

10 Definitions

Unless the context clearly requires otherwise, the definitions in this section shall apply to terms in Appendix F herein. Also, the definitions in CCC 40.100.070 shall apply to the terms in Appendix F herein. Where there is a conflict between the terms herein and in CCC 40.100.070, the terms herein shall apply as they are specific to Appendix F.

Activity Center: An overlay designation for select areas emphasizing uses and design treatments that attract pedestrian activity. See Chapter 2 for the distribution and layout of Activity Centers.

Arcade: A series of arches supported on piers or columns.

Articulation: The giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Articulation interval: The measure of articulation, the distance before architectural elements repeat.

Art, artwork: A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Responsible Official, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered artwork.

Awning: A roof-like structure made of cloth, metal, glass, or other material, designed and intended for protection from weather and/or as a decorative embellishment, and which projects from a wall over a window, walk, door, or the like.

Balcony: An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bas-relief: A sculptural carving, embossing, or casting that projects very little from the background.

Bay window: A window protruding from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall and two surfaces that extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane that extends at least 60 percent of the length and 35 percent of the height of the surface of the bay lying parallel to the exterior wall. There need not be windows in the surfaces extending out from the exterior wall.

Blank wall: A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door with glazing. See Section 6.4 for applicable blank wall treatments.

Canopy: A roof-like structure designed and intended for protection from weather and/or as a decorative embellishment, and which projects from a wall over a window, walk, door, or the like. For the purposes of this code, an awning or marquee may be a type of canopy.

Common yard: A development frontage type featuring a landscaped setback that is generally level with the sidewalk. See Section 3.9 for detailed frontage type standards.

Cornice: A horizontal molding projecting along the top of a wall, building, etc.

Cottage housing: Small single-family detached dwelling units arranged around a common open space. See Section 7.3 for detailed cottage housing provisions.

CPH: Refers to Certified Professional Horticulturists. The CPH program educates, accesses and promotes Washington horticultural professionals with industry certification by the Washington State Nursery and Landscape Association (WSNLA). Certification depends upon agreement to abide by rules and regulations governing Washington CPH's. For more information: <http://www.wsnla.org/WSNLACertification.htm>

Decorative: Refers to distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship as determined by the Responsible Official.

Departure: A provision that allows some flexibility in how projects comply with specific code requirements herein.

Facade: The entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

Forecourt: A development frontage type featuring an uncovered courtyard in a storefront setting. See Section 3.4 for detailed frontage type standards.

Frontage type: Refers to the range of specific development frontage options along streets. See Chapter 3 for details.

Garden apartment: Refers to a multifamily building where dwelling units are organized around a garden courtyard that generally orients to the street. See Section 7.4 for more details.

Height, building: The maximum building height is measured by the number of stories (as defined herein) above grade. The first step in determining the maximum building height on a particular site is to determine the ground floor/first story. To qualify as the ground floor/first story, the floor shall be no more than 6 feet above or below grade for more than 50 percent of the total perimeter (or the story closest to meeting this requirement if no single story does). Exception for sloping sites: While the definition herein may allow portions of the building to exceed height limits along a street, building facades are limited to no more than one story above the applicable maximum height limit. Upper level building stepbacks of at least 10 feet or more are not considered part of the facade for the purposes of this definition.

High visibility street corner: Important street corners where special design treatments are warranted to attract pedestrian activity and enhance the visual character of the area. See Chapter 2 for applicable sites and Section 6.5 for design standards.

Horizontal building modulation: Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front facade, and thus it may not even be visible from the sidewalk and portions of the street below. Horizontal modulation may be used to help meet building articulation and massing standards in Section 6.1. (Also see Modulation and Vertical building modulation)

Horizontal mixed-use: Refers to developments which feature retail or office uses mixed with residential uses on a site. The uses could be placed side by side in the same building or in separate buildings on the site. Examples include a site with an office or retail building along the street with townhouses towards the rear of the lot. To qualify as horizontal mixed-use, the retail and/or office floor area (excludes parking areas) must be designed to accommodate retail/office uses, feature minimum floor to ceiling heights of at least 13 feet, and occupy at least 50 percent of the site's ground floor frontage along the street (with minimum floor area depth of 30 feet) OR cover at least 20 percent of the site's ground level floor area, as determined by the Responsible

Official.

Internal roadways/ internal drive aisles: A private roadway that provides access to buildings and uses on a single development site or a collection of adjacent development sites.

Juliet balconies: A shallow balcony (protruding no more than 18 inches from the facade) designed to provide a safety barrier in front of french windows.

Landscaped Street: A street type designation emphasizing landscaped development frontages and building setbacks. See Chapter 2 for the distribution of Landscaped Streets and Chapter 4 for design standards in the applicable overlay district.

Lightcourt: A development frontage type featuring a combination of raised platforms and sunken courts recessed from the street level. This configuration allows two levels of the structure with direct access to the street. See Section 3.6 for detailed frontage type standards.

