

FACILITIES GUIDELINES

1. TOT LOT

DEFINITION Basic facility with play features to support 5 activities for Tots (ages 0 - 6).

AREA Minimum area 1,000 sf.

POSSIBLE ACTIVITIES Climbing, Swinging, Spinning, Sliding, Balancing, Jumping, Hanging, Creative Play, Crawling, Hiding, Rocking, Rolling, Bouncing, Digging, Sand and Water Play.
Must Include: Climbing and Sliding.

SETBACKS 30 feet from building.
 30 feet from curb.

Setbacks may be reduced in multi-family communities provided that other measures, such as landscaping and fencing, are used as necessary to achieve compatibility.

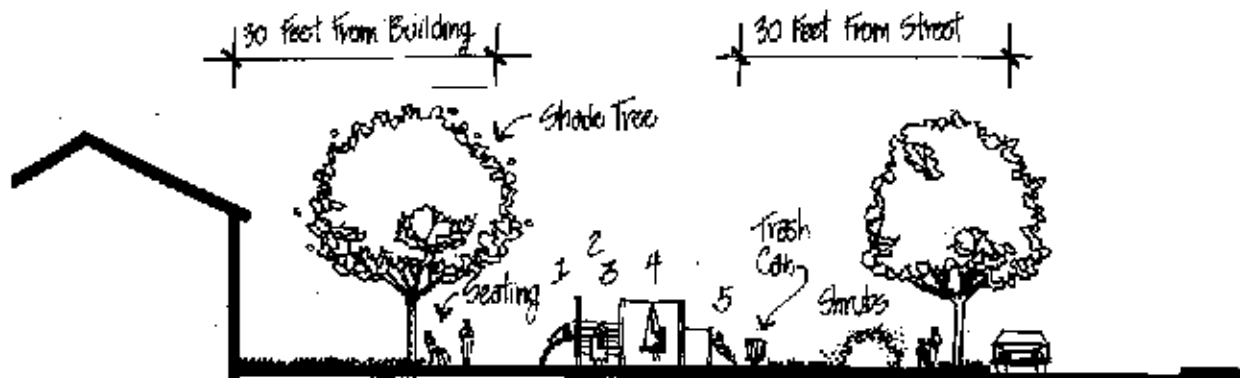
SCREENING/LANDSCAPING Shade trees; planting to define the area; low shrubbery to separate from the street.

OTHER FEATURES Adjacent seating area and trash receptacle should be provided.

DESIGN SPECIFICATIONS Must comply with playground equipment design specifications (Section IV - A).

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
9	2	0	4	1



**2. PLAY LOT
(OLDER CHILDREN)**

DEFINITION Basic facility with play features to support 5 activities for Teens and Preteens (ages 5 - 14).

AREA Minimum area 1,500 sf.

POSSIBLE ACTIVITIES Climbing, Swinging, Spinning, Sliding, Balancing, Jumping, Hanging, Creative Play, Bouncing, Athletic Equipment, and Water Play.

Must Include: Climbing and Sliding.

SETBACKS 50 feet from building.
30 feet from curb.

Setbacks may be reduced in multi-family and townhouse communities provided that other measures, such as landscaping and fencing, are used as necessary to achieve compatibility.

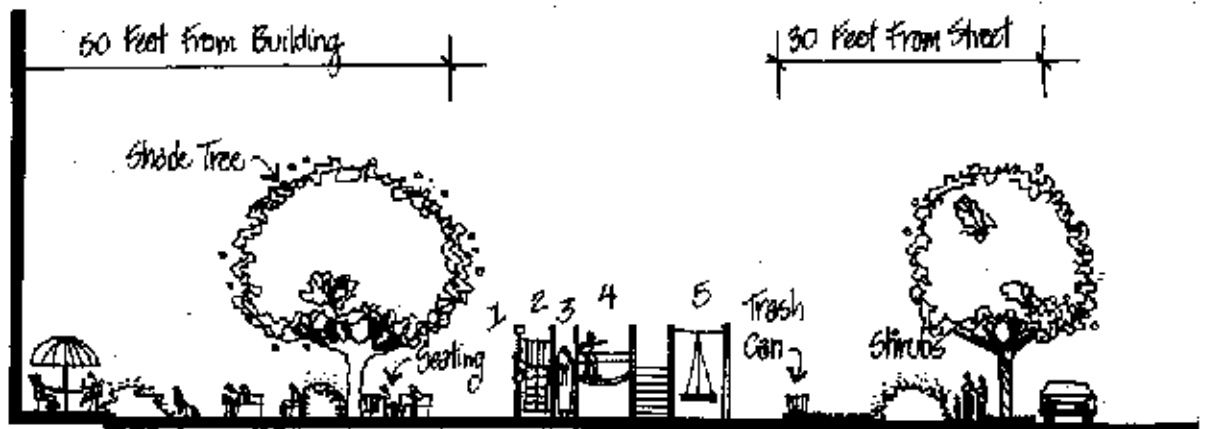
SCREENING/LANDSCAPING Shade trees; planting to define the area; low shrubbery to separate from the street.

OTHER FEATURES Adjacent seating area and trash receptacle should be provided.

DESIGN SPECIFICATIONS Must comply with playground equipment design specifications (Section IV - A).

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0	9	3	4	1



3. MULTI-AGE PLAYGROUND

DEFINITION Basic facility with play features to support 10 activities for Tots, Children, and Teens (ages 0 - 14).

AREA Minimum area 2,500 sf.

POSSIBLE ACTIVITIES Climbing, Swinging, Spinning, Sliding, Balancing, Jumping, Hanging, Creative Play, Crawling, Hiding, Rocking, Rolling, Bouncing, Digging, Exercise Equipment, Sand and Water Play.

Must include: Climbing and Sliding.

SETBACKS 50 feet from building.
30 feet from curb.

Setbacks may be reduced in multi-family and townhouse communities provided that other measures, such as landscaping and fencing, are used as necessary to achieve compatibility.

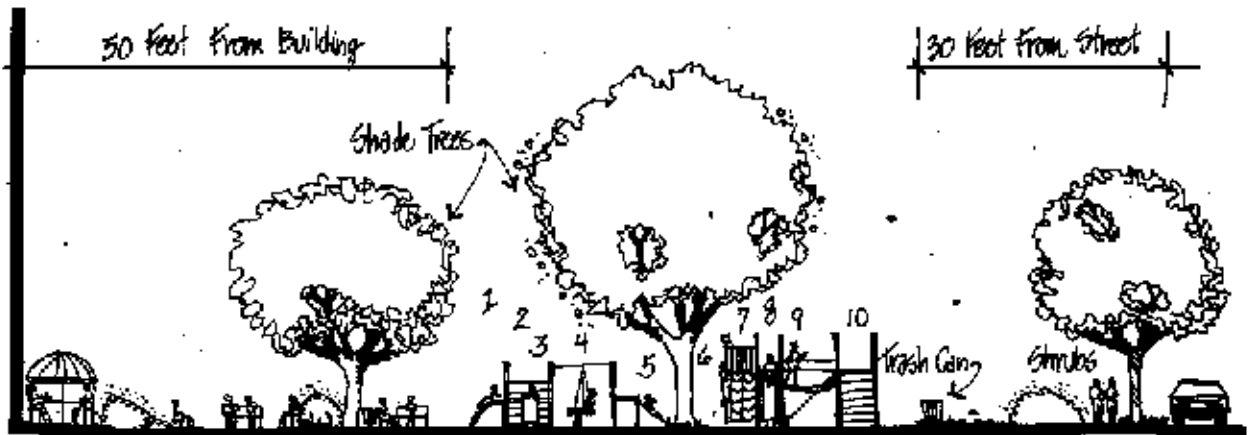
SCREENING/LANDSCAPING Shade trees, planting to define the area; shrubbery to separate from the street.

OTHER FEATURES Adjacent seating area and trash receptacle should be provided.
Whenever possible, tot equipment should be physically separated.

DESIGN SPECIFICATIONS Must comply with playground equipment design specifications (Section IV - A).

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
9	11	3	7	1



4. PICNIC/SEATING AREA

DEFINITION A total of 1 picnic table or 2 benches to accommodate 5 people.

POSSIBLE ACTIVITIES Sitting, Picnicking, and Gathering.

