

7. GLOSSARY

A

B

Building Disposition: There are four broad categories of building types, according to their dispositions on a lot: Edge yard, Side yard, Rear yard, and Courtyard. These dispositions can accommodate all the common residential and commercial programs.

Edge yard: a building that occupies the center of its Lot with setbacks on all sides. These are typical of suburban and rural zones.

Side yard: a building that occupies one side of the lot with a Setback on the other side. This type can be freestanding or attached to a common wall.

Rear yard: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. Variants include rowhouses, townhouses, and apartment buildings.

Courtyard: a building that occupies the boundaries of its lot while internally defining one or more private patios.

Build-To Line: a line appearing graphically on the regulating plan or stated as a setback dimension, along which a facade must be placed, usually a designated minimum of the lot width. A build-to line is a more precise tool than a setback or a frontage line as it permits the definition of variable setback for courts, etc.

Front Setback: the distance between a Frontage Line and a facade. This distance is given as a minimum or as a requirement (a build-to line). Open porches, balconies, stoops, chimneys, and bay windows are permitted to encroach into the front setback.

Side Setback: the distance between the side Lot Line and an exterior wall of the building with the exception of roof over-hangs. This distance is given as a minimum. Open porches are not permitted to encroach into the side setback.

Rear Setback: the distance between the rear lot line and any portion of a principal building. This distance is given as a minimum. A back building and an outbuilding are permitted to encroach the rear setback.

C

Complete Streets is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

Compact Development is for land uses and infrastructure to effectively interact with each other and the people, who frequent the Traditional Neighborhood Development (TND) area. The project should be located on a compact street block, defined by approximately 200-400 feet in width and up to 600 feet in length, with development that is dense and at the same time, at a scale that makes a pedestrian feel comfortable.

Courtyard is a building that occupies the boundaries of its lot while internally defining one or more private patios

D

E

Edge yard is a building that occupies the center of its Lot with setbacks on all sides. These are typical of suburban and rural zones.

Elevation is an exterior wall of a building not along a Frontage Line.

F

Facade is the exterior wall of a building that is set along a Frontage Line. Facades define the public space and are subject to requirements additional to those other exterior walls such as architectural standards, assigned frontage types and height restrictions.

Fine-grained development promotes compact street blocks in close

proximity, each with many buildings with narrow frontages, frequent storefronts, and minimal setbacks from the street.

Form-based transects defines a series of zones, with height and setback requirements, that transition from suburban areas to more dense urban neighborhood centers.

Frontage is the area between a Building Facade and the vehicular lanes, inclusive of its varying built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Frontage Line is the Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Furnishing Zone is the area adjacent to the curb that includes street trees and sidewalk furnishings slow traffic, provide a buffer between cars and people, shade for pedestrians, and improve aesthetics of the street.

G

Gateways can be buildings and physical elements, such as landscaping or natural vegetation, that serve as the entry point to an area by being the primary arrival and departure point.

Greenfield relates to or denotes previously undeveloped sites for future commercial or residential development.

Gathering Point is a feature such as a green, park, corner store, post office, library, town hall, community center, train station, theatre, or other civic use; typically located along a “main street” or in a neighborhood or town center. It often provides a place for special events

H

I

Interconnected Streets is the organization of streets and blocks that integrates boulevards, avenues, neighborhood streets, and alleys into

an interconnected grid, and links to pedestrian and other motorized and non-motorized transportation systems; building frontages defining street walls that help to create outdoor rooms in the streetscape; street vistas that terminate with public space, landmark structures or civic buildings.

J

K

L

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

Lot Coverage is the maximum area of a lot that may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation.

Lot Line is the boundary that legally and geometrically demarcates the edges of parcels held in private ownership and is intended primarily for the construction of buildings.

M

Mixed of Uses combines residential, commercial, civic, recreational and open space uses in a diversified but seamless arrangement; also combines first floor retail with second floor apartments and/or offices.

Multi-Use Path is a form of infrastructure that supports multiple recreation and transportation opportunities, such as walking, bicycling, inline skating and people in wheelchairs.

