



Massing Study Guidelines – Village of Maple Bluff Building Board

When required by the Building Board, a massing study provides a visual and quantitative analysis to help evaluate the scale and impact of a proposed project in relation to neighboring principal buildings on the same street. These studies are typically required for new builds, raze and rebuild projects, or significant (50%+ floor area) additions, but may also be requested at the Board's discretion based on project scope.

Mandatory Massing Study Components:

1. Street-Level Perspective Views
 - a. Provide perspective and elevation views from the street showing the existing and proposed buildings.
 - b. Include a minimum of two immediately neighboring principal buildings to give a clear comparison.
 - c. Ensure all buildings (including accessory buildings) are accurately depicted to provide context.
2. Site Plan View with Neighboring Lots and Structures
 - a. Show all existing and proposed buildings from a top-down perspective.
 - b. Include at least two immediately adjacent parcels on the same street and their buildings to illustrate how the new buildings will relate to neighboring properties.
 - c. Clearly indicate lot boundaries, building footprints, and any key features that may impact massing.
3. Data Table with Key Measurements - Include the following for existing and proposed buildings on both owned and all immediately adjacent lots on the same side of the street:
 - a. Floor Area Percentages (FAPs)
 - b. Existing and proposed grade elevations
 - c. Existing and proposed floor and roof elevations

Optional Considerations: Applicants are encouraged to include details of any additional factors that may influence the perception of building mass, such as topography changes, mature trees and vegetation, setbacks from the street, and/or other site-specific elements that impact visibility or scale.