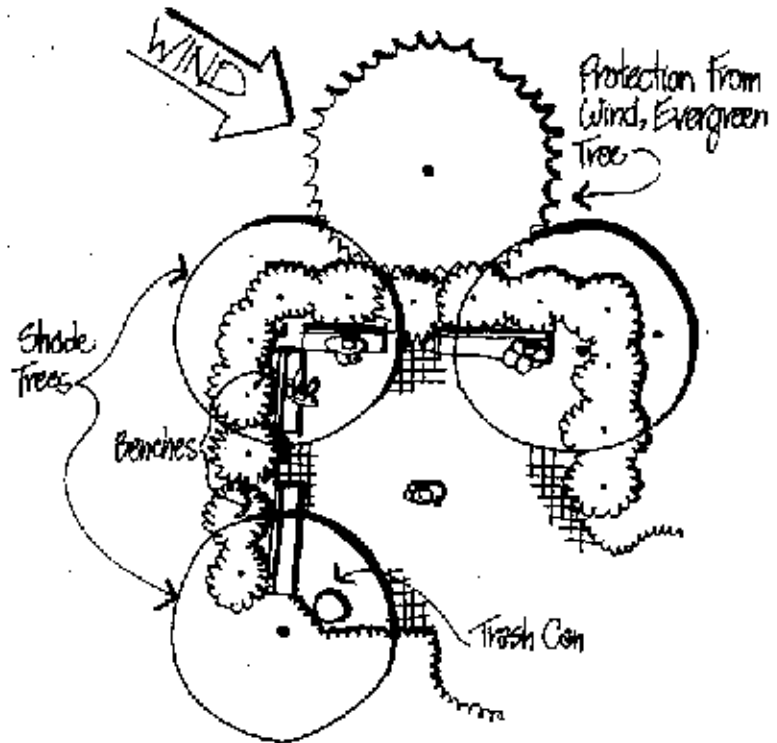
SCREENING/LANDSCAPING Provide protection from sun and wind through the use of shade trees and evergreen trees.

OTHER FEATURES A trash receptacle should be provided in picnic areas and in larger sitting areas.

DESIGN SPECIFICATIONS Must comply with seating design specifications (Section IV - E).

SUPPLY VALUES

	Tot	Children	Teens	Adults	Seniors
	1	1	1.5	5	2



5A. OPEN PLAY AREA I

DEFINITION Open, level grass area to accommodate several play activities.

DIMENSIONS Minimum area 10,000 sf.
 Minimum width 60 ft.

POSSIBLE ACTIVITIES Volleyball, Kite Flying, Badminton, Frisbee, Soccer Practice, and Croquet.

SETBACKS 30 feet from building.
 30 feet from curb.

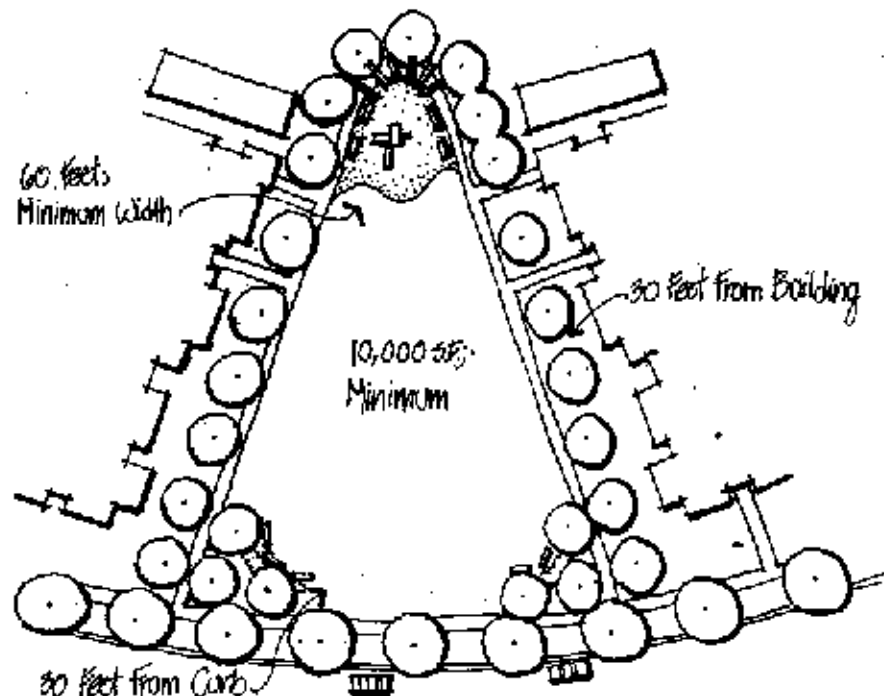
Setbacks may be reduced in multi-family and townhouse communities provided that other measures, such as landscaping and fencing, are used as necessary to achieve compatibility.

SCREENING/LANDSCAPING Use landscaping to define the area. Consideration should be given to maintenance requirements as well as compatibility with the surrounding landscape.

DRAINAGE Positive, slope 2 - 5%.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
6	9	12	30	2



5B. OPEN PLAY AREA II

DEFINITION Open, level grass area to accommodate several play activities.

DIMENSIONS Minimum area 5,000 sf.
 Minimum width 45 ft.

POSSIBLE ACTIVITIES Volleyball, Badminton, Frisbee, and Croquet.

SETBACKS 30 feet from building.
 30 feet from curb.

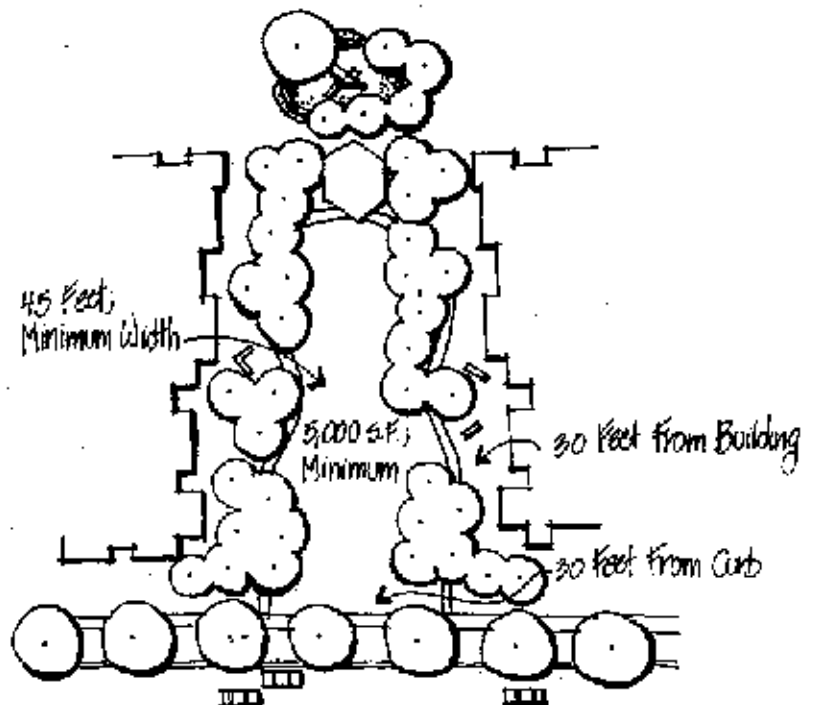
Setbacks may be reduced in multi-family and townhouse communities provided that other measures, such as landscaping and fencing, are used as necessary to achieve compatibility.

SCREENING/LANDSCAPING Use landscaping to define the area. Consideration should be given to maintenance requirements as well as compatibility with the surrounding landscape.

DRAINAGE Positive, slope 2 - 5%.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
3	4	4	10	1



6. VOLLEYBALL COURT

DEFINITION A level grassy or properly designed sand area with pole and net for volleyball.

DIMENSIONS 42 x 60 feet clear playing area.

POSSIBLE ACTIVITIES Volleyball and Croquet.

SETBACKS 50 feet from building.
30 feet from curb.

Setbacks may be reduced in multi-family communities provided that other measures, such as landscaping and fencing, are used as necessary to achieve compatibility.

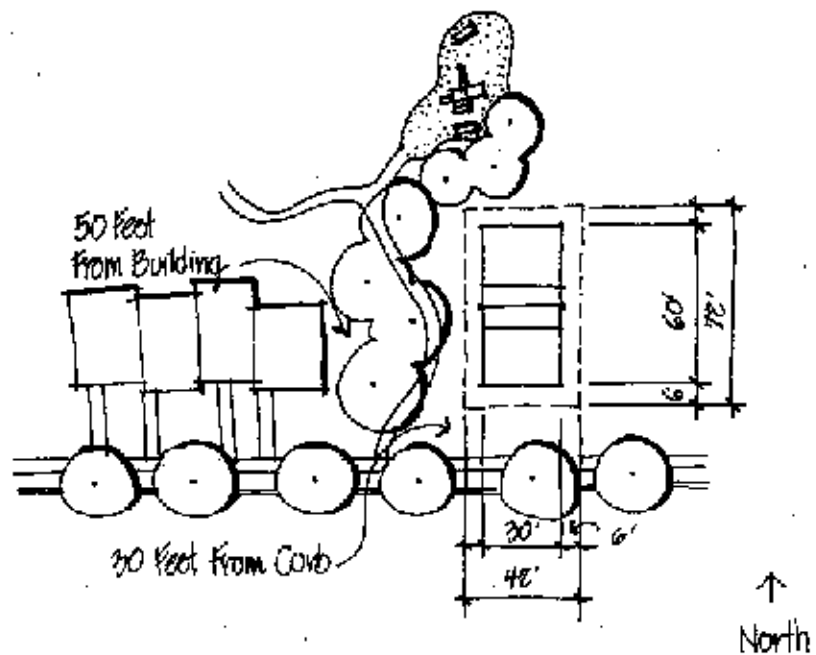
SCREENING/LANDSCAPING Use landscaping to define the area. Consideration should be given to maintenance requirements as well as compatibility with the surrounding landscape.

