

DESIGN GUIDELINES



TOWN OF RIDGELY

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HERITAGE RESOURCE GROUP
CAMBRIDGE, MARYLAND

DESIGN GUIDELINES

VILLAGE PLANNING DISTRICT COMMERCIAL AND INDUSTRIAL DISTRICTS

TOWN OF RIDGELY, MARYLAND

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1.0 PURPOSE

During the review process for the development of the Comprehensive Plan for Ridgely(1997), one significant point was made very clear by the residents of Ridgely. They believed that the preservation of the scale and appearance of their community was very important to them and that the maintenance of their village scale community should be one of the goals of all of the land-use policies and management tools in Ridgely. Specifically, the residents wanted new growth to be compatible with the existing community and that all new development and growth should be planned to preserve the community character of Ridgely and be appropriate to the neighborhoods in which that growth will occur. In addition, the residents expressed the desire that all new growth and change in Ridgely conform to the architectural design and character that have evolved in Ridgely over the more than 100 years since the community was founded.

The residents of Ridgely also made it clear that they are not interested in a static village. Rather, they would like Ridgely to be a dynamic community that allows for change within appropriate guidelines. Appropriately, the Comprehensive Plan that was adopted in 1997, and the Plan that it replaced, called for the preparation of planning mechanisms to encourage the preservation of the existing architecture of the community and to ensure that all new construction and alteration in the commercial and industrial areas of the community are appropriate to that community. However, the Comprehensive Plan devised by the residents also recognized that there is not a single style of architecture in Ridgely; there is no typical Ridgely dwelling, shop, or factory. The current appearance and layout of Ridgely were influenced by its founders in 1867. As the town has grown from that modest beginning, the architecture that was employed in Ridgely reflected the period of construction. The result is that Ridgely is an attractive community with a diverse architecture that reflects its roots in the last half of the nineteenth century and its growth and development through the twentieth century.

The pattern of growth and development in Ridgely has encouraged the Planning Commission to establish planning districts in Ridgely as an adjunct to the zoning districts established by the Town Commission on the advice of the Planning Commission. These planning districts are not zoning boundaries. Rather, they are design and growth boundaries that reflect the growth and development of Ridgely over the past one-hundred years. These districts provide the Town Commission and the Planning Commission with guidance in making design and land-use decisions.

2. APPLICATION

In recognition of the important role that architecture and design have played in the growth and development of Ridgely, the Planning Commission has, in conjunction with the Town Commission, developed these design guidelines. These guidelines are not narrow rules. They are not intended to restrict architectural options but to encourage architectural solutions to current needs that reflect the history of Ridgely and that is appropriate to the Town's architectural evolution. These guidelines are to be applied to all new construction, to the

alteration of all existing buildings, to the demolition of any building or structure located in the Ridgely Village Planning District, in the industrial or commercial zones in Ridgely, to any building or structure used for commercial or industrial purposes that might be located in any residential zone, and to all signs that are proposed for any location in the Town of Ridgely.

Nothing in these guidelines shall be used to require existing buildings and architectural details or signs to be in conformance with these guidelines. These guidelines are to be used in the review of new construction activity or the exterior alteration of any existing building in the applicable zones. In addition, these guidelines shall be used in the review of any permit for the erection or establishment of any sign that shall require a permit in the Town of Ridgely. Also, they are to be a part of the building permit and subdivision review process in Ridgely.

3.0 DESIGN STANDARDS-GENERAL

There are a number of general design standards that will apply to the design of new construction, all additions to existing architecture in the Ridgely Village Planning District, the commercial and industrial zoning districts in Ridgely, all additions to existing industrial or commercial buildings that might be in residential areas, and to all signs in Ridgely. The purpose of these general design standards is to ensure a common design review process that will flow orderly and smoothly through the building permit review process. The general design standards, like all of the design standards in Ridgely, are intended to provide long-term benefits to the residents of the Town. They are not intended to unduly restrict architectural design or to delay projects. Rather, they are designed to encourage creative solutions for new design and construction within the framework of the existing architecture of Ridgely.

When an applicant submits a building plan for review and approval to the Zoning Administrator, the applicant and Zoning Administrator and/or the Planning Commission will consider the impact that the following character defining features and building elements will have on the finished construction and on the design characteristics of the neighborhood:

1. Roof design and pitch;
2. Window style and arrangement;
3. Door style and arrangement;
4. Siding material and finish;
5. Foundation;
6. Decks and porches;
7. Applied decorative elements;
8. Historic period accessory buildings and landscaping;
9. Chimneys;
10. Sidewalks and driveways;

11. Exterior lighting fixtures;
12. Impact of signage on the building and on the surrounding community.

If the Zoning Administrator and/or Planning Commission determines that the proposed construction or alteration is appropriate and complies with the design standards as outlined in this ordinance and regulation, they shall recommend that a building permit be issued by the Zoning Administrator. In making their recommendation to the Zoning Administrator, the Planning Commission shall be explicit in outlining the reasons for the approval or denial of any permit or request for permit. Recommendations for the denial of any permit shall be based on guidelines in this document and other such supporting documentation that the Zoning Administrator and/or Planning Commission shall deem appropriate. Any issue which cannot be resolved by the Zoning Administrator shall be referred to the Planning Commission for review and approval.

The following design standards and guidelines shall apply to all new construction, alteration, demolition, all additions to buildings in the commercial and industrial zoning districts in Ridgely and to all such projects in the Ridgely Village Planning District, all changes to industrial and commercial buildings in the residential areas, and to all signs. The intent and direction of this section and this set of design guidelines are that all exterior alterations to buildings in the Ridgely Village Planning District that require a building permit from the Town of Ridgely are required to comply with these design guidelines.

3.1 Administrative

1. All applications for building permits, or other requests to begin any building activity shall be submitted to the Zoning Administrator. Those permits for fences and accessory buildings may be approved by the Zoning Administrator provided sufficient documentation is submitted to allow the Zoning Administrator to determine that the minor construction activity is in compliance with these guidelines. Upon receiving a complete building permit for non-minor construction, the Zoning Administrator shall forward the entire application to the Planning Commission for design review and approval. Among the types of construction that are considered minor are the erection or removal of fences, the construction and placement of accessory building, reroofing, and sidewalk and walkway construction. Minor construction activity does not include the addition of wings or new sections to existing buildings, the erection of new buildings, the removal and replacement of doors and windows, the removal or alteration of porches, the removal or addition of roof dormers, the installation or reworking of signs, the demolition of portions of a building, the addition or removal of exterior features such as outside stairs and access ramps or the removal of exterior architectural features;
2. The Planning Commission and/or the Zoning Administrator, shall make all determinations as to the applicability of these design standards. However, the Planning Commission shall have the right to exercise final authority and decision making under these guidelines. The Planning Commission shall

also have the ability, with approval of the Commissioners of Ridgely, to acquire professional assistance from individuals, firms, or organizations with a background in historic architecture;

3. The Zoning Administrator shall be responsible to the Planning Commission for the satisfactory enforcement and administration of this ordinance. The Zoning Administrator shall make a copy of all permits signed and authorized by that individual and provide a copy to the Planning Commission on a monthly basis. The Zoning Administrator should attend the regular monthly meeting of the Planning Commission and such other meetings as required and requested by the Planning Commission. The Planning Commission shall have the authority to remove the permission and the ability of the Zoning Administrator to approve any and all minor construction permits without Planning Commission oversight whenever that Commission shall decide that it is necessary and appropriate for the Commission to review and approve such permits;
4. The Planning Commission shall not take longer than 45 days from the receipt of a completed application to render a decision; except for an application that involves the design of two or more buildings. When two or more buildings are included in an application, the Planning Commission shall have 60 days to render a decision. Individual and separate applications from a single property owner or agent or for projects on adjacent parcels of land shall be considered to be a multiple application for which the Planning Commission shall have 60 days for review. If the Planning Commission does not render a decision allotted time of the receipt of a complete application, it will be assumed that the Planning Commission approves the application. A complete application shall be one that includes all required information such as drawings, plats, description of materials and design, a design policy statement, signed permits from property owners, and the payment of appropriate fees. However, the Planning Commission shall have the right and the opportunity to ask for additional material or clarification when such action is necessary for the proper review of the application or when the applicant has not fully complied with the requirement to fully explain the project. Whenever the Planning Commission asks for additional information, the review clock is stopped. The review time limit starts over from the beginning whenever the Planning Commission asks for additional information and it does not restart until the additional information is provided to the Planning Commission;
5. The Planning Commission shall recognize that the design characteristics of some buildings are less significant than others. Accordingly, the Planning Commission shall be more lenient in its review of alterations to those buildings that might not contribute to the overall design and architectural style of the Town of Ridgely. In fact, it should encourage renovations that respect the architectural traditions of the existing building and its period but that also helps to make the building provide a more appropriate contribution to the architectural traditions of Ridgely;

6. Buildings and new construction that are within a proposed or listed historic district shall receive more detailed review of submitted plans to ensure that the new design or alteration is consistent with the existing architectural traditions of its planning district;
7. All applications submitted for design review shall include sufficient sketches, drawings, photographs, or other illustrative material that will allow the applicant to demonstrate the architectural design intended for the project under review;
8. The illustrative materials submitted for review should be drawn to scale so that a true understanding of proportion can be shown. However, professionally-rendered scale drawings are not required for additions to residential buildings; but they must have sufficient detail and information to allow for building permit review and approval;
9. All illustrative material will be marked to show the material of construction for the proposed construction;
10. At least one piece of the illustrative material must show the elevations for the principal facade and the two side facades;
11. At least one piece of the illustrative material must show the footprint of the proposed building or addition;
12. The applicant will provide at least one drawing that will show the exact placement of the building on the property. In addition, the drawing will show front, rear, and side setbacks and provide information on the location of buildings on the parcel and on adjoining properties, and the current and proposed amounts of impervious surfaces on the property;
13. All building plans must comply with the appropriate sections of the building codes enforced within the Town of Ridgely. In addition, all commercial, industrial, or public construction plans must be signed and sealed by an architect or engineer licensed to practice in Maryland as is required by State of Maryland law unless such law is repealed by the State of Maryland;

3.2 Technical

14. Flat roofs have a tendency to leak and to require extensive maintenance. Therefore, except under special circumstances, flat roofs are discouraged;

