



OFFICE OF THE PLANNING AND ZONING COMMISSION

**PLANNING & ZONING COMMISSION
AGENDA
FEBRUARY 22, 2023**

- I. Call to Order & Roll Call**
- II. Approval of the February 22, 2023 Planning & Zoning Agenda.**
- III. Approval of the minutes of the January 25, 2023 Planning & Zoning Meeting.**
- IV. Public Comment on any item on the agenda: NOTE: There will be a 2-minute limit on comments received.**
- V. Continue Deliberation and take Action on the following zoning text amendment:
Amendment to Article V, by adding new section called "Section 290-23, Findings of Compatibility" creating seven required compatibility standards applicable to new development and regulations on their purpose, applicability, and administration.**
- VI. Critical Area Regulations Discussion**
- VII. Comments by Commissioners- Note: 1-minute limit on comments.**
- VIII. Adjournment:**



PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING COMMISSION JANUARY 25, 2023

I. Commission Chair Cindy Greengold called the meeting to order at 7:00 pm. In attendance were Laura Blackwelder, Larry Brown, Kelly Huhn, and Jan Ruttkay, Commission members, Christopher Jakubiak, Planning & Zoning Administrator, and Sharon L. Humm, Commission Clerk. Absent was Kathleen Berault, Commission member.

II. **Approval of the January 25, 2023 Planning & Zoning Agenda.**

MOTION: Chair Greengold moved to modify the January 25, 2023 Planning & Zoning agenda to remove item VI-Critical Area regulation discussion from the agenda. Seconded by Commissioner Ruttkay, all in favor.

III. **Approval of the December 7, 2022 Planning & Zoning meeting minutes.**

MOTION: Commissioner Blackwelder moved to approve the December 7, 2022 Planning & Zoning meeting minutes. Seconded by Commissioner Brown, all in favor.

IV. **Open Public Hearing:**

Chair Greengold closed the regular meeting at 7:03 pm and opened the public hearing to receive public comment on the following:

Amendment to Article V, by adding a new section called “Section 290-23, Findings of Compatibility” creating seven required compatibility standards applicable to new development and regulations on their purpose, applicability, and administration.

There were no public comments received.

With no further comments, Chair Greengold closed the public hearing at 7:04 pm and reopened the regular meeting.

V. **Deliberation on Public Comments and take Action on the following zoning text amendment:**

Amendment to Article V, by adding a new section called “Section 290-23, Findings of Compatibility” creating seven required compatibility standards applicable to new development and regulations on their purpose, applicability, and administration.

Mr. Jakubiak presented the Commission with a brief overview of the proposed new section - Amendment to Article V, “Section 290-23, Findings of Compatibility” and addressed questions and concerns from the Commission.

Commissioner Brown made the following motion:

MOTION: Commissioner Brown moved to defer deliberations on the proposed amendment until next month when Commissioner Berault could be present. Seconded by Commissioner Ruttkay. Ayes, Commissioner Brown. Opposed, Commissioners Blackwelder, Greengold, Huhn, and Ruttkay. **Motion Fails.**

The Commission reviewed and discussed Amendment to Article V and made the following modifications:

SECTION 290-23 FINDINGS OF COMPATIBILITY – There was consensus of the Commission to replace the word “Findings” with the word “Standards.”

A. PURPOSE AND DEFINING CRITERIA

THE PURPOSE OF REQUIRING FINDINGS OF COMPATIBILITY IS TO ENSURE THAT THE SITE PLANNING, BUILDING DESIGN, AND LANDSCAPE FEATURES OF NEW DEVELOPMENT AESTHETICALLY COMPLEMENT THE NEIGHBORHOOD WITHIN WHICH THEY ARE PROPOSED.

MOTION: Chair Greengold moved to modify the purpose and defining criteria statement to read as follows:

“The purpose of applying standards and requiring findings of compatibility is to ensure that the site plannings, building design, and landscape features of new development complement the neighborhood within which they are proposed. These standards should promote historic and environmental features related to our unique natural setting, as outlined in the Town’s Comprehensive Plan. Compatibility is achieved when adjacent land uses differing in function, scale, and intensity complement the surrounding neighborhood.”

