

West Hyattsville



ARCHITECTURE STANDARDS

GENERAL DESIGN PRINCIPLES AND INTENT

Intent

M-NCPPC staff shall review building architecture. Staff will coordinate with the developer and/or applicant to review the standards of the form-based code. Architecture shall be of high quality, enduring, and promoting a sense of character for the building street wall. Building walls should reflect high-quality architecture and complement the surrounding development. They should be structural walls that provide long-lasting building materials. Building walls should not be too ornate or too simple. All building materials shall be appropriate to their specific properties for load bearing capacity. Refer to the TDDP architecture standards below for the specific prescriptions of this section. Specifically, the architecture standards are intended:

- *To enhance the visual appeal of new commercial/mixed-use and residential development*
- *To enhance the visual environment of activity centers*
- *To promote pedestrian accessibility and safety*
- *To minimize visual clutter and blight*

1. Architecture shall blend aesthetically into the built environment of the block for which the development lot is located.
2. Architecture shall specify required details as indicated in the TDDP.
3. Architecture shall provide a coherent form for the building.
4. Architecture materials shall provide appropriate material properties (strength) for the design purpose of the building; strong materials shall support lighter materials.
5. Architecture materials shall be as indicated in the TDDP; equivalent or better material is also encouraged but shall be approved at the discretion of the Planning Board.
6. Architecture characteristics shall be coordinated with respect to building articulation, building scale and proportions, architectural style, roof forms, building details and fenestration patterns, and materials.

BUILDING FACADES

1. **Materials:**

The following is a list of permitted and prohibited materials.

Permitted:

- Brick and tile masonry
- Native Stone (or synthetic equivalent)
- Pre-cast masonry (for trim and cornice elements only)
- Gypsum Reinforced Fiber Concrete (for trim elements only)
- Metal (for beams, lintels, trim elements, and ornamentation only)
- Wood lap siding (horizontal configuration), smooth or rough-sawn finish
- Hardie-Plank equivalent or better siding

Prohibited:

- Stucco/EIFS (cementitious finish)
- Split-faced block
- Concrete
- Concrete Masonry Units
- Faux wood grain

Configurations and Techniques:

1. Exterior Walls (Architecture):

- Exterior walls greater than 40 feet in length shall break any flat, monolithic façade with discernible architectural elements, such as bay windows, recessed entrances and windows, display windows, arcades, balconies, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials to provide visual interest and pedestrian scale. Building designs, rooflines, or façade treatments that are monotonous shall be prohibited.
- Exterior wall materials shall be consistent horizontally (i.e., joints between different materials shall be horizontal and continue around corners) except for chimneys and piers.
- Exterior wall material/architectural changes shall be provided with a constructional logic. Building additions shall specify a building material that is compatible in architecture and material with the original building.
- All exposed and visible exterior walls of a building shall provide quality architectural material along the façades according to the permitted building façade materials stated in the architectural standards.



2. Brick and Stone:

- Brick shall specify the pattern, color, type, and model number of brick to be used.
- Stone shall specify the pattern, color, type, and finish of stone to be used.

- 3. **Building Façades along Corner Lots:** Building façades along corner lots shall be architecturally treated as having street frontage on both the front and side streets. Both façades shall provide architectural material that meets the materials list specified in the architectural standards.

4. Parapet Roofs: (Cornice, Entablature, and Coping Standards)

- Parapet roofs shall only be permitted to conceal roof top mechanical equipment and shall not extend beyond the height of the rooftop mechanical equipment.

Building architectural roof sections shall be submitted as part of the detailed site plan to provide compliance with this standard.

- Parapet roofs shall not be permitted if the purpose is to extend the height building. Parapet roofs shall not create a false building height extension and shall not qualify as overall building height.

WINDOWS AND DOORS/ENTRANCES

Materials:

The following is a list of permitted and prohibited materials.

Permitted:

- Anodized aluminum, wood, clad wood, vinyl, or steel.
- Glass at the ground story shall be clear with at least 90 percent light transmission; upper story glass shall have at least 75 percent light transmission. Specialty windows may utilize stained, opalescent, or glass block (one per façade maximum).
- Window screens shall be black or gray.
- Screen frames shall match window frame material or be dark anodized.
- Door shall be wood, clad wood, or steel.