15. The roof pitch for all buildings should be a ratio of at least five inches in the rise to every twelve inches in depth (5/12). Accessory buildings should be compatible with the roof pitch of the principal building. However, a differing roof pitch for an accessory building may be justified by the nature of the function of the building or by the construction of the proposed building;
16. The ridge of the principal roof should be parallel to the street unless the size and shape of the lot do not allow for this placement of the building. It is expected that the original lots laid out in Ridgely will be so narrow that a building will, of necessity, be placed with its gable to the front of the lot and facing toward the street. When this occurs, the principal entrance should be created on the main-street side as is common to the many gable-front buildings in the Village Planning District;
17. The roof should extend past the plane of the outside walls of the building by at least ten inches;
18. No building shall be higher than 35 feet above ground level or more than two and one-half stories high. New single-story principal buildings are not permitted in the Central Business Planning District or in the Ridgely Village Planning District. However, buildings that have a single-story main floor and a one-half story upper floor that is lit by natural light, is accessed by a fixed stair, and that are defined as one and one-half story buildings in these regulations are permitted;
19. The only artificial, vinyl, aluminum, tin or other metal sidings that are permitted in the Town of Ridgely for residential construction are sidings that consist of horizontal applications that are not wider than twelve inches high or wide. Vertical applications may be approved for commercial and industrial construction upon review and approval by the Planning Commission. Artificial sidings that have an embossed wood grain are not encouraged nor required. Any such siding that is applied to an existing building or that is used as part of a renovation or addition to a building must match the character and design of the traditional siding used on that building or that is on that building and must be compatible with the existing siding. The only exception to this rule is for those industrial and commercial buildings that might be located in the Sunset Boulevard Industrial Planning District. In addition, paneled siding that is generally known as "T-111" is permitted for use on the exterior of accessory buildings only in all areas except the Sunset Boulevard Industrial Planning District. Within the Sunset Boulevard Industrial Planning District, "T-111" siding is permitted for use on principal buildings. The full range of possible types of siding, including board and batten, beaded siding, german siding, novelty siding, beveled-edge siding, flat siding, and others are permitted. Property owners are encouraged to remove artificial sidings when appropriate;
20. Unpainted and unfinished cinder blocks, and cast masonry units are not permitted in Ridgely for exterior walls except in the Sunset Boulevard Industrial Planning District. As an industrial area,

prefabricated and panelized buildings that utilize vertical-seamed panels are permitted after review by the Planning Commission. When this material is used for a building, cladding or face materials are encouraged on those facades that directly face onto Sunset Boulevard. In addition, landscaping is encouraged around such buildings;

21. Standard-size building brick is a permitted siding or finish material in Ridgely;
22. The exterior color of siding material is a matter of individual choice;
23. The principal facade of the building should be oriented toward the street on which the property is located. Exceptions will be permitted for unusual lots and to permit the development of cluster buildings for domestic use. For through lots, the building entrance should be on the street that was used to determine the front yard setback distance;
24. Buildings should be similar in height to those on the adjoining lots;
25. Buildings should be set back from the street by an amount that is similar to that of the buildings on the adjoining lots;
26. When no adjoining building is available for a guide to height and setback or if there is an inconsistency between adjoining building heights, the Planning Commission shall be guided by the criteria established in the zoning ordinance and by the principals of these design guidelines;
27. Porches are an important part of an older building and are a significant part of the character and design of older buildings; especially in the Central Commercial Zone and in the Village Planning District. Porches should remain open and their columns and trim should remain in place. Porches may be enclosed with screens or other wall material only when the screen frames or other wall materials are placed behind the porch roof support columns and any railings and other trim is left in place and not removed. When porches are enclosed with wall material, the siding shall match the siding on the building and be appropriate for the design and style of the building. Any windows that are inset into the walls placed on the porch shall match the window style and material of the building. Porches and awnings are encouraged as a part of all new commercial and residential construction and additions in the Town of Ridgely;
28. Fences are common accessories in all of the neighborhoods in Ridgely. They provide a visual break between adjoining properties and often serve a useful function in protecting household pets and children. However, and as with other construction in Ridgely, fences should be appropriate for their

function and consistent with the design guidelines for all construction in Ridgely. Except in industrial areas, chain link fences are permitted only along the rear lot lines and along the side yard lot lines from the rear lot line forward to the rear extent of the principal building's side walls. No distinction in this rule is provided for properties that are corner lots. Whenever a chain link fence is approved, the property owner shall provide landscaping and other visual blocks that will obscure the fence and make it less intrusive. This shall be required whenever a fence is placed along a property line with a residential building; even when that residential building is in a commercial or industrial zone. Except in certain rare instances, any form of barbed or spiked or razor wire is not permitted in Ridgely. Whenever a fence is constructed, the support posts shall face onto the property that is to be enclosed and the finished side of the fence is to face away from the property that is enclosed. For additional information on fences, reference should be made to the appropriate section of the zoning ordinance that refers to the height of fences;

29. Public sidewalks provide an important aesthetic function and serve a very practical purpose. As a small community, Ridgely is very conducive to being a town where one can walk to another part of town. Accordingly, all new buildings in the zoning districts and planning areas where these regulations apply will be constructed with sidewalks along the public street or right-of-way. In general, these should be four-feet wide for new sidewalks. Whenever a new sidewalk is connected to an existing sidewalk, it shall be at least four-feet wide or the width of the sidewalk to which it connects; whichever is greater. Additionally, all new or reconstructed or repaired sidewalks will match the elevation of adjoining sidewalks. Additional information on sidewalks can be found in the appropriate section of the zoning ordinance that pertains to sidewalks;
30. Driveways are another important design feature and a desirable feature for many residents. When reviewing applications for building permits that include driveways and parking areas, the Planning Commission will ensure that the proposed driveway or parking area is consistent with the use and function of the building and that the placement and material of the driveway and parking area are appropriate;
31. The function of the building is an appropriate consideration in the design review process. This is especially significant when the proposed building is not residential in function. Commercial and industrial building design should be considered separate from the residential or ecclesiastical architecture of Ridgely. However, all commercial and industrial buildings must be appropriate for their setting and location within the various planning districts in Ridgely;

3.3 Historic Property Considerations

32. The historic character of a building shall be retained. The removal or alteration of historic materials or character defining features shall be avoided;
33. Historic buildings shall be recognized to present a record of their history, construction, and alteration over time. Additions and alterations that obscure that history shall not be approved;
34. Distinctive features, finishes, applied decorative elements, and construction techniques or craftsmanship shall be retained;
35. Deteriorated historic features and character defining features should be repaired and retained rather than replaced;
36. Chemical or physical treatments that might cause damage to an historic building or its architectural and character defining features shall not be used; and
37. New additions and exterior alterations shall not destroy historic or character defining features. If new additions or exterior alterations are made, they shall be done in a fashion that would allow for their removal during a subsequent renovation.

4.0 DESIGN STANDARDS IN PLANNING AND ZONING DISTRICTS

To better manage the growth and development of Ridgely, the Comprehensive Plan established a series of planning districts within the Town. These are in addition to but not a substitute for the various zoning districts established in Ridgely. The Planning Districts are based on existing uses of the land and buildings in those districts and on the need to influence the growth of the community in a manner that is not harmful to the use and the patterns that have been long established in Ridgely.

The planning districts are:

1. Village Planning District;
2. Central Business Planning District;
3. Northeast Planning District;
4. North Planning District;
5. Sunrise Avenue Planning District;
6. Cow Barn Road Planning District;
7. South Planning District;
8. Sunset Boulevard Industrial Planning District; and
9. Sunset Boulevard Residential Planning District.

The design standards for the Ridgely Village Planning District and for the Central Business Planning District are part of the main body of this document. The design standards for the remaining planning districts can be found in Appendix 4.

4.1 VILLAGE PLANNING DISTRICT

The Village Planning District comprises the majority of the developed area of Ridgely. This district also includes the Central Business District but it is primarily a residential area. The Village Planning District extends from Route 480 north to Liberty Street and from Sunset Boulevard to Sunrise Avenue. The entire central business district is included in the Village Planning District. The residential buildings are mostly older, frame buildings that predate 1940. Originally constructed as single-family homes, a significant number have been converted to multi-family housing. The larger homes along Central Avenue were among the first divided into apartments but multi-family dwellings can be found throughout the planning district. There is very little open space within this planning district. There are, however, a number of small empty lots that could be used for new construction although most are the original fifty-foot wide lots that were used when Ridgely was first laid out in the nineteenth century. For the most part, those older lots are not attractive building lots for houses in the modern traditions of wide and shallow single-family homes. The lots were laid out with the intent of having narrow and deep buildings constructed on them. Of necessity, then, new construction within this planning district will be similar to the older architecture of the buildings already in place.

Because of the design restrictions necessitated by the narrow lots, these design guidelines encourage and require the continuance of the existing building patterns for two reasons. The first is that new construction should match the scale, massing, and street rhythm of the existing architecture. The second is that the enforcement of modern setbacks and yard requirements can often make it difficult, if not impossible, for buildings to be replaced after a major loss such as fire or storm damage.

Accessory buildings and signs in the Village Planning District shall always be in conformance with the architectural traditions and design that is found in this planning district. This shall mean that all accessory buildings should be in the same material as the principal building on the parcel of land. The only exception to that requirement shall be for accessory buildings on property that is used for residential purposes in total. When the entire building and parcel of land is used for residential purposes, a modular or factory-built accessory shed constructed with "T-111" is permitted. The script and design of all signs in the Village Planning District should be consistent with the architectural details of the building to which they are attached or the building to which they refer. Wood is the preferred sign material unless the sign is attached to the window glass of the building.

An additional consideration within this planning district is the preservation and retention of the existing single-family homes and those that have been converted into multi-family dwellings. As much as possible, the

Planning Commission should discourage additional single-family home conversions and should encourage the conversion of the existing apartment units back to single-family use or to a mix of commercial and residential use. This is designed, however, to encourage single-family occupancy and not to discourage their use as single-family rental units. The community recognizes that a well-maintained and adequate supply of rental housing is an important asset that allows a diverse population to live within Ridgely.

The Planning Commission application of these design guidelines should also make it easier to convert existing single-family homes, and multi-family housing, to home-office use and to make it easier for property owners to adapt their homes for use by related members of their family that require care. By the same token, provisions should be made for accessory apartments or "granny flats" for use by family members. However, such accessory uses should have a limited life and not be used as a means of increasing the population density within this area by using former "granny flats" for rental housing for non family members. At the same time, Ridgely should make the conversion of single-family homes into owner-occupied "bed and breakfast" accommodations easier and economically viable. In working to accomplish these goals carried over from the Comprehensive Plan, the design review process followed by the Planning Commission and the approval of alteration and renovation plans for these existing buildings shall ensure that the design solutions suggested for a building are first consistent with these design guidelines because the building will usually outlive the short-term use of a particular building.

4.2 CENTRAL BUSINESS PLANNING DISTRICT

The Central Business Planning District is that part of Ridgely along Central Avenue from near Second Street northward to Oak Street. It also extends along Railroad Avenue and Bell Street to Maryland Avenue. The district also includes the first block of south Maryland Avenue. Located within the Village Planning District, it is a separate planning area designed to encourage commercial, service, and professional use for the benefit of Ridgely residents and those who live outside the town limits but that might want to use the stores and services found there.

