

ODENTON TOWN CENTER MASTER PLAN

DRAFT DEVELOPMENT REQUIREMENTS CHAPTER

I. Definitions

- A. “Massing” means the volume of a building combined with the overall composition of the façade.
- B. “Rhythm” means the spacing between and repetition of buildings and building elements such as windows, doors, and porches on a streetscape.
- C. “Scale” means the measure of the relative size of a building or building component in relation to a known unit of measure and the visual relationship between a new building when viewed in context of existing buildings and landscape features in the immediate neighborhood.

II. Urban Design Requirements

An important component of the overall vision of the town center as a compact mixed-use activity center is a well-integrated public space network. A public space network consists of several elements that are planned or required in the OTC including amenity areas (active space and green areas), active street frontages, special features such as landmarks, trails and pedestrian amenities, and community facilities. New development and redevelopment projects in the OTC should consider where these elements currently exist and/or are planned, and should incorporate connections or other features into their site design that will complete or enhance the public space network.

A. Landmark Locations

1. Special features such as landmark buildings, focal areas, and vistas contribute to the vision of the town center as a unique place with its own distinct character. Development that has frontage at the following intersections are designated as landmark locations:
 - a. MD 175 and Baldwin Road
 - b. MD 175 and Nevada Avenue
 - c. MD 175 and Town Center Boulevard
 - d. MD 175 and MD 170/Piney Orchard Parkway

- e. Hale Street and Baldwin Road
 - f. Hale Street and Nevada Avenue
 - g. Hale Street and Town Center Boulevard; and
 - h. Duckens Street and Town Center Boulevard
2. Development at these landmark locations and buildings greater than 75 feet in height shall incorporate the following special architectural features:
- a. Distinctive rooflines;
 - b. Over-scaled ornamental entrances and building corner features facing diagonally into major intersections;
 - c. Decorative facades with arcades, balconies, or roof terraces.
 - d. Use of articulation techniques to reduce visual mass of large buildings; and
 - e. A public activity space or a series of public activity spaces that includes one community amenity.

B. Active Frontage Edges

1. Certain streets in the town center are designated as active frontage streets with a goal of providing active urban spaces and pedestrian corridors. Along these street frontages building facades, architecture, streetscapes, on-street parking, and open areas should be designed to create an attractive setting suitable for urban street activity.
 - a. The following streets are designated as active frontage edges:
 1. Duckens Street
 2. Hale Street
 3. Nevada Avenue
 4. Town Center Boulevard
 5. Dare Street; and
 6. Baldwin Road.

2. Residential, commercial, or mixed-use building facades along active frontage edges shall have continuous building facades along at least 50 percent of the frontage, except where unobtainable due to existing historic buildings that are to remain.
3. In situations where a site has multiple active frontage edges, a continuous building facade shall be provided along 50 percent of two of the active frontage edges. The remaining active frontage edges shall be edged with fences, walls, or hedges along at least 50 percent of the street frontage.
4. Edge elements, other than building facades, shall be at least three feet tall and no higher than six feet tall measured from the pedestrian pathway level.
5. Residential facades along active frontage edges are encouraged to feature individual residential unit entrances that connect directly to the sidewalk.
6. Parking lots and service alleys shall be placed internal to the block along active frontage edges. Parking lots may not be located between the building and the sidewalk.

C. Building Orientation

Buildings in the Odenton Town Center should be oriented to enhance the public realm of the street and parking that abuts the street should be limited.

1. In the OTC-T zoning district:
 - a. Taller buildings shall be located behind smaller out-parcel buildings along the street to maintain the pedestrian environment along the street.
 - b. No more than a single row of parking and a single drive lane may be placed between a building and the street.

III. Architectural Requirements

Development and redevelopment in the Odenton Town Center should carefully consider the architectural form and features of each building to produce structures that are well articulated and provide harmonious visual interest on all sides. Building facades and roof lines should be layered, with design features to

help create depth, pattern, and texture. The following general requirements shall be incorporated into development projects in the Odenton Town Center.

