

Glossary of Design Terms

GLOSSARY OF DESIGN TERMS

Introduction

For the purposes of the Code, unless otherwise apparent from the context, certain words, terms and phrases used in this chapter are defined in this section.

Acoustical Separation is a building system that restricts sound transmission.

Arcades are covered walkways attached to buildings and supported on one side by columns. Arcades provide pedestrians with shelter and can give large buildings a more human scale.

Articulation is the visible expression of architectural or landscape elements through form, structure or materiality. Articulation provides a way of “breaking up” the scale of buildings and plazas.

Awnings are roof-like shelters, generally of canvas, that project from the wall of a building. Awnings protect buildings and pedestrians against sun and rain.

Bank is a sloping surface, often used to create separation. See also “Berm.”

Base is the bottom portion of a building, and generally supports its upper portions structurally and visually.

Bays in buildings are structural modules occurring between vertical means of support. Structural bays generally occur between columns or load-bearing walls. **Bays in parking lots** are a “complete” parking module consisting of an aisle with perpendicular or diagonal parking on *both* sides.

Bay windows are window assemblies that protrude beyond the wall plane of a building. They may be semi-circular, faceted or rectangular and often have their own roof. They are used to provide a wider view, bring in more light, and contribute to the articulation of a building’s exterior.

Berm is an artificial bank of earth, usually along a roadside. Berms serve to physically and visually separate areas by raising the level of plants and other landscape elements.

Bollard lighting is a short post (generally not more than 3 feet in height) with a built-in light fixture at its uppermost portion.

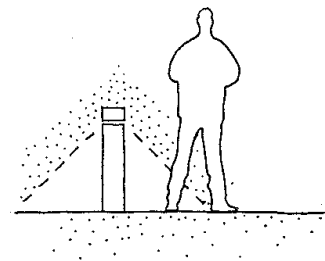
Build-to lines require that building edges be placed in a given location. Build-to lines are generally defined as a given distance from a property line. Build-to lines can be used to encourage building fronts, entrances and windows to line and spatially define streets, parks or plazas.

Canister Sign is cylindrical or “can” shaped signage.

Canopy is an overhead cover forming a shelter.

Cantilever is a horizontal projection without external bracing. Cantilevers can appear visually awkward because they can appear to have no apparent source of support.

Cap is the crowning feature of a wall. Caps protect walls from the weather and contribute to the wall’s visual



Bollard Lighting

interest.

Cobrahead light is a streetlight whose lamp is supported on a cantilevered "arm" over the street and has a profile vaguely resembling a cobra.

Clapboard siding is a building sheathing made up of overlapping horizontal boards.

Clerestory windows have high sills and are often used to bring in light when lower windows are undesirable because of privacy concerns.

Common open spaces are semi-public areas intended for the use of residents or workers within a project. Common open spaces may include gardens, plazas or recreational spaces.

Connecting walkways are pedestrian paths that connect buildings or open spaces directly to the street and are not overly circuitous. See also "Pedestrian Connections."

Cornice is horizontal ornamentation on a building's facade generally located near the top of a building's facade and is often located near the floorline of upper stories.

Cupola is a small "hat" projection occurring on a roof's ridgeline. Cupolas traditionally covered the place where large structures, like barns, were vented.

Detailing is the manner in which separate building elements are assembled. Careful detailing will minimize the effects of weather on buildings, and promote an attractive and long-lasting appearance.

Dormers are upright windows built out from a sloping roof.

Downspouts are pipes that carry rainwater from the building gutter to the ground or sewer.

