

ARTICLE

6

District Development Standards

6.1 Single-family development

- A. Single-family residential uses and structures in the A-R,R-1, R-2, R-3 and R-O districts shall meet the development standards found in Exhibit 6-1, except as otherwise provided by this Ordinance.
- B. The minimum front yard requirement is to be measured from the right-of-way line, including those

shown on the City of Wiggins Transportation Plan to the building at the closest point.

6.2 Mobile and manufactured home development

- A. All manufactured home subdivisions/parks and structures in the R-4 District shall meet the development standards found in Exhibit 6-2, except as otherwise provided by this Ordinance.

Exhibit 6-1 Single-Family Development Standards

	Residential Districts				
	A-R	R-1	R-2	R-3	R-O
Lot Dimensions:					
Minimum Lot Area	1 acre	12,500 sq. ft.	9,000 sq. ft.	7,500 sq. ft.	9,000 sq. ft.
Minimum Lot Width	125 ft.	90 ft.	75 ft.	50 ft.	None
Minimum Yards:					
Front Yard	50 ft.	40 ft.	30 ft.	25 ft.	30 ft.
Rear Yard	50 ft.	40 ft.	30 ft.	25 ft.	30 ft.
Side Yard	25 ft.	10 ft.	10 ft.	10 ft.	None
Corner Lot Side Yard	50 ft.	40 ft.	30 ft.	25 ft.	None
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	25%	35%	35%	35%	35%

6.2 Mobile & manufactured home development

- B. The minimum front yard requirement is to be measured from the right-of-way line, including those shown on the City of Wiggins Transportation Plan to the building at the closest point.
- C. For manufactured home subdivisions, the minimum rear yard is 25 feet, except when a manufactured home subdivision is adjacent to R-1 or R-2 zoned properties or a single-family detached dwelling unit, then the minimum rear yard shall be 30 feet.
- D. The maximum density of a manufactured home subdivision calculations includes the street right-of-way.
- E. All mobile homes shall be at least 25 feet from any public street or any property line adjoining the mobile home park. No building of any kind and no parking shall be permitted with this yard or setback area; however, sidewalks, trails and driveways may be located within the setback area.
- F. Minimum required common open space for a manufactured and mobile home park is five percent (5%) of the site, exclusive of the required perimeter buffer. The common open space shall be centrally located and suitable for inactive and active recreation.
- G. Building design shall conform to the standards of Section 7.8, Building design standards.

- H. Landscaping of each manufactured home subdivision and along the perimeter of all new Manufactured and mobile home parks shall be in accordance with Article 7.1.

6.3 Commercial and industrial development

- A. General provisions
 - 1. Commercial and industrial uses and structures in the R-O, C-1, C-2, C-3 and I-1 districts shall meet the development standards found in Exhibit 6-3, except as otherwise provided by this Ordinance.
 - 2. The minimum front yard requirement is to be measured from the right-of-way line, including those shown on the City of Wiggins Transportation Plan to the building at the closest point.
 - 3. The rear yard building setback shall remain open and unoccupied by any structure.
 - 4. In the C-2 district, the front facade of all buildings shall be built to the sidewalk if a sidewalk currently exists or to the proposed location of one that will be built.
 - 5. In the C-2 district, new construction shall have a minimum and maximum height requirement of two stories.
 - 6. In the industrial district, buildings may add an additional foot in height for each one (1) foot the building is set back from the street greater than the required, up to a maximum of 75 feet.

Exhibit 6-2 Manufactured/Mobile Home Development Standards

	R-4 District	
	Manufactured Home Subdivisions	Manufactured and Mobile Home Parks
Min. Development Size	5 acres	5 acres
Lot Dimensions:		
Minimum Lot Area	7,500 sq. ft.	4,400 sq. ft.
Minimum Lot Width	60 ft.	44 ft.
Minimum Yards:		
Front Yard	25 ft.	25 ft.
Rear Yard	25 ft.	15 ft.
Side Yard	10 ft.	15 ft.; 5 ft if parrallel
Corner Lot Side Yard	35 ft.	25 ft.
Maximum Height	20 ft.	20 ft.
Maximum Lot Coverage	40%	
Maximum Gross Density	6 du/acre	10 du/acre

- B. Commercial development buffers
 - 1. Where a commercial use abuts a residential use the minimum side yard shall be 30 feet, as measured from the side lot line to the nearest building or structure, on the side adjacent to the residential district.
 - 2. Where the rear yard of a commercial use abuts any residential district or a single-family unit, a rear yard of at least 30 feet shall be required.
 - 3. Where a commercial use abuts a residential use, a 10 foot wide landscaped buffer area shall be placed along the lot line.

