

## **Appendix D – Definitions**

The following definitions are applicable to this Plan and are supplemental to definitions provided in the Zoning Code:

**Adaptive re-use:** A new use for a structure or landscape other than the original use, normally entailing some modification of the structure or landscape.

**Awning valence:** The vertical face of an awning.

**Bona fide eating establishment:** An establishment that makes actual and substantial sales of meals, during the normal meal hours that it is open, at least five days a week. Normal mealtimes are 6:00 a.m. - 9:00 a.m., 11:00 a.m. - 2:00 p.m., and 6:00 p.m. - 9:00 p.m. Premises that are not open five days a week must serve meals on the days they are open. (California Department of Alcoholic Beverage Control)

**Buffer:** A strip of land created to separate and protect one type of land use from another; for example, as a screen of planting or fencing to insulate the surroundings from the noise, smoke, or visual aspects of an industrial zone or junkyard.

**Building Area:** The total square footage of a lot covered by a building, measured on a horizontal plane, exclusive of uncovered porches, terraces, and steps.

**Bulkhead:** The panel at the base of a storefront window, used historically to raise window sills above flood level and protect glass from damage.

**Catalyst Project:** A development that serves to improve an area's identity and stimulate further reinvestment or development in the area.

**Corbelling:** The use of successively offset courses of masonry projecting from the face of a wall to increase its thickness or to form a shelf or ledge for a structural member to bear on.

**Cultural resources:** Properties such as landscapes or districts, sites, buildings, structures, objects, or cultural practices that are usually greater than 50 years of age and possess architectural, historic, scientific, or other technical value. By their nature, cultural resources are non-renewable.

**Dormer:** a gabled extension built out from a sloping roof to accommodate a vertical window.

**Duplex:** A multiple dwelling (as defined in Section 22.04.390 of the Zoning Ordinance) containing two units.

**Eave:** The part of a roof which projects out from the side wall, or the lower edge of the part of a roof that overhangs a wall.

**Fascia:** A flat horizontal board that is attached to the ends of projecting roof beams.

**Fenestration:** The arrangement of windows in a building wall.

**Gable:** the vertical triangular wall between the sloping ends of gable roof.

**Green Court:** A grouping of up to 12 detached single-family dwellings, the front doors of which face a shared green space that is adjacent to a public street and has a minimum area of 600 square feet per dwelling unit.

**Home Occupation:** A business conducted in a residential area conducted by the residents of the property, the main product of which is a service rather than goods.

**Household:** All those persons—related or unrelated—who occupy a single housing unit.

**Impervious Surface:** Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Light:** A pane of glass in a window or door.

**Lintel:** A horizontal structural member that supports the load over an opening such as a door or window.

**Marshland:** Low-lying wet land with grassy vegetation; usually is a transition zone between land and water.

**Mixed-use Development:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Monument Sign:** A sign that is completely self-supporting, has its sign face or base on the ground, and has no air space, columns or supports visible between the ground and the bottom of the sign.

**Mullion:** A vertical or horizontal member that divides adjacent window or door units.

**Multi-Family Housing:** A multiple dwelling (as defined in Section 22.04.390 of the Zoning Ordinance) containing three or more units.

**Muntin:** A thin framing member that separates the panes of a window sash or glazed doors.

**Oriel:** A bay window extending from the face of a wall, usually supported by corbels or brackets.

**Parapet:** The portion of a vertical wall of a building which extends above the roof line at the intersection of the wall and roof.

**Pediment:** 1. In classical architecture, the triangular space forming the gable end of a roof above the horizontal cornice. 2. An ornamental gable, usually triangular, above a door or window.

**Pilaster:** A shallow rectangular column projecting only slightly from a wall and, in classical architecture, conforming with one of the Classical orders. Used to frame doorways, fireplaces, etc.

**Portico:** A walkway or porch with a roof supported by a row of columns.

**Preservation, historic:** “The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.” (Secretary of the Interior)

**Quoining:** The use of contrasting blocks of stone or brick to accentuate the outside corner of a building.

**Rafter:** One of the sloped parallel boards that make up a roof structure.

**Rehabilitation:** “The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” (Secretary of the Interior)

**Renovation:** Alterations or upgrades to an existing facility that do not involve the removal of load-bearing structural members. Renovations often include new doors and windows, storefronts, awnings, siding, roofing and interior finishes.

**Restoration, historic:** “The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.” (Secretary of the Interior)

**Retail, Convenience:** “Convenience retail” means retail stores that primarily cater to the daily needs of local area residents by locating in a site with easy access for patrons.

**Retail, Destination:** “Destination retail” means a store or retail area such as a mall or main street that draws customers from other areas. In contrast with convenience retail, destination retail entices shoppers to travel from greater distance to shop for products that are unique or competitively priced.

**Retail Leakage/ Injection:** Leakage refers to the total spending by community members outside their community. Injection refers to the amount that people coming from outside the community spend within the community. Leakage and injection are most useful when expressed by category of goods such as ‘Eating and Drinking Places’ or ‘General Merchandise.’

**Revitalization:** There is no standard definition of revitalization, but in general it is used to the process of creating healthier neighborhoods and cities. This involves improving the physical environment and housing stock, encouraging private investment, reinvigorating the retail sector, and in general improving the lives of current residents and businesses while making the place in question more desirable to other residents and businesses.

**Setback:** A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

**Single-Family Dwelling:** A dwelling designed for occupancy by one family and located on one lot delineated by front, side and rear lot lines.

**Single Family Dwelling, Semi- or Fully Attached:** A dwelling joined to another dwelling at one or more sides by a shared wall, designed for occupancy by one family, and located on a separate lot delineated by front, side and rear lot lines.

**Slope:** The natural or artificial incline of ground, with the degree of incline numerically expressed as “percent slope”, calculated as the vertical rise divided by the horizontal run.

**Soffit:** The underside of the roof overhang or porch ceiling that covers the rafter bottoms. This horizontal surface usually has vents to allow air into the attic.

**Street, Private:** An avenue, place, way drive, lane, boulevard, highway, or road not owned or maintained by a state, county or incorporated city, or other public agency.

**Street, Public:** An avenue, place, way, drive lane, boulevard, highway or road, but not an alley, owned by or maintained by a state, county, or incorporated city, or other public agency.

**Structure, Legal Nonconforming:** A structure, or portion thereof, which does not conform to the height, setback or, coverage regulations of the district in which it is situated but is “grandfathered” because it predates the zoning regulations.

**Telecommuting:** An arrangement in which a worker is at home or in a location other than the primary place of work, and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

**Townhouse:** A fully-attached single family dwelling.

**Turret:** A small, ornamental tower on a building.

**Transom:** A small, usually hinged window directly above a door.

**Use, Legal Nonconforming:** “Legal nonconforming use” means the use of a structure or land which does not conform the regulations including density for the district in which it is situated, although the use lawfully existed at the time of the adoption of the ordinance creating the district.

**Watertable:** A horizontal trim piece at the top of a building’s foundation, used to prevent water infiltration.

**Wetlands-** The area and the plant communities that include fresh and salt-water marshes, generally found in areas of shallow, standing or sluggishly moving water.