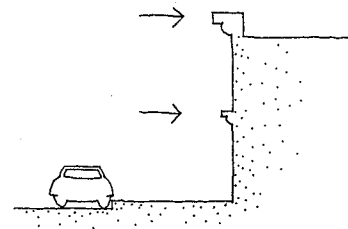
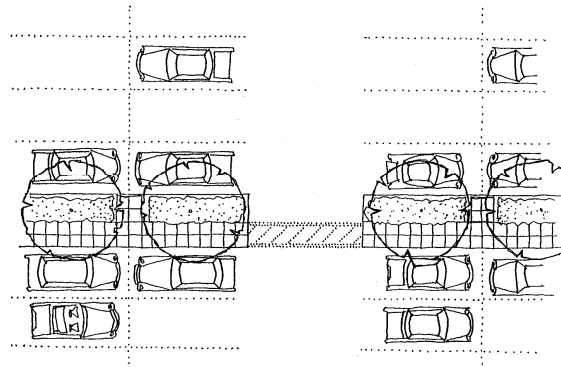
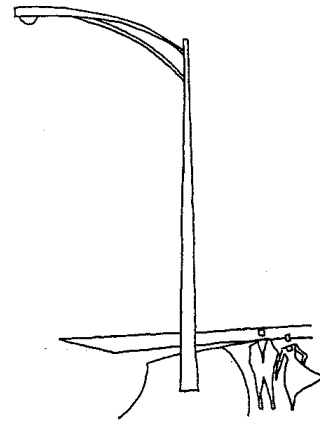
Eaves are the underpart of a sloping roof that overhangs the exterior wall.

Egress is an exit.

Emulate is to represent or re-create the qualities of something else, without duplicating it literally. For example, historic styles may be emulated without copying a historic building.

Entry is the doorway into a building along with the architectural treatments that accompany it.

Facade is the principle side or face of a building.



Fast-food means those food service establishments offering relatively immediate service of pre-prepared food goods in disposable containers.

Fenestration is the arrangement of windows in a building.

Finishes are the materials applied to the surface of buildings or landscape elements. Properly applied finishes contribute to an attractive appearance and long-lasting wear.

Free-standing is to be supported at the ground and without support from a building or other structure.

Frontage is the edge of a property adjacent to a street right-of-way or other property line.

Gabled roof is a type of roof that slopes upward on two sides from the eaves to the ridge.

Gateway is generally a major entry into a district or area, often emphasized through landscaping.

Gazebo is a small, free-standing structure with a roof and open on all sides. Traditionally, gazebos are used as an outdoor room within gardens or to cover musicians performing in community concerts.

Glazing is the glass within a window.

Grade refers to the surface of a building site or its vertical elevation (often measured as feet above sea level).

Grass-crete is a paving material that supports the weight of an occasional vehicle while also permitting groundcover to grow. Also referred to as “**turf-block**”.

Hipped roofs are a kind of roof that slopes upward on all sides from the eaves to the ridge.

Ingress is an entrance.

Kiosk is a small lightweight structure sometimes open on one or more sides. Kiosks are often used as a newsstand or for small-scale merchandising.

Landscaped buffer is an attractive arrangement of trees, shrubs, and other vegetation that acts as a divider between incompatible uses or activities.

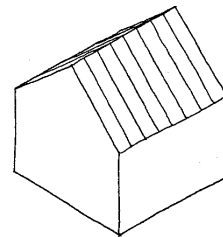
Lattice is an open framework of wood or other members that is often used to partly block views or support vines.

Loggias are roofed decks integrated within an upper level of a building.

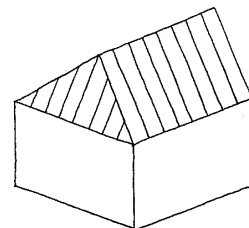
Lotting pattern is a recognizable arrangement of residential lots of the same or different sizes and widths.

Major entry is the most common point or points of ingress for a project or building.

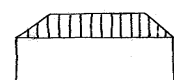
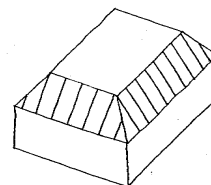
Mansard roofs are extremely steep as they slope up from the eaves; this steeply sloped roof may end in a roof with a shallow roof or a parapet. Mansard roofs are a popular way of decorating tall parapets, such as are used to screen the rooftop equipment above fast food restaurants.



Gabled Roof



Hipped Roof



Mansard Roof

Mass is the overall volume or form of a building or building element.

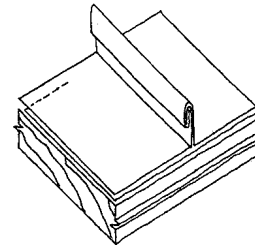
Median divides opposing travel lanes at or near the middle of a road and is often landscaped.

Metal, standing seam is a vertical joint (or "rib") between two sheets of metal.

Metal, standing seam roof is a sheet-metal roof that has its joints folded together and raised above the roof surface in order to prevent leaks.