Seconded by Commissioner Blackwelder. Ayes, Commissioners, Blackwelder, Greengold, Huhn, and Ruttkay. Opposed, Commissioner Brown. **Motion Passes.**

B. APPLICABILITY

1. THE PROVISION OF THIS SECTION SHALL APPLY TO PROPOSED DEVELOPMENTS REQUIRING SITE PLAN APPROVAL.
2. IN THE REVIEW OF CATEGORY 1 SITE PLANS THE PLANNING COMMISSION SHALL MAKE FINDINGS WITH RESPECT TO A DEVELOPMENT’S CONSISTENCY WITH THE COMPATIBILITY STANDARDS IN THIS SECTION.
3. IN THE REVIEW OF CATEGORY 2 SITE PLANS FOR SINGLE-FAMILY DETACHED HOUSES, THE PLANNING AND ZONING ADMINISTRATOR SHALL MAKE FINDINGS WITH RESPECT TO A DEVELOPMENT’S CONSISTENCY WITH THE COMPATIBILITY STANDARDS.

MOTION: Chair Greengold moved to approve B. Applicability as written and add as a #4 the following: “The approving authority shall find that each of the compatibility standards is met prior to approving a site plan.”

Seconded by Commissioner Blackwelder. Ayes, Commissioners Blackwelder, Greengold, Huhn, and Ruttkay. Opposed, Commissioner Brown. **Motion Passes.**

C. ADMINISTRATION

1. THE PLANNING COMMISSION SHALL TAKE INTO CONSIDERATION EACH OF THE FOLLOWING IN ITS EVALUATION OF COMPATIBILITY:

- a) EACH STANDARD IS ACCOMPANIED BY A STATEMENT OF EXPLANATION TO BE USED BY THE PLANNING COMMISSION (OR ZONING ADMINISTRATOR) AS GUIDANCE IN APPLYING THE STANDARD.
- b) IT MAY NOT BE POSSIBLE FOR A PROJECT TO MEET EVERY STANDARD BECAUSE OF OTHER REGULATIONS OR SITE CONSTRAINTS.
- c) SOME STANDARDS MAY HAVE GREATER IMPORTANCE AND APPROPRIATENESS TO DIFFERENT DEVELOPMENT SITES AND SURROUNDING CONDITIONS THAN OTHERS.
- d) IN THIS SECTION THE TERM NEIGHBORHOOD MEANS THE AREA ADJACENT TO AND EXTENDING FROM THE PROPOSED DEVELOPMENT SITE TO A DEFINABLE BOUNDARY, WHICH MAY BE A MAJOR STREET, AN AREA OF SIGNIFICANT LAND USE CHANGE, OR A MAJOR NATURAL FEATURE THAT VISUALLY SEPARATES ONE AREA FROM ANOTHER. THE PLANNING AND ZONING ADMINISTRATOR SHALL PROVIDE THE PLANNING COMMISSION WITH A RECOMMENDATION AS TO THE BOUNDARIES OF NEIGHBORHOOD FOR THE APPLICATION OF THE COMPATIBILITY STANDARDS.
- e) NEIGHBORHOOD CONTEXT IS ESSENTIAL FOR THE APPLICATION OF THE STANDARDS BUT THE ABSENCE OF A SPECIFIC PRECEDENT FOR A PROPOSED DEVELOPMENT PROJECT WITHIN THE NEIGHBORHOOD SHALL NOT BE A BASIS FOR DISCOUNTING THE STANDARD OR FOR FINDING THE DEVELOPER HAS NOT MET THE STANDARD.

