



**OFFICE OF THE PLANNING AND ZONING COMMISSION**

**PLANNING & ZONING COMMISSION  
AGENDA  
JANUARY 25, 2023**

**I. Call to Order & Roll Call**

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

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

**IV. Open Public Hearing on:**

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.

**V. Deliberation on Public Comments 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. Adjournment:**



## PLANNING AND ZONING COMMISSION

### MINUTES OF THE PLANNING AND ZONING COMMISSION DECEMBER 7, 2022

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

II. Approval of the December 7, 2022 Planning & Zoning Agenda.

**MOTION:** Commissioner Berault moved to approve the December 7, 2022 Planning & Zoning agenda. Seconded by Commissioner Huhn, all in favor.

III. Approval of the November 8, 2022 Planning & Zoning meeting minutes.

**MOTION:** Commissioner Berault moved to approve the November 8, 2022 Planning & Zoning meeting minutes. Seconded by Commissioner Ruttkay, all in favor.

IV. Open Public Hearing:

**Chair Greengold closed the regular meeting at 7:04 pm and opened the public hearing to receive public comment on the following:**

- 1) Amendment to Article V, Section 290-19M, Design Standards for Townhouses, to incorporate new standards and revise certain existing standards for proposed townhouse and multi-family developments.
- 2) 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 from the audience. A written public comment was received by the Commission, via email, from Eric Blitz on behalf of his client, Rod & Reel, Inc. Mr. Blitz referenced a number of concerns he had on the proposed amendment to Article V, Section 290-19M, Design Standards for Townhouses.

Chair Greengold stated though no public comment was received on the Amendment to Article V, 290-23 Findings of Compatibility, it was noted that the Amendment had not been posted in its entirety on the Town's website and the Commission will hold a public hearing at its next regular meeting, January 25, 2023, on the proposed amendment to Article V, 290-23 Findings of Compatibility.

With no further comments, Chair Greengold closed the public hearing and reopened the regular meeting.

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

Amendment to Article V, Section 290-19M, Design Standards for Townhouses, to incorporate new standards and revise certain existing standards for proposed townhouse and multi-family developments.

The Commission reviewed the draft Design Standards for Townhouses that incorporated the modifications approved by the Commission at its November 8<sup>th</sup> regular meeting and considered the concerns that had been presented via public comment by Mr. Blitz. The Commission made the following changes:

(2) **Exceptions**. If all of the following conditions are met, building-to-building setback requirements may be MODIFIED:

(a) THE PLANNING COMMISSION FINDS THAT THE MODIFICATION OF BUILDING-TO-BUILDING SETBACKS SUBSTANTIALLY IMPROVES THE DESIGN AND AESTHETIC QUALITY OF THE PROJECT.

**MOTION:** Commissioner Brown moved to delete under Exceptions, 2(a), in its entirety. Seconded by Chair Greengold. Ayes, Commissioners Brown, Greengold and Ruttkay. Opposed, Commissioners Berault, Blackwelder, and Huhn.

**With the lack of four confirmative votes, the motion fails.**

**MOTION:** Commissioner Blackwelder moved to modify 2(a) to read: THE PLANNING COMMISSION FINDS THAT THE MODIFICATION OF BUILDING-TO-BUILDING SETBACKS SUBSTANTIALLY IMPROVES THE OPEN SPACE DESIGN AND SUPPORTS THE PURPOSE STATEMENT IN 1(a). Seconded by Commissioner Ruttkay.

**Commissioner Blackwelder withdrew her motion.**

**MOTION:** Commissioner Berault moved to amend 2(a) to read: THE PLANNING COMMISSION FINDS THAT THE MODIFICATION OF BUILDING-TO-BUILDING SETBACKS ENHANCES OPEN SPACE FOR SCREENING, BUFFERING, OR COMMON USE OF THE SITE, AND IS IN COMPLIANCE WITH 1(a). Seconded by Commissioner Blackwelder.

**MOTION:** Commissioner Brown moved to amend Commissioner Berault's motion to remove the word "modification" and replace with the word "reduction" so as to read: THE PLANNING COMMISSION FINDS THAT THE ~~MODIFICATION~~ REDUCTION OF BUILDING-TO-BUILDING SETBACKS ENHANCES OPEN SPACE FOR SCREENING, BUFFERING, OR COMMON USE OF THE SITE, AND IS IN COMPLIANCE WITH 1(a). Seconded by Commissioner Ruttkay, all in favor.

(g) ~~Approval is granted from the Department of Public Safety.~~ THE CALVERT COUNTY FIRE MARSHALL HAS REVIEWED THE PLAN SHOWING THE PROPOSED BUILDING-TO-BUILDING SETBACKS AND HAS NO ADVERSE COMMENTS.