For the most part, the existing commercial buildings in the Central Business Planning District are housed in older buildings. Some of these were converted single-family dwellings. Others were planned and built as commercial buildings. The majority of the buildings currently used for commercial purposes are located on the south side of the first block of Central Avenue. These buildings are at least one and one-half stories high. Most are of frame construction. When not frame, the buildings are constructed of brick except for the firehouse building which is cinderblock. These buildings currently used for commercial purposes are set close to the sidewalk and occupy most of the lot except for small areas to the rear of the buildings and near the alleyway that runs behind the buildings. The alleyway serves an important function as it provides access to the rear of the buildings for loading and some parking. The rear lot area also provides some space for the erection of accessory buildings. Many of the existing commercial buildings have flat fronts and large display

windows. These provide appropriate areas for the hanging of signs and other advertising materials and for the display of merchandise.

There are several other commercial buildings in the Central Business Planning District. These are spread throughout the district and include banks, a convenience store, firehouse, retail warehouse, and offices and in-home shops. There is the potential for the additional conversion of dwellings to commercial purposes. When this occurs, great care should be exercised during the conversion to ensure that the architectural character of the building is maintained and that any changes made to the building to convert it to a new and permitted use are in conformance with these guidelines.

All signs approved for the Central Business District shall be appropriate to the building to which they are attached or to which they refer. The preferred sign material is wood. Signs in artificial materials are to be discouraged as not in keeping with the architectural traditions of the Central Business District. When a request is made for a sign that is not wood, every effort should be made to recast the materials in wood unless there is no feasible alternative or there are overriding fiscal or business issues that require a sign made of artificial materials. The requirements of chain operations or franchisee operators for standardized signs shall not be sufficient reason to prefer a sign of artificial materials over wood members and surface.

Parking is always a prime consideration within commercial areas. Currently, on-street parking is the primary method used within the Ridgely commercial area. When the existing commercial properties were constructed, off-street parking was not a requirement or a necessity because of the smaller number of automobiles in private hands. However, it is a pressing concern in most communities and it will be in Ridgely in years to come. Currently only a few businesses have the room to provide off-street parking. As commercial development continues within this planning district, every effort should be made to provide for a mix of on-street and off-street parking. However, the Planning Commission shall not permit the removal of buildings for the creation of off-street parking unless it is part of an overall commercial and revitalization plan and then only if there is no feasible alternative to the removal of the building for parking. When a building is removed for parking purposed, the parking area created shall be screened from adjacent properties and there shall be an effective buffer provided along the principal street to which the parking area abuts. This effective buffer shall minimize the appearance of the parking area and the cars but it will the parking area to be visible so as to encourage its use.

5.0 ADMINISTRATION

These guidelines are a part of the land-use regulations for the Town of Ridgely. They are to be used in conjunction with the zoning ordinance and other appropriate regulations enforced in the Town of Ridgely. The administration and enforcement of these guidelines shall be the responsibility of the Planning Commission with the Zoning Administrator or some other properly designated official as the enforcement officer and staff

person for the Planning Commission. No alteration of any building or structure or any new construction shall occur in the various commercial or industrial zones in Ridgely; to any residential, commercial, or industrial building in the Ridgely Village Planning District; or to any sign in the Town of Ridgely unless the Planning Commission and the Zoning Administrator has been provided with an opportunity to review the application for compliance with the design standards.

5.1 Application

The regulations, rules, and guidance contained in these design guidelines shall apply to all new construction, to the alteration of all existing buildings and structures, the removal of any building or structure or part thereof that is visible from the public way or from the property of two or more adjacent parcels in the Ridgely Village Planning District and in the Central Business Planning District. In addition, they shall apply to the alteration or addition of any commercial or industrial building, including new construction, in the entire Town of Ridgely. They also apply to any sign that is to be erected within the limits of the Town of Ridgely. These regulations, rules, and guidance shall not be used to compel an existing building or structure to be brought into conformance with these regulations unless that building is the subject of a building permit review by the Planning Commission and/or the Zoning Administrator and it is a building to which these regulations apply.

When an application for a building or demolition permit is submitted to the Planning Commission or to the Zoning Administrator, either the Commission or the Zoning Administrator shall review the various rules and regulations that govern the granting of the building or demolition permits in the Town of Ridgely. It shall be made clear to the applicant that the review and approval of the application shall be dependent on the appropriateness of the request to these guidelines and to the other necessary laws and regulations that govern all construction, demolition, and land-use in Ridgely.

In addition to the application and permit fee, the applicant shall provide the following information to the Zoning Administrator as part of the application package:

1. Plot plan of the property to which the permit application applies;
2. Sketch on that plot plan that shows the location of all current buildings and structures on the property;
3. Notions on the required plot plan that show the various setbacks and distances between the buildings and structures and the property lines;
4. Design policy statement for the property as prepared by the applicant;
5. Sketches or builder/architects drawings of the proposed construction; and
6. Additional material that may be required of the applicant or by the Zoning Administrator because of the nature of the application.

The Planning Commission, in conjunction with the Zoning Administrator or some other recognized individual given this responsibility by the Town Commission, shall have the responsibility to determine the current

architectural features and styles of the existing constructions on the property for which the application has been submitted. The Planning Commission shall also have the responsibility to ensure that these guidelines are properly followed and that the proposed construction is compatible with the existing architecture on the property and within the Planning District for which it is proposed.

5.2 Hardship Exception

The Planning Commission shall have the authority to grant a financial hardship exception to these guidelines. However, it might be more appropriate for the Planning Commission and the applicant to work together to arrive at an appropriate design solution to the proposed project.

5.3 Appeals from the Decisions of the Planning Commission and the Zoning Administrator

Any party that or who has submitted an application for a building permit to the Zoning Administrator or the Planning Commission and believes that either has not properly enforced and interpreted these guidelines may appeal that decision as it applies to their permit application in the manner and method as described in the Zoning Ordinances for the Town of Ridgely and as provided by the Commissioners of Ridgely.

APPENDIX 1

DEFINITIONS

The intention of definitions of particular words and phrases is to be as specific as possible and to avoid alternate meanings. Whenever there is a dispute over the exact meaning of a word that might be used in this ordinance, the Planning Commission, Zoning Administrator, the Board of Appeals, and others charged with the enforcement of this design guideline should be guided by the definition included in this ordinance, by the generally accepted meaning of the word or phrase, and by the goals and philosophies of this ordinance, the Zoning Ordinance, and the Comprehensive Plan.

Throughout the length of this ordinance the following rules shall apply to this document:

1. The words "shall" and "will" are mandatory commands;
2. The word "should" is not mandatory on the Town of Ridgely or its Planning Commission, or the Zoning Administrator and others charged with the enforcement of this design guideline. However, the Planning Commission may interpret the use of the word "should" to be mandatory if the circumstances of the application or the requirements for review warrant such an interpretation. The Planning Commission shall be the arbitrators of the appropriate use of the word "should";
3. Unless the context otherwise specifies, words used in the present tense shall include the future, words used in the singular shall include the plural, and words in the plural number shall include the singular;
4. Words that might be construed to indicate gender and gender neutral and are not intended to refer exclusively to one gender or sex over another;
5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity;
6. The words "building" or "structure" includes the other and any part thereof;
7. The phrase "use for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," or "either/or," the conjunction shall be interpreted as follows:
 - a. "And" indicates that all the connected items, conditions, provisions, or events shall apply;
 - b. "Or" indicates that the connected items, conditions, provisions, or events may apply separately or in combination;
 - c. "Either/or" indicates that the connected items, conditions, provisions, or events shall apply separately but not in combination;
9. The word "includes" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character;

10. Words and terms not defined herein shall be interpreted in accordance with their normal or most common dictionary meaning; and
11. Those words and terms that are defined in the Zoning Ordinance or in the Comprehensive Plan shall have the same meaning and application in this ordinance as they have in those two ordinances and plans.

APPENDIX 2

ARCHITECTURAL TERMS AND DEFINITIONS

1. **Architectural Style:** the term used by architectural historians to quickly describe the design and appearance of a building or structure. Most usually it is based on the overall design and the decorative elements of a building. These include siding material, roof shapes, windows and doors, and applied ornament such as columns and decorative trim. Style can also be defined by the floor plan of a building. This is especially useful for vernacular and common buildings that might have fewer stylistic details. The most common floor plans used in the mid-Atlantic states are center-hall and side-hall. These can be further modified by counting the number of openings (windows and doors) on the first floor front. The usual number is either three or five. In assigning a style label to a building, it is important to note that a building may include details and motifs from more than one period. This is especially true for older buildings that have been modernized and improved over the years.
2. **Colonial-Revival:** a style of architecture that became popular in the late nineteenth century and that continues to be popular to the present. The principal elements of this style are its use of details from the colonial period of this country including classical columns, hip roofs, gable roofs, heavy moldings, and multi-paned windows. Colonial-Revival buildings often incorporate features from a variety of architectural style periods
3. **Federal:** in general, this style of architecture continued the use of classical Greek and Roman details that became popular during the eighteenth century. Buildings in this style tend to range from about 1780 to about 1820/30. Common features included multi-paned windows, fanlights, classical columns and capitals, decorated wood or brick entrances, raised foundations, and woodwork that are not as heavy as that found during the earlier period. Not all Federal period houses will have all the features that are typical of the style.
4. **Four-Square:** a twentieth-century building domestic building style that produced mostly square buildings with hipped roofs. The buildings tend to have Colonial-Revival architectural details in woodwork and trim.
5. **Gable Roof:** this is the most common form of a roof in the local region. It consists of two sloping sides that meet at a ridge. The ends are extensions of the side walls.
6. **Georgian:** named for the Georges who were the Kings of England during the eighteenth century, this style describes the classically inspired architecture of the

American Colonies. This was an important period in American architecture because the older vernacular forms of building were transformed into a more balanced and regular system of design and construction. Windows began to get larger during this period. Floor plans became an important means of defining the use of space. Entrances tended to be either in the center or set off to one side and placed at the head of some form of a stair hall. On the front facades, the windows and doors of each floor were regularly set and placed over each other. Also, buildings became more decorated.

