

King Farm Design Guide

The following shall assist Homeowners in the design of individual lot landscaping.

The documents are intended to offer guidance; final location and design approval shall be obtained from the Community Architect.

Exhibit A - Landscape Maintenance & Design Standards

1. Grass/Lawn

- Lawns shall be maintained in good order & repair.
- Seeded, watered and mowed as required.
- In the event soil becomes exposed, corrective action must be implemented as soon as possible to prevent soil erosion.
- Turf areas should be kept free of weeds.
- Turf should be kept to a maximum 10" in height.
- For landscapes incorporating xeriscaping, turf grasses are discouraged and their use should be minimized. See the list of acceptable plant materials for xeriscaping in Appendix B1.
- Change to any turf area greater than 32 square feet shall be submitted for review and approval through the Design Review Application process.

2. Edging

- Maintain edging as approved and installed.
- Landscape edging shall conform to the requirements established by the 14 February 2005 memorandum.
- Edging other than that described in the 14 February 2005 lawn edging memorandum (included as an attachment to Equity 6 and available on www.kingfarm.org) shall be submitted for review and approval through the Design Review Application process.

3. Foundation Bed

- Woody plants (trees, shrubs, and ground covers), annuals, and perennials in front and side yards or any portion of lot visible from street or alley shall be maintained through normal and routine seasonal measures.
- Woody vegetation, annuals and perennials should be trimmed and pruned to avoid an unkempt appearance or hazard.
- Portions of landscape beds not covered by plantings are recommended to be covered by or other approved ground cover. For landscapes incorporating traditional plants, mulch is the preferred ground cover. For landscapes incorporating xeriscaping, bark chips, large river gravel (1 – 3") or pea gravel (3/8" approximate size) are also acceptable.
- Foundation bed areas should be kept free of weeds.
- No plant shall obstruct pathways, sidewalks, sight lines, necessary utility easements, or ingress / egress easements on privately or publicly owned streets or driveways, or as may be determined by the King Farm Architectural Design Trust.
- With the exception of seasonal plantings, change, removal or addition to a foundation planting bed must be submitted for review and approval through the Design Review Application process.

4. Planting Bed Detached from Building

- Woody plants (trees, shrubs, and ground covers), annuals, and perennials in front and side yards or any portion of lot visible from street or alley shall be maintained through normal and routine seasonal measures.
- Woody vegetation, annuals and perennials should be trimmed and pruned to avoid an unkempt appearance or hazard.
- Portions of landscape beds not covered by plantings are recommended to be covered by or other approved ground cover. For landscapes incorporating traditional plants, mulch is the preferred ground cover. For landscapes incorporating xeriscaping, bark chips, large river gravel (1 – 3”) or pea gravel are also acceptable.
- Bed areas should be kept free of weeds.
- No plant shall obstruct pathways, sidewalks, sight lines, necessary utility easements, or ingress / egress easements on privately or publicly owned streets or driveways, or as may be determined by the King Farm Architectural Design Trust.
- With the exception of seasonal plantings, change, removal or addition to a planting bed detached from building must be submitted for review and approval through the Design Review Application process.

5. Mulch

- Mulch must be maintained through normal and routine seasonal-measures.
- Mulch areas should be kept free of weeds.
- Natural dark brown and earth colored mulch is preferred. No dyed mulch.
- For landscapes incorporating xeriscaping, bark chips, large river gravel (1 – 3”) or pea gravel may be used.
- Any ground cover other than the approved types above should be submitted for review through the Design Review Application process.

6. Hedges

- Vegetation in front, side or any portion of lot visible from street shall be maintained through normal and routine seasonal measures. It is the preference of KF ADT that shrubs should be allowed to develop their natural form. As much as possible, shrubs should be pruned by hand and not be hedged.
- Hedges should be trimmed and pruned to avoid an unkempt appearance or hazard. Bed areas should be kept free of weeds.
- Portions of landscape beds not covered by plantings are recommended to be covered by other approved ground cover. For landscapes incorporating traditional plants, mulch is the preferred ground cover. For landscapes incorporating xeriscaping, bark chips, large river gravel (1 – 3”) or pea gravel are also acceptable.
- No hedge shall obstruct pathways, sidewalks, sight lines, necessary utility easements, or ingress / egress easements on privately or publicly owned streets or driveways, or as may be determined by the King Farm Architectural Design Trust.
- Change, removal or addition of plants to form a hedge shall be submitted for review and approval through the Design Review Application process.