Livable floor area: Finished living space in a dwelling unit but not including a garage and unheated cellar.

Low-impact development: A term used to describe a land planning and engineering design approach to managing storm water runoff that emphasizes conservation and use of on-site natural features to protect water quality.

Marquee: A permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof.

Mixed Residential Overlay: An overlay designation for select areas allowing a range of multifamily and single family housing types. See Chapter 2 for the distribution and layout of Mixed Residential Overlays.

Mixed-Use Street: A street type designation which allows for a range of development frontage types. See Chapter 2 for the distribution of Mixed-Use Streets and Chapter 4 for related design standards in the applicable overlay district.

Modulation: A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. (Also see Horizontal building modulation and Vertical building modulation)

Multifamily: Refers to a structure housing more than one dwelling unit. This includes stacked flats, apartments, townhouses, triplexes, and duplexes.

Multifamily Overlay: An overlay designation for select areas emphasizing multifamily housing types. See Chapter 2 for the distribution and layout of Multifamily Overlays.

New Construction: Means starting from raw land where any existing buildings have been intentionally demolished; not accidentally destroyed by casualty or fire.

Pedestrian-oriented facades: A facade that meets the Storefront Standards per Section 3.3 (Frontage Type Standards). This includes non-residential uses on the ground floor, substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade.

Pedestrian-oriented space: Publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the unique character of the subarea. Design criteria for pedestrian-oriented space is set forth in Section 5.2.1

Rain garden: A planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed.

Regulating Plan: The layout and configuration of zoning, overlay designations, height limits, street types and high visibility street corner designations. See Chapter 2 for details.

Remodels, Level I and II: See Section 1.2 for applicable definitions.

Rooftop deck: Refers to decks on the roof of buildings that are used for recreational space for residents of multifamily dwelling units. See Section 5.2.2 for related provisions.

Senior housing: Dwelling units specifically designed for occupancy by persons of 55 years of age or older. The general term “senior housing” includes small scale senior housing and large scale senior housing. Senior housing may be in the form of multifamily or single family development types.

Single Family Overlay (or “Single Family Areas”): An overlay designation for select areas allowing for single family housing types. See Chapter 2 for the distribution and layout of Single Family Overlays.

Stepback: The distance that the upper stories of a building is required to be set back from the property line.

Stoop: A development frontage type featuring an elevated platform sited at or near the front property line. This frontage type is suited to both commercial and residential uses in denser urban settings. See Section 3.5 for detailed frontage type standards.

Storefront: A pedestrian-oriented façade with a non-residential use placed up to the edge of a sidewalk. Storefronts include substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade. See Section 3.3 for detailed frontage type standards.

Storefront Streets: A street type designation emphasizing a “main street” type of setting with storefronts adjacent to the sidewalks. See Chapter 2 for the distribution of Storefront Streets and Chapter 4 for design standards for the applicable overlay.

Story (building): The space in a building between the surface of any floor and the surface of the next floor above (or the ceiling if there is no floor above).

Street Type: Refers to one of three different street types, including Storefront Streets, Mixed-Use Streets, and Landscape Streets, which have varying development frontage standards. Street type designations are set forth in the regulatory maps of Chapter 2. Design standards for development fronting on the various street types are set forth in Chapters 3 and 4.

Terraced yard: A development frontage type where the yard is raised or terraced above the level of the sidewalk. See Section 3.7 for detailed frontage type standards.

Townhouse: A type of multifamily housing where two or more dwelling units share one or more common walls with other dwelling units. See Section 7.2 for more details.

Transitional Overlays (or “Transitional Areas”): An overlay designation for select areas intended to promote a wide range of uses and the greatest flexibility in site design. See Chapter 2 for the distribution and layout of Transitional Areas.

Transom windows: A window or series of windows above a door and/or canopy/marquee. Transom windows bring additional light into ground floor commercial spaces since they are typically located above the storefront’s weather protection features (marquee or canopy). Transom windows that open and close can provide a good source of ventilation and cooling in the summer months.

Transparency Zone: Refers to the area of the facade where transparency requirements are applied. See Section 3.0.3 for details.

Trellis: A frame supporting open latticework used as a screen or a support for growing vines or plants.

Turret: A small tower projecting from a building.

Usable open space: An outdoor space that is conducive to active or passive recreational activity. Sections 7.4 and 7.5 feature standards for usable open space associated with duplexes and single family houses, respectively.

Vertical building modulation: A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. Vertical modulation may be used to help meet building articulation and massing standards in Section 6.1. (Also see Horizontal building modulation and Modulation)

Vertical mixed-use: Refers to a building that features any combination of retail, office, and/or residential mixed vertically within a building. For example, a vertical mixed-use building could use retail or office on the ground floor and residential above. Alternatively, it could include retail on the ground floor with office above or office on the ground floor with residential above. To qualify as vertical mixed-use, the retail or office on the ground floor must occupy floor area along at least 50 percent of the facade at a depth of at least 30 feet.