MOTION: Chair Greengold moved to modify C. Administration (1) as follows:

- a) remain as written
- b) delete in its entirety,
- c) modify to delete the word “different” and replace with the word “particular” and striking the “s” on “others” and adding the word “standards” at the end of the sentence.
- d) add the word “the” between the words “of” and “neighborhood”.
- e) will be subject to review by the Town Attorney to modify the language for better clarification without changing its meaning.

Seconded by Commissioner Ruttkay. Ayes, Commissioners, Blackwelder, Greengold, Huhn, and Ruttkay. Opposed, Commissioner Brown. **Motion Passes.**

2. COMPLIANCE WITH COMPATIBILITY STANDARDS SHALL NOT BE GROUNDS FOR NOT MEETING THE MINIMUM DEVELOPMENT REQUIREMENTS AND OTHER REGULATIONS OF THIS ZONING ORDINANCE.

MOTION: Chair Greengold moved to amend #2 to delete the words “not meeting” and replace with the words “failing to meet”. Seconded by Commissioner Blackwelder. Ayes, Commissioners, Blackwelder, Greengold, Huhn, and Ruttkay. Opposed, Commissioner Brown. **Motion Passes.**

3. UPON ESTABLISHING FINDINGS WITH RESPECT TO EACH COMPATIBILITY STANDARD, THE PLANNING COMMISSION MAY DIRECT THAT REASONABLE REVISIONS BE MADE TO THE PROPOSED DEVELOPMENT FOR ITS FURTHER REVIEW AND MAY APPROVE A SITE PLAN ON THE CONDITION THAT SUCH REVISIONS BE MADE.

MOTION: Chair Greengold moved to amend #3 to delete the word “reasonable”.
Seconded by Commissioner Blackwelder. Ayes, Commissioners, Blackwelder,
Greengold, Huhn, and Ruttkay. Opposed, Commissioner Brown. **Motion Passes.**

4. FOR ANY MULTI-FAMILY HOUSING DEVELOPMENT WITH GREATER THAN 8 UNITS IN A BUILDING, OR ANY NON-RESIDENTIAL BUILDING EXCEEDING 10,000 SQUARE FEET IN SIZE, THE PLANNING COMMISSION IS AUTHORIZED TO RETAIN THE SERVICES OF A THIRD-PARTY ARCHITECTURAL DESIGN REVIEW BY A MARYLAND REGISTERED ARCHITECT OF THE PROJECT’S ADHERENCE TO COMPATIBILITY STANDARD D6 (IN THE SUBSECTION BELOW); THE COST OF SUCH REVIEW SHALL BE BORNE BY THE DEVELOPER. **Accept as written.**
5. THE PLANNING COMMISSION MAY UPON THE CONDUCT OF A PUBLIC HEARING, RECOMMEND THAT THE MAYOR AND TOWN COUNCIL ADOPT SPECIFIC DESIGN GUIDELINES AS MEANS TO ASSIST IN THE ADMINISTRATION OF THE COMPATIBILITY STANDARDS IN THIS SECTION.

MOTION: Chair Greengold moved to delete #5 in its entirety and replace it with the following: “Every application should include a thorough analysis of existing conditions on and adjacent to the site. Analysis should include a careful evaluation of:

- Physical properties
- Special issues at the location
- Neighboring environment
- Natural features
- Visual character”

Seconded by Commissioner Blackwelder. Ayes, Commissioners, Blackwelder,
Greengold, Huhn, and Ruttkay. Opposed, Commissioner Brown. **Motion Passes.**

The meeting concluded with Chair Greengold stating the next Planning Commission meeting will be held February 22, 2023 at which time discussions will resume on Amendment to Article V, item “D-Compatibility Standards.”

VI. Adjournment:

There being no further comments, Commissioner Huhn moved to adjourn the meeting at 9:08 PM. Seconded by Commissioner Ruttkay, all in favor.

Submitted by,

Sharon L. Humm
Commission Clerk

Note: This meeting can be viewed in its entirety on the Town website on the Planning Commission page www.chesapeakebeachmd.gov.