Modules are similar units or sub-components that are combined to create a total system.

Mullion is the wood or metal frame that holds or appears to hold individual panes of glass.



Metal Standing Seam

Muted is a softened or less-vivid color tone.

Neotraditional is a form of design, which attempts to recreate positive features of neighborhoods from an earlier generation.

Oblique view is a view at an angle that allows one to see more than one side of a building.

On-site parking consists of parking stalls and aisles that occur on parcels outside of a street right-of-way.

On-street parking consists of parking stalls provided within the street right-of-way. On-street parking is often "parallel parking" at the edge of curbs.

Opaque means not transparent or semi-transparent.

Overhang is the part of a building that extends horizontally beyond the building's primary face. **Overhang** is also the part of a car that extends beyond the tires to the front or back of a car.

Parapet is a wall that extends above the roof, and is often used to protect the edge of the roof, hide roof-mounted equipment, and express ornamentation.

Park is a place for public recreation that generally contains landscaped ground surfaces, such as lawns and gardens.

Pavers are units of pavement assembled to form the "floor" of a plaza or street. Pavers are often made of concrete or terra cotta (brick).

Pavilion is a small and lightweight structure, often with a roof, used for recreation or shelter in a garden, park or plaza.

Pedestrian connections are sidewalks that provide convenient routes between destinations. Pedestrian connections are generally lined by landscape and building features for the pedestrian's comfort and visual interest. See also "Connecting walkways".

Pedestrian oriented means making a use inviting to pedestrian traffic by creating areas such as outdoor seating and walk-up service counters.

Pilaster is a column integrated within a wall and projecting only slightly from it.

Place-making is the creation of pleasant and memorable spaces.

Plaza is a place for public recreation that generally contains hard surfaces such as seating areas and ornate pavement.

Podium apartments are made up of a ground floor parking structure with one or more levels of residential units above. Also known as “*stacked flats*”.

Porte-cochere is a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

Portico is a roofed porch that may be open or partly enclosed.

Prefab is a construction method in which shop-manufactured pieces undergo final assembly on-site.

Primary building entry is a publicly accessible and commonly used place of building ingress.

Public way is a path or road that is accessible by and generally maintained by the public.

Recessed panel is an indentation within a building facade, such as occurs between pilasters or within other framed openings.

Reveals are depressions or notches, primarily at an edge or corner, used to show depth and enrich character.

Ridge is the line of intersection between opposite sides or slopes of a roof.

Scale is the proportion of one thing relative to the size of another. Something that is “human” in scale has elements that are comparable to the size of a person. *Scale of a building* is the proportional system that relates the various-sized building elements to each other and to people.

Scale - color is a range between light and dark of a color.

Setback is the distance between a property lines and a building or landscape element. Setback requirements can provide a way of encouraging the spatial definition of open space, the separation of uses or the provision of yards and landscaping.

Site is the area contained within a parcel.

Staggered walls are sections of walls placed in shifted planes, approximately parallel to the street.

Story is the part of a building between the upper surface of a floor and the upper surface of the floor above.

Structural podium. See “Podium apartments.”

Tandem is an arrangement of things placed one behind the other. Tandem parking places one car behind another.

Terrace is an outdoor paved platform extending from a building that complements the use or activities located within the building.

Tops are the uppermost portions of a building and often include cornice treatments, roof overhangs, or parapets.

Transformers are electrical switching equipment used for converting electricity from high-voltage to common

current. They are often located in ground-mounted boxes.

Trellis is a light framework of horizontal and/or vertical members, often used to support climbing plants.

Unit is one of many similar or identical components that comprise a greater whole. Unit is also a single dwelling, either on its own lot (in the case of single-family homes) or grouped as part of a multi-family complex.

Value is a color's relative lightness or darkness.

Vehicular access is an entrance or exit for cars or trucks.

Vestibule is an entrance hall or lobby of a building.

Wainscot is facing or paneling attached to walls.

Wall footings are structural foundation elements that carry the weight of a structure to the ground.

Window "stem" walls are low walls that support a large window, generally on a storefront.

Zero lot-line is where residential houses are placed on the side property line with one side yard separating each house. Zero lot line houses can only have windows facing their sideyard.

Zone division walls are walls that buffer adjacent incompatible land uses.