

**SECTION FOUR:
TERMINOLOGY**

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SECTION FOUR: TERMINOLOGY

Term	Definition
Abutting or Adjacent	to physically touch or border upon, or to share a common property line or border and includes properties or uses that are separated by a drive, street, or other public-dedicated right-of-way.
Address	a building with 'address' means its front door faces the public street.
Amenity	an architectural and/or landscape element in a development that promotes the comfortable use of a space.
Arcade or Portico	a covered passageway having a series of arches supported on piers or columns.
Articulation	the layout or pattern of building elements (including walls, doors, roofs, windows, cornices, and belt courses) into smaller components to create architectural detail. Articulation may be described in terms of roughness of materials, number of openings, colors or patterns in materials, differences in materials, and massing. Buildings are usually articulated in order to modulate the building mass and create visual interest.
Articulating Feature	a feature that is utilized to add visual interest or reduce the scale or massing of a building. Articulating features include, but are not limited to the following: display windows, awnings, entry areas, arcades, colonnades, porticos, clerestories, moldings, and pediments.
Belt Course	a horizontal band across the exterior of a building.
Bollard	a short post generally used in a series to define an area or block access by vehicles.
Buffer	an open space, landscaped area, fence, wall, berm, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances. Buffers serve to reduce or mitigate the adverse interactions between adjacent properties or structures.
Building Edge or Form	the shape and structure of a building, including any and all sides of a building footprint. A building edge of form does not necessarily include the entire length of a facade (i.e., any portion of a facade that is projected or recessed may be considered a distinct and separate building edge or form).
Building Mass	the three-dimensional bulk of a building and consists of its height, width, and depth.
Building Orientation	the position and direction of a building's various faces on a site in relation to its surroundings, particularly the public street and/or public right-of-way.
Building Scale	the size and proportion of a building relative to surrounding buildings and development, adjacent streets, and pedestrians.
Canopy	a roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building. Canopy also refers to an overhanging mass of shading limbs and foliage.
Clerestory	a continuous band of windows located just below the ceiling of a generally tall and important space.
Colonnade	a series of regularly spaced columns to uphold a roof structure and create a breezeway, arcade, or portico.
Compatible or Compatibility	the characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict. To determine compatibility, the following characteristics of the uses and structures will be reviewed relative to other

Draft Community Design Manual – Section Four: Terminology

December 2004

Term	Definition
	affected uses and structures based on location, orientation, operation, scale, and visual and sound privacy.
Connectivity	the interconnectedness of streets, bicycle paths, transit routes, and pedestrian walkways.
Cornice	a horizontal molded projection that crowns and completes the wall structure and visually connects the wall to the roof structure.
Crosswalk	any instance where a walkway crosses a street, driveway, or drive aisle. Crosswalks may be at intersections or at midblock locations.
Design Context	the surrounding styles, scales, uses, and other factors that identify distinctive qualities in relation to a design project.
Design Continuity	a unifying or connecting theme or physical feature for a particular setting or place, provided by one (1) or more elements of the natural or created environment. The use of design continuity helps to avoid abrupt and/or severe differences with adjacent projects.
Design Elements	the individual visual components within an architectural composition and/or site development.
Development, Commercial	all retail, restaurant, service, hotels, motels, and similar businesses, but shall not include office or industrial uses. However, any office or industrial development or building that includes more than a twenty percent (20%) retail component by square footage shall be subject to the design guidelines and standards of this document.
Development, Infill or Redevelopment	building and land development that utilizes land within the urban environment that is unused or under-used.
Development, Multiple-Building	a development consisting of two (2) or more commercial buildings.
*Development, Single-Building	a development consisting of one (1) commercial building, either single-tenant or multi-tenant.
Development, Site	
Display Window	a window, typically transparent, on the ground floor of a facade that fronts onto a pedestrian area.
Eave	the underside of a sloping roof projecting beyond the wall of a building.
Elevation	a mechanically accurate "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.
Facade	the exterior face, including side and rear, of a building visible, wholly or partially, by an observer and typically fronting a street, open space, or adjacent development. The elevation of a facade is the vertical surface area and is often subject to special architectural treatment and visual definition by building height, setbacks, and transition lines.
Fence	an artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
Fenestration	the arrangement and design of entryways and windows in a building.
Focal Point	a visual landmark commonly identifying the commercial development and contributing to the character of the development. The focal point may be a statue, plaza, pavilion or some other structure or focused area that defines the heart or

