

## F. Guidelines: Mass and Scale

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**Objective:** Maintain similar mass and scale patterns and open areas of lots as have traditionally existed while recognizing that space needs of families and individual preferences may necessitate a need for larger homes.

**Objective F.1.** Construct new buildings or additions that appear similar in mass and scale to traditional residences seen throughout the neighborhood.



*By subdividing building mass into “modules” this large residence appears to be smaller in scale. This approach can work in any setting.*



*The mass and scale of this new construction is in keeping with the traditional neighborhood form and scale.*

**Objective F.2.** Maintain the lot coverage as traditionally seen throughout neighborhoods, and avoid overcrowding of lots with too much building in relation to the size of the lot.

Maintain the traditional front, rear and side yard setbacks. Where the height of exterior side walls is greater than those of the adjacent houses, consider increasing the side yard setbacks to avoid a sense of overcrowded densely developed lots.

