

## **CHAPTER 18**

# **DEFINITIONS**



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## 18.1 DEFINITIONS

Following are definitions applicable to this Section, which are supplemental to definitions provided in the Zoning Code:

***Arch:*** A curved structure for spanning an opening.

***Awning:*** An awning is an architectural projection that provides weather protection, identity of decoration, and is wholly supported by the building to which it is attached. An awning comprises of a lightweight, rigid skeleton structure over which a covering is attached. The covering may be fabric or plastic.

***Awning valance:*** the narrow vertical hanging flap at the front edge of an awning.

***Awning valance sign:*** a sign printed/applied to the awning valance.

***Balcony:*** An elevated platform projecting from the wall of a building, usually enclosed by a parapet or railing.

***Baluster:*** Any of a number of closely spaced supports for a railing.

***Balustrade:*** A railing with supporting balusters.

***Barge boards (verge boards):*** A board, often carved, attached to the projecting end of a gable roof.

***Bay:*** A part of a building marked off by vertical or transverse details.

***Bay window:*** A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.

***Belfry:*** A bell tower.

***Blockface:*** The architectural setting formed by the conjunction of all the buildings in a block.


***Boxed cornice:*** A slightly projecting, hollow cornice of boards and moldings, nailed to rafters.

***Bracket:*** A support projecting horizontally diagonally from a wall to bear the weight of a cantilever or for decorative purposes.

***Box (built-in) gutter:*** A gutter built into the slope of the roof, above the cornice.

***Bulkhead:*** The area beneath a storefront display window.

***Cantilevered:*** Horizontal element of a structure supported by horizontal, not vertical, structural members.



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**Canopy:** Projecting element, usually over a facade opening, as if to provide shelter.

**Casement:** A window sash opening on hinges generally attached to the upright side of the windows frame.

**Clapboard:** A long, thin board with one edge thicker than the other, laid horizontally as bevel siding.

**Clerestory window:** Ribbon windows on the portion of an interior rising above adjacent rooftops.

**Column:** A rigid, relatively slender vertical structural member, freestanding or engaged.

**Contextual design:** The design of new structures or additions or renovations to existing structures that incorporate all or some of the massing, rhythm, fenestration modules, finishes and details of the surrounding structures.

**Corbels:** A stepped projection from a wall, usually masonry.

**Cornices:** A continuous, molded projection that crowns a wall.

**Dentil:** Simple, projecting, toothlike molding.

**Design context:** Describes the surrounding styles, building scales, uses, and other factors that identify distinctive qualities in relation to a design project.

**Directory (office uses: multi-tenant) signs:** A directory oriented to the pedestrian viewer identifying those tenants of a building without street level frontage (including upper level tenants).

**Dormer:** A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

**Double-hung window:** A window with two sashes, both of which are operable, usually arranged one above the other.

**Eave:** The overhanging lower edge of a roof.

**Facade:** The front or any side of a building.

**Fascia:** Any broad, flat horizontal surface, as the outer edge of a cornice or roof.

**Fenestration:** The design, proportioning, grouping and pattern of openings on a facade, and the materials of their construction. Openings include windows, doors and sun screening/shading devices, among others.

**Floor Area Ratio (FAR):** The total building square footage on a given lot divided by the lot area of the same lot. Building square footage includes all structures on the lot, including garages and accessory structures. The floor area of the building or buildings on a site or lot divided by the area of the site or lot. Parking Structures are not included in the floor area calculation.

**Glazed:** Filled with a pane of glass.

**Glazing bar:** Any of the strips of wood or metal used for support between panes of glass, as in a window.

**Gothic arch:** A pointed arch reminiscent of those found on Gothic Cathedrals.

**Grilles:** A decorative screen, usually of wood, tile, or iron, covering or protecting an opening.

**Half-timbering:** Detail creating the appearance of exposed structural timbers on plaster.

**Hardscape:** Hardscape improvements include paving elements such as streets, sidewalks, and paving.

**Hollywood drive:** Driveway with a middle planting strip to minimize paved areas.

**Horizontal modulation:** The columns or other vertical elements and are measured by the space between columns and the length of the facade.

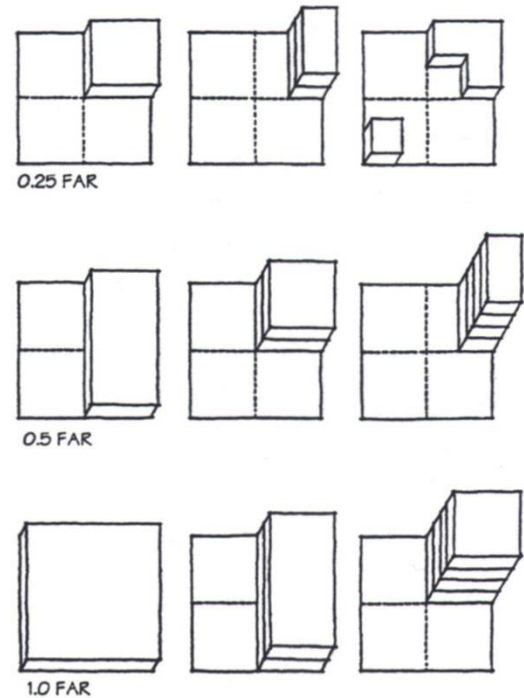
**Hotel:** A building with a common entrance consisting of individual sleeping quarters for rental to transients, in which no provision is made for cooking in the lodging room, and in which occupancy is less than 30 days.

