< Hedges are encouraged to be used instead of fences.

< Retaining walls shall be stone, brick or stone faced block when visible from any public right-of-way. Retaining walls not visible from public right-of-way may also be brick faced poured concrete, stamped concrete, or pressure treated wood.

Side Yard Hedge Example

- Walks and paths shall be stone, brick, slate, precast concrete pavers, or concrete. Paths may also be stone dust. Surfaces that are pervious are encouraged.

- Driveways visible from a public right-of-way may be asphalt, brick pavers, concrete pavers or stained (colored) concrete stained a medium to dark neutral color.

- Terminal posts in fence (corners, property line corners, openings, ends, etc.) shall be wider and taller in proportion than other posts. Fence posts shall be spaced evenly with 8' maximum spacing between posts.

- Fences on neighboring lots shall be of different design. Walls or fences fronting a public right-of-way shall be between 32 and 42 inches in height. Fences in rear yards shall be a maximum of 6' in height. Fences and dooryards shall be placed 1 foot off a public right-of-way. This includes a 5' foot slate fence with a 1' lattice or space picker portions above.

- Brick piers, gates and decorative posts may mark the pedestrian entry to the private yard. Openings shall be no greater than 48" clear in the width. Private yard paths shall connect with frontage sidewalk and driveways.

- Retaining walls shall be a maximum of 48" in height without openings.

- A single plaque, wood or brass with numbered address, not greater than 16" diameter or square may be attached to the fence. Height of letters shall be 2½" to 3" maximum.

- Front and side yard fences of wood shall be painted white, off-white or stained white with an opaque stain.

- Single-family detached and semi-detached homes may have a hedge, picket fence, or wrought iron (or similar) fence.

- Fences built of steel, wrought iron or aluminum ESP shall be painted black or dark green.

- Poured concrete retaining walls shall have a brick-like pattern or stamped finish approved by the Planning Committee.

Encroachments: Encroachments are building elements which project forward of the principal plane of the building and the build-to-line. Encroachments can include awnings and marquees, balconies, bay windows, colonnades and arcades, porches and stoops.

- Awnings and Marquees – project 5'to 10' maximum forward and must be a minimum of 10' above the grade of the sidewalk. May project into the pedestrian right-of-way.

- Balconies – project a minimum of 6' and a maximum of 10' forward and must be 10' clear of the grade of the sidewalk. May project into the pedestrian right-of-way.

< Bay windows – project a minimum of 3’ and must be a minimum of 6’ in length. Shall not project into the right-of-way.

< Colonnades and Arcades – project a minimum of 10’ and must be a minimum of 10’ in height. May project into the right-of-way.

COMMERCIAL BUILDING TYPES: STOREFRONT AND SIGNAGE

< Storefronts shall be brick, stone, precast concrete, wood, simulated wood, aluminum or fiberglass.

< Signs shall be wood or simulated wood, fiberglass, acrylic, cast plastic, aluminum, enameled steel or MPF.

< Awning frames shall be constructed of metal and covered with canvas, synthetic canvas or solution-dyed acrylic fabric.

< Metal awnings are permitted with no side panels and no bottom (soffit) panels. Detail shall be submitted to the Planning Commission for approval.

< Outside tables, chairs and benches shall be stone, precast concrete, concrete, wood, cast aluminum, or powder coated metal.

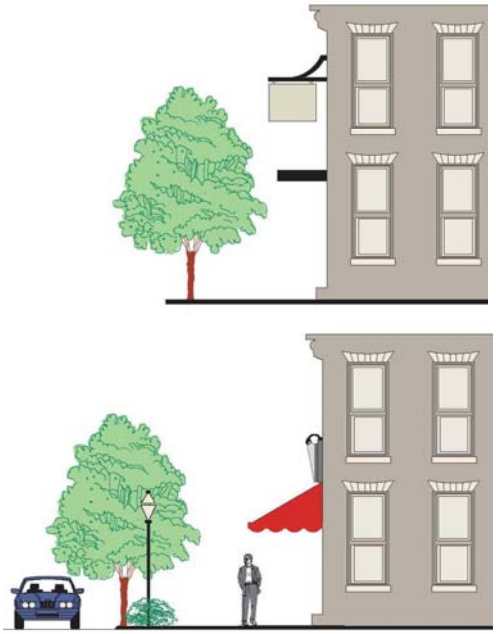
Individual Storefront Design Examples

< Storefront glazing shall be a minimum of 70% of the first floor elevation and a minimum of 24” above the sidewalk.

