

CHAPTER 6

GLOSSARY

This chapter provides definitions for specialized terms and concepts used in this SPA. These definitions are in addition to those found in Chapter 23.100 of the Zoning Code, incorporated herein by this reference. In the event of a conflict between these definitions and those in the Zoning Code, these definitions shall govern.

Albedo: The measure of an object's reflectivity. Lighter-colored materials absorb less heat and therefore have a higher albedo ratio.

Alley/Drive Aisle: A street form that may be either a public alley or a private drive. As alleys, they provide vehicular and service access to the back of buildings. In non-residential and mixed use environments, they serve as private drive aisles connecting streets to parking fields.

Americans with Disabilities Act (ADA): The Americans with Disabilities Act of 1990, as amended, which establishes standards and requirements for public access for all persons.

Arcade: A frontage characterized by a façade where the first floor aligns directly with the street-facing property line (a zero-foot built-to line) and the floors above project out over, and fully absorb, the pedestrian space/sidewalk so that a pedestrian may not bypass it. This frontage is typically appropriate for ground-floor retail and restaurant use, with office and residential uses above. An encroachment agreement is needed to construct this frontage type.

Arterial: High-capacity roadway that provides connections to areas outside the plan area. These roads provide for high-speed movement and wide intersection spacing.

Arterial with Transit Corridor: Similar to the general arterial, except that it includes dedication for a future transit corridor, separate from the roadway, through the plan area.

Building Form: The type of structure and its corresponding lot configuration based on massing, layout, lot size, and use.

Bulbout: An extension of a roadway curb used to extend the sidewalk, thereby reducing the crossing distance and allowing pedestrians who are about to cross and approaching vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility.

Bus Stop: A designated location where a bus, from time to time, may stop to provide connections to the City's public transit services.

Canopy: A shelter that is supported from the exterior wall of a building and another form of external support, such as columns.

Chicane: A type of horizontal deflection, such as a bulbout, used in traffic calming to reduce the speed of traffic.

Collector, Commercial: A collector road that provides low to moderate capacity moving vehicles from employment areas to arterials and thoroughfares through commercial areas.

Collector, Residential: A collector road that provides low-to-moderate capacity moving vehicles from neighborhoods to arterials and thoroughfares through residential areas.

Colonnade: A series of joined columns used to create a covered walkway.

Commercial Main Street: A roadway type, found in the Village Center, that provides space for a variety of travel modes, including vehicular, bicycle, and pedestrian. Narrower streets allow for on-street parking, and wider sidewalks facilitate greater pedestrian activity.

Common Lawn: A frontage type characterized by deep front yard setbacks. The building façade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape.

Curvilinear Street: A form of street layout, common in conventional subdivision design, where the street curves slightly from left to right, providing the illusion of varied setbacks.

Dark-Sky: The practice of limiting night-time lighting, or light pollution, to make stars more visible at night, reduce the effects of unnatural lighting on the environment, and cut down on energy usage.

Detached Cluster Housing: A single-family detached building form and lot type characterized by smaller lot sizes with clusters of dwellings accessed from “T” court alleys.

Detention Basin: An area dedicated to the detention of stormwater collected from surrounding development and stored prior to release into the main drainage channel.

Drive-Through: A building form and lot type characterized by retail development with uses or services accessible from a vehicle (e.g., restaurant, financial institution, pharmacy).

Duet Housing: A single-family building form and lot type characterized by two dwellings that adjoin along a common property line in compliance with building code requirements. Garages may be accessed from the street in front of the dwellings or from alleys behind the dwellings.

Executive Lot, Single-Family Residential: A single-family detached building form and lot type characterized by a large lot (one-quarter acre or larger).

Façade: The architecturally finished side of a building, typically facing onto a public right-of-way or street.

Fenestration: An opening in the wall of a structure, generally referring to windows. Other types of openings may be utilized, including doors, louvres, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems.

Forecourt: A frontage type that is created by setting back a portion (usually the central portion) of a building façade to create a plaza. Forecourts commonly provide access to the lobby or a larger building and may be paired with other frontage types to provide access to the portions of the building located closer to the sidewalk. Forecourts may be landscaped or paved and provide vehicular access to the building entry.

Form-Based Code: A development code emphasizing the regulation of building form, scale, and orientation, rather than zoning and land use.

Frontage Form: The architectural composition of the front façade of a building and how it relates to the surrounding public realm.

Fueling Station: A building form and lot type characterized by retail development that provides opportunities for vehicle fueling.

Gallery-Deck: A frontage type that is aligned close to or directly on the front property line with the building entrance at the sidewalk and with an attached colonnade deck that projects over the public sidewalk and encroaches into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it. The upper stories of the building do not also project over the public sidewalk. This frontage is typically appropriate for retail use. An encroachment agreement is needed to construct this frontage type.

Garden Home: A single-family detached building form and lot type characterized by very small lot sizes and a garage accessed from an alley behind the dwelling. The front of the dwelling is accessed either from the public street or a common paseo. Dwellings are constructed independent of each other on their own foundations.