**Keystone:** The wedge shaped detail at the top of an arch.

**Lintel:** A beam supporting the weight above a door or window opening.

**Live/work unit:** An integrated living unit and working space with an internal connection between the living unit and working space, occupied and utilized by a single housekeeping unit, in a commercial or mixed use land use district, or in a building specifically designed and constructed to provide live/work units. Retail and/or wholesale sales and/or office businesses may be conducted in live/work units.

**Marquee:** A tall projection above a theatre entrance, often containing a sign.



*Examples of Floor Area Ratios*



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**Massing:** The unified composition of a structure's volume, affecting the perception of density and bulk.

**Mixed-use development:** Development which integrates compatible commercial uses with residential uses within the same building or structure.

**Molding:** A slender strip of ornamental material with a uniform cross section and a decorative profile.

**Motel:** A building or group of buildings on the same lot containing guest units with separate entrances from the building exterior and consisting of individual sleeping quarters, detached or in connected rows, with or without cooking facilities, for rental to transients in which occupancy is less than 30 days.

**Mullion:** A slender, vertical dividing bar between the lights of windows, doors, etc.

**Multiple-family dwelling:** Two or more dwelling units on a single lot designed to be occupied by two or more families living independently of one another, exclusive of hotels or motels. Includes two-family units (duplexes), three-family units (triplex), and four-family units (quadriplex), as well as traditional apartments.

**Muntin:** Any of the strips of wood or metal used for support between panes of glass, as in a window.

**Newel post:** A post supporting one end of a handrail at the top or bottom of a flight of stairs.

**Oriel:** A bay window supported from below by corbels or brackets.

**Parapet:** A low protective wall at the edge of a terrace, balcony, or above the roofline.

**Patterned shingles:** Shingles, usually used as a sheathing material, which are cut and arranged so as to form decorative patterns such as fish-scales, diamonds, scallops, etc.

**Pedestrian orientation:** Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including but not limited to:

- Street furniture.
- Design amenities related to the street level such as awnings, paseos, and arcades.
- Visibility into buildings at the street level.
- Highly articulated facades at the street level with interesting uses of material, color, and architectural detailing.
- Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way.
- Continuity of building facades along the street with few interruptions in the progression of buildings and stores.
- Signage oriented and scaled to the pedestrian rather than the motorist.
- Landscaping.

**Pediment:** A wide, low-pitched gable surmounting a colonnade, portico, or major bay on a facade.

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**Pier:** Vertical structural members.

**Pilaster:** A shallow rectangular projecting feature, architecturally treated as a column.

**Plinth:** Raised foundation that serves as the base for the first floor of a structure.

**Porch:** An exterior covered approach or vestibule to a doorway.

**Portico:** A vertically proportioned porch having a roof supported by columns.

**Quoin:** An exterior angle of a masonry wall marked by stones or bricks differentiated in size and/or material from adjoining surfaces.

**Rafter:** Any of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof.

**Rafter tail:** Portion of a rafter that projects under the eave.

**Scale:** Proportionate size judged in relation to an external point of reference.

**Shall:** Those criteria that are required to be provided as component of the building or site development.

**Should:** Those criteria or elements that are desired to be provided as a part of the building or site development.

**Showcase windows:** Large glazed openings designed to showcase merchandise.

**Sidelights:** Vertical windows along the outside of a door.


**Single family dwelling:** A dwelling designed for occupancy by one family and located on one lot delineated by front, side, and rear lot lines.

**Single family dwelling, semi- or fully-attached:** A dwelling joined to another dwelling at one or more sides by a shared wall, designed for occupancy by one family, and located on a separate lot delineated by front, side and rear lot lines.

**Soffit:** The underside of an architectural element, such as a beam or cornice.

**Softscape:** Softscape improvements include landscaping elements, such as trees, bushes and other plant material.

**Spindles:** Slender architectural ornaments made of wood turned on a lathe in simple or elaborate patterns.



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***Stair tower:*** A tower articulating the location of the stairway, usually of a residence.

***Stoop:*** A raised platform, approached by steps and sometimes having a roof, at the entrance to a house.

***String courses:*** A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall.

***Surround:*** The trim, jamb, head, and other decorative elements surrounding an opening.

***Terracotta:*** Usually red fired clay.

***Terrace:*** An open level area or group of areas adjoining a house or lawn.

***Tower:*** A structure high in proportion to its lateral dimensions, usually forming part of a larger building.

***Transom:*** A window, usually operable, above the head of a door.

***Turret:*** A structure (frequently curved) high in proportion to its lateral dimensions, forming part of a larger building.

***Tuscan columns:*** Very simple columns with no fluting or other embellishment.

***Under canopy (Projecting pedestrian) sign:*** A double-sided sign that hangs from a mounting device (underside of a canopy or a projection from the building facade) and projects out perpendicular from the building facade over the sidewalk.

***Veranda:*** A large, open porch, usually roofed, extending across the front and sides of a house.

***Vertical modulation:*** The elements are the beams or other horizontal elements and are measured in terms of floor-to-floor and building height.

***Wood shingle siding:*** A sheathing material composed of overlapping wood shingles.