

APPENDIX B – GLOSSARY

B.1 General Definitions

A

Alley. A narrow street that provides rear vehicular access to lots.

B

Block. For the purposes of this Plan, “blocks” are considered groups of lots surrounded on all sides by pedestrian rights of way. Block perimeters are measured from property lines and sides of Public Open Spaces. Alleys do not comprise part of the block perimeter.

C

Class A, B, C Office Building. A designation of office buildings that ranks the quality of the building, based on factors including but not limited to size, location, infrastructure, technology, systems (security, HVAC, etc.), amenities, and building age. The class of an office building is an indicator of occupancy rates, with A on the high end and C on the low end of quality.

D

Dooryard. A private frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line.

F

Façade. The exterior wall of a building adjacent to a public right-of-way.

Flag Lot. A lot located behind another, with street access via a narrow strip of land.

Frontage, Private. The area between the building façade and a street-abutting property line. On buildings that do not front a street (shared lot housing), it is the space between each building façade and the edge of the public open space onto which it fronts.

Frontage, Public. The area between a street-abutting property line and moving traffic.

G

Ground Floor. The floor of a building located nearest to the level of the existing ground around the building.

H

Height, Building. The vertical extent measured in feet at the front exterior finished grade to the specified point above.

Height, Ground Floor. The vertical extent measured in feet from the finished floor to finished ceiling of foremost room(s).

L

Liner/Lining. The occupiable space between a street-facing façade and the rear interior wall of the ground-floor space available to an allowed use.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and where the residential use is secondary and accessory to the primary use a place of work.

Lot. A parcel of real estate. For the purposes of this code, the term is used loosely, referring to site design lines used to demonstrate compliance with applicable development standards. They may or not be recorded. Used interchangeably with property and parcel.

Lot Coverage. The ratio of area of a lot that is covered by the foundations of a building or structure to the gross area of a lot.

Lot Line, Front. The narrow side of a lot adjacent to a street or public open space. Used interchangeably with property line.

Lot Line, Rear. The side of a lot that is narrow and does not abut a street. Used interchangeably with property line.

Lot Line, Side (or Interior). The side of a lot that abuts another property fronting on the same street.

Lot Line, Street Side. The wide side of a corner lot adjacent to a street or public open space. Used interchangeably with property line.

O

Outdoor Dining. Restaurant activity that occurs outside of the building and may be located within the public right-of-way on the sidewalk.

Outdoor Display. The placement of goods or merchandise outdoors that are representative of the kinds of goods or merchandise which a retail business offers for sale to the public.

P

Parcel. Used interchangeably with Lot.

Public Open Space. Space, other than a street or alley, that is dedicated to public or semi-public use.

R

Right of Way. The public realm network. right of way refers to either areas outside of the bounds of any private property, or sometimes space that is dedicated to pedestrian movement within a private property.

Roundabout. An intersection with a round island that relies upon a regime of yield movements. Their primary purpose is to improve vehicular traffic flow at intersections.

centerpoint of the arc of the vehicular right-of-way.

S

Story. The habitat space between floors of a building. Basements (see LMC Section 17.04.240) and attics inhabited with a sloped roof shall not be considered a story.

Street, Primary. The street adjacent to the narrow part of a corner lot.

Street, Secondary. The street adjacent to the wide part of a corner lot.

Street Wall. A vertical surface defined by the facades of buildings.

T

Thoroughfare. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to properties and open spaces, and that incorporates vehicular lanes and public frontages.

Through Lot. A single lot that spans the depth of an entire block, abutting two parallel streets.

Turning Radius. The distance between the arc of an intersection corner and the centerpoint of the curve. This code differentiates between actual turning radii, which measures the centerpoint of the arc of the curb itself, and effective turning radii, which measures to the

B.2 Use Definitions

A

Artisanal Production (Custom Manufacturing). Establishments primarily engaged in on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacturers.

Assembly. A permanent meeting facility for social, civic, or religious organizations.

B

Bank. A financial institution that is open and regularly provides on-site services to the public.

Bar. A drinking establishment where sales of alcoholic beverages exceed 50 percent of gross sales, and/or one that operates under a Type 48 ABC License.

C

Commercial. A general term encompassing service, office, and retail uses collectively.

Courtyard Building (Residential). An arrangement of stacked and/or attached dwelling units around one or more common courtyards, which provide

direct access to all dwelling units. The courtyard is intended to be a semi-public space that functions as an extension of the public realm into the private lot.

G

General Retail. Establishments selling merchandise to on-site patrons.

Grocery Store/Market. A retail business where the majority of the floor area open to the public is occupied by food products packaged for off-site preparation and consumption.

H

Health Club. Fitness centers, gymnasiums, health and athletic clubs, including those that provide indoor and outdoor sports activities.

L

Liquor Store. A market smaller than 5,000 square feet that operates under a Type 21 ABC License.

M

Medical Office. A facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis.

Museum/Gallery. A building open to the public, which is dedicated to the exhibition of objects having scientific, historical, cultural, or artistic value.

O

Office. This use includes spaces for government agencies, professional firms, and administrative businesses that provide direct services to consumers.

P

Personal Services. Establishments providing non-medical services to individuals as a primary use. Examples of these uses include barber and beauty shops; garment pressing, repair and alteration; laundering, dry cleaning, laundromats; cleaning pickup stations; shoe repair shops; printing, limited to letterpress and duplication machines; therapeutic massage; vending machines. These uses may also include accessory retail sales of products related to the services provided.

R

Residential. Residential occupancy of dwelling units, other than mobile homes, by families on a weekly or longer basis. Typical uses include occupancy of dwellings or apartments and include:

- One-Family Dwelling. A standalone building designated for a single-family dwelling unit.
- Two-Family Dwelling. A building designated for two independent dwelling units.
- Multi-Family Dwelling. A building occupied by multiple households in multiple dwellings.

- Condominiums. A building or complex of buildings containing a number of individually owned apartments, houses, or other dwelling units.

Restaurant. A use providing for the preparation and on-site consumption of food and/or beverages.

Retail Uses. Premises available for the sale of merchandise and services.

T

Theater. An indoor facility for group entertainment, other than sporting events. Includes indoor movie theaters, performing arts centers, etc.