ORIENTATION Preferably North-South.

DRAINAGE Positive, slope 2 - 5%.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
2	2	3	8	1



**7A. BASKETBALL/
MULTIPURPOSE
(MP) COURT**

DEFINITION Paved full court for basketball and several other activities; includes 2 basketball standards.

DIMENSIONS 56 x 92 feet for full court.

POSSIBLE ACTIVITIES Basketball, Tricycling, Skateboarding, Rollerskating, and Hopscotch.

SETBACKS 50 feet from building.
30 feet from curb.

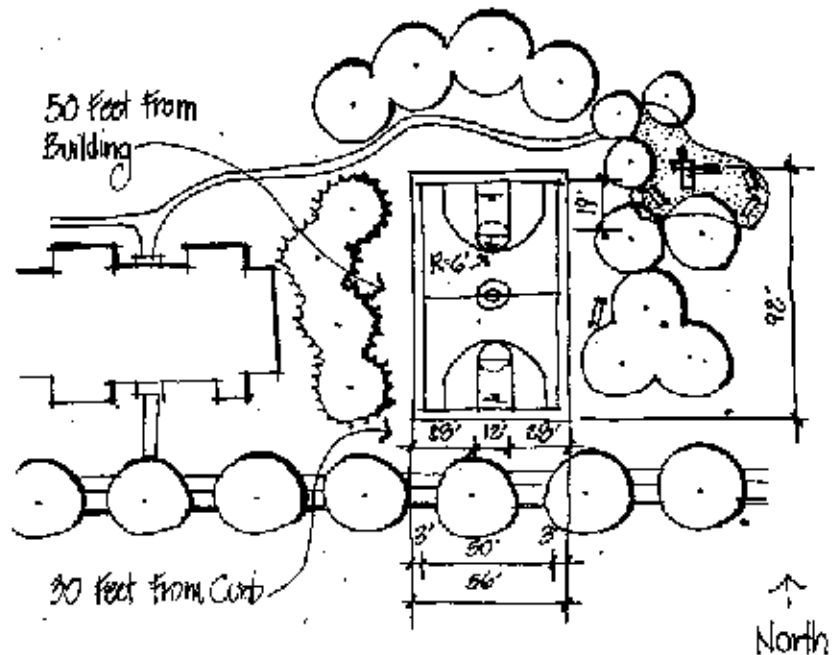
SCREENING/LANDSCAPING Use landscaping to define the area. Consideration should be given to maintenance requirements as well as compatibility with the surrounding landscape.

ORIENTATION Preferably North-South.

DRAINAGE Maximum 1% slope in any direction.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
3	10	15	10	2.5



7B. HALF BASKETBALL/MP COURT 1 (CROSS COURT)

DEFINITION Paved 1/2 court for basketball and several other activities; includes 2 basketball standards.

DIMENSIONS 56 x 50 feet for 1/2 court.

POSSIBLE ACTIVITIES Basketball, Tricycling, Skateboarding, Rollerskating, and Hopscotch.

SETBACKS 50 feet from building.
30 feet from curb.

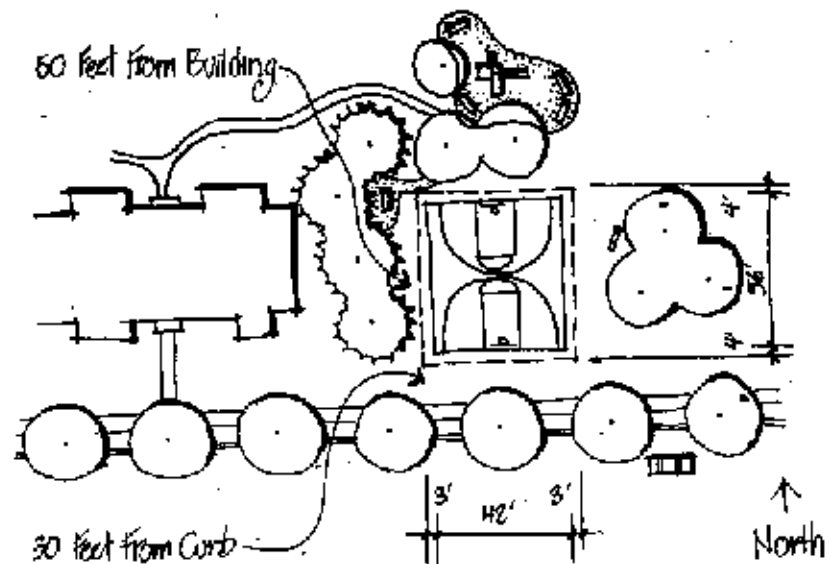
SCREENING/LANDSCAPING Use evergreen and shade trees to define the area.

ORIENTATION Preferably North-South.

DRAINAGE Maximum 1% slope in any direction.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
2	5	7	8	1



7C. HALF BASKETBALL/MPCOURT II

DEFINITION Paved 1/2 court for basketball and several other activities; includes 1 basketball standard.

DIMENSIONS 56 x 50 feet for half court.

POSSIBLE ACTIVITIES Basketball, Tricycling, Skateboarding, Rollerskating, and Hopscotch.

SETBACKS 50 feet from building.
30 feet from curb.

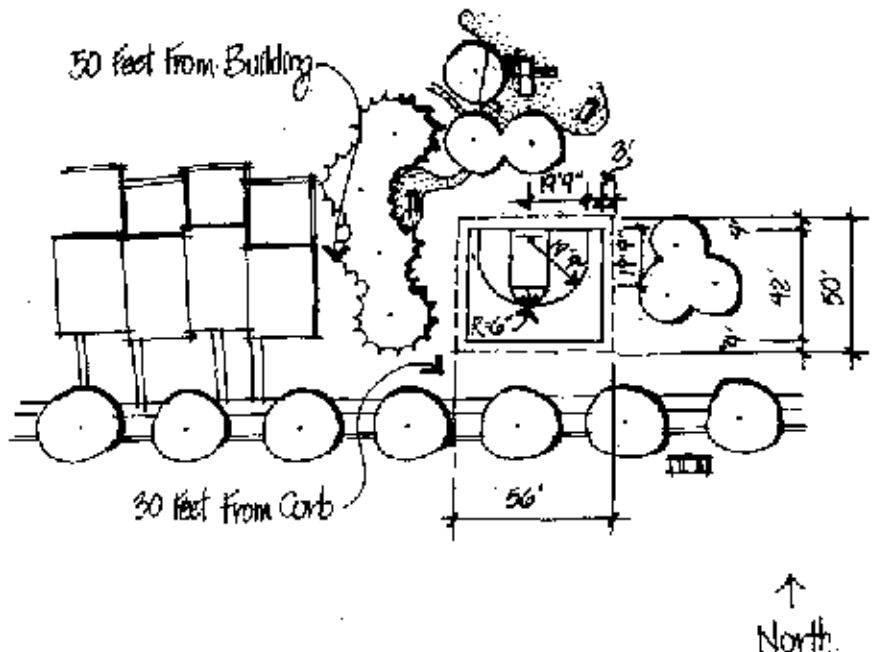
SCREENING/LANDSCAPING Use evergreen and shade trees to define the area.

ORIENTATION Preferably North-South.

DRAINAGE Maximum 1% slope in any direction.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
2	5	4	5	1



8. TENNIS COURT

DEFINITION Regulation tennis court.

DIMENSIONS 124 x 54 feet.

ACTIVITIES Tennis.

SETBACKS 50 feet from building.
30 feet from curb.

SCREENING/LANDSCAPING Use evergreen and shade trees to define the area.