7. Georgian-Revival: another term to describe Colonial-Revival architecture.
8. Gothic-Revival: an architectural style that was popular for domestic buildings from about 1840 to 1870. The style has been popular for ecclesiastical buildings throughout the nineteenth and twentieth centuries in this country. Distinguishing features of this style include the use of lancet or pointed-arch windows, heavy sawn roof and window trim that often includes sharp angles or individual units that extend either upward or downward beyond the body of the trim. Columns were sometimes thinner than earlier periods and the shafts were not always round. The capitals were often more heavily carved and decorated. Porches were common for domestic buildings.
9. Greek-Revival: a style that borrowed heavily from Greek and Roman architecture. Sometimes called Classical-Revival, the style has always been popular for church and government buildings. Buildings tend to have a gable roof that faces front; in imitation of Greek temples. The use of columns, pilasters, and carved capitals was popular. Cornice lines tend to be heavy and to have medallion blocks and wide entablatures. Front porches were a common feature for domestic buildings.
10. Hip Roof: this roof style was popular in the early nineteenth century and again in the early twentieth century. It may look like a pyramid on some examples because its four sloping sides that rise up from the walls may join close together at the top. However, there is usually some length of ridge line at the top. Some hip roofs end in a flat platform for a widows walk or in a long ridge line.
11. Historic Property Considerations: Special review qualities and requirements for properties that are listed on the National Register of Historic Places, that are considered and judged by the Planning Commission to have significant historic merit, that are included within the proposed Ridgely Historic District as defined in the Comprehensive Plan, or that are judged worthy of additional review because of the significance of the building as determined by outside agencies

such as the Maryland Historical Trust or the National Park Service.

12. Industrial: this is a nonspecific term for post World War II or post 1945 buildings that were designed and built for a wide variety of industrial and warehousing functions. In general, these buildings have flat roofs. There is very little architectural detail on the buildings; the windows and doors have almost no surrounds and are not marked from the rest of the building with any particular trim or other detail. These buildings have no reference to the historic architectural styles common to other periods of American architecture. Rather, they are part of a tradition of twentieth-century architecture that is somewhat international in design and that was meant to strip away style and embellishment to reveal the form and function of the building.
13. Italianate: a form of architecture that became popular in the 1850s and remained popular until the end of the nineteenth century. The style features heavy, decorative cornices and flatter roofs. Palladian windows are a common feature. Porches were usually used on domestic buildings. This style was also the most common commercial building style during the last half of the nineteenth century.
14. Mansard Roof: a two-part roof that consists of a lower section that looks like a hip roof and an upper section that folds as a more shallow angle that also looks like a hip roof.
15. Modern: this is a broad term that is often used to describe the design of buildings erected after 1920. It became especially popular for government, commercial, and industrial buildings after 1945. Residential buildings are rarely described as being in the modern style except as a means to refer to the age of the building.
16. Modular: the term modular may refer to any of a variety of prefabricated buildings. It may also refer to buildings that are constructed of predesigned and engineered panels or units that are factory produced and assembled on the job site.
17. Romanesque: this style of architecture was popular for commercial and government buildings during the 1870 to 1910-period. It was especially popular with rural banks. It is usually used on stone or masonry buildings. It features rounded arch windows and doors and it might have some tower structures. The wall covering is usually heavily carved and decorated. Terra cotta was a popular decorative motif.

18. Second-Empire: popular during the 1880s and 1890s, this form of architecture is usually found with a mansard roof. Many of its decorative elements are classical in detail; but there are often some gothic elements as well.
19. Story: a story shall mean any floor that is totally above the ground level and that is at least eight-feet high. A half-story shall be any floor that is above the principal or main floor and that is light by natural light through at least two windows that open and that is high enough for an average size person to stand erect at the center and for a space of two feet on either side of a center line.
20. Queen Anne-Style: this style was extensively used during the 1880s and into the first years of this century. It is usually distinguished by the use of some classical details such as windows, cornices, columns, and other decorative elements. However, its principal decorative feature is the use of an asymmetrical facade. Towers and projecting bays became popular with this style.
21. Vernacular: this term has had a very specific meaning but in recent years it has come to mean any building that does not fall into one of the generally recognized styles identified by architects and architectural historians. Its proper meaning is to designate and label a building that was designed and constructed by using the folk architectural and craft traditions of a specific culture; especially the architecture of immigrant populations in a new setting. As it tends to be used at the present, the term often is meant to label a house that does not appear to have specific architectural details and is a catchall phrase that is used to denote "everyday" architecture. It is for this reason that the use of floor plan-based identification methods are favored by students of vernacular, traditional, and "everyday" architecture.
22. Victorian: named for the reign of Queen Victoria of England, the term marks the years from about 1840 to 1900. Its use as an architectural term means any building built during that time period and that might have features of the more specific architectural periods used during the period. It is a more general term than the other descriptive terms.
23. Tudor-Revival: a popular style from about 1910 to about 1940, it describes those buildings that have some form of half-timbering on the facade along with some stucco decoration or wall covering.

APPENDIX 3

ARCHITECTURE AND DESIGN IN THE TOWN OF RIDGELY

The Town of Ridgely was laid out in 1867 by a small group of land speculators who were hoping to take advantage of the new railroad line being constructed from the main Pennsylvania Railroad line in Delaware to the Town of Easton in Talbot County, Maryland. These men were not an isolated group but part of a movement that was encouraged by the owners of the Pennsylvania Railroad to settle lands along the railroad lines being introduced into Maryland's Eastern Shore as well as the existing lines in Delaware. New towns were created along the rail lines and farms were advertised for sale when convenient to the railroad.

Only three buildings were built that first year in Ridgely but the layout of the Town was firmly established. All streets run at right angles to each other and all properties were provided with rear alleyways. In addition, Ridgely was distinguished with an extremely wide main street. Central Avenue is sixty-feet wide; the only one of its kind on the Eastern Shore and rare in any rural community.

As a new community founded in the last half of the nineteenth century, the architectural styles found in the community reflect the popular styles of the later portions of the nineteenth century and the first three decades of the twentieth century. Accordingly, Georgian and Federal style buildings do not exist in Ridgely. Also, no early vernacular styles adapted during the earliest years of settlement are found in Ridgely. For instance, there are no log buildings in the community although such buildings do exist on some of the farms that surround Ridgely.

The popular residential styles in Ridgely are the revival styles that incorporate gothic and classical details such as pointed-arch and round-arch windows, Palladian windows, Doric and Tuscan columns, dentals and brackets on fully-developed and detailed cornices. Also, many of the homes in Ridgely have raised foundations; partially to elevate the homes out of the ground and partially to provide additional height and presence to the buildings. Most roofs are formed as gable roofs with the ridge being parallel to the street; except for a number of residential buildings that were built on the narrow lots common to the Village Planning District and constructed so that the front end is a gable end and the ridge is perpendicular to the street. Many of the roofs in Ridgely are decorated with dormers and some have towers that extend from the ground and form part of the roof. Almost all of the buildings in Ridgely have brick chimneys; many of which have some form of cap decoration.

As is common in many rural communities, the majority of the larger and architecturally detailed dwellings are located along Central Avenue; the main street in Ridgely. Almost all of the dwellings along this street are large dwellings that are set back somewhat from the front of the street; thirty and forty feet is the norm for many of these buildings. Among the exceptions to this rule are the buildings along the east side of Central Avenue such as the Ridgely House and those houses in that first block back from the railroad tracks. Along this side of the street, the common setback is only about twenty to thirty feet. Also, the west side of this first block of Central Avenue contains the primary commercial strip in Ridgely. This long row of buildings is built at the edge of the present sidewalk and about ten feet from the edge of the road and curb. These buildings occupy the entire width of the property and have very little rear yard space. The predominant architectural style of the commercial buildings is Italianate and Classical. Some of the buildings have been altered in the past thirty years and have lost their original details due to new facades but most of these new facades have been placed over the original facades and they could be restored without a considerable effort.

Away from Central Avenue, the majority of the dwellings are smaller two-story, frame buildings. Almost all of them are frame. These homes were mostly occupied by the skilled workmen and tradesmen employed by the canning and packing houses and related businesses in Ridgely. Built on fifty-foot wide lots, most occupy almost the entire width of their lots and most roofs are set parallel to the street. Those that are set into the middle of their lots tend to be gable-front buildings with a simple two-bay facade; a door and a window. Front porches are very common and define almost every dwelling constructed prior to 1940. Ornamentation of these homes is simple. Most porches are supported by turned posts with some scroll-sawn brackets. There are a number of buildings that have Gothic-Revival dormers and gable-end windows. Other dormers and details reflect the Colonial-Revival influence common to the period after 1890 in Ridgely architecture. When the traditions of the Queen Anne architectural style are present in Ridgely buildings, it is most noticeable in the irregular facades and the projecting wings on the front facades.

The most popular ecclesiastical architectural tradition in Ridgely is the Gothic-Revival. The churches that were constructed during the end of the nineteenth century are decorated with gothic-arched windows and have gothic trim and dormers on the roofs. The Methodist Church on Central Avenue retains its decorative sawn shingles on the upper floor and on the small and narrow tower on the side of the building.

The industrial buildings that remain in Ridgely were mostly constructed after 1940. They are mostly masonry block or brick buildings with flat roofs. The floor plans of these buildings reflect the original use and subsequent alterations. There is very little in the way of architectural detailing on the industrial buildings; as was appropriate in the era during which they were originally designed.

APPENDIX 4

DESIGN STANDARDS

IN

ADDITIONAL PLANNING AND ZONING DISTRICTS

NORTHEAST PLANNING DISTRICT

The Northeast Planning District is located east of North Central Avenue and north of the Railroad line. This Planning District is primarily a mixture of agricultural space, residential space, and government services. There is a small industrial zone within this planning district that is located along the railroad and near Maple Avenue and Belle Streets. The current industrial buildings occupy most of the available industrial space within this planning district's allowable industrial area. These buildings are mostly brick and date to the middle of the twentieth century. There have been some recent additions to the buildings.

New commercial or industrial construction in this planning district shall conform to the overall architectural tradition of the existing industrial and commercial building. Because the industrial and commercial area is surrounded by a residential community and because it is located adjacent to the Central Business District, great care should be taken by the Planning Commission to ensure that inappropriate design features or new construction is not visible from the residential community or from the Central Business District.

NORTH PLANNING DISTRICT

The North Planning District is mostly open agricultural space. The district is located between Cow Barn Road and Route 312 (North Central Avenue) and between the northern bounds of Ridgely and Liberty Street. At the present time, there is only a small commercial operation in this planning district. The commercial buildings are a single story and have grown over the years into its present appearance without much consideration for architectural style.

When permit applications are received for the existing or for new commercial or industrial buildings in this planning district, the applicant should be encouraged to ensure that the new additions or developments are appropriate to the surrounding residential community and that they provide an appropriate entrance building to the Town of Ridgely from the north. Because of the close quarters of the development in this area, special attention should be paid to the rear and sides of the buildings to ensure that there is not a negative impact on the surrounding residential community.

Signs in this planning district should be wood and not of artificial materials. Franchise or chain operation signs shall be made to conform to these design guidelines.

SUNRISE AVENUE PLANNING DISTRICT

The Sunrise Avenue Planning District is that area east of Sunrise Avenue. It extends to the railroad line on the north and to Route 480 on the south side of the district. This area is intended to be a direct extension of the Village Planning District and a residential area that has the same pattern of streets and alleys as does the Village Planning District. Commercial development is permitted in the portion of this planning district that is located along Route 480 (East Sixth Street).

