

Amenity: Aesthetic or other features of a development that increase its marketability or usability to the public.

Arcade: An open space covered by a roof or portion of a structure and open to the outside on at least one side

Architectural Features: Prominent or significant parts or elements of a building or structure.

Architectural Style: The characteristic form and detail of buildings from a particular historical period or school of architecture, e.g. The Bauhaus School, The Post Modern School, the Neo-traditional school, etc.

Architrave: The lowermost division of a classical entablature, resting directly on the columns capitals.

Areaway: A space within the public right of way, usually under the sidewalk adjacent to a building that affords room, access or light to a structure, often containing translucent glass elements in the sidewalk.

Articulation: The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc.) And come together to define the structure.

Awning: A roof-like shelter which is attached to the exterior wall of a structure and which slopes and drains away from such building or structure.

Backlight: In a figure and ground relationship one sees the figure as distinct from the background. If that figure's silhouette is clear as a result of a lit ground, (background) the figure can be described as being defined by backlighting.

Base Course: A masonry accent, soldier, sailor, corbel, etc. used to emphasize the horizontal separation of the building's base from its middle zone. Also see expression line.

Bay Window (Oriel Window): A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.

Belt Course: (Also string course or horizontal course). A projecting horizontal band on the exterior of a building marking the separation between floors or levels.

Block Face: The row of front facades, facing the street, for the length of one block.

Brick (Economy, King, Modular, Norman and Utility): A masonry unit made of clay, formed into a rectangular prism. The description refers to the nominal dimensions.

Build-to-Line: The line, running parallel to the property line, that must be occupied by building facade.

Canopy: A rigid, roof-like structure which is accessory to a principal building and which provides shelter but is not enclosed. Such a structure, which may be either freestanding or attached to a principal building, is characterized by vertical support elements.

Colonnade: A covered walkway flanked by rows of columns.

Composite Wood Panel: Prefinished exterior wood panel system with durable thermo-hardened resins and proprietary synthetic composite core.

Concrete Masonry Units (CMU - Ground Faced, Glazed, Fluted, Split Face and Standard): A pre-cast masonry unit of portland cement, fine aggregate, and water, molded in various shapes. The description refers to the finish on the face of the unit.

Compatibility: The size and character of a building element relative to other elements around it. For example, the size and proportion of windows in a building facade are usually related to one another, the spaces between them, and the scale of surrounding buildings.

Composite Metal Panel: Generic name for aluminum faced sandwich panel with proprietary synthetic chemical composite core. One trade name: Alucobond.

Context: The characteristics of the buildings, streetscape, and landscape that support or surrounds a given building, site, or areas such as predominance of period architecture or materials, wide sidewalks, or continuous and overhead weather protection, or consistent street trees.

Cornice: A molded and projecting horizontal feature that crowns a facade or divides it horizontally for composition purposes.

Crowning: Positioned as the top portion and serving to adorn, ornament and give dignity to a structure.

Design Principles: A guiding concept as part of the overall project design development that reflects desirable characteristics of the urban environment, or responds to specific site/vicinity opportunities or constraints.

Eave: The overhanging lower edge of a roof.

EFIS: A generic product name standing for Exterior Insulation and Finish Systems, which consists of an acrylic finish applied to a foam base anchored to a building facade. Brand names include Dry-vit.

Encroachment: Where features of a building or street furniture occupy space beyond the private property line.

Entablature: The horizontal section of a classical order that rests on the columns, usually composed of a cornice, frieze, and architrave.

Expression Line: A horizontal linear element extending across a facade evidenced as a noticeable difference of projection or recess, change of color or material, or identified as a clear architectural feature of ornamentation such as a cornice. The line is the objective its expression may vary significantly from building to building and in accordance with different architectural styles.

Facade: Any vertical, exterior face or wall of a building, usually the front, often distinguished from other faces by architectural details.

Facade Zone: The base, middle, and top of a building (Zones One, Two and Three) comprise the 'Facade Zone' for the purpose of these guidelines. This zone is essentially the multi-layered elements of a building that make up the facade. Elements include the building's enclosure system, doors and windows, architectural elements, stairs, arcades, signage and awnings (any element that extends beyond the property line is not considered part of Zones One, Two or Three).

Fenestration: The arrangement and design of windows and other openings on a building's facade.

Finished Formed Plastic: Historical architectural ornament reproduced in molded plastic with a painted finished appearance.

Finished Wood: Wood systems manufactured in a woodworking plant conforming to high standards of quality for materials and workmanship. Usually involves items especially fabricated for an individual project. Final product may be in painted or clear finish.

Formed Fiberglass Reinforced Concrete: The product of a process that uses glass fibers to help stabilize thin shell concrete shaped building components. It is often used to achieve finished building intricate components with multiple curvatures and/or surface relief.