A. Facades

1. All exterior wall facades oriented towards or visible from public streets shall incorporate at least three of the following: wall plane projections, wall recesses, projecting windows, fake windows, window boxes or other planters, overhangs, more than two colors, or other design features.
2. Except in the OTC-I zoning district, the ground floor facades of all non-residential buildings shall be differentiated from upper stories and oriented for pedestrian activity. Architectural features such as cornice lines, changes of material, stepped building facades, sign bands, and other features shall be used to create a distinction.
3. In the OTC-T, OTC-E and TC-FM zoning districts, the facades of accessory structures shall be architecturally consistent with the primary structures on the site.

B. Entryways

1. In all zoning districts except the OTC-I, OTC-H, and OTC-HM districts, each principal building on a site shall have clearly defined, highly visible customer entrances featuring two or more of the following: canopies or porticos; overhangs; recesses and projections; arcades; raised cornice parapets over the door; peaked roof forms; arches; outdoor patios; windows; architectural details such as tile work/moldings integrated into the building structure and design; or integrated planters or wing walls that incorporate landscaped areas and seating.
2. In the OTC-WC and OTC-EC zoning districts, the primary entrances of buildings shall be oriented to face the public sidewalk and street.

C. Rooflines

1. All roofs shall have at least two of the following features:
 - a. Parapets concealing roofs and rooftop equipment, such as hvac units, from public view. The use of three-dimensional cornice treatments on the parapets is permitted.
 - b. Overhanging eaves extending past the supporting walls.
 - c. Sloping roofs that do not exceed the average height of the supporting walls.

- d. Two or more roof slope planes.
2. Roofs on buildings greater than 60 feet in length, measured horizontally on any side, shall incorporate a minimum of three of the features listed in C.1., above.
3. Flat-roofed buildings shall feature three-dimensional cornice treatments on all walls visible from public streets or walkways unless they are stepped and terraced back to form a usable roof terrace area.
4. All rooftop-mounted solar energy generating facilities, heating, air conditioning, and ventilating equipment shall be screened from view. Noise, odor, and heat-generating equipment shall be located away from pedestrian areas.

IV. Landscaping Requirements

Street trees and landscaping provide numerous benefits to an urban environment, including absorbing stormwater, shading and cooling the streets, cleaning the air, increasing real estate values, and visually softening and unifying the landscape. Street trees should be incorporated along Odenton Town Center roadways, with approval from applicable agencies. Opportunities for blending landscaping efforts and innovative stormwater management, such as using sidewalk planter boxes to provide both landscaping and bioretention facilities, should be explored. Landscaping materials must accommodate sight distances, utilities, and visibility of traffic control signs, and clear responsibility for maintenance should be established prior to installation.

Additionally, development and redevelopment should be used as an opportunity to relocate overhead utilities from the streetscape, particularly along active frontage corridors, to the extent possible. Placing these utilities either underground or to the rear of buildings will eliminate their visual clutter from the streetscape, allowing building facades and street trees to unify the views along these corridors.

- A. The standards contained in the Anne Arundel County Landscape Manual shall apply to all development in the Odenton Town Center, except:
 1. The Site Perimeter buffer requirements contained in Chapter IV of the Anne Arundel County Landscape Manual do not apply to projects in the

Odenton Town Center, except where noted.

2. The following standards contained in Chapter V of the Anne Arundel County Landscape Manual do not apply to projects in the Odenton Town Center: Small Business Districts, Drive Through and Fast Food Establishments, Residential Development Adjacent to Single-Family Dwellings, Open Space, and Recreational Facilities.
 3. When a supplemental requirement is set forth below, it will be noted.
 4. When a different requirement is set forth below, it supersedes the Landscape Manual Standards.
- B. Landscape & Screening Requirements for Site Perimeter Buffers adjacent to streets:
1. Except in the OTC-I and OTC-H districts, where a 0-foot buffer is not proposed, then a street buffer shall be provided and calculated at the Class “D” requirement for freeways and principal arterials, and at the Class “A” requirement for minor arterials and below;
 2. In the OTC-I and OTC-H districts, a street buffer shall be provided and calculated at the Class “D” requirement without the need for year round screening;
- C. Landscape & Screening Requirements for Urban Streetscape Standards
1. The following standards supersede the Landscape Manual Standards for street furnishings:
 - a. In the OTC-W, OTC-E, and OTC-T zoning districts, a minimum of one bench and one waste receptacle shall be provided per block per each side of street or one every 300 feet, whichever results in fewer benches or waste receptacles.
 - b. Existing buildings undergoing renovation at a minimum of one bicycle space for every 20 required automobile spaces. For commercial uses, bicycle parking shall be located in close proximity to the street.
- D. Supplemental Requirements for Surface Parking Lots in the OTC-WC and

