

# DEFINITIONS



**BUILDING HEIGHT:** The distance vertically from the average grade at front sides and/or rear of a building (or the average elevation of the curb or curbs of the streets faced by the building) to the average level of the roof.

**BUILD LINE:** A line established by law or agreement usually parallel to a property line, beyond which a structure may not extend. This restriction generally does not apply to uncovered entrance platforms, terraces, and steps.

**CHECK DAM:** A barrier in an erodible channel to control the flow of water.

**CONTEXTUALISM:** The “fitting-in” of a building with surrounding buildings so that it is in harmony with them, especially in terms of scale, form, mass, and color.

**CONTOUR LINE:** A line on a map or drawing representing point of equal elevation on the ground.

**CORNER SITE OR LOT:** A lot of which at least two adjacent sides abut upon streets or public places for their full length.

**CUT AND FILL:** The process of excavating, moving the excavated material to another location, and using it as fill.

**DARK SKY:** Also known as Friendly Sky; refer to [www.darksky.org](http://www.darksky.org) for more information.

**DRIP LINE:** An imaginary line described on the ground by the outer branch tips of a tree.

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**FACADE:** The perimeter of a building set parallel to a frontage line, where the exterior face of a building which is the architectural front, is sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

**FRONTAGE:** The length of a lot line or a building site along a street or other public way, or along a body of water forming a boundary.

**FRONT YARD:** The portion of a parcel facing the street; extends from the front line of the building to the front property line, and across the full width of the plot.

**GRADING:** The action of excavating or filling, or combination thereof.

**LOT COVERAGE:** The amount of land area on a lot covered by structures, pavement or any material that prevents water from penetrating the soil

**REAR YARD:** The portion of a parcel across the full width of a plot, extending from the rear line of a building to the rear property line.

**RIGHT OF WAY:** Publicly owned and maintained streets and walkways

**SCALE:** The size of a building and its mass in relation to surrounding buildings and open spaces, and that is compatible by not contrasting greatly with these buildings

**SECONDARY STRUCTURES:** An accessory, subordinate building to that of the main building located on the same plot including carports, garages, storage buildings, etc.

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**SETBACKS:** The minimum distance between a reference line (usually a property line) and a building, or portion thereof, as required by ordinance or code.

**SIDE YARD:** The portion of a parcel between the side line of a building and the adjacent property line, extending from the front property line to the rear property line.

**SINGLE FAMILY UNIT:** A detached residential structure located on a lot of record.

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