< Doors shall be recessed a minimum of 3’ and located near the center of the storefront, except at corners. Recessed doors are not required along arcades or where awnings are located.

< Glass shall be clear, except at transoms. A single external sign may be applied flush with the elevation of each floor level. The sign shall be a maximum of 24” in height and be a length proportional to the storefront opening width.

< Signs may contain multiple individual signs which refer to tenants of the building. A single external blade sign may be hung below the second floor window sill perpendicular to the building. These signs may extend from the building a maximum of 36” and may extend as high as the window lintels on the top floor.



Storefront Sign Examples

< Signs shall be externally lit with decorative visible light sources. Neon and internally lit signs are prohibited.

< Address numbers are required for every building and shall be a maximum of 8" high. The quantity and location shall be what is required by the Post Office.

< Street elevations of corner buildings shall be externally lit with decorative light sources projecting from building wall surfaces or marquees.

< Signs flush with the façade shall be designed to be integral with the buildings, a maximum of 24" in height and externally lit. Wash of light should be directed at front of building or sign only.

Encroachments: Encroachments are building elements which project forward of the principal plane of the building and the build-to-line. Encroachments can include awnings and marquees, balconies, bay windows, colonnades and arcades, porches and stoops.

< Awnings and Marquees – project 5'to 10' maximum forward and must be a minimum of 10' above the grade of the sidewalk. May project into the pedestrian right-of-way.

< Awnings shall be permitted to encroach the full width of the sidewalk. They shall be rectangular in shape with straight edges. They may have side panels but shall not have a bottom (soffit) panel. The vertical drop of an awning may be stenciled with signage a maximum of 8" in height. Awnings shall not be backlit.

< Balconies – project a minimum of 6' and a maximum of 10' forward and must be 10' clear of the grade of the sidewalk. May project into the pedestrian right-of-way.

< Bay windows – project a minimum of 3' and must be a minimum of 6' in length. Shall not project into the right-of-way.

< Colonnades and Arcades – project a minimum of 10' and must be a minimum of 10' in height. May project into the right-of-way.

COMMERCIAL BUILDING TYPES: EXTERIOR WALLS

< Walls shall be stone, brick, wood clapboard, wood beaded siding or cementicious siding. Vinyl siding may be used above the first floor.

< Foundation walls shall be stone, brick, or poured concrete with brick pattern or painted finish.

< Arcades, piers and columns shall be stone, brick, wood or polymer composite or fiberglass subject to review by the Planning Commission.

< Building walls between the foundation and the eave shall be no more than two materials. Material changes shall occur along a horizontal datum or common line. Additionally, the lighter material shall be used above the heavier materials.

< The inside proportions of arcades shall be more vertical than horizontal. Piers shall be a minimum of 18" wide, not to exceed 36" in width. Arcades shall be a minimum of 8' in depth.

< Precast panels shall be no greater than 100 square feet.

< Walls of hardboard or vinyl siding shall have all openings trimmed in wood boards 2"-4" nominal width. Doors may have wider trim.

< Stone, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.

< Butt joints may be caulked or covered and shall be painted to match adjacent material color.

< Brick shall be in a horizontal running bond pattern with weathered concave, V-shaped or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special shapes may be used.

< Brick returns at corners shall be a minimum of 16" in length.

< Stone shall be set in an uncovered ledge rock pattern or roughly squared pattern (Ashlar).

< Wood clapboard, wood beaded siding or cementicious siding shall be painted.

< Vinyl siding shall have a smooth or brushed finish.

< Trim is required where there is a change in material or change in plane.

COMMERCIAL BUILDING TYPES: BUILDING ELEMENTS

< Cornices may be made of brick, wood, solid PVC, cementicious fiberboard, fiberglass composite or polymer composite.