OTC-EC zoning districts:

1. Surface parking lots along active frontage edges shall be screened from public rights-of-way with a 15-foot wide “D” buffer that is 3 to 6-foot high and provides year-round screening. If a wall is required, wall materials, color, and detailing shall be architecturally consistent with the on-site buildings.
2. Where surface parking is approved adjacent to a public sidewalk, it may abut the back of the public sidewalk if screened with a solid wall that is at least three feet tall. Surface parking shall be set back a minimum of five feet when screened with a hedge that is at least three feet tall and provides year-round screening.
3. Any site containing less than 30 surface parking lot spaces is exempt from the surface lot landscaping requirements, if they provide additional Green Area or Activity Space on site at a rate of 200 square feet per 10 parking spaces.
4. Any site containing more than 30 surface parking lot spaces must follow the surface lot landscaping requirements, unless it is proven that a reduction of this landscaping requirement in return for the contributions of additional Green Area or Activity Space significantly reduces the visual impact of the parking lot and improves function from the surrounding properties and streets.

E. Supplemental Requirements for Vehicle Storage and Display Areas, Auto Service Uses, and Car Wash Uses:

1. Surface parking for the storage or display of vehicles in association with dealerships, marinas, contractors’ yards, storage facilities or other commercial uses shall be visually screened from public streets by placing them behind or between buildings and by providing a 15-foot wide “D” buffer that is 3 to 6-foot high and provides year-round screening, a wall, or a combination of these methods. If a wall is required, wall materials, color, and detailing shall be architecturally consistent with the on-site buildings.
2. Auto service uses and car wash uses shall be screened with a 15-foot wide “D” buffer that is 3 to 6-foot high and provides year-round screening. If a wall is required, wall materials, color, and detailing shall be architecturally consistent with the on-site buildings.

F. Landscape & Screening Requirements for Nonresidential Structures:

1. Except for structured parking, projects proposing a 0-foot buffer and

complying with the Urban Streetscape Standards in the Landscape Manual are exempt. All others must comply with the Landscape Manual Standards for Nonresidential Structures.

2. All structured parking adjacent to a public right-of-way shall provide a minimum 6-foot wide planting strip between the sidewalk and the parking structure. Seventy-five percent (75%) of the parking structure facade fronting on the public right-of-way shall contain foundation planting.

G. Landscape and Screening Requirements for Residential Development Adjacent to Freeways:

1. Planting quantities shall be calculated at the Class “D” requirement;
2. A 3 to 6-foot high year-round screen shall be provided;
3. Sound walls proposed for noise attenuation shall be located in a 25-foot buffer with planting on both sides of the wall;
4. The planting area can count towards Forest Conservation Act requirements if 35-foot wide and 10,000 square feet in size, and is comprised of 100% native, non-invasive species.

H. Landscape and Screening Requirements for Residential Landscaping:

1. Townhouse and Single-Family Attached:
 - a. Parking lots associated with single-family attached development shall comply with interior planting standards per the Landscape Manual
 - b. A five-foot wide planting area at the face of each dwelling unit shall be provided containing a minimum of five shrubs.
 - c. A minimum of two shade and two ornamental trees shall be provided for every five dwelling units.
2. Multi-Family Development:
 - a. Parking lots associated with multi-family development shall comply with interior planting standards per the Landscape Manual;

- b. Each multi-family development shall be planted with one additional internal shade tree for every three dwelling units. Trees shall be located in a manner that provides shade for the dwellings or in open areas and be more or less evenly distributed throughout the development;
- c. Mid-rise and high-rise building sites may be allowed a reduction in the number of internal shade trees required. This reduction may be authorized by the Planning and Zoning Officer to improve the relationship between the available open area and the allowable density.