Exhibit 6-3 Commercial and Industrial Development Standards

	Commercial Districts				
	R-O	C-1	C-2	C-3	I-I
Lot Dimensions:					
Minimum Lot Area	9,000 sq. ft.	None	None	10,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	None	None	None	75 ft.	100 ft.
Minimum Yards:					
Front Yard	30 ft.	50 ft.	5 ft.	50 ft.	50 ft.
Rear Yard	30 ft.	25 ft.	None	20 ft.	30 ft.
Side Yard	None	None	None	15 ft.	15 ft.
Corner Lot Side Yard	None	None	None	50 ft.	50 ft.
Maximum Height	35 ft.	50 ft.	2 stories	50 ft.	50 ft.
Maximum Lot Coverage	35%	45%	None	50%	75%

4. In the C-2 district, where a commercial use abuts a residential use in the A-R, R-1 or R-2 districts, a 25 foot side setback shall be required.
- C. Industrial development buffers
1. Where an industrial use abuts a residential district or a single-family unit, a 40 foot side yard shall be provided.
 2. Where an industrial use abuts a residential district or a single-family use, a 50 foot side yard shall be provided
 3. Where an industrial use abuts a residential use, a 20 foot landscaped buffer shall be placed along the lot line.
- 6.4 Floating district development
- A. Planned Unit Development (PUD)
- Multiple uses are permitted in the planned unit development district . Typically those necessary to make up a total neighborhood, which include the following: residential uses, business uses, public and semi-public facilities. The development standards associated with a PUD are described in detail in this Section and are outlined in Exhibit 6-4.
1. Arrangement of uses
 - a. The purpose of allowing a mix of land uses in a single development is to maximize flexibility and creativity in order to achieve a unique, vibrant, healthy, sustainable neighborhood district. Land uses should be planned in relation to one another and function as part of the greater development, not as independently.
 - b. Where loft apartments and condominiums are proposed, such units shall be located on the upper floors of buildings designated on the master land use plan for nonresidential use, unless first-floor units are designed to meet the requirements of the Americans with Disabilities Act (ADA) of 1990, as amended.
 - c. Storefronts of adequate size to support business uses allowed in the PUD shall be located along the front or public facade of non-residential buildings.
 - d. First-floor residences should be located in the interior of building groups or at the rear of non-residential buildings.
 - e. Information regarding the hours of operation of any non-residential land uses shall be provided at the time of application. The Planning Commission and Board of Aldermen may stipulate hours of operation which will be less disruptive to neighboring residences and

6.4 Floating district development

will protect the use and enjoyment of residential properties.

2. Lot size

No minimum lot sizes are established, per se, so the housing can be clustered or otherwise concentrated or arranged in planned locations on the site to take advantage of its natural features.

3. Setbacks and required yards

No principal building or accessory structure shall be located within five (5) feet of any property line. In its review of the proposed site plan and preliminary plat, the Planning Commission shall consider whether adequate space exists on each building lot for required off-street parking, outdoor patio or yard space, and any other typical yard features or uses. The Planning Commission may require increases in the depth of front, side or rear yard setbacks where warranted to ensure compatibility with neighboring land uses, streetscapes and development patterns.

4. Height

In no case shall the height of a building or structure exceed three (3) stories. Non-residential uses shall be provided on the first floor of all three-story buildings.

5. Building construction

- a. All mixed-use buildings, as described herein, shall be constructed according to the standards of Section 3.10, Building codes.
- b. To ensure compliance with said building codes, the Wiggins Board of Aldermen shall retain a certified building inspector(s) to review and approve building plans and perform any required inspections, including but not limited to foundation, building, plumbing and electrical inspections, and issue certificates of occupancy.
- c. An estimate of the additional fees for plan reviews and inspections shall be obtained by the city at the time the applicant submits a building permit application.