Town of Chesapeake Beach
PLANNING COMMISSION

PUBLIC HEARING DRAFT

Public Hearing Date: January 25, 2023

Amendment to Article V, Dimensional Requirements

Purpose: to add a new section called "Section 290-23, Findings of Compatibility", creating seven required compatibility standards applicable to new developments and regulations on their purpose, applicability, and administration, and to re-number the subsequent sections in Article V.

New text shown in: **BOLD CAPS**
Removed text shown in: ~~Strikethrough~~

SECTION 290-23 FINDINGS OF COMPATIBILITY

A. PURPOSE AND DEFINING CRITERIA

THE PURPOSE OF REQUIRING FINDINGS OF COMPATIBILITY IS TO ENSURE THAT THE SITE PLANNING, BUILDING DESIGN, AND LANDSCAPE FEATURES OF NEW DEVELOPMENT AESTHETICALLY COMPLEMENT THE NEIGHBORHOOD WITHIN WHICH THEY ARE PROPOSED.

B. APPLICABILITY

1. THE PROVISION OF THIS SECTION SHALL APPLY TO PROPOSED DEVELOPMENTS REQUIRING SITE PLAN APPROVAL.
2. IN THE REVIEW OF CATEGORY 1 SITE PLANS THE PLANNING COMMISSION SHALL MAKE FINDINGS WITH RESPECT TO A DEVELOPMENT'S CONSISTENCY WITH THE COMPATIBILITY STANDARDS IN THIS SECTION.

3. IN THE REVIEW OF CATEGORY 2 SITE PLANS FOR SINGLE-FAMILY DETACHED HOUSES, THE PLANNING AND ZONING ADMINISTRATOR SHALL MAKE FINDINGS WITH RESPECT TO A DEVELOPMENT'S CONSISTENCY WITH THE COMPATIBILITY STANDARDS.

C. ADMINISTRATION

1. THE PLANNING COMMISSION SHALL TAKE INTO CONSIDERATION EACH OF THE FOLLOWING IN ITS EVALUATION OF COMPATIBILITY:
 - a) EACH STANDARD IS ACCOMPANIED BY A STATEMENT OF EXPLANATION TO BE USED BY THE PLANNING COMMISSION (OR ZONING ADMINISTRATOR) AS GUIDANCE IN APPLYING THE STANDARD.
 - b) IT MAY NOT BE POSSIBLE FOR A PROJECT TO MEET EVERY STANDARD BECAUSE OF OTHER REGULATIONS OR SITE CONSTRAINTS.
 - c) SOME STANDARDS MAY HAVE GREATER IMPORTANCE AND APPROPRIATENESS TO DIFFERENT DEVELOPMENT SITES AND SURROUNDING CONDITIONS THAN OTHERS.
 - d) IN THIS SECTION THE TERM NEIGHBORHOOD MEANS THE AREA ADJACENT TO AND EXTENDING FROM THE PROPOSED DEVELOPMENT SITE TO A DEFINABLE BOUNDARY, WHICH MAY BE A MAJOR STREET, AN AREA OF SIGNIFICANT LAND USE CHANGE, OR A MAJOR NATURAL FEATURE THAT VISUALLY SEPARATES ONE AREA FROM ANOTHER. THE PLANNING AND ZONING ADMINISTRATOR SHALL PROVIDE THE PLANNING COMMISSION WITH A RECOMMENDATION AS TO THE BOUNDARIES OF NEIGHBORHOOD FOR THE APPLICATION OF THE COMPATIBILITY STANDARDS.
 - e) NEIGHBORHOOD CONTEXT IS ESSENTIAL FOR THE APPLICATION OF THE STANDARDS BUT THE ABSENCE OF A SPECIFIC PRECEDENT FOR A PROPOSED DEVELOPMENT PROJECT WITHIN THE NEIGHBORHOOD SHALL NOT BE A BASIS FOR DISCOUNTING THE STANDARD OR FOR FINDING THE DEVELOPER HAS NOT MET THE STANDARD.