At the present time there are no commercial buildings in this planning district. Because of its location, greater flexibility may be allowed in the design of industrial or commercial buildings in this planning district. However, this area does serve as an entrance to Ridgely and the review of proposed commercial or industrial buildings should ensure that the design, scale, and massing of any proposed building are appropriate to Ridgely. Accordingly, buildings should not be more than two stories high and flat roofs are discouraged. Buildings might be frame or masonry. Metal panel construction without an appropriate siding material is not permitted. Among the permitted and appropriate siding materials are wood, artificial siding materials that resemble wood but whose decorative and imitation wood pattern is not too wide, brick and stone, and stucco. Cinderblock and panel sheets commonly known as "T-111" are not appropriate or permitted as a finished or exterior surface.

Careful consideration should be given to all of the exterior sides to ensure that any development that might occur to the rear or sides of the commercial or industrial building does not present a stark and unattractive appearance to any residential community that might be developed nearby. An architectural solution to the appearance of the rear and sides of the appearance of these buildings is preferred but the use of effective and well-maintained use of landscape screening and fencing might be an alternative solution. Any screening that is established as a buffer should be part of a development agreement that requires the current and future property owners to always properly maintain the landscape buffer.

There are no specific design guidelines for signage in this planning district enacted at this time. All signs erected in this planning district shall be appropriate to the design of the buildings to which they are attached or to which they refer. Franchise or chain operation signs are permitted as standardized for those operations except that they shall conform to the zoning regulations for signage as adopted by the Town of Ridgely.

COW BARN ROAD PLANNING DISTRICT

The Cow Barn Road Planning District is in the north west corner of Ridgely and west of Cow Barn Road. Its southern boundary is the industrial area along Bell Road. Much of this land is owned by the Town of

Ridgely and used as part of the spray fields for its sewage treatment system. This area is primarily considered a residential area without an allowance for commercial or industrial uses. Any commercial or industrial operations that are allowed in this planning district must be housed in buildings that comply with these regulations.

Accordingly, buildings should not be more than two stories high and flat roofs are discouraged. Buildings might be frame or masonry. Metal panel construction without an appropriate siding material is not permitted. Among the permitted and appropriate siding materials are wood, artificial siding materials that resemble wood but who's decorative and imitation wood pattern is not too wide, brick and stone, and stucco. Cinderblock and panel sheets commonly known at "T-111" are not appropriate or permitted as exterior finished surface.

Careful consideration should be given to all of the exterior sides to ensure that any development that might occur to the rear or sides of the commercial or industrial building does not present a stark and unattractive appearance to any residential community that might be developed nearby. An architectural solution to the appearance of the rear and sides of the appearance of these buildings is preferred but the use of effective and well-maintained use of landscape screening and fencing might be an alternative solution. Any landscape buffer established as part of the design review of a project under these regulations shall be part of a development agreement that requires the current and future owners of the property to properly maintain the landscape buffer.

Signage shall be of wooden materials and shall be appropriate in design and style to the building to which it refers or to the building to which it is attached.

SOUTH PLANNING DISTRICT

The South Planning District is the area south of Route 480. This area does serve as part of the entrance to Ridgely and therefore, its buildings are highly visible along Route 480. Currently, this area includes a mix of residential dwellings located in commercial and industrially-zoned areas, some light industrial buildings, and a few commercial operations. There is little buildable space left in this district. Any new commercial or industrial activity proposed and allowed within this planning district should be consistent in use and scale with the existing development and appropriate for the people of Ridgely and others who live in northern Caroline County.

Accordingly, buildings should not be more than two stories high and flat roofs are discouraged. Buildings might be frame or masonry. Metal panel construction without an appropriate siding material is not permitted. Among the permitted and appropriate siding materials are wood, artificial siding materials that resemble wood but who's decorative and imitation wood pattern is not too wide, brick and stone, and stucco. Cinderblock and panel sheets commonly known at "T-111" are not appropriate or permitted as finished exterior surfaces.

Panel sheets that are commonly known as "T-111" are permitted for use on accessory buildings for properties that are solely and completely used as residential properties.

Careful consideration should be given to all of the exterior sides to ensure that any development that might occur to the rear or sides of the commercial or industrial building does not present a stark and unattractive appearance to any residential community that might be developed nearby. An architectural solution to the appearance of the rear and sides of the appearance of these buildings is preferred but the use of effective and well-maintained use of landscape screening and fencing might be an alternative solution. Any landscape buffer that is established as a result of the design review of a property shall be properly maintained by the current and future owners and shall be carefully controlled and monitored as part of a development agreement between the owner and the Town of Ridgely.

Franchise and chain operation signs as developed in a standardized pattern are permitted in this planning district provided that they comply with the zoning regulations for signs as adopted and enforced by the Town of Ridgely. Signs overall should be appropriate to the building to which they are attached or to which they refer.

SUNSET BOULEVARD INDUSTRIAL PLANNING DISTRICT

The Sunset Boulevard Industrial Planning District is that area located west of Sunset Boulevard and extending to and including Bell Street. It includes the industrial area along Bell Street and along Sunset Boulevard and extends to the town boundaries on the west and south. If commercial or industrial uses area proposed for the vacant land in this area, a careful analysis of minimum lot size and setbacks should be considered by the Planning Commission and by the Town Commissioners. The analysis should be flexible so as to allow the best use for the property and so that the future enjoyment of the property by the owners and by Ridgely residents is not harmed.

The land within this planning district is the most industrialized in Ridgely. Also, this is the preferred area to which to attract industrial uses as it is mostly removed from the residential community of Ridgely. However, there are some residential uses along Belle Street, Railroad Avenue, and Sunset Boulevard that might be negatively impacted by commercial or industrial buildings that are out of scale and character with the types of commercial and industrial buildings already found in this planning district. Great care should be taken in the review and approval process to ensure that there are no negative architectural impacts on the residential communities that about this industrial planning district. However, these should be balanced against the fact that this area has always contained industrial buildings and that, in some cases, these industrial uses predated the existing residential buildings. Accordingly, these guidelines should not be used to hinder the industrialization of the existing industrial area of Ridgely.

Because of the existing nature of the buildings in this planning district, acceptable exterior materials will include wood, brick, stone, and all forms of masonry materials and other artificial building materials. Metal framed and clad buildings are permitted. Pitched roofs are not required.

Signage in this planning district should be appropriate to the design and materials of the building to which they are attached or to which they refer. Standardized corporate or franchise signs are permitted provided that they comply with the zoning regulations for signs as adopted and enforced by the Town of Ridgely.

SUNSET BOULEVARD RESIDENTIAL PLANNING DISTRICT

The Sunset Boulevard Residential Planning District is a small area located along Route 480, west of Sunset Boulevard and extending northward to the industrial section of this part of Ridgely. At the present time there are no industrial or commercial buildings located in this planning district and current zoning regulations do not allow for industrial or commercial uses in this planning district.

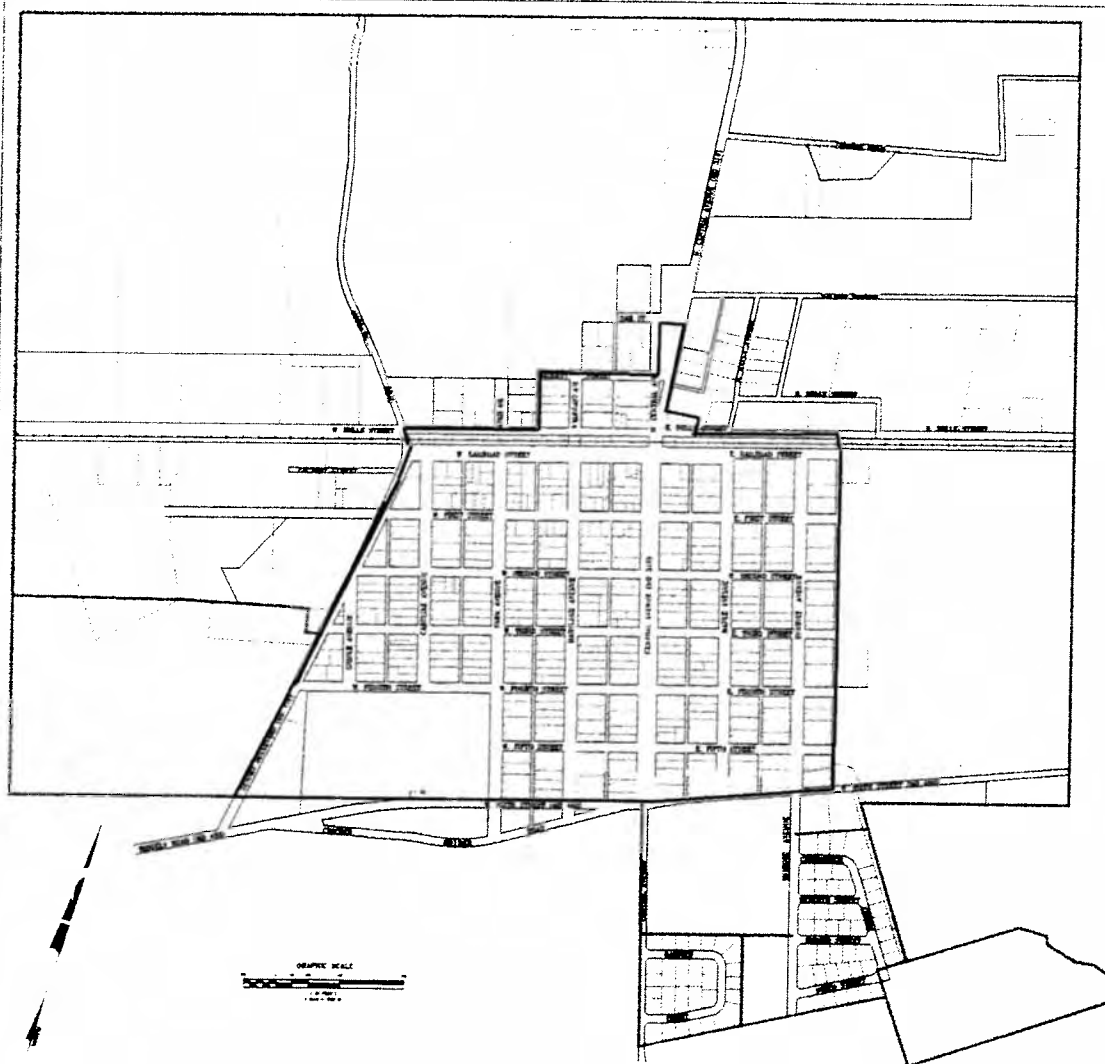
This area is located outside of the Village Planning District. However, when and if residential buildings are located in this planning district they should not be out of scale for the residential buildings in Ridgely. Pitched roofs are encouraged for all buildings located in this planning district. In addition, the architectural design should mirror that found within the core village of Ridgely. Residential architectural solutions to multi-family housing or clustered single-family homes from the decades of the 1950s to the 1980s with stark and undecorated exterior features are discouraged. Rather, the neotraditional architectural trends of the recent past that utilize late nineteenth and early twentieth century designs are encouraged. Among the important features of this most recent architectural revival are the uses of covered porches, steeper sloped roofs, decorative trim on building facades, and less reliance on garages as part of the principal facade of the building.