Draft Community Design Manual – Section Four: Terminology
December 2004

Term	Definition
	center of the development.
Fully Shielded Lighting Fixture	a light fixture that is constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal.
Guideline	written statements, explanatory material, graphic renderings and/or photographs which are advisory recommendations intended to provide property owners, developers, designers, and the public with specific examples of techniques and materials that can be used to achieve adopted standards. Guidelines are indicated by use of the terms "may" and "should" and are qualitative statements.
Hardscape	manmade or constructed elements, permanently in place, that are part of the completed project and typically involves paving elements, such as streets, driveways, walkways, plazas, fountains, shelters, and medians.
HVAC	heating, ventilation and air conditioning equipment.
Infill Planting	the planting of landscape elements in existing developments to enhance that area but not as replacement planting.
Internal Walkway	those pedestrian walkways entirely within the site, dedicated to the safety of pedestrians using the development.
Landscape Median	that raised portion of a street, driveway, or drive aisle located between opposing flows of vehicular traffic and landscaped.
Landscape Peninsula	a concrete curbed planting area, typically found in parking areas, to provide areas for trees and shrubs between parking spaces and along the terminus of single and double parking aisles.
Landscape Strip	a landscape area located between the walkway and building or curb where trees, plant material, and pedestrian amenities are provided.
Landscaping	the combination of natural elements such as trees, shrubs, groundcovers, vines, or other living organic and inorganic materials which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental impacts, and filtering matter from the air.
Large Retail Building	a retail establishment, or any combination of retail establishments in a single building, occupying more than eighty thousand (80,000) gross square feet of floor area.
Major Tenant	any user or tenant containing twenty thousand (20,000) gross square feet or more of floor area within a commercial development that is not defined as a large retail building. Where more than one user or tenant in such a development contains more than twenty thousand (20,000) gross square feet, the user or tenant with the largest amount of gross floor area shall be considered the development's "major tenant."
Massing	a unified composition of architectural features giving a structure a sense of depth or three-dimensional characteristic, i.e., height, width, and depth.
Median	an area separating lanes of traffic which may be raised/curbed with a landscaped or hardscaped top, may be mountable with a concrete top, or may be painted lines on asphalt.
Molding	any of the various long, narrow, ornamental surfaces with uniform cross sections and a profile shaped to produce modulations of light, shade, and shadow. The term also refers to a slender strip of wood or other material having such a surface and used for ornamentation and finishing.

Draft Community Design Manual – Section Four: Terminology

December 2004

Term	Definition
Monolithic	a structure that is uniform or massive in character and has little in the way of pedestrian-scale, design, or building articulation.
Natural Features	Includes, but are not limited to, flood plains and surface drainage channels, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.
Noise Attenuation Fence	a solid fence or wall with a composition which reduces the intensity of sound between the source and the receiver.
Open Space	land comprised of significant features, either natural, recreational, aesthetic, or cultural, that warrants permanent preservation. Open space areas are considered character defining elements within a development. Land that is “leftover” (i.e., not considered appropriate for commercial-related development – buildings, parking areas, etc.) with no usefulness or is in narrow linear strips along streets or public rights-of-way, will not be considered open space.
Orient	to bring in relation to, or adjust to, the surroundings, situation, or environment typically placing the most important parts facing certain directions and/or setting or arranging in a determinate position (i.e., “to orient a building to a street”).
Out-lot or Pad Site Building	a building or building site that is physically separate from the principal building and reserved for free-standing commercial uses. Typical out-lot/pad site uses include (by way of illustration only) free-standing restaurants, banks, and auto services.
Parapet	a low, protective wall at the edge of a roof, typically part of an exterior wall, that rises above the roof.
Parking, Shared	off-street parking that is shared by one (1) or more on- or off-site adjacent uses that do not have the same peak service times. An example of different peak service times might be an office building with occupancy from 8 a.m. to 5 p.m. weekdays, and a movie theatre with peak usage time from 5 p.m. to 10 p.m. weekdays and on weekends.
Pavilion	a building or structure that stands distinctly on its own surrounded by landscaping.
Pedestrian Promenade	a wide pathway, typically enhanced with seating areas and landscaping, conducive to leisurely walking and window shopping.
Pedestrian-Oriented (Development)	development that incorporates safe, attractive, and continuous connections and walkways for travel and access by foot, at a pedestrian-scale, as an integral part of its overall layout and design.
Pedestrian Scale	the relationship between the person and his or her environment, whether natural or man-made, is comfortable, intimate, and contributes to the individual’s sense of accessibility. Generally referring to the use of human proportioned architectural features and site design elements clearly oriented to pedestrian activity. Such elements are typically smaller in scale and more proportional to the human body, rather than monumental or large scale, and include surface texture, activity patterns, colors, materials, and architectural details.
Pediment	an arch or triangle shape architectural feature, usually placed above windows or doors. These features may be seen further embellished with molding details or carvings of wood.
Permanent Outdoor Storage Area	an enclosure that is designed for the permanent outdoor storage of goods and materials outside of any building or structure, but not including storage of a temporary or emergency nature.
Pilaster	a supporting column or pillar with a capital and base.
Pitch (Roof)	the slope of a roof commonly expressed in inches of vertical rise per foot of