Exhibit 6-4 PUD/PRD Development Standards

	Floating Districts	
	PUD	PRD
Lot Dimensions:		
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Yards:		
Front Yard	5 ft.	5 ft.
Rear Yard	5 ft.	5 ft.
Side Yard	5 ft.	5 ft.
Corner Lot Side Yard	5 ft.	5 ft.
Maximum Height	3 stories	35 ft.

- d. In addition to the city's building permit fees, the applicant shall submit an amount equal to 125% of the estimated plan review and inspection fee.
 - e. The applicant shall be reimbursed any unused funds within 30 days of issuance of the certificate of occupancy.
- ### 6. Buffer strips
- a. A 25 foot landscaped buffer strip shall be provided adjacent to residentially zoned properties, containing the fence or planting materials prescribed under Section 7.1.1, Landscape buffer requirements.
 - b. A 10 foot landscaped buffer strip shall be provided adjacent to non-residential properties and public rights-of-way. The R-O (Residential Office) District shall be considered a residential zoning district in determining buffer requirements.
 - c. The Planning Commission may waive or modify the required fence or planting material along public rights-of-way and where warranted by the nature and use of adjacent properties. The commission may also reduce the required buffer from 25 feet to 10 feet where the proposed PUD abuts properties in the R-O District if warranted due to the nature of the land uses and development patterns of properties within the R-O District.

7. Open space reservation

- a. In any planned unit development, common open or recreational space shall be reserved collectively in contiguous units accessible to all the building sites in the development for the purpose of providing parks, recreational facilities, ways for pedestrian movement and circulation, and conserving visually pleasing elements of the environment.
- b. A minimum of twenty percent (20%) of the total land area shall be reserved as open space.
- c. Any proposed improvements to the required open space shall be completed prior to the sale of any lot, site, home or other structure, or a surety bond or irrevocable letter of credit shall be posted with the city for the completion of open space improvements. The bond amount shall be determined by the Planning Commission upon receipt of an estimate, provided by the owner, of the cost of completing said improvements.
- d. The open space developed at each phase shall constitute no less than an equivalent proportional amount to the area being developed in the case of partial or phased development.

8. Development density

- a. Business uses in any planned unit development district shall not constitute less than twenty percent (20%) or more than forty percent (40%) of the land area of such development. Parking and circulation areas for business facilities are considered business land uses.
- b. Any buildings which contain both business and residential land uses shall be considered business land uses for the purpose of this section.
- c. Residential land uses shall constitute not less than twenty percent (20%) of the overall land area. Development of lands used for exclusively for non-residential purposes may not be initiated until the development of

residential lands is at least one-fourth (1/4) complete.

9. Appearance of buildings and site features

- a. Detailed building plans and elevation drawings of all proposed buildings and structures shall be submitted with the application for the planned unit development.
- b. The location, nature, size, and design of buildings and structures, as presented to the Wiggins Planning Commission and Board of Aldermen, shall comply with the design standards in Article 7 of this ordinance and be compatible with surrounding properties so as to harmonize with the neighborhood both in character and appearance.
- c. The Planning Commission and Board of Aldermen may stipulate changes in appearance, design or finish materials of buildings or structures within the development at the time the application is considered.
- d. Any contemplated changes to the design and construction of buildings or structures in an approved planned unit development shall be submitted to the Planning Commission and Board of Aldermen for review and approval.

10. Impervious surfaces

Land area occupied by buildings, structures, streets, driveways, parking lots, sidewalks and other paved surfaces shall not exceed sixty percent (60%) of the total land area of the planned unit development.

11. Additional open space requirements

- a. Common open or recreational spaces shall be provided within a planned unit development pursuant to Section 6.4.A.7, Open space reservation.
- b. The Planning Commission shall consider the size, shape, dimension and location of the open spaces with respect to the size and extent of the proposed development and the physical characteristics of the land being developed.