APPENDIX 5

MAPS

RIDGELY MARYLAND

RIDGELY VILLAGE PLANNING DISTRICT



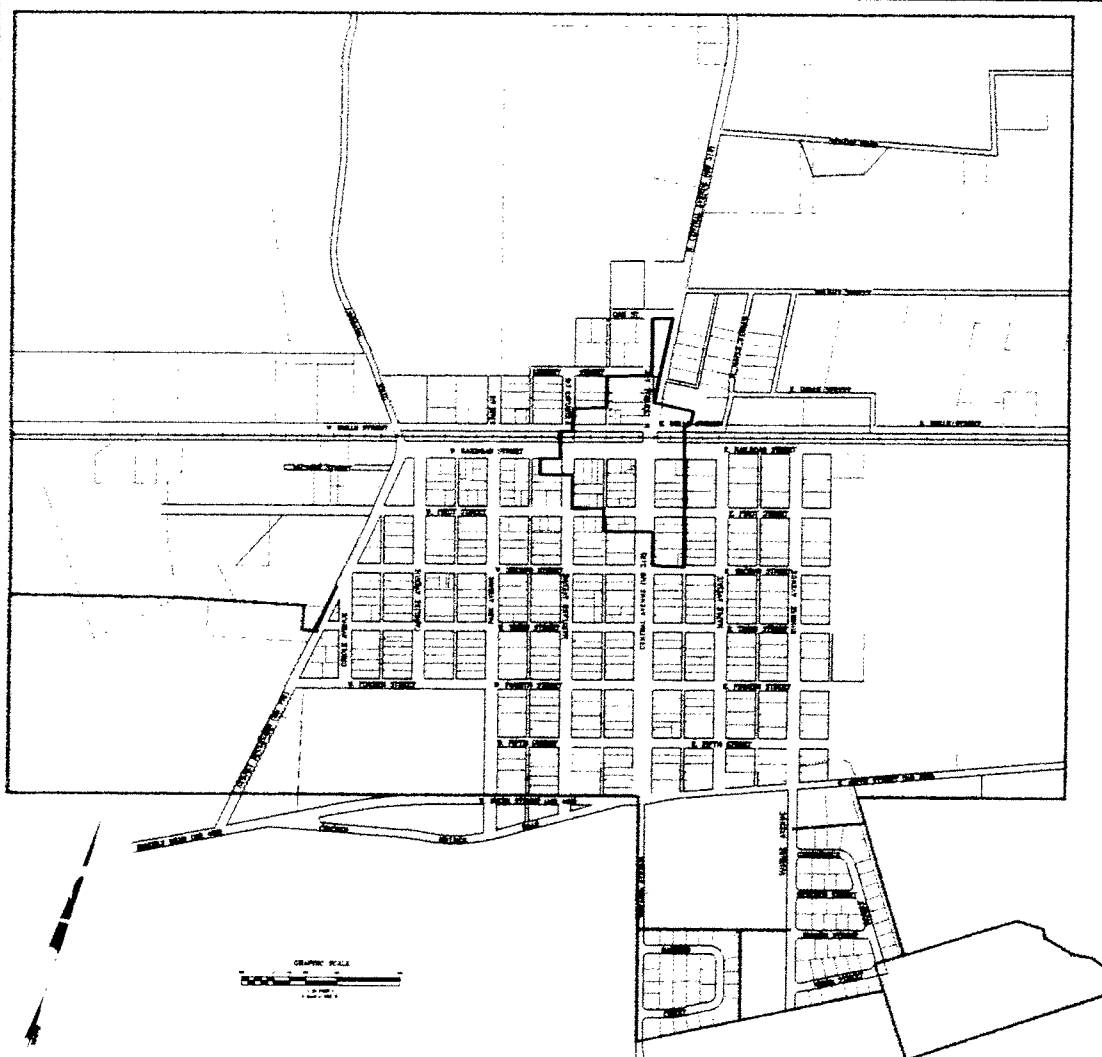
MARCH 1997

Commissioners of Ridgely
Ridgely Planning Commission

Del Sordo 1997

RIDGELY MARYLAND

CENTRAL BUSINESS DISTRICT PLANNING DISTRICT



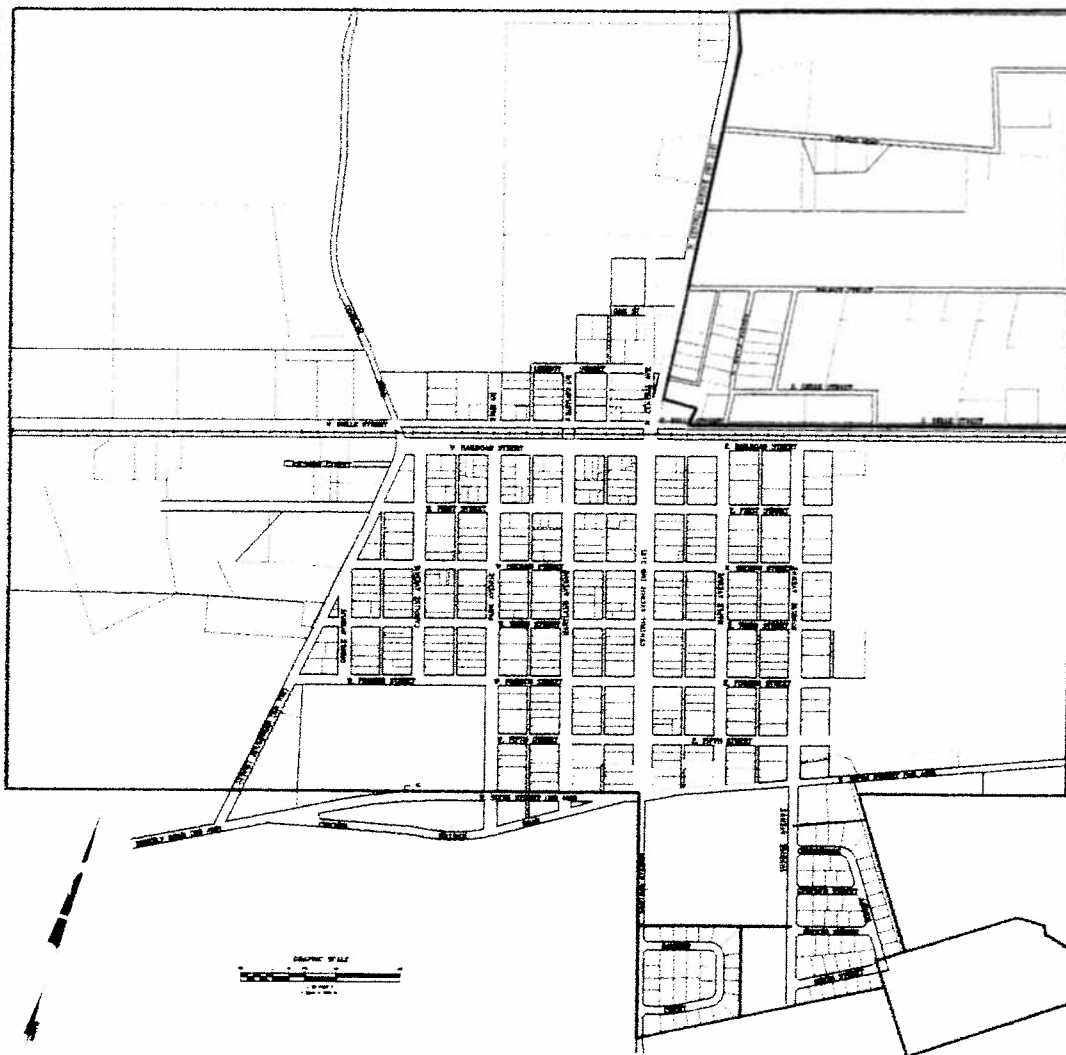
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Del Sordo 1997

RIDGELY MARYLAND

NORTHEAST PLANNING DISTRICT



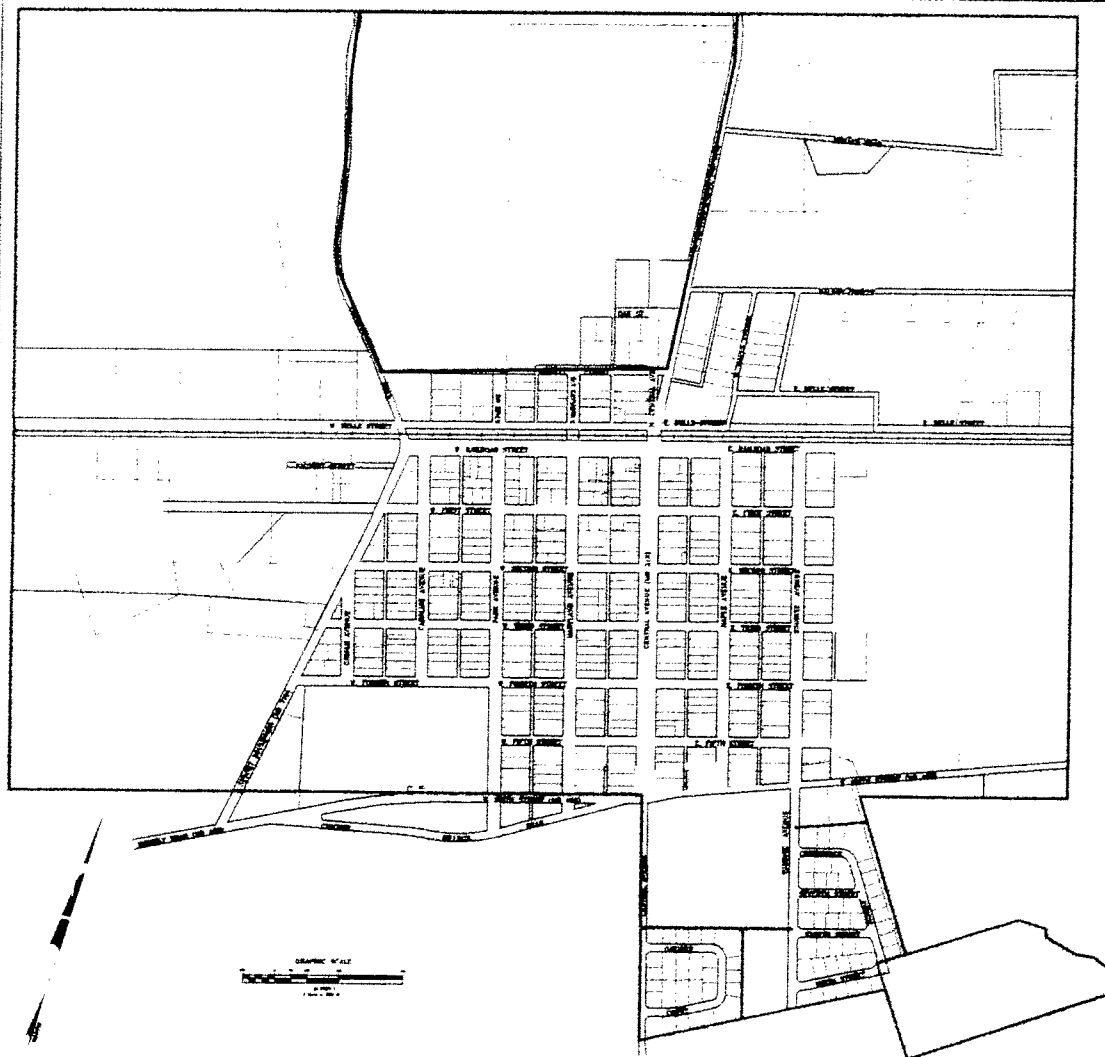
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Ridgely Planning Commission