N

Neighborhoods are urbanized sectors that are compact, diverse, and walkable. Neighborhoods provide for a balanced set of activities: shopping, work, schooling, recreation, and dwelling. The neighborhood provides for a variety of housing, such as single family, apartments above shops, and apartment buildings adjacent to workplaces, in addition to rowhouses and regular houses. A variety of business types are also

accommodated, from retail and professional offices to live-work units and accessory buildings for business incubation. All neighborhoods should have a center. The center is a public space, which may be a plaza, square, green, or an important street intersection and is located near the physical center of the urbanized area. The neighborhood's center is where its civic buildings are located. With the addition of a transit stop within walking distance of most homes, the neighborhood's center bolsters its economic viability.

Neighborhood Identity is promoted by a consistent hierarchy of style of materials, finish and identification that includes gateway signs, monuments, gazebos, pavilions, pergolas, as well as street lamps, benches, or similar features.

New Development is any development within an UDA should function as a pedestrian-friendly environment favoring Traditional Neighborhood Design principles in which residents have convenient walking access within the development, as well as access to amenities, goods, and services in other parts of the community. Any development proposal should include the location and design of all sidewalks and trails necessary for complete pedestrian accessibility throughout the community

O

On-Street/Parallel Parking: this parking supports local businesses and provides separation between moving traffic and pedestrians, and promotes effective traffic calming by slowing down the speed of vehicles.

P

Parks and Open Space creates the green, square or park to enhance and beautify the Town/Neighborhood Center and neighborhood; a system of "green spaces" ecologically balanced with the built environment and distributed within the community; includes a "green edge" of open space to help shape neighborhoods and towns; forms the countryside between towns, villages, and other places.

Parking Deck is a specialized building type dedicated to the accommodation of parking in quantity by vertical stacking.

Pedestrian Environment is enhanced by the design of buildings which provide windows and entrances to reduce the amount of blank walls and street-level uses. Sidewalks include pedestrian amenities such as shade trees and street furniture.

Plaza is a public square, open marketplace, or similar open space in a built-up area.

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness and well-being.

A **Promenade** is a paved public walkway that may include landscaping, trees, seating and lighting, and could connect to parks, open space and neighborhood centers.

A **Porch/Portico/Colonnade** serves as a transition element from the private realm of the building to the public realm of the sidewalk and street; provides shade; promotes a finer, more ornamental texture to the building; creates a cozy space to sit, walk, relax; provides the outdoor room for greeting and socializing with neighbors and friends.

Q

R

Rear yard: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. Variants include rowhouses, townhouses, and apartment buildings.

S

Side yard: a building that occupies one side of the lot with a Setback on the other side. This type can be freestanding or attached to a common wall.

Sidewalks serve to link uses, buildings, lots and streets together; accommodates a healthy pedestrian circulation network; provides close to home opportunities for exercise; enhances wayfinding and an appreciation of the neighborhood/place.

Setback is the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, except for encroachments such as open porches, balconies and bay windows.

Street wall: the front façade of a building where it is built on or close to the street. It is an important urban design element because it defines the public realm.

Streetscape: the assemblage of landscape, sidewalks, street trees street lights and curbs between the Lot Line and the vehicular lanes. The streetscape, in combination with the building frontage and the vehicular way comprises the urban public realm, which may include both public and private realms.

Sustainability: the principles of smart growth and TND as based on a sustainable development plan that includes environmental, land use and market support for the long-term viability of the plan.

T

Traditional Neighborhood Design (TND): a development that should include a range of housing types, a network of well-connected streets and blocks and a variety of public spaces, and should have amenities such as stores, and schools within walking distance of residences.

Traffic Calming is a set of techniques that serves to reduce the speed of traffic. Such strategies include lane narrowing, on-street parking, chicanes, yield points, sidewalk bump-outs, speed bumps, surface variations, midblock de-flections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly de-signed for the appropriate speed at initial construction.

U

V

W

Walkable Service Area: features a ¼ to ½ mile (5 to 10-minute walk) radius from any point in the neighborhood to goods and services.

Walkway: a passage or path for walking along, especially a raised passageway connecting different sections of a building or a wide path in a park or garden.

X

Y

Yard: the portions of a lot which, following the prescriptions of the urban regulations, remain free of structures, except that streetwalls, porches, terraces, and decks may be specifically permitted to encroach upon them.

Z