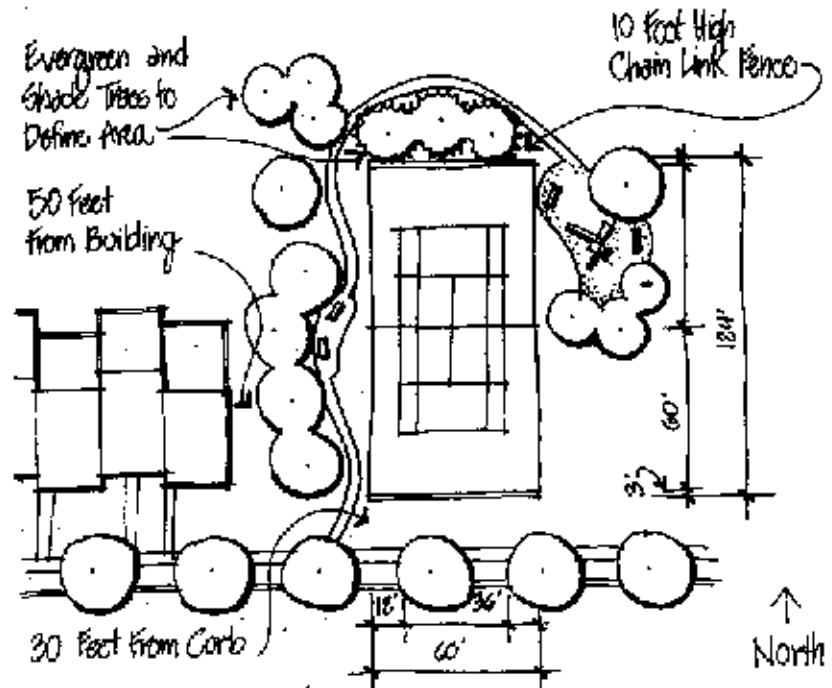
ORIENTATION Preferably North-South.

DRAINAGE Maximum 1% slope in any direction.

SPECIALS Construct 10-foot high chain link fence one foot from outer edge of court.

SUPPLY VALUES

Total	Children	Teens	Adults	Seniors
0	1.5	10.5	24	1



9. ONE WALL
HANDBALL

DEFINITION One wall handball court on concrete or asphalt surface with appropriate wall.

DIMENSIONS Court 20 x 34 ft.
Wall 16 ft. high, 24 ft. long

ACTIVITIES Handball.

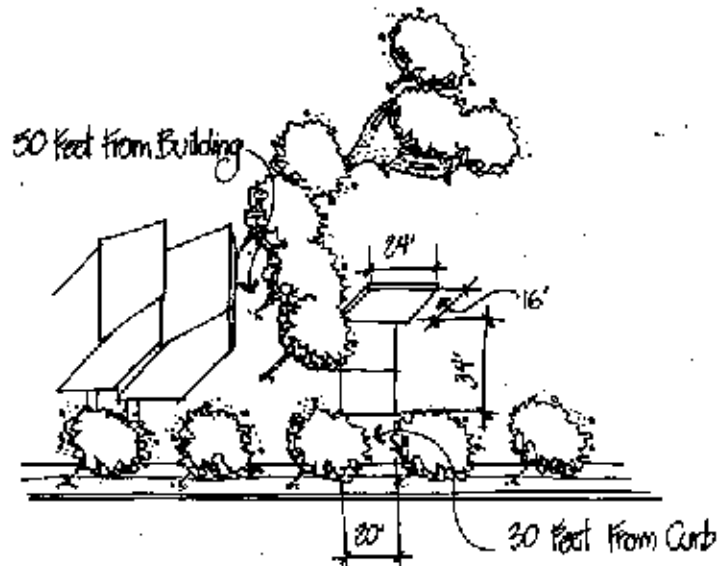
SETBACKS 50 feet from building.
30 feet from curb.

DRAINAGE Slight slope away from wall.

WALL DETAILS Wood wall - thoroughly braced; apply facial boards.
Concrete wall - 8" to 12" thick, heavily reinforced, supported on 4 ft. deep foundation.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0	1.5	2	4	1



**10. INDOOR
RACQUETBALL/SQUASH**

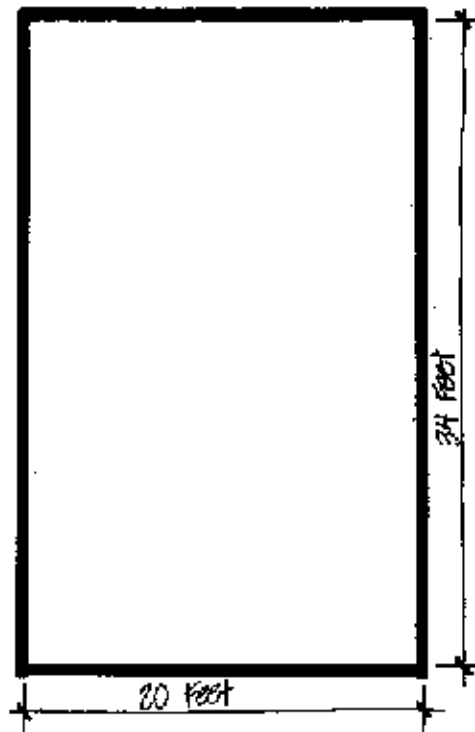
DEFINITION An indoor court for two players.

DIMENSIONS Court 20 x 34 ft
 Wall 6 ft. high, 24 ft long

ACTIVITIES Racquetball, Squash.

SUPPLY VALUES

	Tots	Children	Teens	Adults	Seniors
	0	1.5	4	8	1



11. HORSESHOES

DEFINITION A level space with iron stakes driven into the ground 40 feet apart.

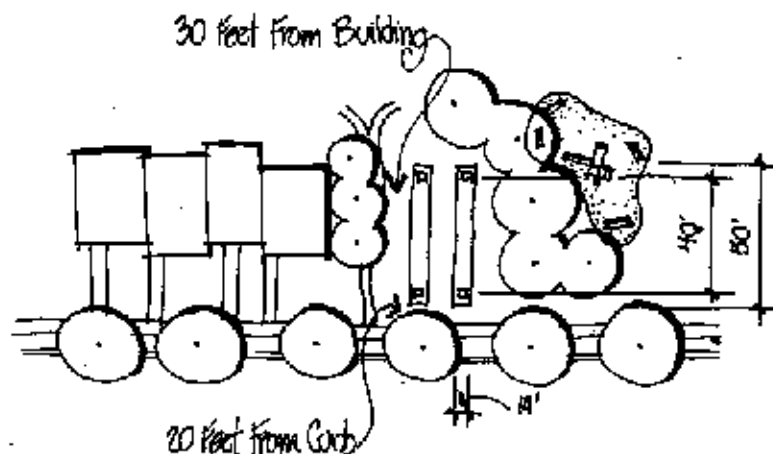
DIMENSIONS 50 x 14 feet.

ACTIVITIES Horseshoes.

SETBACKS 30 feet from dwelling.
20 feet from curb.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0	2	2	4	3



12A. SOCCER FIELD
(REGULATION)

12B. SOCCER FIELD
(JUNIOR)

DEFINITION Regulation or practice soccer field on turf grass surface with two permanent goals.

AREA REGULATION 225 x 360 ft
 JUNIOR 150 x 240 ft

POSSIBLE ACTIVITIES Soccer, Lacrosse in regulation field, some open play area activities.

SETBACKS 100 feet from building.
 40 feet from curb.

SCREENING/LANDSCAPING Shade for spectator seating area.

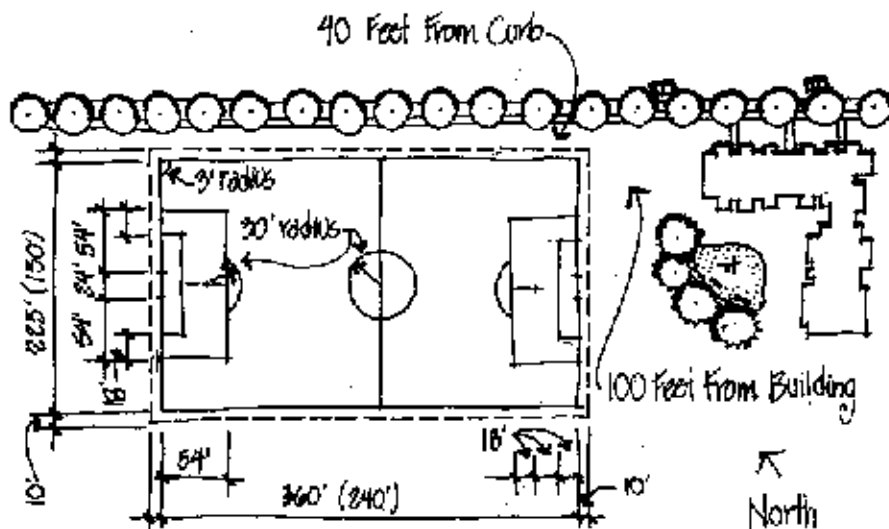
ORIENTATION Preferably Northwest-Southeast.