7. Trees

- Trees should be selected for habitat and overall size, with consideration being given to the space into which they are being planted. Smaller spaces call for smaller mature-height trees.
- Trees in front, side or any portion of lot visible from street shall be maintained through normal and routine seasonal measures.
- Trees should be trimmed and pruned to avoid an unkempt appearance or hazard. Tree pruning should follow industry standards. Pollarding, lion's tailing, and topping are not allowed.
- It is recommended that a grass-free area be installed around all trees. It is recommended that the ring or bed around a tree or adjacent trees not covered by grass or plantings be covered by mulch. For landscapes incorporating xeriscaping, bark chips, large river gravel (1 – 3") or pea gravel are also acceptable.
- For landscapes incorporating xeriscaping, large plants with distinctly upright habits may be treated as trees.
- Mulched areas should be kept free of weeds.
- No tree shall obstruct pathways, sidewalks, sight lines, necessary utility easements, or ingress / egress easements on privately or publicly owned streets or driveways, or as may be determined by the King Farm Architectural Design Trust.
- No live trees with a diameter in excess of four inches, measured twelve inches above ground, or flowering trees in excess of two inches similarly measured may be removed from a lot without application to and approval by the Community Architect and the King Farm Architectural Design Trust through a Design Review Application.
- One tree may be added to a single-family house lot without design review. A letter must be submitted to management notifying them of the tree installation.
- No live trees may be removed from Community Property without application to and approval by the City of Rockville in accordance with the City's Forest and Tree Preservation Ordinance and any conservation easements that may now or hereafter be granted by the city in connection with afforestation.

8. Bushes

- Bushes in front, side or any portion of lot visible from street or alley shall be maintained through normal and routine seasonal measures.
- Bed areas should be kept free of weeds.
- No plant shall obstruct pathways, sidewalks, sight lines, necessary utility easements, or ingress / egress easements on privately or publicly owned streets or driveways, or as may be determined by the King Farm Architectural Design Trust.
- Change, removal or addition of three or more bushes must be submitted for review and approval through the Design Review Application process.

9. Statuary, Boulders and Other non-Paving Hardscape Elements

- Non-paving hardscape elements may include statuary, boulders, large stones, small fountains, or fountains.

- The height, width, material and location of non-paving hardscape elements will be reviewed through the Design Review process by the King Farm Architectural Design Trust.
- No non-paving hardscape element introduced into a landscape shall obstruct pathways, sidewalks, sight lines, necessary utility easements, or ingress / egress easements on privately or publicly owned streets or driveways, or as may be determined by the King Farm Architectural Design Trust.
- The removal of any existing non-paving hardscape element shall be accompanied by restoration of landscaping; and such landscaping shall be in compliance with appropriate portions of this document.
- For xeriscaped landscapes, boulders and larger stones shall be of a color and texture consistent with any smaller stone, river rock, or gravel used as ground cover or mulch.

10. Miscellaneous

1. Owner shall keep each Lot owned by such Owner, and all improvements therein or thereon, in good order and repair and free of debris in a manner and with such frequency as is consistent with good property management and the Community-Wide Standard as established by this Standard.
2. Plantings, hedges, trees, bushes that cross public pedestrian pathways from the ground surface up to 7' shall be considered an obstruction.
3. Native plants and non-native naturalized plants are preferred for use in residential lot landscaping within King Farm.
4. Plants with multi-season appeal are desirable. Characteristics such as flowering, fall color, and manageable habit provide multi-season appeal.
5. There is a "Memorandum of Understanding for Maintenance of Certain Public Rights of Way in King Farm" with the City of Rockville located in the document section of the King Farm web site for review.
6. Patios, walkways and paths are reviewed under the patio section of the guidelines.