2. COMPLIANCE WITH COMPATIBILITY STANDARDS SHALL NOT BE GROUNDS FOR NOT MEETING THE MINIMUM DEVELOPMENT REQUIREMENTS AND OTHER REGULATIONS OF THIS ZONING ORDINANCE.
3. UPON ESTABLISHING FINDINGS WITH RESPECT TO EACH COMPATIBILITY STANDARD, THE PLANNING COMMISSION MAY DIRECT THAT REASONABLE REVISIONS BE MADE TO THE PROPOSED DEVELOPMENT FOR ITS FURTHER REVIEW AND MAY APPROVE A SITE PLAN ON THE CONDITION THAT SUCH REVISIONS BE MADE.
4. FOR ANY MULTI-FAMILY HOUSING DEVELOPMENT WITH GREATER THAN 8 UNITS IN A BUILDING, OR ANY NON-RESIDENTIAL BUILDING EXCEEDING 10,000 SQUARE FEET IN SIZE, THE PLANNING COMMISSION IS AUTHORIZED TO RETAIN THE SERVICES OF A THIRD-PARTY ARCHITECTURAL DESIGN REVIEW BY A MARYLAND REGISTERED ARCHITECT OF THE PROJECT'S ADHERENCE TO COMPATIBILITY STANDARD D6 (IN THE SUBSECTION BELOW); THE COST OF SUCH REVIEW SHALL BE BORNE BY THE DEVELOPER.
5. THE PLANNING COMMISSION MAY UPON THE CONDUCT OF A PUBLIC HEARING, RECOMMEND THAT THE MAYOR AND TOWN COUNCIL ADOPT SPECIFIC DESIGN GUIDELINES AS MEANS TO ASSIST IN THE ADMINISTRATION OF THE COMPATIBILITY STANDARDS IN THIS SECTION.

D. COMPATIBILITY STANDARDS

THE DEVELOPMENT OF A PROPERTY SHALL BE DESIGNED TO ACHIEVE THE FOLLOWING COMPATIBILITY STANDARDS AND THE PLANNING COMMISSION SHALL ESTABLISH WRITTEN FINDINGS WITH RESPECT TO EACH OF THEM.

1. THE GENERAL ARRANGEMENT AND ORIENTATION OF PROPOSED BUILDING(S) AND SITE IMPROVEMENTS ARE PATTERNED IN A SIMILAR MANNER AND IN HARMONY WITH THOSE IN THE NEIGHBORHOOD.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: THE DEVELOPMENT PATTERNS OF A NEIGHBORHOOD ARE CHARACTERIZED BY STREET LAYOUT, LOT SIZE AND CONFIGURATION, BUILDING ORIENTATION, NATURAL TERRAIN, AND VEGETATION (MOST NOTABLY TREES). NEW DEVELOPMENTS SHOULD RESPOND TO AND INTEGRATE SUCH COMPONENTS FROM THE NEIGHBORHOOD INTO THE SITE DESIGN AND CONTINUE ESTABLISHED STREET PATTERNS BY CONNECTING STREET WHERE POSSIBLE, ARRANGE LOTS AND BUILDING LAYOUTS TO REFLECT ADJACENT BUILDINGS, AND INCORPORATE NATURAL TERRAIN, VEGETATION, AND PLEASANT VIEWS.