V. Historic Preservation Design Requirements

In order to preserve the unique character within the historic zoning districts (OTC-T and OTC-HM) in Odenton, Anne Arundel County Code language has been established in Article 17 to govern the retention of contributing historic buildings both within and outside of the Historic zoning districts. Contributing historic buildings are identified in Map 11 in the Odenton Town Center Master Plan. A contributing resource is a building or structure that has historic, architectural, cultural, or archaeological significance. The period of significance for the Historic zoning districts is between the years 1870-1940. This was the major period of development during which the majority of buildings were constructed. In addition, the following design requirements apply to contributing historic buildings as well as new construction, infill development, and non-contributing buildings within the OTC-H and OTC-HM zoning districts.

A. Design requirements for rehabilitation of contributing historic buildings

- 1. Historic building features and historic materials shall be retained and preserved through proper maintenance and repair, rather than be removed, replaced or altered.
 - a. Original building materials, if present, shall be retained.
 - b. Original windows, dormers and doors, if present, shall be retained.
 - (1) Window and door openings may not be made smaller or larger than the original.

- (2) Storm windows and doors are permitted as long as they are installed in a sensitive manner.
 - (3) The original roofing style must be maintained and if present, the chimney style.
 - (4) Rooftop-mounted solar energy generating facilities shall be approved by the Office of Planning and Zoning Cultural Resources Section. Approval of a rooftop-mounted solar energy generating facility shall require installation on a secondary façade, have minimal impact to historic materials, and be a reversible modification. Systems may not be mounted on the rooftops of contributing properties listed on or eligible for the national register of historic places.
 - (5) Repairs to the structure of a porch may not change the visual character of the porch.
 - (a) Enclosing porches is allowed, but shall be done in a sensitive manner that does not create opaque walls where they did not originally exist.
 - (b) Screening porches are preferred to glass.
 - (c) Porch enclosures must maintain transparency and be visually readable as a porch.
 - (d) Prominent porch fixtures such as columns, railings, and piers shall be retained and visible.
 - (6) Original exterior features including shutters, trim, cornices, columns, and other architectural embellishments shall be retained.
 - (7) Contributing accessory structures, such as detached garages, shall be retained unless the structure is deemed unsafe and is deteriorated beyond repair.
2. Replacement of severely deteriorated features that are beyond repair shall be replaced with in-kind materials. In-kind materials are materials of the same type and design that match in color, pattern, texture, profile and appearance the original or existing material.
 3. Restoration, replacement, or reconstruction of any building feature shall be substantiated by documentary, physical, or pictorial evidence, if available, or be historically appropriate to the architectural style (ie. roof

restoration, siding restoration, porch restoration/reconstruction, window restoration or replacement).

4. After removal of an original accessory structure, the design for a new accessory structure, such as a detached garage, shall be based on the original and substantiated by documentary, physical, or pictorial evidence, or guided by the design of the primary structure or nearby secondary structures of the same architectural style.
5. Alternate materials will be considered if using historically appropriate replacement materials or in-kind materials (i.e. wood) is not economically feasible or available.
 - a. The use of alternative building materials will be determined on a case by case basis by the Office of Planning and Zoning. The decision will be based on the building feature, the type of material, and the property's integrity.
 - b. Approved alternate materials shall match the old in design, texture, and appearance.
6. If a site or structure is determined by research to possess high historic, archeological, or architectural significance, these regulations shall be strictly interpreted. Interpretation shall be more lenient for sites or structures that have less historic significance or where physical integrity has been compromised.

B. Design requirements for additions to contributing historic buildings

1. Additions to existing contributing historic buildings shall be subordinate to the main structure in mass, height, scale, and detail.
2. The design of the addition shall respect the design characteristics of the original building; however, the addition should be differentiated so that it is not mistaken as part of the original building.
3. Wherever possible, additions shall be located on a secondary façade, not visible from the public road (i.e. the rear or side façade).
4. Front porch additions shall only be added to a house where the architectural style of the house traditionally exhibits this feature. New porch designs shall be sensitive to the architectural style of the house.
5. Additions shall be constructed so that they can be removed in the future without damage to the historic building.