Draft Community Design Manual – Section Four: Terminology
December 2004

Term	Definition
	horizontal run.
Plaza	a gathering space, sometimes called a square, usually designed with seating areas and with a variety of ground-plane finishes, such as hard-surfaces, lawn, and landscaping. It is often designed as a focal point with an amenity, such as a fountain or public art, and it may be bounded on one or more sides by a building.
Portico	see Arcade.
Primary Access Street	the street abutting a commercial development that carries the most traffic volume. If a commercial development abuts two streets that have similar traffic volumes, the applicant may designate which street is the primary abutting street.
Primary or Principal Building	the building or structure on a commercial development site containing the greatest amount of gross floor area. When there are multiple buildings on a commercial development site, such as in a shopping center, the primary or principal building shall be the one (1) containing the greatest amount of gross floor area. Buildings sited on pad sites or free-standing kiosk/ATM machines cannot be "primary" or "principal" buildings.
Public View	the visual perspective of a building or structure from the vantage of a public right-of-way, sidewalk or land used in common.
Retail Establishment	any new development that occupies twenty thousand (20,000) gross square feet or more of ground-floor area and are processed according to the requirements of the city's Land Development Code.
Rhythm	movement, characterized by a pattern repetition or alternation of formal elements or motifs in the same or modified form.
Right-of-Way (R.O.W)	corridor of land maintained by the city within which a street is located. This includes the street pavement and medians, and the walkways and planter strips on either side.
Roof	the top covering of a building. Following are some examples: <ol style="list-style-type: none"> 1. gable roof - has a pitched roof with ridge and vertical ends. 2. hip roof - has sloped ends instead of vertical ends. 3. shed roof (lean-to) - has one slope only and is built against a higher wall. 4. jerkin-head (clipped gable or hipped gable) - similar to gable but with the end clipped back. 5. gambrel roof - a variation of a gable roof, each side of which has a shallower slope above a steeper one. 6. mansard roof - a roof with a double slope; the lower slope is longer than the upper.
Scale, Design	the relationship between the proportions of a project and adjacent uses.
Softscape	an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that permits water infiltration into the ground.
Special Paving	paving that consists of materials different from street paving; used to differentiate the pedestrian walkway from the surrounding roadway.
Standard	the written statements adopted in the city's Land Development Code and highlighted in this document that set forth the required criteria, goals, or objectives for the design of particular areas, systems, and elements of the city and how they relate to one another. Standards are indicated by use of the terms "shall" and "must" and set the minimum/maximum requirements based on quantifiable criteria.
Steep Slopes	any portion of a development site where the natural grade of the land has a slope of

Draft Community Design Manual – Section Four: Terminology

December 2004

Term	Definition
	thirty percent (30%) or greater.
Street Proportion	the ratio of the height of buildings along the edges of the street and the width of the space between the building faces on each side of the street (includes setbacks).
Street-Wall	that occurrence where the sides of buildings touch each other and the building facades visually join together into one long wall defining a street space.
Street Width	that distance measured from curbface to curbface across a street which should generally include the gutter pans on each side.
Streetscape	the area that lies between the street curb and the facades of the adjacent buildings. Its role is to define the distinguishing character of a particular street, including landscaping, tree lawns, walkways and other surfacing, lighting, street furniture, and signage.
Traditional	reflective of past traditions and customs with regard to the built and social environment. Architecture that is reflective of older building techniques and conventions, such as the placement of parking in a secondary location, from a time when automobile use was less prevalent.
Transitions	<p>an array of tools and techniques designed to ensure compatibility between adjoining land uses that may differ by type and in intensity, including the following techniques:</p> <ol style="list-style-type: none"> 1. architectural transitions - designing and adapting the form of a building to take into consideration neighboring buildings and land uses. 2. landscape buffer and screening transitions - the use of landscaping, berms, fences, walls, or any combination of these, to buffer and screen a more intense land use from an adjacent, less intense land use.
Transparency	relates to glass in wall openings, such as windows, showcases, and skylight doors, which allow views into and out of a building. Windows or glazed areas that incorporate glass that is translucent or opaque shall not be considered transparent.
Understory Planting	the composition of shrubs, annuals, and perennials from plant palette approved for median use and/or those plantings occurring below trees in planter strips and/or areas.
Urban Design	the analysis and design of the city's physical form.
Visual Continuity	a sense of unity or belonging together exhibited by elements of the built environment because of similarities among them.
Walkways	those surfaces providing pedestrian connectivity and interconnectivity to and through a development. Walkways are implied to be made of impervious materials. Pathways are implied to be made of pervious materials.
Xeriscape	the preference for drought tolerant species, grouping plants with similar water demands together, and watering higher demand plants on a different sprinkler schedule which may be watered by rain or drip irrigation.