2. BUILDING AND PARKING LAYOUTS REINFORCE EXISTING BUILDING AND STREETScape PATTERNS AND ASSURE THAT THE PLACEMENT OF BUILDINGS AND PARKING LOTS HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: A NEIGHBORHOOD STREET PROVIDES AN ORGANIZATION OF BUILDING FORMS AND OPEN SPACES THAT CREATE PREDICTABLE PATTERNS REFERRED TO HERE AS RHYTHM. SUCH RHYTHM IS CREATED BY THE INTERVALS BETWEEN BUILDINGS AND OPEN SPACES AND IS THUS INFLUENCED BY THE LENGTH OF BUILDINGS, THE WIDTH OF SIDE YARDS, AND THE PLACEMENT OF OPEN AREAS. THE ESTABLISHED RHYTHM SHOULD BE PROTECTED TO THE EXTENT POSSIBLE AND WHERE VARIATIONS IN THE RHYTHM MIGHT OCCUR THROUGH THE PLACEMENT OF DIFFERENT BUILDING FORMS OR OPEN SPACES, TRANSITIONS SHOULD BE GRADUAL. TRANSITIONS FROM ONE RHYTHM TO ANOTHER SHOULD NOT DISRUPT THE OVERALL APPEARANCE OF THE NEIGHBORHOOD AS SEEN ALONG THE STREET.

3. THE OPEN SPACES OF THE PROPOSED DEVELOPMENT REINFORCE THE OPEN SPACE PATTERNS OF THE NEIGHBORHOOD IN FORM AND SITING AND COMPLEMENT EXISTING OPEN SPACES, PARKS, FORESTED BUFFERS, AND PRESERVED SPACES.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: OPEN SPACES ON A DEVELOPMENT SITE CAN REINFORCE THE NEIGHBORHOOD'S ARRANGEMENT BY PROVIDING A FOCAL POINT OR LANDSCAPE SETTING FOR SIGNIFICANT STRUCTURES, VIEWS, OR ACTIVITIES, BY CONTAINING RECREATIONAL FEATURES, OR BY CONNECTING THE PROJECT TO THE LARGER NEIGHBORHOOD THROUGH GREEN SPACES OR A COMMUNITY TRAIL. BUILDINGS, PARKING LOTS, AND CIRCULATION ROUTES ON A SITE CAN BE ORGANIZED TO CREATE MEANINGFUL ON-SITE OPEN SPACES AND LANDSCAPE AREAS THAT ENHANCE DESIGN QUALITY AND INTEGRATE THE SITE INTO THE NEIGHBORHOOD.

4. SIGNIFICANT FEATURES OF THE SITE INCLUDING BUT NOT LIMITED TO DISTINCTIVE BUILDINGS, FORESTED BUFFERS ALONG ROADWAYS, OR SCENIC VISTAS ARE ELEMENTS TO BE PRESERVED IN THE DESIGN OF SITES, NOT TO BE OBSTRUCTED OR MINIMIZED THROUGH THE PLACEMENT OF BUILDINGS, STRUCTURES, OR VEGETATION.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: PROMINENT BUILDINGS AND SITE FEATURES PROVIDE REFERENCE POINTS AND CONTRIBUTE TO THE OVERALL AESTHETIC QUALITY AND IDENTITY OF A NEIGHBORHOOD. THESE MAY BE LOCATED ON THE DEVELOPMENT SITE ITSELF OR MAY BE VIEWABLE THROUGH THE SITE. EITHER WAY, SIGNIFICANT FEATURES SHOULD BE INCORPORATED INTO THE PROPOSED SITE DESIGN AND RETAINED TO THE GREATEST EXTENT POSSIBLE.

5. THE PROPOSED LANDSCAPE DESIGN COMPLEMENTS THE NEIGHBORHOOD'S LANDSCAPE AND STREETScape PATTERNS AND REINFORCES ITS FUNCTIONAL QUALITIES.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: THE TERM "LANDSCAPE" HERE MEANS THE VISIBLE FEATURES OF AN AREA AND HOW THEY INTEGRATE WITH NATURAL AREAS, STREETS, AND BUILDINGS. IN CONSIDERING LANDSCAPE, SUCH FACTORS AS THE PATTERNS OF FRONT LAWNS, THE BUFFERING OF BUILDINGS WITH VEGETATION, THE AMOUNT OF OPEN SPACE ON LOTS, THE DENSITY AND PLACEMENT OF TREES AND SHRUBS ON A LOT, THE USE OF FOUNDATION PLANTINGS ALONG BUILDINGS, AND USE OF STREET TREES. A NEIGHBORHOOD MAY HAVE A LANDSCAPE APPEARANCE THAT DISTINGUISHES IT FROM OTHER AREAS.