DRAINAGE Central longitudinal crown with 1.5% slope to sidelines.

OTHER FEATURES Spectator seating on slopes or bleachers should be considered.

SUPPLY VALUES

	Tots	Children	Teens	Adults	Seniors
REGULATION	2	15	20	40	2
JUNIOR	2	15	15	30	2



13A. SOFTBALL FIELD
(REGULATION)

13B. SOFTBALL FIELD
(JUNIOR)

DEFINITION Regulation or practice softball field on turf grass surface.

AREA REGULATION 2 acres
 JUNIOR 1.5 acres

POSSIBLE ACTIVITIES Softball, some open play area activities.

SETBACKS 100 feet from building.
 40 feet from curb.

SCREENING/LANDSCAPING Shade for spectator seating.

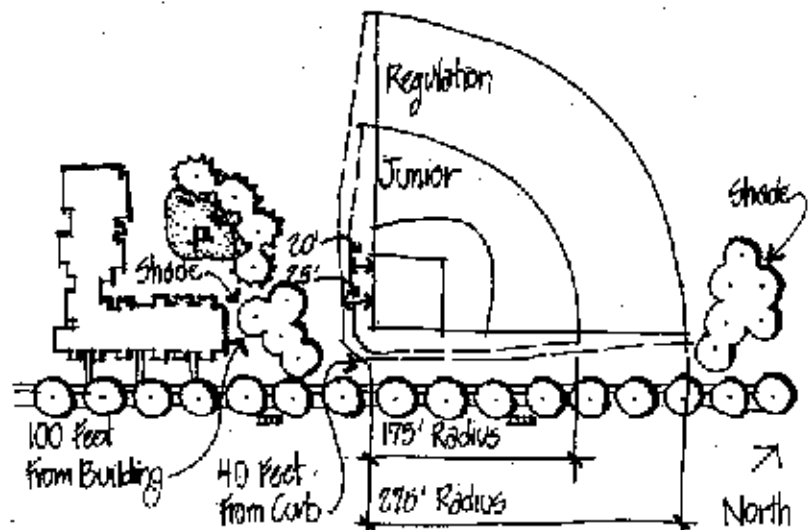
ORIENTATION Home plate to second base directly north-south with home plate facing north.

DRAINAGE 1.25% to 2% slopes.

OTHER FEATURES Spectator seating on slopes or bleachers should be considered.

SUPPLY VALUES

	Total	Children	Teens	Adults	Seniors
13A. REGULATION	2	15	20	40	2
13B. JUNIOR	2	15	15	30	2



**14A. BASEBALL FIELD
(REGULATION)**

**14B. BASEBALL FIELD
(JUNIOR)**

DEFINITION Regulation baseball field on turf grass surface with back stops.

AREA REGULATION 3 acres
 JUNIOR/Pony League 2.5 acres
 JUNIOR/Little League 2 acres

POSSIBLE ACTIVITIES Baseball, Softball, some open play area activities.

SETBACKS 100 feet from building.
 40 feet from curb.

SCREENING/LANDSCAPING Shade for spectators.

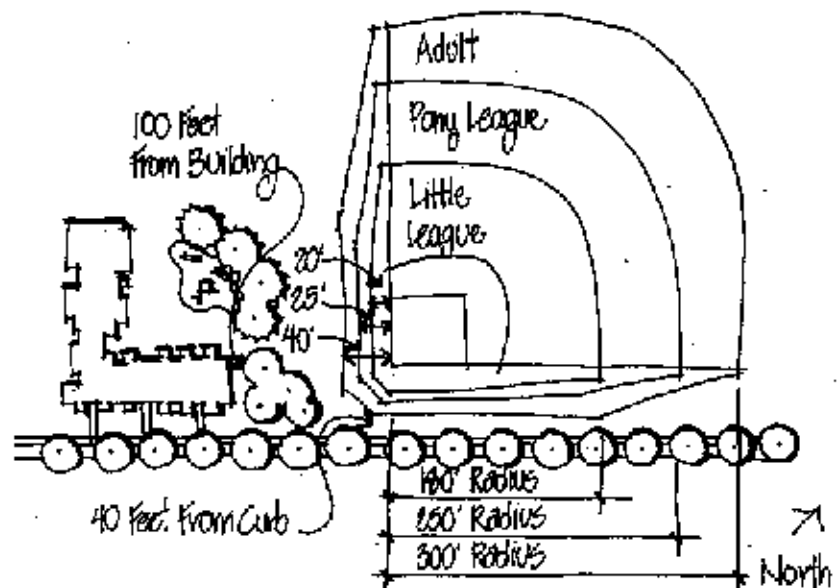
ORIENTATION Preferably Northwest-Southeast.

DRAINAGE 1.25% to 2% slopes.

OTHER FEATURES Spectator seating on slopes or bleachers should be considered.

SUPPLY VALUES

	Tota	Children	Teens	Adults	Seniors
REGULATION	2	15	20	40	2
JUNIOR	2	15	15	30	2



**15A. FOOTBALL FIELD
(REGULATION)**

**15B. FOOTBALL FIELD
(JUNIOR)**

DEFINITION Regulation football field on turf grass surface with two semi-permanent goals.

AREA REGULATION372 x 172 ft.
 JUNIOR312 x 132 ft.

POSSIBLE ACTIVITIES Football, some open play area activities.

SETBACKS 100 feet from building.
 40 feet from street.

SCREENING/LANDSCAPING Shade for spectators.

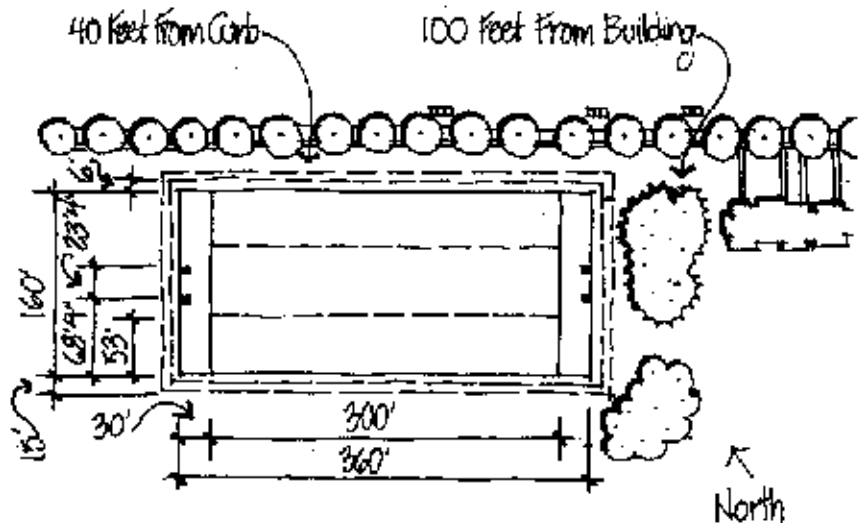
ORIENTATION Preferably Northwest-Southeast.

DRAINAGE Minimum 2% slope.

OTHER FEATURES Spectator seating on slopes or bleachers should be considered.

SUPPLY VALUES

	Total	Children	Teens	Adults	Seniors
REGULATION	2	15	20	40	2
JUNIOR	2	15	15	30	2



20. BIKE SYSTEM

DEFINITION A coherent and continuous on-site system consisting of bike paths, bike lanes, and bike routes that provides safe bike access and recreational opportunities for the community.

DESIGN CRITERIA The system should provide safe bike linkages to neighborhood destinations, such as public transportation and public facilities, and to the countywide bike network.

The system should provide recreational biking opportunities for the whole community. A minimum length of one mile, which may include off-site recreation facilities, should be provided.

The network should include bikeways through natural areas wherever possible.

Resting areas should be provided in longer systems.