Del Sordo 1997

RIDGELY MARYLAND

NORTH PLANNING DISTRICT



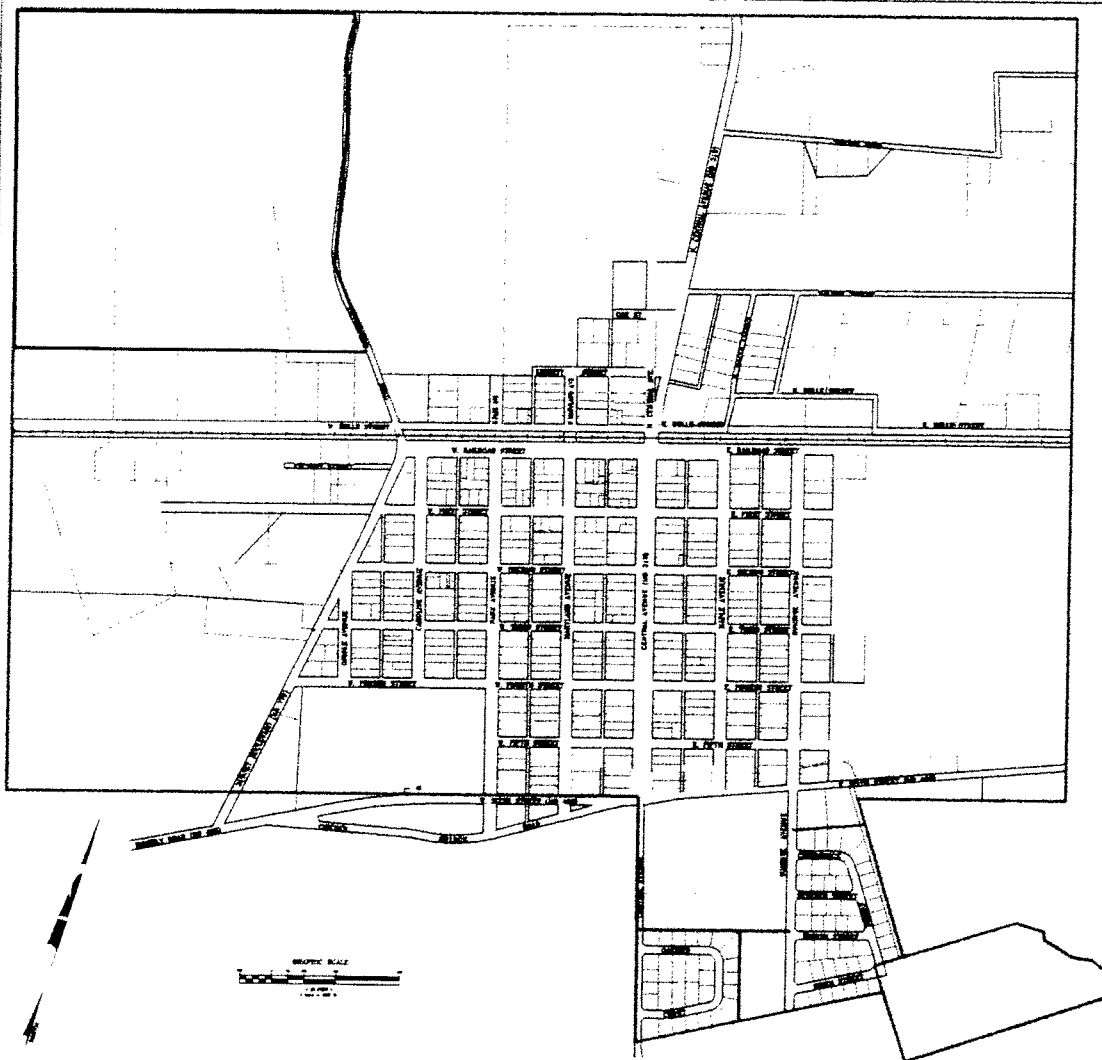
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RIDGELY MARYLAND

COWBARN ROAD PLANNING DISTRICT



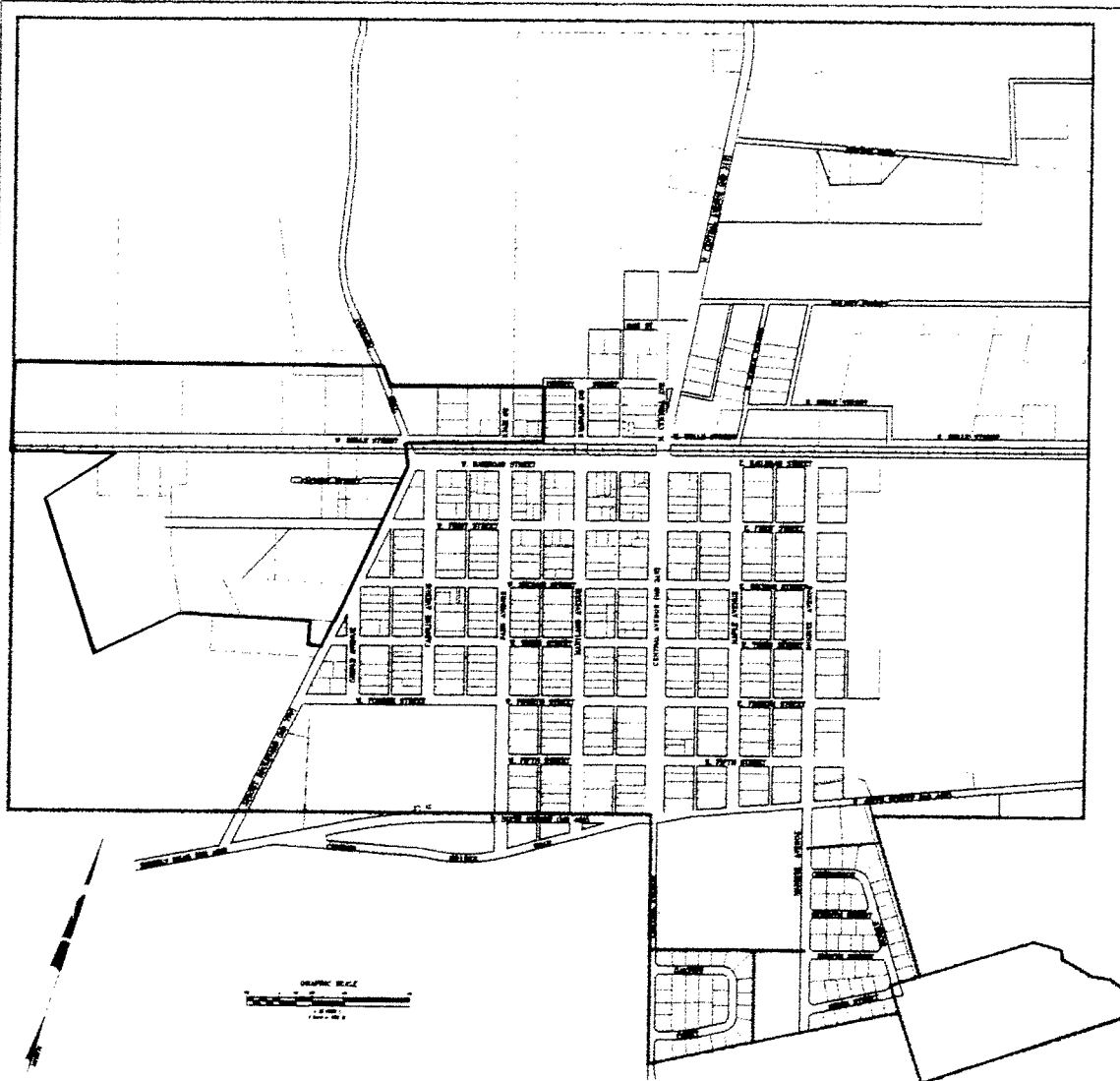
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Ridgely Planning Commission