**MOTION:** Commissioner Brown moved to delete 2(g) in its entirety. Seconded by Commissioner Ruttkay. Ayes, Commissioners Brown, Greengold, and Ruttkay. Opposed, Commissioners Berault, Blackwelder, and Huhn. **With the lack of four confirmative votes, the motion fails.**

**MOTION:** Commissioner Blackwelder moved to amend 2(g) to read: The developer’s licensed architect or engineer expressly certifies that reduced setbacks are in compliance with the building code in effect in the Town of Chesapeake Beach as it relates to fire safety and the Planning Commission finds that there is sufficient information to forgo a third-party review. Seconded by Commissioner Berault. Ayes, Commissioners Berault, Blackwelder, and Huhn. Opposed, Commissioners Brown, Greengold, and Ruttkay. **With the lack of four confirmative votes, the motion fails.**

**MOTION:** Chair Greengold moved to reconsider eliminating Section 2 (g). Seconded by Commissioner Berault. Ayes, Commissioners Brown, Greengold, and Ruttkay. Opposed, Commissioners Berault, Blackwelder, and Huhn. **With the lack of four confirmative votes, the motion fails.**

**Chair Greengold stated, Section 2 (g) remains as written.**

#### **(6) PARKING**

d) MULTI-FAMILY AND TOWNHOUSE DEVELOPMENTS MUST INCLUDE 2.3 PARKING SPACES PER DWELLING UNIT IN ADDITION TO ANY REQUIRED HANDICAP ACCESSIBLE PARKING SPACES. IF THE PLANNING COMMISSION FINDS THAT THE SPECIFIC OCCUPANCY OF THE PROPOSED PROJECT WARRANTS A REDUCTION IN PARKING, THE REQUIREMENT MAY BE MODIFIED.

**MOTION:** Commissioner Brown moved to amend 6 (d) to change 2.3 parking spaces to “2.5” and remove the word “modified” and replace with “reduced” so as to read:

d) MULTI-FAMILY AND TOWNHOUSE DEVELOPMENTS MUST INCLUDE ~~2.3~~ 2.5 PARKING SPACES PER DWELLING UNIT IN ADDITION TO ANY REQUIRED HANDICAP ACCESSIBLE PARKING SPACES. IF THE PLANNING COMMISSION FINDS THAT THE SPECIFIC OCCUPANCY OF THE PROPOSED PROJECT WARRANTS A REDUCTION IN PARKING, THE REQUIREMENT MAY BE ~~MODIFIED~~ REDUCED. Seconded by Commissioner Berault, all in favor.

(e) ON SITE GUEST PARKING MUST BE INCLUDED IN ALL MULTI-FAMILY AND TOWNHOUSE DEVELOPMENTS WITH THREE OR MORE HOUSING UNITS AT A RATIO OF A MINIMUM OF ONE SPACE FOR EVERY SIX SPACES. **There was consensus among the Commission to insert the word “parking” after the word “six”.**

#### **7) PEDESTRIAN ACCESSIBILITY**

(a) PURPOSE: TO PROMOTE WALKING AND CONNECTIVITY BETWEEN HOUSING DEVELOPMENTS AND THEIR NEIGHBORHOODS, AND TO ENSURE THE SAFEST AND MOST CONVENIENT ROUTING FOR OCCUPANTS AND VISITORS INCLUDING CHILDREN AND THE DISABLED.

**MOTION:** Commissioner Berault moved to amend 7(a) to delete the words “the disabled” and replace with “individuals with disabilities. Seconded by Chair Greengold, all in favor.

(9) **SUSTAINABILITY**

c) BUILDING ORIENTATION: WHENEVER **POSSIBLE**, BUILDING SHALL BE ORIENTED WITHIN 20 DEGREES OF NORTH/SOUTH AXIS, WITH 90% OF SOUTH FACING GLAZING SHADED FROM THE SUN AT NOON ON JUNE 21 WITH OVERHANGS, AWNINGS, VEGETATION, OR AUTOMATED SHADING DEVICES, AND UNSHADED FROM THE SUN AT NOON ON DECEMBER 21.

(d) TO THE EXTENT **POSSIBLE**, THE FLOOR PLAN OF DWELLINGS SHALL BE ORIENTED ON AN EAST/WEST AXIS WITH DAYTIME LIVING PORTIONS RELATED TO THE SUN TO CAPITALIZE ON NATURAL LIGHT AND PASSIVE SOLAR HEAT.

**MOTION:** Commissioner Brown moved to amend section 9 (c) and 9 (d) to remove the highlighted word “possible” and replace it with the word “practicable”. Seconded by Commissioner Blackwelder. Ayes, Commissioners Brown, Blackwelder, Greengold, Huhn, and Ruttkay. Opposed, Commissioner Berault. **Motion Passes.**

With no further changes, Chair Greengold entertained a motion to submit to the Town Council the proposed amendment to Article V, 290-19M, Design Standards for Townhouses for consideration and approval.

**MOTION:** Commissioner Berault moved to transmit to the Town Council the Commission’s proposed amendment to Article V, 290-19M, Design Standards for Townhouses. Seconded by Commissioner Ruttkay, all in favor.

Chair Greengold stated the next Planning Commission meeting will be held January 25, 2023 which will include a public hearing on Amendment to Article V, Section 290-23, “Findings of Compatibility” creating seven required compatibility standards applicable to new development and regulations on their purpose, applicability, and administration.

Other agenda items projected will include discussions on the Critical Area regulations and possibly Tourist Homes.

**VI. Adjournment:**

There being no further comments, Commissioner Huhn moved to adjourn the meeting at 9:23 PM. Seconded by Commissioner Berault, 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](http://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~~

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**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--