

VII. GLOSSARY

Accessory dwellings are "second units" in addition to and subordinate to a primary residence on the same lot. They may be attached or detached to the primary residence.

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.

Arterials are major streets that serve high volumes of cross-town traffic.

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

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.

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

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.

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 interest.

City means the City of Ontario.

Clerestory windows have window sills set high on the interior wall. Clerestory windows admit natural light, but limit views into and outside of a room.

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

Collectors are major streets moving moderate amounts of traffic between local streets and arterials.

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.

Cornice is horizontal ornamentation on a building's facade generally located near the top of buildings and 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.

Density measures residential intensity and generally expressed as dwelling units per acre.

District refers to the entire Mountain Village area or to the larger separate sub-areas within it including the Entertainment, Main Street, Sixth Street and Residential Districts.

Dormers are upright windows built out from a sloping roof.

Dwellings are domiciles in which resides a single household.

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

Egress is to exit.

Emulate is to represent the qualities of a given thing in the form of something else. In Mountain Village, historic styles may be emulated without duplicating a historic building.

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

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

FAR, see "Floor Area Ratio".

Facade is the principle face of a building.

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.

Floor Area is the sum of the gross horizontal areas of all principal and accessory buildings.

Floor Area Ratio measures the relative intensity of a site. The floor area ratio equals the gross floor area within a site divided by the overall area of the site, including parks and plazas but not streets.

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

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

Gabled roofs is a kind of roof that slopes upward from all sides of a building to a ridge.

Gateway generally to a major entry into a district or area, often emphasized through landscaping. Per this Specific Plan, "gateways" will announce entry into the Mountain Village Area where the San Bernadino Freeway meets Mountain Avenue, and where Sixth Street enters the planning area. Gateway Parks and Plazas also surround the intersection of Mountain Avenue and Sixth Street to announce entry into the city of Ontario.

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 musicals 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.

Hipped roof is a kind of roof that slopes upward from two opposite sides of a building to a ridge. **Ingress** is an entrance.

Interior Setback is a setback measured from a side or rear property line. In no case is an interior setback measured from a property line that is shared with a street right-of-way.

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.

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.

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

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

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

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

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

Opaque means not transparent or semi-transparent.

Overhang is part of 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 end or back end 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 ornament.

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 of shelter in a garden, park or plaza.

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

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

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

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

Ridge is 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 a size that is comparable to (and does not dwarf) a person.

Setback is the distance between a property line 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.

Street-facing setback is a setback measured from a property line that is shared with a street right-of-way.

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

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

Terrace is a outdoor paved platform extending from a building and complementing with use or activities located within the building.

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

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

Zero lot-line is a residential housing type where a house is placed on the property line on one side and behind a side yard on the other side. The side yard of one house always occurs between two or more houses. Only where a house is setback from the property line can it have windows, thereby maintaining privacy within units.