

APPENDIX B **Glossary**

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Purpose

This section provides definitions of terms and phrases used in this Specific Plan that are technical, or that may not be used by the common reader.

A

Accessibility. The ability of people to move around an area and to reach places and facilities, including elderly and disabled people, those with young children, and those encumbered with luggage or shopping bags.

Accessory Building. A detached building or structure which is incidental or subordinate to the main building, structure, or use on the same parcel (e.g., storage room, garage).

Accessory Use. A use that is subordinate to the principal use on the site and not otherwise permitted except to support the principal use.

Alley. A low capacity thoroughfare with one shared lane and no parking lanes that is designed and intended for service and/or secondary access purposes.

Arcade. A building type that is further defined, and depicted in Figure 4-16.

Architectural Character. A way of classifying special architectural or historic features of a building, neighborhood, or area.

Architectural Style. A way of classifying architecture that gives emphasis to characteristic features of design which belong to a certain chronologic era (e.g., craftsman, modern, contemporary).

B

Bicycle Path. A dedicated off-street area, that is paved and non-traversable by motorized vehicles, and is often shared with pedestrians.

Building Type. A way of classifying building structures that defines the combination of mass configuration, placement, and function.

Build-to Line. Regulates the distance between the front property line and building façade. The build-to line is parallel to the front

property line and the primary building's façade must be build along the build-to line. If the build-to line is right on top of the front property line; that is where the front wall of the building should be located (exemptions may apply as specified in this code).

C

Colonnade. A series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

Common Open Space. The type of landscaped open space most associated with residential or mixed-use development that is open and accessible to all building tenants. It may also be accessible to the public street.

Context. The setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.

Courtyard. A building or frontage type that is further defined and depicted in Section 4.4.4.

Courtyard Podium. A type of building, typically residential, consisting of building mass that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, or flats over flats. These are arrayed next to each other and around a courtyard or common open space area.

Cross Section. A drawing showing a slice through a building, street, or site.

Curb. The edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

D

Density. The residential units of a building or buildings in relation to a given area of land (acres or hectares).

Design Guidelines. A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organization often with a view to retaining local distinctiveness.

Design Standards. Specific, usually quantifiable measures or requirements for new development.

Driveway. A vehicular lane within a lot, usually leading to a garage.

E

Dwelling Unit. An individual residential unit; it may be an apartment, a condo, a townhome, or a single-family residence.

E

Elevation. The façade of a building, or the drawing of a building's façade.

Enclosure. The use of buildings or walls to create a sense of defined space.

F

Façade. The exterior wall of a building that is set along a frontage line (front, side, or rear).

Feasibility. The viability of development in relation to economic, market, or other conditions.

Floor Area Ratio (FAR). is the ratio of the total floor area of buildings on a certain location to the size of the land of that location, or the limit imposed on such a ratio.

Forecourt. A building or frontage type that is further defined and depicted in Section 4.4.4.

Front Porch. A building or frontage type that is further described and depicted in Figure 4-12.

Frontage Type. The architectural element or space of a building between the public right-of-way and the private property associated with the building. Frontage types combined with the public realm create the perceptible streetscape space. Refer to Figure 4-12 through Figure 4-18 for descriptions of different types of frontages.

G

Gallery. A building or frontage type that is further defined and depicted in Figure 4-15.

H

Human Scale. Buildings or structures which relate well in terms of building elements and mass articulation to an individual human being. A humanly scaled building makes people feel comfortable rather than overwhelmed.

I

Infill Development. A site seamlessly developed within an existing urban context, balancing, completing, and/or repairing the surrounding areas.

L

Layout. The way buildings, routes, and open spaces are placed in relation to each other.

Lot. A separately platted subdivision of land held privately, usually intended for the purposes of building.

Lot Line. The boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a Tract Map or Development Permit Site Plan.

Lot Width. The length of the principal lot frontage line.

M

Massing. The combined effect of the height, bulk, and silhouette of a building or group of buildings.

Mixed Use. A mix of land uses within a building, on a site or within a particular area. “Horizontal” mixed uses are different uses side by side, usually in separate buildings. “Vertical” mixed uses are on different floors of the same building.

O

On-Site Open Space. Provision of a buildings required open space area within the buildings site boundaries.

P

Paseo. A building or frontage type that is further described and depicted in Section 4.4.4.

Planter. The layer of the streetscape which accommodates trees. Planters may be continuous or individual according to the thoroughfare and location within the neighborhood.

Permeability. The degree to which an area has a variety of pleasant, convenient, and safe routes by which it can be accessed or traversed.

Perspective. Illustration showing the view from a particular point as it would be seen by the human eye.

Plaza. A building or frontage type that is further described and depicted in Section 4.4.4.

Public Art. Permanent or temporary physical works of art visible to the general public, whether part of a building or free standing; can include sculptures, lighting effects, street furniture, paving, railings, and signs.

Public Realm. The parts of a neighborhood, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares, and parks.

R

Rooftop Open Space. An area of open space located on the rooftop of a building as further described and depicted in Section 4.4.4.

S

Shopfront. A building or frontage type that is further described and depicted in Figure 4-14.

Stoop. A building or frontage type that is further described and depicted in Figure 4-13.

Street Furniture. Structures in and adjacent to the street which contributes to the street scene, such as bus shelters, litterbins, seating, lighting, railings, and signs.

Streetscape. The urban element that provides the major part of the public realm as well as paved lanes for vehicles. It is physically manifested by number of traffic lanes, median features, roundabouts, sidewalks, building frontage types and landscaping among other elements.

Sustainability. Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations.

T

Thoroughfare. A vehicular way incorporating travel lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Transit Node. Concentration of traffic activity and its distribution to different directions at a particular intersection or point.

U

Urban Design. The art of making places. Urban design involves the design of buildings, groups of buildings, streets, spaces, and landscapes (public and private), in neighborhoods, towns, and cities.

Z

Zoning Code. Regulations by which a city controls the permissible uses, size, height, setbacks, and open space requirements, among other site and design features, of buildings and other development activities.