Prohibited:

- Window and door/entrance materials other than those specified in this TDDP shall be prohibited.

Configurations and Techniques:

The following configurations and techniques are permitted.

1. All Windows:

- Windows shall not span vertically more than one story.
- Windows shall correspond to interior space and shall not span across building structural elements such as walls and mechanical spaces between floors.
- Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is a minimum of seven inches wide.

- Windows shall be no closer than 30 inches to building corners (excluding bay windows and where the building corner is also a block corner).
- Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.

2. Ground-Floor Windows:

- Single panes of glass shall not be larger than six feet high by four feet wide.
- Windows shall not be made opaque by window treatments and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet.

3. Upper-Story Windows:

- Windows shall be double-hung, single-hung, awning, or casement windows.
- Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.
- Residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal.
- The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal.
- Egress windows may be installed according to the appropriate building code.

4. Doors/Entrances:

- Primary entrances shall be delineated on the detailed site plan as major architectural features so that they are clearly identified as entry points, front the primary public street, and are pedestrian accessible. A portico, arcade, or similar architectural feature shall be provided to shelter the primary entrance.

- Building façades over 200 feet in length facing a street shall provide two or more public building entrances off the street.
- Primary building entrances shall connect to the sidewalk with a pedestrian walkway.
- Shop front entrances are permitted to extend up to 24 inches beyond the build-to line.
- Double height entryways (those that span more than one story) shall be prohibited.
- Doors shall not be recessed more than three feet behind the shop front windows and shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.
- Roll-down security gates, door, and windows shall be prohibited.

SIGNAGE

Materials:

The following is a list of permitted and prohibited materials.

Permitted:

- Plastic
- Metal
- Wood
- Iron
- Masonry
- Bronze
- Painted (window signage only)

Prohibited:

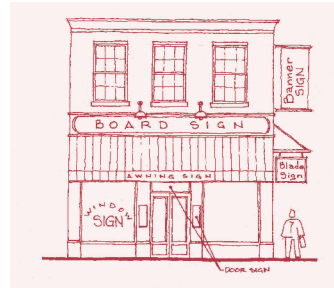
- Shiny or reflective materials

Configurations and Techniques:

1. **Sign Lighting:** Building signs shall be illuminated with external lighting only. Lighting shall provide full cut-off fixtures to reduce sky glow and glare. Flashing, traveling, animated, or intermittent lighting shall be prohibited on the exterior of any building or building sign whether such lighting is of temporary or long-term duration.

2. **Sign Specifications:** Building signage shall be permitted as board signs, cornice signs, blade signs, door signs, awning signs, and window signs only. All other signage, including freestanding signs, shall be prohibited. Sign specifications, typology, and location standards are as follows:

- Board signs shall be permitted within the area between the second story floor line and the first floor ceiling. The horizontal board sign shall not exceed two feet in height. Company logos or names shall be permitted when placed within the board sign or placed or painted within ground floor or second story office windows.
- Cornice/parapet signs shall be permitted using a masonry or bronze plaque bearing an owner or building's name. These signs shall be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows.
- Blade signs shall be permitted when located perpendicular to the building façade and shall provide a minimum clearance of seven feet measured from the sidewalk elevation to the bottom of the sign for pedestrian safety. Shop signs may be hung from an overhang or awning.
- Door signs shall be permitted to identify street address and shall be located as illustrated in the reference drawing.



- Awning/overhang signs shall be permitted within the front face of the awning as illustrated in the reference drawing. Lettering shall be a maximum of five inches high. Awnings/overhangs shall have a minimum ten feet clear height above the sidewalk, a minimum of six feet depth out from the building façade, and the maximum extension shall not protrude over any tree or landscape planting area. Canvas cloth or equivalent (no shiny or reflective materials), metal or glass materials shall be permitted. All other materials shall be prohibited. Internal illumination through the awning/overhang shall be prohibited.
- Window signs shall be permitted as painted window signs or illuminated neon signs; animated signs are prohibited.
- Lettering for all signage shall not exceed 18 inches in height or width and 3 inches in relief.