

Chapter 19.02 DEFINITIONS

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19.02.010 Applicability.

The definitions herein apply exclusively to the design standards herein. For words that are not defined, the planning director may use the definition set forth in EMC Title [18](#), where applicable. (Ord. 2010-09 § 1, 2010).

19.02.020 Definitions.

Defined words below are italicized throughout the title for user convenience.

- A. Arcade: A series of arches supported on piers or columns.
- B. 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.
- C. Articulation Interval: The measure of articulation, the distance before architectural elements repeat.
- D. Balcony: An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.
- E. 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.
- F. Blank Wall:
 - 1. A ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
 - 2. 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.

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

H. Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.

I. Low-Impact Development (LID): A term used to describe a land planning and engineering design approach to managing stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality.

J. Major Remodel: A remodel that equals or exceeds a fair market value of \$20,000 in any consecutive 5-year period.

J. Minor Remodel: A remodel that is less than a fair market value of \$20,000 in any consecutive 5-year period.

J. 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.

K. Pedestrian-Oriented Facade: Includes all of the following elements:

1. Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both facades or directly at the street corner.
2. The facade must include transparent windows and/or doors along 75 percent of the ground floor at heights between two to eight feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as "transparent." For sloping sites, the transparent windows must be positioned between three to eight feet above the ground on average.
3. The facade must include weather protection at least six feet wide along at least 75 percent of the facade.

L. 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*:

1. The following design elements are required for *pedestrian-oriented space*:

a. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.

b. Paved walking surfaces of either concrete or approved unit paving (permeable paving encouraged).

c. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least two foot candles throughout the space. Lighting may be on-site or building-mounted lighting.

d. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the planning director.

e. Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.

f. Landscaping components that add seasonal interest to the space (LID techniques encouraged).

2. The following features are encouraged in *pedestrian-oriented space*:

a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.

b. Provide *pedestrian-oriented facades* on some or all buildings facing the space.

c. Consideration of the sun angle at noon and the wind pattern in the design of the space.

d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

e. Movable seating.

3. The following features are prohibited within *pedestrian-oriented space*:

a. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space.

b. Adjacent chain link fences.

c. Adjacent untreated *blank walls*.

d. Adjacent unscreened dumpsters or service areas.

M. 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.

N. Storefront: A *pedestrian-oriented facade* placed up to the edge of a public sidewalk.

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

P. Turret: A small tower projecting from a building. (Ord. 2010-09 § 1, 2010).