Garden-Style Condominiums/Apartments: A multi-family building form and lot type characterized by dwellings oriented around a common yard or garden. The site is designed to mimic the surrounding street pattern, appearing as an extension of the public street system. Dwellings are typically built over garages, with access from the internal street system.

Green Court Townhomes/Apartments: A single-family building form and lot type characterized by very small lot sizes and an attached garage (on the first floor of the dwelling) accessed from an alley behind the dwelling. The front of the dwelling is accessed from a common, wide paseo or green court. Each dwelling is on its own lot, but the dwellings share common walls and foundations consistent with building code requirements.

Greenway: An off-street circulation element or trail, which connects neighborhoods and provides off-street access to individual parks. It provides space for bicycling, walking/jogging, and other forms of recreation. It includes landscaping to buffer the trail from adjoining uses.

Industrial/Flex: A building form and lot type characterized by one or more stories of development dedicated to office and/or industrial use. The building(s) are oriented either to, or very proximate to, the public street. The front and sides of buildings are designed with abundant windows (referred to as fenestration) and pedestrian entrances; rears of buildings may feature roll-up doors and/or loading docks. Multiple buildings are arranged together to form pedestrian plazas and open space between the buildings with amenities for employees.

Joint Use Park/Detention Facility: A community facility that allows for the combination of parks and detention basins on a limited basis. The detention portion functions as a modified joint greenway/minor drainage channel that may spill into the park area after the adjoining detention basin has first been utilized.

Kammerer Road (street type): A specialty thoroughfare roadway type that applies to the portion of Kammerer Road within the plan area. This road is anticipated to be 6 lanes at buildout, but may be 4 lanes on an interim basis. Intersections are spaced no closer than every half mile.

Landscape Coverage: The required minimum amount of landscape area that shall be provided. Areas that count toward this requirement include, but are not limited to, parking lot landscaping (including island planters), frontage landscaping, and private open space/plazas.

Local Estate Residential Street: A street type that provides access into and through estate residential neighborhoods. It differs from other local street types in that sidewalks are only provided on one side and drainage is facilitated through roadside bioswales, rather than piped infrastructure.

Local Residential Street: A street type that provides access into and through neighborhoods.

Main Street (concept): The organization of buildings along a roadway, which includes on-street parking, to resemble and function like the historic retail and civic core in a community.

Major Drainage Channel: The primary conveyance facility for stormwater drainage through the plan area. It takes flows from the various detention basins and conveys them out of the plan area. It also includes a public trail on at least one side that doubles as a maintenance access road.

Major Transit Facility: A transit station within the plan area that provides access to both the local bus system and regional transit services (e.g., light rail, bus rapid transit). The ultimate siting, design, and configuration of the facility shall be determined in coordination with the applicable service provider(s).

Modified Grid System: A layout of streets that are curved slightly to produce the illusion of varied setbacks while maintaining the integrated grid pattern. This form of street layout also narrows the line-of-sight for drivers and encourages them to slow down.

Native Landscaping: Plantings that are selected because they have adapted to thrive in the local environment, usually with limited or no irrigation, fertilizer, or pesticides. These plantings usually also provide stormwater management.

Office Park: A building form and lot type characterized by one or more stories of development dedicated to office use. The building(s) are oriented either to or very proximate to the public street. Multiple buildings are arranged together to form pedestrian plazas and open space between the buildings with amenities for employees. Generally only one row of parking is provided between the public street and the building; however, buildings are encouraged to be at the back of walk.

Park/Open Space: Areas dedicated to active and passive recreation.

Parklet: A small space serving as an extension of the sidewalk to provide amenities and green space for people using the street. It is typically the size of several parking spaces. Parklets typically extend out from the sidewalk at the level of the sidewalk to the width of the adjacent parking space.

Paseo: A local and private pathways serving as pedestrian connections between developments.

Pocket Plazas: A small plaza, or open area, usually including landscaping, seating, and lighting, typically found at a roadway intersection as part of a bulbout.

Pedestrian-Facing Ground-Floor Façade Transparency Requirement: The required minimum area of a building façade along the ground floor that must be developed with openings into the building. Design options include, but are not limited to, windows and doors. This requirement is limited to the sides of the building that are customarily accessible to pedestrians.

Physical Form. The components that make up the built environment, including streets, buildings, frontages, community spaces, and common features.

Porch (frontage): A frontage type intended for residential uses. The type is characterized by a covered, active outdoor living space connected to the front of the building. The porch shall be raised above the finished grade of the lot and adjacent public sidewalk. An optional fence along the street-facing property line(s) may be constructed to help demarcate the adjoining yard area.

Primary Residential Street: A street type that provides access into and through neighborhoods.

Realm, Private: The area within the domain, or realm, of private land owners and interest, including but not limited to office buildings, shops, residences, and private plazas.

Realm, Private: The area within the domain of private landowners, including, but not limited to, office buildings, shops, restaurants, residences, and private plazas.