Del Sordo 1997

RIDGELY MARYLAND

SUNSET BOULEVAR INDUSTRIAL PLANNING DISTRICT



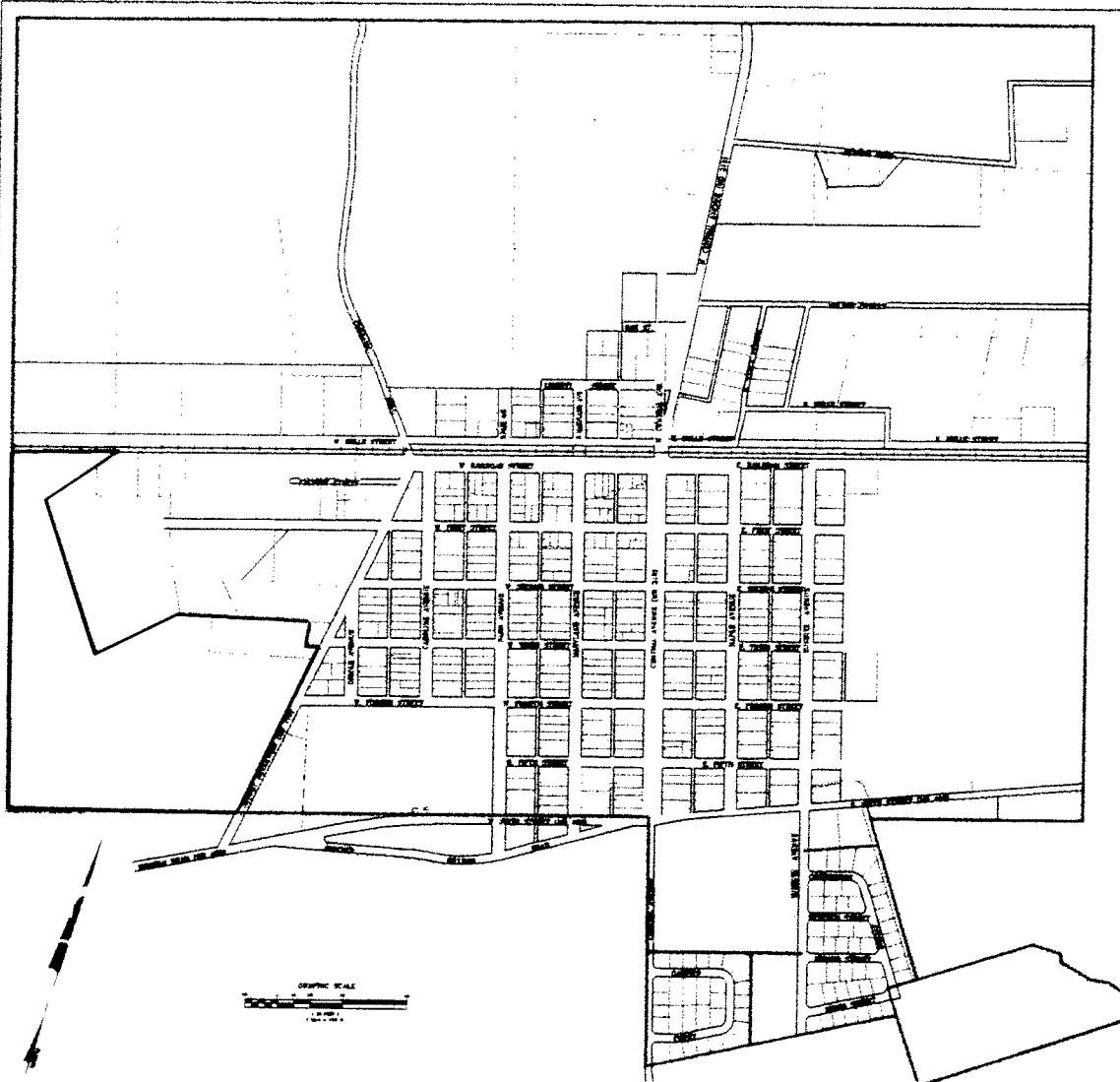
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Ridgely Planning Commission

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RIDGELY MARYLAND

SUNSET BOULEVAR RESIDENTIAL PLANNING DISTRIC



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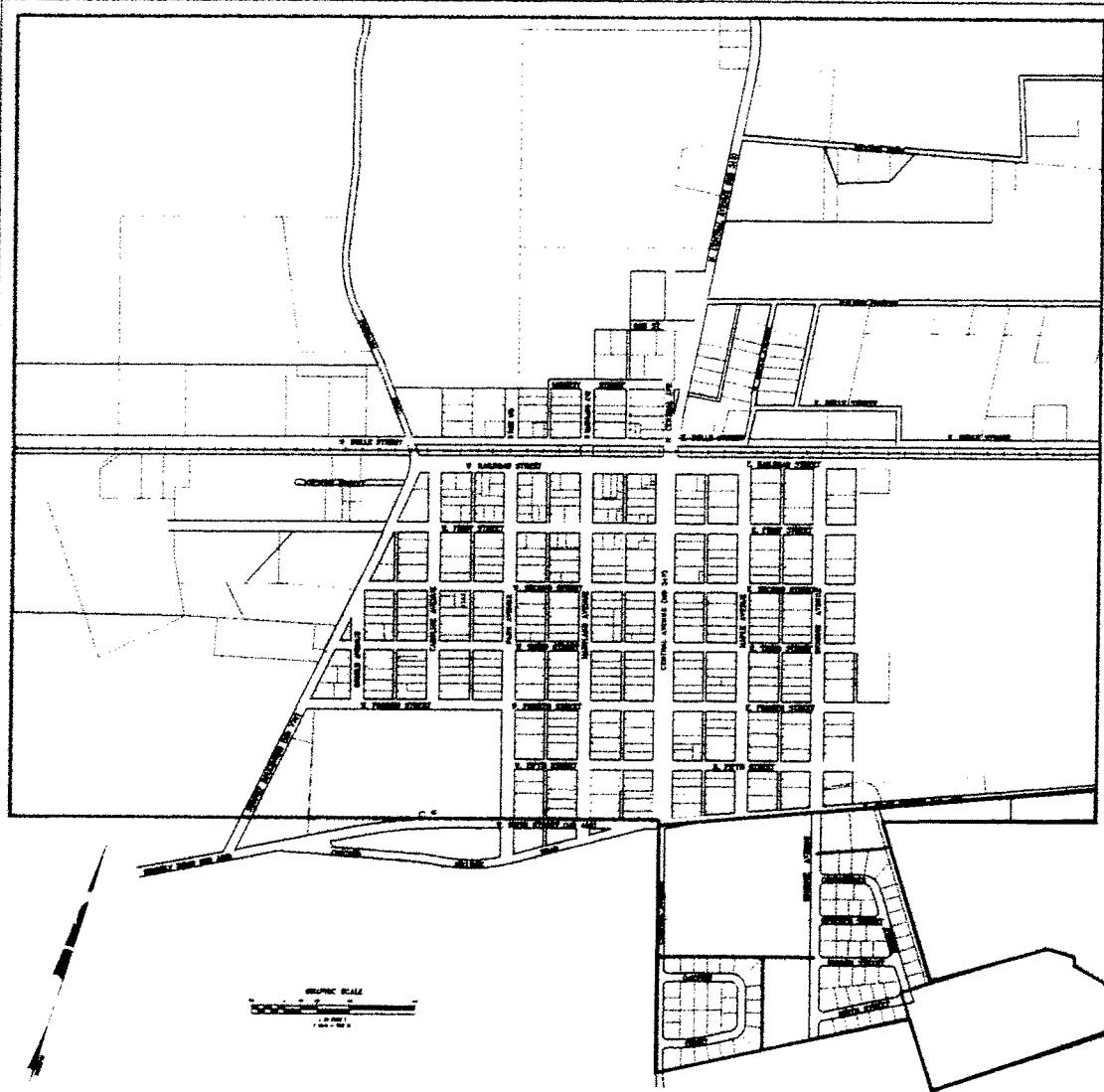
SUNRISE AVENUE
PLANNING DISTRICT'

Commissioners of Ridgely
Ridgely Planning Commission

Del Sordo 1997

RIDGELY MARYLAND

SOUTH PLANNING DISTRICT



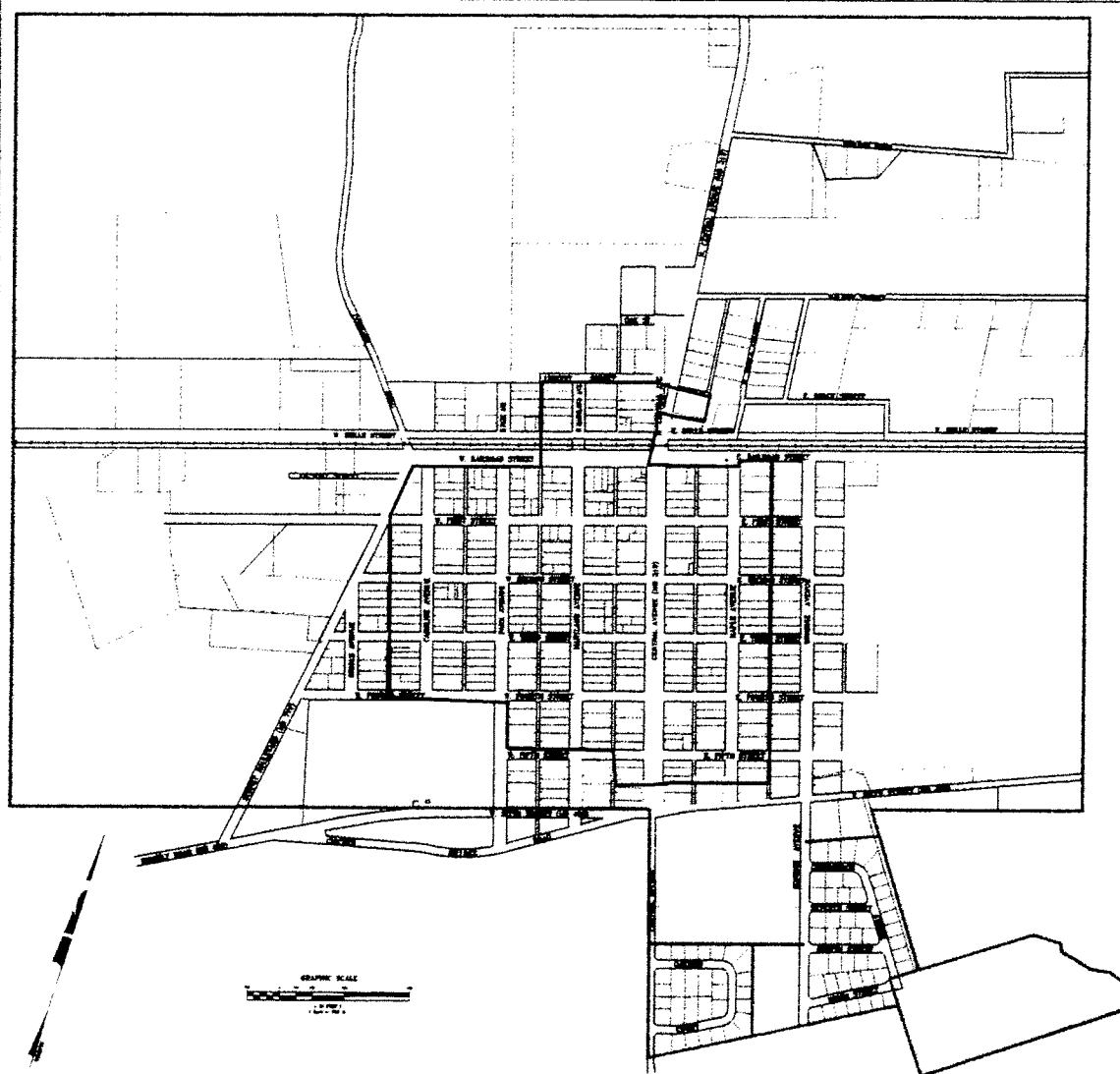
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Ridgely Planning Commission

Del Sordo 1997

RIDGELY MARYLAND

HISTORIC DISTRICT



DECEMBER 1998

HERITAGE RESOURCE GROUP
CAMBRIDGE, MARYLAND