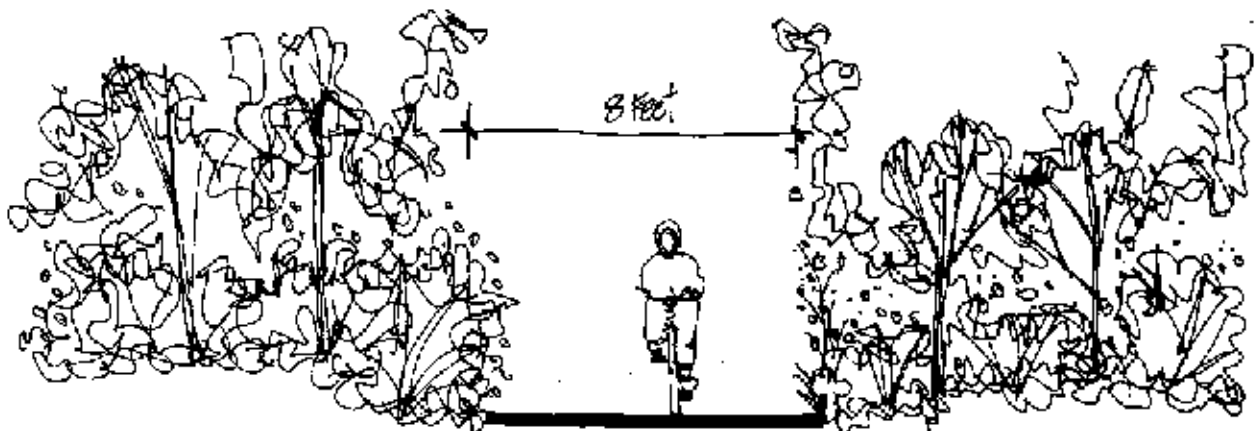
MINIMUM WIDTHS:

BIKE PATH/One Way	6 ft
BIKE PATH/Two-Way	8 ft
BIKE LANE/One Way	5 ft
HIKER/BIKER TRAIL	8 ft

DESIGN SPECIFICATIONS Must comply with the Master Plan for Bikeways. Must comply with path and trail design specifications (Section IV - B 1 and 2). Surfaces besides asphalt will be considered.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.05xD1	0.10xD2	0.15xD3	0.15xD4	0.10xD5



21. PEDESTRIAN SYSTEM

DEFINITION A coherent and continuous network of sidewalks and paths that provides safe pedestrian linkages to major destinations and recreational opportunities for the community.

POSSIBLE ACTIVITIES Walking, Jogging, and Sidewalk Play.

DESIGN CRITERIA The network should provide safe pedestrian linkages to neighborhood destinations, such as public transportation and public facilities.

The network should provide recreational opportunities for the proposed community.

Resting areas should be provided.

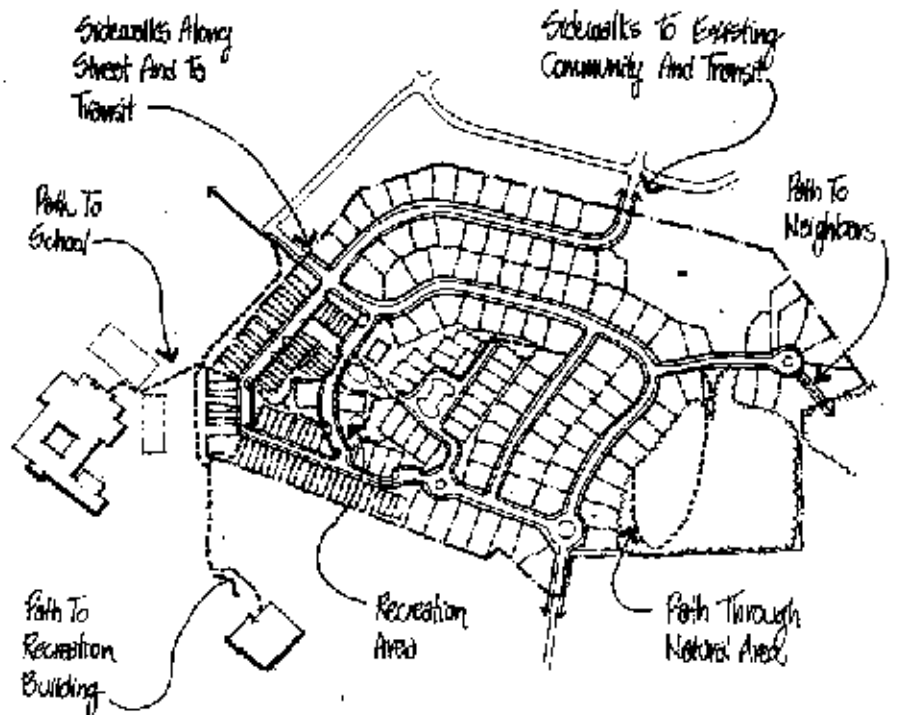
Reasonable handicap access should be provided.

The minimum width for a pedestrian path is 5 feet. This width may be reduced in environmentally sensitive areas.

DESIGN SPECIFICATIONS Must comply with path and trail design specifications (Section IV - B).

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.10x/D1	0.20x/D2	0.20x/D3	0.45x/D4	0.45x/D5



22. TRAILS THROUGH NATURAL AREAS

DEFINITION Paths that provide access and opportunities to interact with nature.

POSSIBLE ACTIVITIES Walking, Hiking, and Nature Study.

DESIGN CRITERIA The paths should provide adequate access to natural features such as woodland, wetland, ponds, and creeks.

Resting areas should be provided where appropriate.

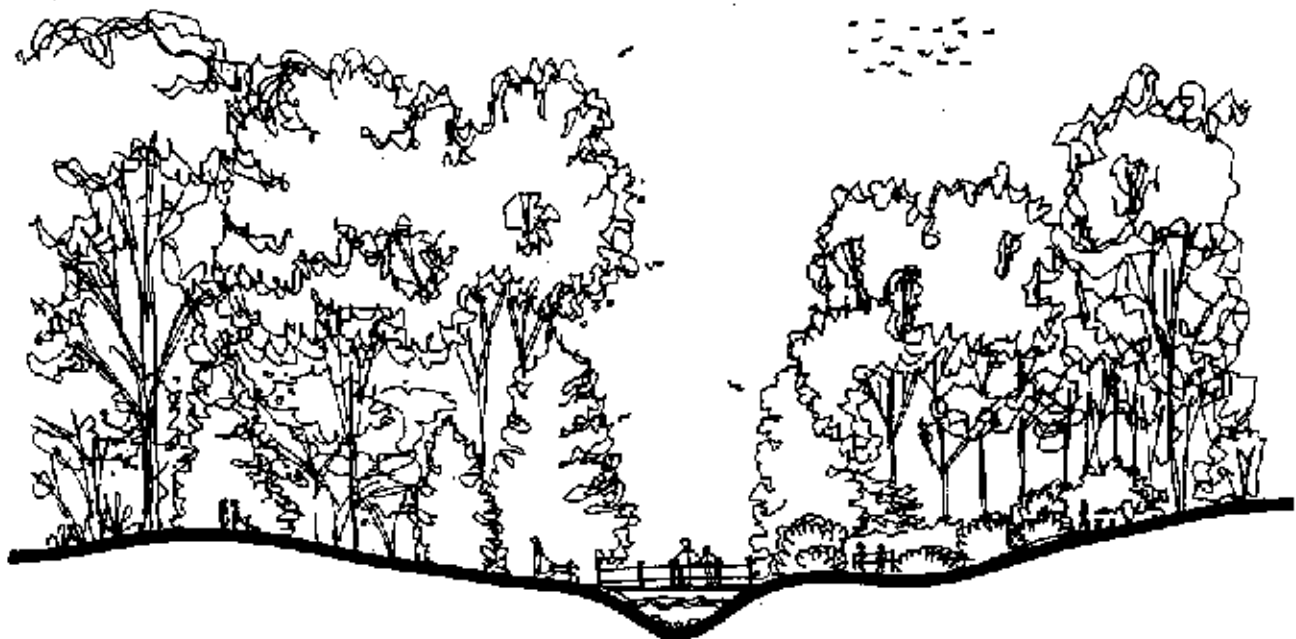
Must conform to the Maryland-National Capital Park Planning Commission/ Environmental Protection Department guidelines for environmental management and be designed to maximize protection and function of the natural features.

Pervious surfaces, such as crushed stone, are encouraged. The trail should be designed to minimize erosion.

DESIGN SPECIFICATIONS Must comply with path and trail design specifications (Section IV - B).

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.05xD1	0.10xD2	0.15xD3	0.15xD4	0.15xD5



**23. NATURAL AREAS
(NO PATHS)**

DEFINITION Substantial areas of natural reserve where access is possible without the provision of formal paths.

POSSIBLE ACTIVITIES Hiking and Nature Study.

DESIGN CRITERIA Natural areas are woodlands, wetlands, ponds, and marshes.

These areas should be accessible from a public street or common land.