6.4 Floating district development

- c. Priority should be given to providing parks, active and passive recreational facilities, pedestrian walkways and wildlife corridors.
 - d. Water bodies, wetlands and lands located within the 100-year floodplain may not occupy more than fifty percent (50%) of the required open space.
 - e. Common open space shall be guaranteed by a restrictive covenant, running with the land, describing the open space and its improvement and maintenance in perpetuity for the benefit of the residents of the planned unit development.
 - f. The developer shall file, at the time the approved final plat is filed, legal documents, satisfactory to the City Attorney in form and content, which will produce the above mentioned guarantees and, in particular, will provide for restricting the use of common open spaces for the designated purpose.
12. Responsibility for open space
- a. Nothing in this section of this Ordinance shall be construed as a responsibility of the City of Wiggins, either for maintenance or liability of private open areas, parks and recreational facilities
 - b. A hold harmless clause shall be incorporated in the covenants running with the land to this effect. It shall be provided further, however, that when an owner of a Planned Unit Development desires to dedicate certain land areas to the city for public parks and recreational facilities, and the city approves the nature and location of such lands and accepts the dedicated areas, the city shall be responsible for the operation and maintenance of these lands and properties.
13. Property owners' association
- a. As part of the plan proposed for any planned unit development, the developer shall submit for review by the City Attorney a set of covenants, running with the land, providing for automatic membership in the property owners' association
- b. The association shall be an incorporated nonprofit organization operating under recorded land agreements, through which each property owner in the development is automatically subject to a charge for an appropriate proportionate share of the expenses for maintaining the common property, including, but not limited to, streets, parking areas, easements, common open space and/or other activities of the association.
 - c. Once established, the covenants shall continue and remain in force during the entire existence of the planned unit development.
14. Landscaping and tree preservation
- a. In order to minimize the disturbance of the natural environment, a general landscaping plan shall be required at the time of preliminary plat submission showing the spacing, sizes and specific types of landscaping material.
 - b. The Planning Commission shall review the landscaping plan in conjunction with the review of the preliminary plat.
 - c. The preservation of the natural amenities within the planned unit development shall be given due consideration which shall include topography, trees, and ground cover, natural bodies of water and other significant natural features. Existing trees shall be preserved wherever possible.
 - d. The location of trees shall be considered when planning the common open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas and finished grade levels.
 - e. The Planning Commission shall inquire into the means whereby trees and other natural features will be protected during construction. Excessive site clearing of top soil, trees and natural features before the commencement of building operations shall be discouraged by the Planning Commission.

15. Off-street parking

- a. Off-street parking areas shall be provided for each use as required under Section 7.1 and 7.4 of this Ordinance.
- b. Off-street parking spaces and circulation shall be located within the development unless area street networks and development patterns are suited for on-street parking, and the presence of on-street parking will not pose safety concerns for pedestrians or the motoring public, as determined by the City Engineer, Planning Commission, Mayor and Board of Aldermen.
- c. The total number of parking spaces may be reduced by the Planning Commission and Board of Aldermen pursuant to a parking plan that considers the mix of uses and overlapping parking demands throughout the day.
- d. Said parking plan shall be a detailed analysis including but not limited to:
 - (1.) the square footage of each storefront, public building and residence
 - (2.) the schedule of peak operating hours
 - (3.) the number of peak-hour employees for each business
 - (4.) a calculation of the estimated number of vehicle trips generated by each use.
- e. The parking plan, if accepted by the commission and board, shall become part of the PUD site plan.
- f. Before a change to any business or land use in the PUD may occur, a revised parking plan shall be submitted to the Land Development Code Administrator for approval. If the administrator considers the revised parking plan to result in substantial changes to the site plan, including changes to traffic circulation and the arrangement of land uses, the administrator shall forward the revised

parking plan to the Planning Commission and the Board of Aldermen.

16. Transportation

- a. The vehicular circulation system shall be designed to permit smooth traffic flow with minimum hazards and maximum accessibility for pedestrian and bicycle traffic.
- b. Pedestrian and bicycle connections shall be provided to areas both within the development and to schools, playgrounds, local shopping areas and other neighborhood uses located outside the development.
- c. Sidewalks shall be provided along all public and private streets within and abutting the PUD.
- d. Public streets shall conform to the requirements of Section 8.2, Streets.
- e. Private streets and drives of planned unit developments need not meet the requirements of this Ordinance which would otherwise be applicable if the Planning Commission finds that the design of the proposed streets and common vehicular ways is adequate to protect the public health, safety and welfare, there is provided adequate off-street parking, separate vehicular and pedestrian traffic, and it will promote the purposes and intent of this regulation.
- f. Street and pedestrian lighting shall be provided on all public and private streets, pedestrian and bicycle ways within the development.
- g. If the owners in the future should request that private streets be changed to public streets, the owners do fully agree that, before the acceptance of such streets by the city, the owners will bear full expense of reconstruction or any other action necessary to make the streets fully conform to the requirements applicable to public streets, or to the satisfaction of the City Engineer and the Fire Chief, prior to dedication and

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acceptance. The owners also shall agree that these streets shall be dedicated to public use without compensation to the owners.