Garden Wall: A decorative landscape element consisting of masonry and/or metal ornamental fence used to provide a physical barrier and screening.

Glazing: Refers to glass or the act of setting glass in a frame.

Grade: The elevation of the ground plane where it meets the foundation of the building.

Hood: A rigid, roof-like structure which affords shelter to a doorway or window, is attached to the exterior walls of a structure, and which has a top surface that is flat or slopes toward such structure. This term includes structures commonly referred to as 'marquees'.

Incandescence: The emission of visible light by a body when heated to a high temperature.

Lintel: A horizontal beam over an opening in a wall, either structural or decorative, such as often seen capping window openings.

Mansard: A roof having on each side a steeper pitched lower part and a shallower pitched upper part.

Marquee: A shelter projecting over an entrance frequently ornamental and of metal with or without glazing.

Massing: The three dimensional bulk of a structure: height, width, and depth.

Metal Leaf: The result of the ancient craft of gilding where paper thin sheets of metal, usually gold or copper is hammered or flamed over a form to produce a lustrous surface treatment.

Modern Movement: An architectural theory based on functionalism that denounced historical, ie Classical architectural theory. Modern architecture is often characterized by an absence of ornament hence the slogan "Less is More".

Modular Pressure Formed Stone Masonry Unit:

Motif: A distinctive and recurring form and composition in a design.

Open Space: Land and/or water area with its surface open to the sky and predominantly undeveloped, which is set aside to serve the purposes of providing active or passive recreational opportunities, conserving valuable natural resources, and structuring urban development and form.

Parapet: A low, protective wall or railing along the edge of a roof, balcony, or similar structure.

Pedestrian Scale: See Human Scale.

Pediment: A wide, low-pitched gable found in classical style buildings either at the top of facades or over window and door openings.

Poly Carbonate Sheet Plastic: Light transmitting plastic glazing offering high performance in durability and safety with respect to impact resistance. This

product has been used in new and innovative ways that explore light transmittance.

Porte-cochere: A roof or shelter for vehicles over a driveway outside an entrance doorway, sheltering those getting in or out of a vehicle.

Prefinished Sheet Metal: Metal that is factory finished to provide maximum durability and a consistent surface quality from panel to panel.

Proportion: The balanced relationship of parts of a building, landscape, and structures to each other and to the whole.

Public Views: The views into a building on the ground floor as seen from the public way.

Punched Opening: A window opening, sometimes repeated, small in area relative to and defined by the building's opaque exterior surface material.

Quoin(ing): One of the corner stones of an exterior facade when these are emphasized by size, by more formal cutting, by more conspicuous jointing or by difference in texture.

Rhythm: Reference to the regular or harmonious recurrence of lines, shapes, forms or colors, incorporating the concept of repetition as a device to organize forms and spaces in architecture.

Rustication: Masonry in which the principal face of each stone is rough, reticulated, with a margin tooled smooth along rectangular edges.

Scale: The spatial relationship among structures along a street or block front, including height, bulk and yard relationships. Proportional relationship of the size of parts to one another and to the human figure.

Scale, Human: Used to describe the quality of a building that includes structural or architectural components of size and proportions that relate to the human form and/or that exhibits through its structural or architectural components the human functions contained within.

Sill: The horizontal member at the base of a window opening, particularly the ledge formed by such a member.

Skyline: That line along which the sky silhouettes the built forms of the city.

Street Activation: Creating an active, vibrant street environment through ground level building uses and visibility/access to those uses.

Streetscape: The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving planting, street hardware, and miscellaneous structures.

Street Type: For the purpose of this document these include Shopping Streets, Mixed Use Streets and Service Streets. Many standards in this document are organized to more effectively guide development according to Street Type.

Structural Bay: A major spatial division, usually one of a series, marked or partitioned off by vertical supports of a structure.

Stucco: A course plaster applied in a static state to form a hard covering for exterior walls.

Terrace: A raised and level semi-public exterior space in front of a building overlooking and separated from the adjacent public street space by a low wall.

Terra Cotta: A hard, fired clay, reddish brown in color when unglazed, used for architectural facings, ornaments and tile units.

Terrazo: A mosaic paving composed of marble or other stone chips, set in a cementitious or resinous matrix and ground when dried.

Transparency: Windows on the ground floor of a building where the interior is visible from the street. For the purpose of these guidelines, a horizontal 6-foot band is defined where a percentage of the building must be transparent on the ground floor.

Urban Form: The spatial arrangement of a particular environment, as defined by the connectivity of built mass and form, the natural environment, and the movement of persons, goods and information within.

Void Patterns: Openings and windows in a building that articulate the facade.