6. Materials and exterior features of new additions shall respect those of the historic building.
 - a. Roofing materials on additions shall be compatible with materials on the existing structures.
 - b. Windows and doors in a new addition shall relate to the scale and proportion of original openings in the historic building
 - c. Exterior lighting of new additions shall be compatible with the historic area.
7. Construction of a new addition may not destroy the significant historical or architectural fabric of the historic contributing building.

C. Design requirements for contributing historic buildings and compliance with the Americans with Disabilities Act (ADA)

1. Ramps, elevators, or other means of access must comply with the most recent edition of the ADA accessibility guidelines.
 - a. When exterior doorway widening is required, secondary entryways located on the side or rear of the house are preferred. The primary front entryway shall be considered if secondary entryways cannot be used and alternative ADA compliance is not possible.
 - b. Ramp construction may not result in the damage or removal of original historic material and shall be readily reversible.
 - c. The ramp shall be constructed of materials compatible with the existing structure.
 - d. Wooden ramps shall either be of simple design and configuration or designed to match existing porch railings, and shall be compatible in scale, mass, and design with the existing porch.
 - e. If located substantially in the public view, the ramp shall be screened with landscaping where possible.

D. Design requirements for site and landscape features with contributing historic buildings

1. Parking shall be located so as to minimize the impact on the streetscape. Where possible, parking shall be located behind structures and in the rear of the lot. Driveways shall be sited to minimize visual impacts to existing streetscapes.

2. Accessory structures are those not attached to the principal building on the lot, including storage sheds and garages. Many of the contributing historic properties have a detached garage in the rear of the property. Maintaining this spatial relationship between principal and secondary structures is important in maintaining the visual character of the street and neighborhood.
 - a. New accessory structures shall be secondary in size and scale to the principal structure on the site and may not exceed the principal structure in height.
 - b. The design of new accessory structures shall compliment the period and style of the principal building on the site.
3. Exterior lighting of new buildings shall be compatible with the historic area.
4. New signs shall be compatible with the scale, proportions, form and architectural character of the buildings that they identify or to which they are applied.
5. Backlit signs may not be permitted in the OTC-H and OTC-HM zoning districts.
6. Fences and walls shall be compatible with the architectural character and design of the existing and surrounding buildings.
 - a. Fences and walls may not be more than four feet high along a public right-of-way.
 - b. The use of solid board fences is discouraged, especially on the primary or public façade of the building. Consideration shall be made for corner lots and for special needs, such as pool fencing or animal enclosures.
 - c. Wood is the preferred fencing material in the OTC-H and OTC-HM zoning districts but is not required.
 - d. Wooden fences should be painted or stained in an appropriate fashion.

E. Architectural design requirements for new construction, infill development, and non-contributing buildings

1. Scale. General Infill Requirements: New infill construction, the size and proportion of the proposed structure (i.e. roof line and mass) and its individual building elements (i.e. windows and doors) shall be compatible with existing contributing buildings in the immediate neighborhood. The

immediate neighborhood is considered the area within two to three blocks, or that which shares common streetscape or landscape features, or is otherwise visually connected.

- a. The OTC-H zoning district is to retain a high degree of historic integrity and exhibits a residential scale with its regularly placed single family homes, most of which are typically of the bungalow or American foursquare style, no more than two stories tall and sited on fairly large lots. In the OTC-H zoning district, new infill construction, the size and proportion of the proposed structure (i.e. roof line and mass) and its individual building elements (i.e. windows and doors) shall be comparable and compatible with existing contributing historic buildings in the immediate neighborhood.
 - b. In the OTC-HM zoning district, the appropriate scale for new or infill development shall find a balance that relates to both the OTC-H and OTC-HM zoning districts and to the more densely developed adjacent zoning districts. When infill development is immediately adjacent to a contributing historic structure, care should be taken to respect the scale of that historic building.
2. Massing and Rhythm. General Infill Requirements: New infill development shall be compatible with the existing massing and rhythm of buildings and their lots on both the immediate street and surrounding neighborhood in the respective regulatory block. On corner and through-lots, the building facades facing the existing street shall relate to the scale and massing of buildings facing and immediately adjacent to those on their respective streets. corner buildings shall be designed to complete the predominant street form.
- a. In the OTC-H zoning district, infill development shall respect the existing massing and rhythm of the historic contributing buildings and their lots in the immediate neighborhood. The 1- and 2-story single family homes which form the core of this block provide the visual cues to achieve an infill proposal that is appropriate in mass and rhythm.
 - b. In the OTC-HM zoning district, new infill shall be compatible with the immediate neighborhood, which may include areas both in and outside of the OTC-H and OTC-HM zoning districts. Large new buildings such as townhouses, showrooms, storefronts, and other commercial establishments shall be designed as a series of masses in order to compartmentalize the volume of the overall structure. Use of building elements and forms that are evocative of the historic character of the entire zoning district is a useful method for ensuring compatibility while not replicating an historic building. The range of design solutions for ensuring that a larger new building is compatible with the more

