

Compatibility

The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are architecture, landscaping, lighting, noise and odor. Compatibility does not mean “the same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

Conflicting Land Use

The transfer over a property line of negative economic or environmental effects, including but not limited to: traffic, noise, vibration, odor, dust, glare, smoke, pollution, mismatched land uses or density, height or mass, mismatched layout of adjacent uses, loss of privacy, and unsightly views.

Source:

A Planners Dictionary, PAS Report # 521/522, American Planning Association, Chicago, IL, 2004, page 243.