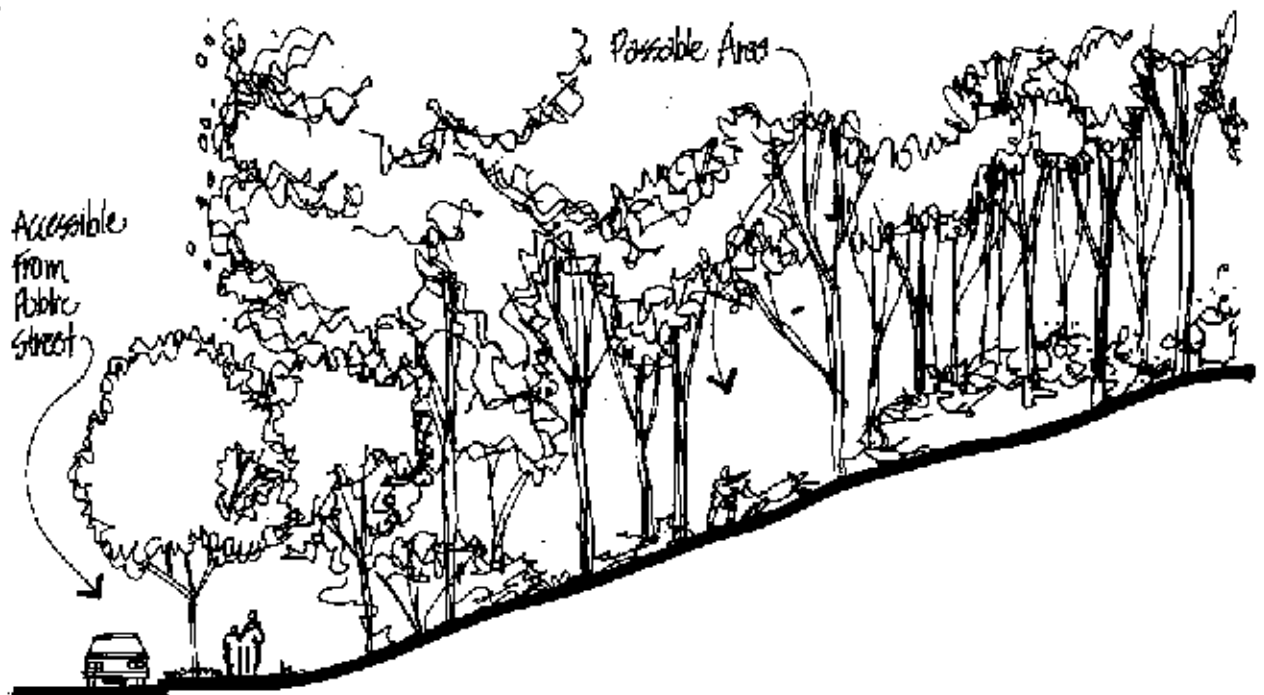
The natural area should have a minimum width of 50 feet per location and a minimum total area of 200 square feet per unit.

The area should be cleared of man-made debris.

Portions of the area should be passable and walkable.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.0x01	0.05x02	0.10x03	0.10x04	0.05x05



24A. SWIMMING POOL

DEFINITION Swimming pool for the use of the residents; includes lap lanes and a deck.

POSSIBLE ACTIVITIES Recreational Swimming and Lap Swimming.

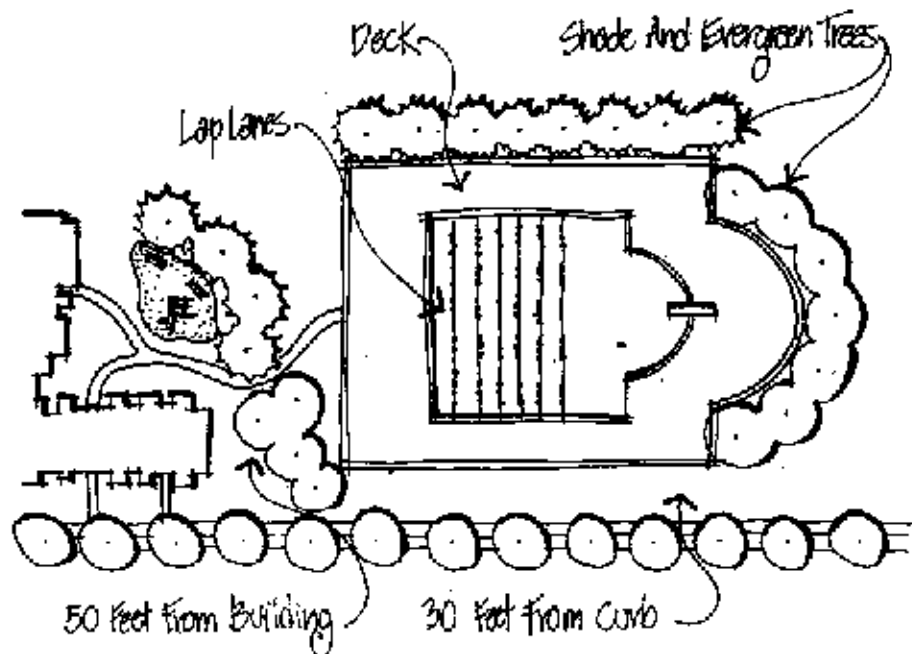
SETBACKS Deck of pool: 50 feet from a residential building.
Deck of pool: 30 feet from curb.

SCREENING/LANDSCAPING Shade and evergreen trees for definition of pool area; shade trees in grass area.

DESIGN SPECIFICATIONS Must conform to Montgomery County Health Department standards.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.05xD1	0.20xD2	0.20xD3	0.25xD4	0.15xD5



24B. WADING POOL

DEFINITION Wading pool for the use of small children in the proposed community, includes a deck.

POSSIBLE ACTIVITIES Water Play.

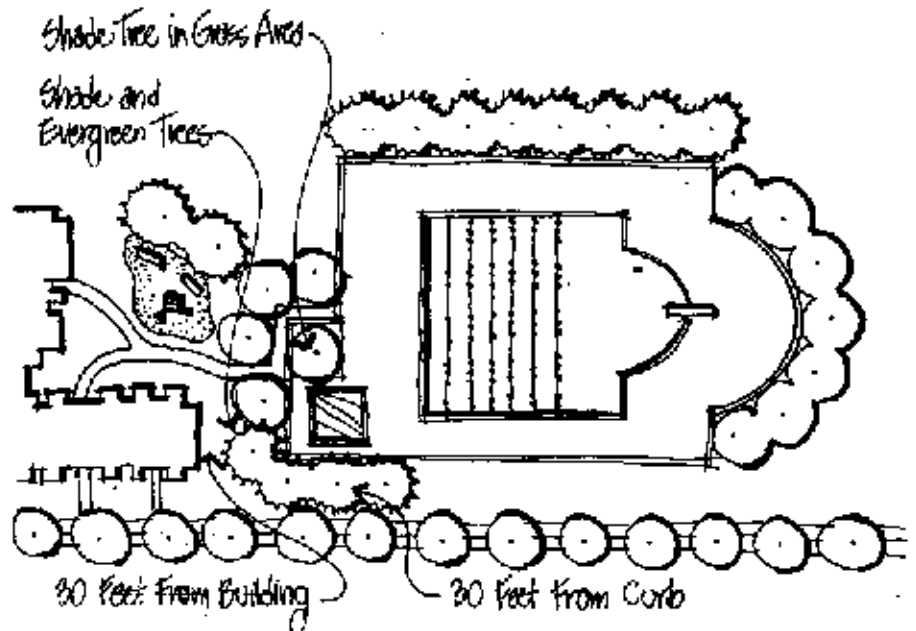
SETBACKS 35 feet from a residential building.
30 feet from curb.

SCREENING/LANDSCAPING Shade and evergreen trees for definition of pool area; shade trees in grass area.

DESIGN SPECIFICATIONS Must conform to Montgomery County Health Department standards.

SUPPLY VALUES

Totals	Children	Teens	Adults	Seniors
0.15×D1	0.05×D2	0.00×D8	0.05×D4	0.05×D5



25. INDOOR SWIMMING POOL

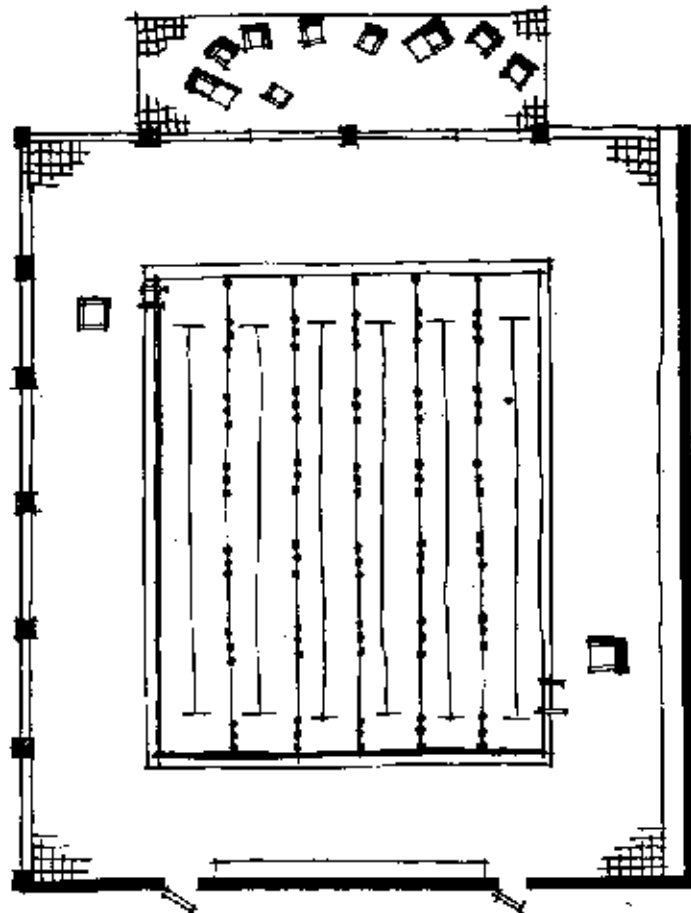
DEFINITION Swimming pool for the year round use of the residents; includes lap lanes.