commonly seen detached dwellings found in the OTC-H and OTC-HM zoning districts can vary widely and each project may have a unique solution that can be considered appropriate under these standards. Particular consideration shall also be given to how new infill will visually transition to development outside the OTC-H and OTC-HM zoning districts.

- c. Building Height. General Infill Requirements: New infill development should be cognizant and sensitive to the prevailing heights and scale seen in the immediate neighborhood to ensure a compatible design.
 - (1) The Bulk Regulation Chart in Article 18 of the County Code identifies the allowed building heights for the OTC-HM zoning district. The height of a proposed new building shall be visually compatible with immediately adjacent buildings, particularly the height of each floor, and the height, form, and pitch of the roof. The façade height and proportions of new buildings shall be compatible with the predominant character of other buildings in the streetscape. Architectural historians commonly refer to a “half-story” when describing low-pitched roof forms which offer viable living space within the roof form. For the purposes of these requirements, buildings are discussed in whole stories, which typically, for a residential dwelling, are considered the livable space within fully vertical walls that are on average 10 feet in height. The reference to a “half-story” is provided here to describe the stylistic characteristic seen within the OTC-H district.
 - (2) The OTC-HM zoning district includes residential buildings intermixed with commercial buildings, modern infill, larger irregularly shaped lots, and institutional structures, such as churches. With less defined regularity of the building stock on a given streetscape, and more variation in structure heights, specifically at the edges of the OTC-H and OTC-HM zoning districts, determining a compliant height shall consider the transition from the more residential scale of OTC-H district to the more urban and higher density character of adjacent zoning districts. Proximity to non-residential features, open space, and transportation corridors shall also be considered.
 - (a) The height of a proposed building shall be compatible with adjacent buildings and the immediate neighborhood in the zoning district and should offer a sympathetic visual transition to the zoning districts they abut, including those outside of the OTC-H and OTC-HM zoning districts. When new infill development is proposed adjacent to a contributing historic building, the prevailing height of the streetscape should heavily

influence the proposed height of the new structure. If new infill is sited on a larger lot, or on the interior of a parcel, and lacks a direct visual connection to contributing resources, greater variation in height is appropriate if sensitively designed.

- (b) When possible, architectural and design solutions that minimize the building's perceived height should be applied. The use of dormer windows is encouraged in new building designs as they increase the usable space. Utilizing below grade space to attain more usable interior space while minimizing the apparent height on the exterior is encouraged. Stepping the third story back, towards the rear of the structure may also offer a design solution that reduces the perceived height of a building when viewed from the streetscape.
- d. Orientation and Site Coverage. General Infill Requirements: Infill development shall respect the prevailing orientation of neighboring buildings. In the OTC-H and OTC-HM zoning districts, the contributing buildings' principal facades are oriented toward the street. This is a consistent pattern throughout which shall be preserved to maintain the visual continuity. Site coverage shall be governed by the allowable bulk regulations, and when appropriate should be tempered to respect the prevailing conditions of the immediate neighborhood and surrounding environment.
 - (1) In the OTC-H zoning district, infill development should be of a similar proportion to the site coverage on adjacent lots. The overall proportions of building-to-lot area shall remain consistent from lot to lot along the block.
 - (2) In the OTC-HM zoning district, leniency to floor area ratio shall be given in cases where a property is adjacent to transportation corridors, adjacent to land that is not used for residential purposes, not visible from the public way, or on large vacant lots. For development on existing lots, or if lots are combined to create a larger development, compatible building-to-lot proportions of adjacent lots shall be suggested by breaking large building masses into smaller elements.
- e. Setback. General infill requirements: The relationship of the historic streetscape is largely defined by the prevailing setbacks. Maintaining setbacks that are compatible with the immediate neighborhood promotes the compatibility of the new building with the neighborhood. Any new construction should address the street in a manner consistent with neighboring structures and the overall street form and character. The prevailing setback line from the existing street edge should be preserved.