Realm, Public: The area within the domain of the public, usually open to the public and owned by the City, including, but not limited to, public streets, plazas, or other publicly accessible open space or civic spaces, parks, and trails.

Shopfront (frontage): A frontage characterized by a façade which is aligned close to or directly on the public right-of-way line with the building entrance at sidewalk grade. Shopfront frontages have substantial glazing on the ground floor and provide awnings or canopies cantilevered over the sidewalk. Building entrances may either provide a canopy or awning or alternatively, may be recessed behind the front building façade. Awnings over the public sidewalk require approval of an encroachment agreement.

Small-Lot Detached Housing, Front-Loaded, Recessed: A single-family detached building form and lot type characterized by a smaller lot size and a garage accessed from the street in front of the dwelling. The garage is recessed behind the front face of the dwelling and may even be behind the dwelling.

Small-Lot Detached Housing, Rear-Loaded, Attached: A single-family detached building form and lot type characterized by a smaller lot size and a garage accessed from an alley behind the dwelling. The garage may either be attached or detached to the dwelling.

Small-Lot Detached Housing, Zero-Lot-Line, Front-Loaded: A single-family detached building form and lot type characterized by a smaller lot size and a garage accessed from the street in front of the dwelling. The dwelling is sited such that one wall is located along a side property line. Access to the rear of the lot is provided only on one side.

Sports Complex: A building form and lot type characterized by multiple athletic fields, parking areas, and support services (e.g., field office and shop, restaurant, locker rooms, restrooms). The site may also be developed with a sports stadium.

Standard Lot, Single-Family Residential, Front-Loaded, Detached: A single-family detached building form and lot type characterized by a garage accessed from the street in front of the house. The garage is detached from the main dwelling.

Standard Lot, Single-Family Residential, Front-Loaded, Recessed: A single-family detached building form and lot type characterized by a garage that is recessed behind the living space within the dwelling. The garage may either be attached or detached from the dwelling. The driveway is typically wide enough for one vehicle.

Standard Lot, Single-Family Residential, Front-Loaded: A single-family detached building form and lot type characterized by a garage accessed from the street in front of the dwelling. The garage is attached/integrated into the design of the dwelling.

Standard Lot, Single-Family Residential, Rear-Loaded: A single-family detached building form and lot type characterized by garage access from an alley behind the dwelling. The garage may either be attached or detached to the dwelling.

Stoop (frontage): A frontage type intended for residential uses. The type is characterized by stairs and a small landing. The stoop is commonly associated with denser building types on narrower lots and placed close to the street-facing property line(s). To accommodate a property's limited yard area, a stoop's stairs may be placed perpendicular or parallel to the property line. The frontage may be covered and may include an optional fence along the street facing property line(s) to help demarcate the adjoining yard area.

Suburban Commercial: A building form and lot type characterized by single story retail development. The buildings are generally located in the rear of the site with parking between the building and the public street. Pad buildings located near the public street may also be developed.

Townhouses, Detached Garage: A single-family building form and lot type characterized by very small lot sizes and a detached garage accessed from an alley behind the dwelling. Each dwelling is on its own lot, but the dwellings share a common foundation consistent with building code requirements. The front of the dwelling is accessed from the public street.

Townhouses, Tuck-Under Garage: A single-family building form and lot type characterized by very small lot sizes and an attached garage (on the first floor of the dwelling) accessed from an alley behind the dwelling. Each dwelling is on its own lot, but the dwellings share a common foundation consistent with building code requirements. The front of the dwelling is accessed from the public street, and the front door is typically above street level and accessed by a set of stairs.

Tree, Accent: A small tree that accents the landscaping of an area, usually by virtue of its color, shape, or size.

Tree, Specimen: A tree that is usually the focal point; usually large or makes a big impact on the landscaping of the area in some way.

Tuck-Under Condominiums/Apartments: A multi-family building form and lot type characterized by dwellings that are built over garages, with access from the internal street system.

Vertical Mixed Use, Office over Commercial: A building form and lot type characterized by a mix of uses in one building. Generally, retail uses are constructed on the ground floor with office uses above. Office uses may also be developed on the ground floor, but are not the predominant use at this level. Some residential uses may also be allowed on the uppermost floors. The building is oriented to the public street or an internal circulation system that is an extension of the public system, with parking provided in back. Upper floors are encouraged to be stepped back from the sidewalk/street to provide outdoor spaces.

Vertical Mixed Use, Residential over Commercial: A building form and lot type characterized by a mix of uses in one building. Generally, retail uses are constructed on the ground floor with residential uses above. Office uses may also be developed, but are not the predominate use in the building. The building is oriented to the public street or an internal circulation system that is an extension of the public system, with parking provided in back. Upper residential floors are encouraged to be stepped back from the sidewalk/street to provide outdoor spaces for residents and reduce impacts to the dwellings from ground-level activities.

Village Commercial: A building form and lot type characterized by single-story retail development. The building is generally oriented to the public street or an internal circulation system that is an extension of the public system.