6. THE PROPORTIONS, SCALE, MASSING AND DETAILING OF THE PROPOSED BUILDINGS ARE IN PROPORTION TO THOSE EXISTING IN THE NEIGHBORHOOD SUCH THAT THE OVERALL EFFECT OF NEW DEVELOPMENT IS TO SUPPORT AND REINFORCE THE ARCHITECTURAL SETTING OF THE NEIGHBORHOOD.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: A COHESIVE AND ORDERLY RELATIONSHIP BETWEEN EXISTING AND PROPOSED BUILDINGS CAN BE ACCOMPLISHED WHEN NEW DEVELOPMENT USES PREDOMINANT ARCHITECTURAL CHARACTERISTICS FROM THE NEIGHBORHOOD THE OVERALL EFFECT OF NEW BUILDINGS SHOULD SUPPORT AND REINFORCE THE ARCHITECTURAL SETTING OF THE NEIGHBORHOOD. THE INTENT OF THIS STANDARD IS NOT TO REQUIRE THAT EXISTING BUILDING STYLES BE COPIED.

"PROPORTION" REFERS TO THE RELATIONSHIP BETWEEN ELEMENTS WITHIN A COMPOSITION SUCH AS THE RELATIONSHIP BETWEEN WINDOWS AND THE WALL. "SCALE" REFERS TO THE SIZE OR EXTENT OF A BUILDING OR ITS ELEMENTS, RELATIVE TO SOMETHING ELSE, USUALLY ITS SITE OR THE BUILDINGS NEARBY. "MASS" REFERS TO THE PHYSICAL FORM OF A BUILDING AND THE EXTENT TO WHICH IT APPEARS SOLID. "MASSING" REFERS TO STRATEGIES THAT BREAK DOWN SOMETHING MASSIVE BY INSERTING VOIDS THAT CREATE RELIEF (SUCH AS WINDOWS), BY ADDING ELEMENTS THAT PROJECT A LIGHTER ELEMENT (SUCH AS A PORCH) IN FRONT OF A MORE MASSIVE ONE (A BUILDING WALL), OR BY USING MATERIALS AND ARCHITECTURE DETAILS TO BREAK DOWN A BUILDING INTO COMPONENT PARTS THAT ARE MORE READILY APPRECIATED SUCH AS THE COURSE OF BRICK ALONG A FOUNDATION WALL. SCALE, PROPORTION, AND MASSING DO NOT IMPLY MAKING ONE THING THE "THE SAME" AS ANOTHER. IN APPLYING THIS STANDARD, IT IS CORRECT TO ASK: IS THE ARRANGEMENT OF THE PROPOSED BUILDING ELEMENTS COMPARABLE TO THAT SEEN ON OTHER BUILDINGS.

7. EXTERIOR SIGNS, SITE LIGHTING, AND ACCESSORY STRUCTURES SUPPORT A UNIFORM ARCHITECTURAL THEME AND PRESENT A HARMONIOUS VISUAL RELATIONSHIP WITH THE SURROUNDING NEIGHBORHOOD.

EXPLANATION STATEMENT FOR ADMINISTRATIVE GUIDANCE: THESE ELEMENTS OF SITE DESIGN NEED TO BE COORDINATED WITH EACH OTHER AND WITH THE NEIGHBORHOOD GENERALLY. UNCOORDINATED SITE IMPROVEMENTS CREATE VISUAL CLUTTER AND ARE DIFFICULT TO INTEGRATE WITH THE NEIGHBORHOOD. DISCERNMENT IN THE SELECTION, PLACEMENT, AND USE OF ON-SITE IMPROVEMENTS AND ACCESSORY STRUCTURES MUST BE USED TO AVOID DAMAGE TO THE AESTHETICS OF THE NEIGHBORHOOD.

--End--