POSSIBLE ACTIVITIES Recreational Swimming and Lap Swimming.

DESIGN SPECIFICATIONS Must conform to Montgomery County Health Department standards.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.10xD1	0.20xD2	0.20xD3	0.30xD4	0.40xD5



26A. INDOOR COMMUNITY SPACE

DEFINITION A multipurpose facility serving the recreational needs of the community; may include a multipurpose/meeting room, game room, craft or club room, party room, party, restrooms, office.

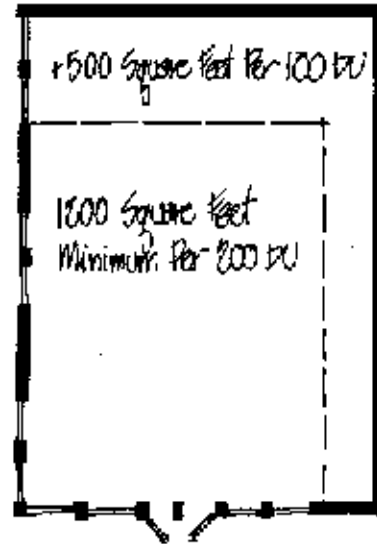
AREA Must have a threshold area of 1,200 sf. to accommodate a maximum of 200 dwelling units.

Increments of 500 sf. must be added for each additional 100 dwelling units.

POSSIBLE ACTIVITIES Community Gatherings, Club Meetings, Hobby Activities, and Parties.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.10xD1	0.15xD2	0.30xD3	0.30xD4	0.40xD5



26B. INDOOR EXERCISE ROOM

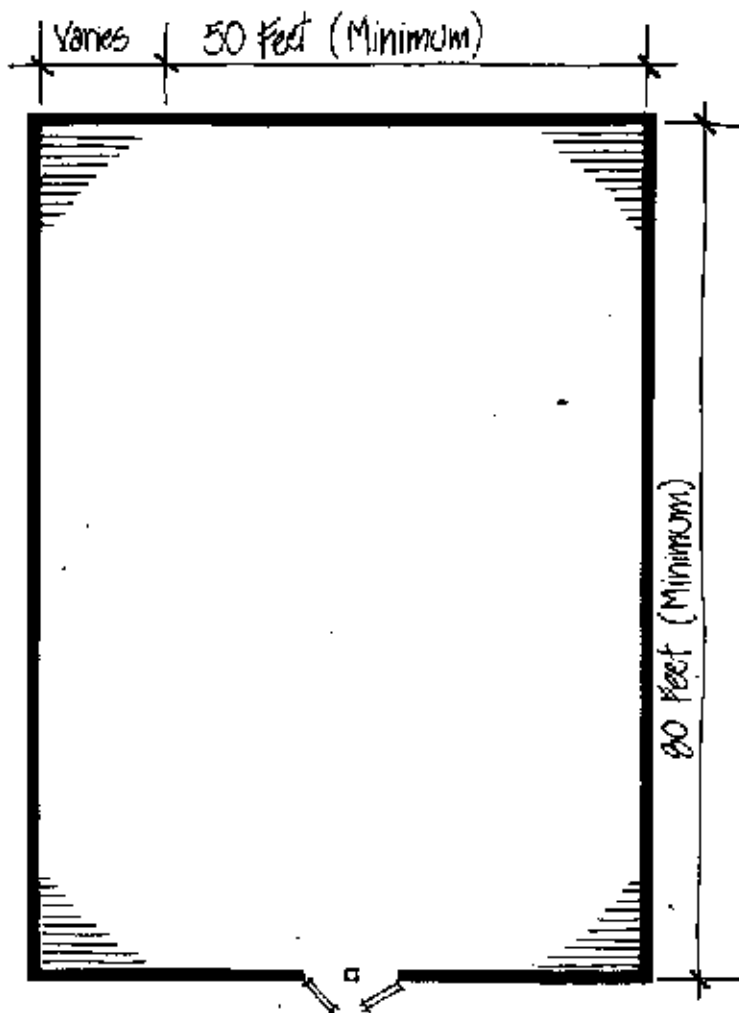
DEFINITION A small gymnasium sized to accommodate the proposed community.

DIMENSIONS AREA Approximately 50 x 80 feet minimum to accommodate a basketball court.

POSSIBLE ACTIVITIES Exercise, Basketball, Volleyball, and Aerobic Classes.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.10xD1	0.15xD2	0.30xD3	0.30xD4	0.40xD5



27. INDOOR FITNESS FACILITY

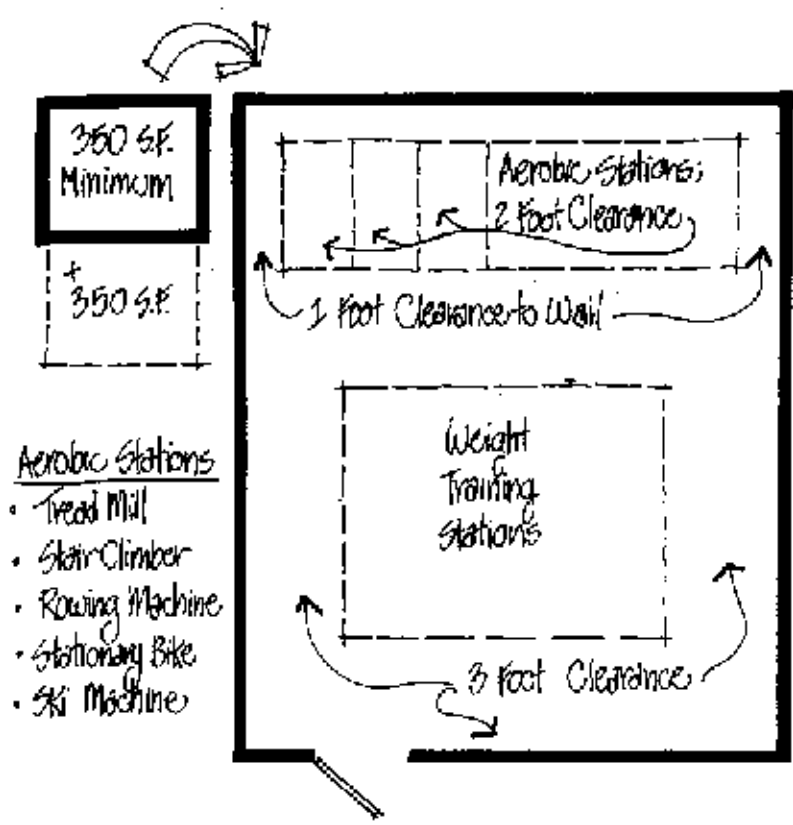
DEFINITION An indoor exercise facility adequately designed to accommodate the proposed project.

POSSIBLE ACTIVITIES Exercise.

DESIGN CRITERIA Minimum standards for increments of 350 units:
 - Six weight training stations and 3 aerobic stations.
 - Minimum area: 350 sf.
 Must have adequate light and ventilation.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.00xD1	0.10xD2	0.10xD3	0.20xD4	0.15xD5



28. COMMUNITY GARDEN

DEFINITION Garden plots for the use of the residents of the proposed project.

AREA Minimum area - 1,000 sf., 25 sf. per unit.

POSSIBLE ACTIVITIES Gardening.

SETBACKS 10 feet from building.
20 feet from curb.

Compatibility should be achieved.

SCREENING/LANDSCAPING An attractive landscape setting should be provided.

ORIENTATION Full sun.

DRAINAGE Water hookup should be provided.

OTHER FEATURES A tool shed should be considered for large plots.

SUPPLY VALUES

Tots	Children	Teens	Adults	Seniors
0.10×D1	0.10×D2	0.10×D3	0.20×D4	0.25×D5