< Columns and posts shall be made of wood, polymer composite or fiberglass subject to review by the Planning Commission.

< Porch railings shall be wood or solid PVC or vinyl.

Commercial Building Brick Facade and Cornice Examples

- Walking surfaces of porches shall be wood or simulated wood such as “Trex” deck or equal, painted or stained dark neutral colors.

- Stoops shall be stone or brick. Wood or simulated wood may be used at secondary entrances.

- Stoop and other metal railings shall be made of steel, wrought iron or electro-static painted (ESP) aluminum.

- Piers and arches shall be brick, stone or rusticated block.

- Sills shall be cut stone, rowlock brick, sill brick or solid PVC. With vinyl siding, 3½” vinyl lineal may be used.

- Balconies may be made of steel, wrought iron, electro-static painted (ESP) aluminum, stone, cast stone or precast.

- Railings shall be made of wood, steel, wrought iron or ESP aluminum.

- Piers and arches shall be brick, stone or rusticated block.

- Arches made of masonry shall not be less than 14” in height.

- Piers made of masonry shall be not less than 18” in width and 18” in depth.

- Cornices shall be minimum 8” in depth.

- Porch openings between columns and piers shall be vertical in proportion.

- Columns, pilasters, etc. shall be of the Tuscan or Doric order.

- Balusters shall not exceed 4’½” on center.

- Arches made of stone or brick shall extend horizontally beyond the opening a minimum of 2”.

Commercial Roof and Exterior Wall Examples

- Wood shall be painted or stained, except walking surfaces which may be left unfinished.

- Railings of steel or wrought iron shall be brass or painted black or dark green.

COMMERCIAL BUILDING TYPES: ROOFS

< Gutters and downspouts shall be built of copper, steel or aluminum.

< Glazing in skylights shall be tempered glass.

< Roofs shall be simple and symmetrically pitched and only in the configuration of gables, hips and mansards. Shed roofs may be used on secondary massing elements and dormers.

< The pitch of the roof shall be a maximum of 14:12.

< Eaves shall have no more than six outside corners.

< Shed roofs shall be a parapet or cornice.

< Roofs shall overhang a gable end a minimum of 12”.

< Gable ends shall have profile trim.

< Skylights and solar panels shall be flat in profile and not visible from any street.

< Rooftop mechanical equipment (including elevator equipment, HVAC equipment, etc.) shall be concealed in penthouse structures designed as an integral part of the building or screened with parapet.

< Gutters shall be commercial grade with shape or configuration consistent with the building design. Gutters shall connect to a subsurface drainage system.

< Roofs built of standing seam metal shall be painted or galvanized.

< Vents, attic ventilators, turbines, flues and other roof penetrations shall be painted to match the color of the roof except those made of metal which can be left natural.

< Roof penetration shall be minimized and screened or not visible from public rights-of-way.

< Gutters and downspouts made of metal shall be painted the color of adjacent material or galvanized except copper with shall be permitted to age naturally. Copper anodized aluminum is not permitted.

COMMERCIAL BUILDING TYPES: DOORS AND WINDOWS

< Windows shall be embossed steel, extruded aluminum clad, wood, fiberglass, or vinyl clad, but not solid vinyl.

< Glass shall be clear and free of color.

< Shutters shall be wood, fiberglass, vinyl or MDF.

< Doors shall be built of wood, embossed steel, embossed aluminum, or fiberglass.

< Doors shall be attached by hinges.

< Centerline of windows shall align vertically within any given façade.

< Bay windows on facades facing a street shall extend to the ground or be structurally supported by brackets.

< Two windows paired in the same rough opening shall be separated by a minimum 4" post.

< Shutters shall be shaped, sized and proportioned with the windows they serve.

Commercial Window and Façade Examples

< Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround.

< A minimum of 18" roof overlay shall be provided at entry doors.

< Windows shall be single hung, double hung, triple hung, casement, hopper or fixed.

< Shutters shall be painted white or dark neutral color.

< Doors shall have glass, raised panels or both.

< Commercial buildings shall not have a wall, fence or hedge, except that the side yard or portion of the build-to-line not occupied by a structure may have a wall, wrought iron (or similar) fence, or combination of piers and fence.