Maintaining uniform setbacks promotes the compatibility of the new building with the neighborhood.

- (1) In the OTC-H zoning district, the façade of a new building shall respect the alignment of existing building facades in the immediate neighborhood. Setbacks may not be more than the largest setback of a subject property's adjacent properties and may not be less than the smallest setback of adjacent properties. Adjacent property is defined as every property that shares a common boundary with the subject property.
 - (2) In the OTC-HM zoning district. The prevailing setback line of buildings along an existing streetscape from the street edge will suggest an appropriate setback for new infill development. If a new infill is proposed between or adjacent to an existing contributing building, the prevailing setback line from the shared road frontage shall be preserved. The setbacks for proposed new infill construction within the OTC-HM zoning district shall be visually compatible with existing conditions, adjacent buildings and the immediate streetscape, and should provide for a sensitive and sympathetic visual transition to the blocks they abut, including those both inside and outside of the OTC-H and OTC-HM zoning districts.
- f. **Materials. General Requirements:** The fabric from which a building element is made has an important place in retaining and reinforcing the historic integrity of a resource. Materials for new buildings shall be compatible with materials found on existing contributing buildings in the OTC-H and OTC-HM zoning districts. Materials that would have traditionally been available and used during the historic period of significance are preferred, but modern materials may be used on new construction. Roofing materials for a new building shall relate to the design of the building and be compatible with the prevailing roofing materials of contributing historic buildings in the immediate neighborhood. New masonry construction shall be compatible with existing buildings in the historic district. Windows and doors in new buildings shall relate to the scale and proportion of openings on contributing historic buildings in the immediate neighborhood and to the design of the new building. Porches on new buildings shall be compatible in location, size, and design to porches on contributing historic buildings.
 - g. **Parking and Driveway Access. General Requirements:** Parking shall be located so as to minimize the visual impact of the parking on the existing streetscape. Wherever possible, parking shall be located behind structures and in the rear of the lot. Parking areas shall be landscaped so that they are screened from the public view. Driveway or vehicle access to

a parcel shall be located in such a way as to minimize visual impacts to the streetscape.

(1) In the OTC-HM zoning district, commercial parking areas shall be sited to the interior or rear of the property and landscaped so that the parking area is screened from the public view. Front loaded attached garages are prohibited for new infill construction.

h. Accessory Structures. General Requirements: Accessory structures shall be sited behind the primary dwelling, towards the rear of the lot and wherever possible, shall be located so that they cannot be seen from the public right-of-way.

i. Signage. General Infill Requirements: new signs shall be compatible with the scale, proportions, form and architectural character of the buildings that they identify or to which they are applied. Backlit signs may not be permitted in the OTC-H and OTC-HM zoning districts.

(1) Electronic message boards are not permitted in the OTC-H zoning district.

(2) Electronic message boards are permitted in the OTC-HM zoning district and shall comply with Article 18 of this code.

j. Fences and Walls. General Requirements: Fences and walls shall be compatible with the architectural character and design of the existing and surrounding buildings. Fences and walls may not be more than four feet high along a public right-of-way. The use of solid board fences is discouraged, especially on the primary or public façade of the building. Consideration shall be given for corner lots and for special needs, such as pool fencing, animal enclosures, efforts to screen parking from the public view or for private property boundaries. Wood is the preferred fencing material in the OTC-H and OTC-HM zoning districts, but is not required. When used, wooden fences should be painted or stained in an appropriate fashion.