17. Land subdivision

- a. An application for preliminary plat approval, pursuant to Section 3.5 of this Ordinance, shall be submitted prior to approval of the site plan for a planned unit development.
- b. In the construction and installation of all subdivision improvements in the planned unit development, said improvements shall conform to all requirements and standards as set forth in Article 8, Subdivision Design/Improvements.

18. Appearance of public utility facilities

Public utility facilities and structures shall be architecturally compatible, or shall be properly screened and landscaped in keeping with the character and appearance of the neighborhood.

B. Planned Residential Development (PRD)

1. Residential lot size

No minimum lot sizes are established, per se, so the housing can be clustered or otherwise concentrated or arranged in planned locations on the site to take advantage of its natural features.

2. Setbacks and required yards

- a. No principal building or accessory structure shall be located within five (5) feet of any property line.
- b. In its review of the proposed site plan and preliminary plat, the Planning Commission shall consider whether adequate space exists on each building lot for guest or visitor parking, outdoor patio or yard space, and any other typical yard features or uses.
- c. The Planning Commission may require increases in the depth of front, side or rear yard setbacks where warranted to ensure compatibility with neighboring land uses, streetscapes and development patterns.

3. Height

In no case shall the height of a building or structure exceed 35 feet.

4. Buffer Strips

- a. A 10 foot landscaped buffer strip shall be provided around the perimeter of the development, containing the fence or planting materials prescribed under Section 7.1.1, Landscape buffer requirements.
- b. The Planning Commission may waive or modify the required fence or planting material where warranted by the nature and use of adjacent properties.

5. Open space reservation

- a. In any Planned Residential Development, the amount of land not used by residential buildings, accessory structures, streets, driveways and yards shall be reserved collectively in contiguous units accessible to all the building sites in the development as maintained open space for the purpose of providing parks, recreational facilities, ways for pedestrian movement and circulation and conserving natural features and visually pleasing elements of the environment.
- b. A minimum of fifteen percent (15%) of the total land area shall be reserved as open space.
- c. Any proposed improvements to the required open space shall be completed prior to the sale of any lot, site, home or other structure, or a surety bond or irrevocable letter of credit shall be posted with the city for the completion of open space improvements.
- d. The bond amount shall be determined by the Planning Commission upon receipt of an estimate, provided by the owner, of the cost of completing said improvements.
- e. The open space developed shall constitute no less than an equivalent proportional amount to the area being developed in the case of partial or phased development.

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6. Density
- a. The maximum permitted density in the R-1, R-2, R-3, R-O, C-1 and C-3 districts is one dwelling unit per 6,000 square feet of net development area
- b. The maximum permitted density in the A-R district is one dwelling per 21,780 square feet of net development area.
- c. Net development area is determined by deducting the minimum required open space, or fifteen percent (15%), from the total land area. In calculating the number of dwellings change fractions to the nearest whole number, a fraction equal to one-half or greater is raised to the next whole number.
7. Appearance of buildings and site features
- a. Detailed building plans and elevation drawings of all proposed buildings and structures shall be submitted with the application for Planned Residential Development.
- b. The location, nature, size, and design of buildings and structures, as presented to the Planning Commission and Board of Aldermen, shall be compatible with surrounding properties so as to harmonize with the neighborhood in character and appearance.
- c. The Planning Commission and Board of Aldermen may stipulate changes in appearance, design or finish materials of buildings or structures within the development at the time the application is considered.
- d. Any contemplated changes to the design and construction of buildings or structures in an approved Planned Residential Development shall be submitted to the Planning Commission and Board of Aldermen for review and approval.
8. Impervious Surfaces
- a. Land area occupied by buildings, structures, streets, driveways, sidewalks and other paved surfaces shall not exceed fifty percent (50%) of the total land area of the Planned Residential Development
- b. The required open space shall be included in this calculation.
9. Open space
- a. Common open spaces shall be provided within a Planned Residential Development.
- b. The Planning Commission shall consider the size, shape, dimension and location of the open spaces with respect to the size and extent of the proposed development and the physical characteristics of the land being developed.
- c. Consideration shall also be given in providing parks, active and passive recreational facilities, pedestrian walkways, and wildlife corridors.
- d. Common open space shall be guaranteed by a restrictive covenant, running with the land, describing the open space and its improvement and maintenance in perpetuity for the benefit of the residents of the Planned Residential Development.
- e. The developer shall file, at the time the approved final plat is filed, legal documents, satisfactory to the City Attorney in form and content, which will produce the aforesaid guarantees and, in particular, will provide for restricting the use of common open spaces for the designated purpose.
8. Responsibility for open space
- a. Nothing in this section of the code shall be construed as the responsibility of the City of Wiggins, either for maintenance or liability of private open areas, parks and recreational facilities.
- b. A hold harmless clause shall be incorporated in the covenants running with the land to this effect. It shall be provided further, however, that when an owner of a Planned Residential Development desires to dedicate certain land areas to the city for public parks and
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recreational facilities, and the city approves the nature and location of such lands and accepts the dedicated areas, the city shall be responsible for the operation and maintenance of these lands and properties.

c. Homeowners' association

(1.) As part of the plan proposed for any Planned Residential Development, the developer shall submit for review by the City Attorney a set of covenants, running with the land, providing for automatic membership in the Homeowners' Association

(2.) The association shall be an incorporated nonprofit organization operating under recorded land agreements, through which each property owner in the development is automatically subject to a charge for an appropriate proportionate share of the expenses for maintaining the common property, open space and/or other activities of the association.

(3.) Once established, the covenants shall continue and remain in force during the entire existence of the Planned Residential Development.

9. Landscape plan

- a. A general landscaping plan shall be required at the time of site plan submission.
- b. The Planning Commission shall review the landscaping plan in conjunction with the review of the site plan and preliminary plat.
- c. The preservation of the natural amenities, including topography, trees and ground cover, natural bodies of water, and other significant features, shall be given due consideration. Existing trees shall be preserved wherever possible.
- d. The location of trees shall be considered when planning the common open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas and finished grade levels.

- e. The owner shall present to the Planning Commission a plan for the protection of trees and other natural features during construction.

10. Transportation

- a. The vehicular circulation system shall be designed to permit smooth traffic flow with minimum hazards and maximum accessibility for pedestrian and bicycle traffic.
- b. Consideration should be given to providing for pedestrian and bicycle connections to areas both within the development and to outside of schools, playgrounds, local shopping areas and other neighborhood uses.

11. Land subdivision

- a. An application for preliminary plat approval, pursuant to Section 3.5, Subdivision plat review, shall be submitted prior to approval of the site plan for a Planned Residential Development.
- b. In the construction and installation of all subdivision improvements in the Planned Residential Development, said improvements shall conform to all requirements and standards as set forth in Article 8, Subdivision Design/Improvements.

12. Streets

- a. Public streets shall conform to the requirements of Article 8.2, Streets.
- b. Private streets and drives of Planned Residential Developments need not meet the requirements of this Ordinance which would otherwise be applicable if the Planning Commission finds that the design of the proposed streets and common vehicular ways is adequate to protect the public health, safety and welfare, there is provided adequate off-street parking, separate vehicular and pedestrian traffic, and it will promote the purposes and intent of this regulation.

c. If the owners in the future should request that private streets be changed to public streets, the owners do fully agree that, before the acceptance of such streets by the city, the owners will bear full expense of reconstruction or any other action necessary to make the streets fully conform to the requirements applicable to public streets or to the satisfaction of the City Engineer and the Fire Chief, prior to dedication and

acceptance. The owners also shall agree that these streets shall be dedicated to public use without compensation to the owners.

13. Appearance of public utility facilities

Public utility facilities and structures shall be architecturally compatible, or shall be properly screened and landscaped in keeping with the character and appearance of the neighborhood.