

4.9 - Definitions

4.9.010 - Purpose

This Section provides definitions of terms and phrases used in this Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in the Zoning Code or other provisions of the Santa Ana Municipal Code, these definitions shall control for the purposes of this Code. If a word is not defined in this Section, or in other provisions of the City of Santa Ana Municipal Code, the Director of Planning shall determine the correct definition in the same manner as when determining whether or not a use is allowed. The decision can be appealed to the planning commission.

4.9.020 - Definitions of Specialized Terms and Phrases

A. Land use type classifications. The land use types listed in Table 4-1 (Page 4:5,6) shall be defined as provided in the City's Zoning Code (Use Type Classifications), except for use types that are defined in Subsection B., and identified as "(land use)."

B. Terms and phrases. As used in this Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

Accessory Dwelling (Second Dwelling): an apartment not greater than 500 square feet sharing ownership and utility connections with a principal building. An accessory dwelling may or may not be within an outbuilding.

Accessory Structure: a detached building or structure, part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same parcel, without cooking facilities (e.g., storage shed, garage, gazebo).

Allee: a row of trees planted along a Thoroughfare or Pedestrian Walkway.

Alley: a low capacity thoroughfare with one, shared lane and no parking lanes, designed and intended for service and/or secondary access purposes (the rural version of an alley is a 'lane').

Antique or Collectible Store (land use): A retail store that sells antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. A store that primarily sells books is included under "General Retail." Does not include stores selling other types of second hand items (e.g., clothing), which are instead included in the definition of "Second Hand Store."

Apartment: a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Arcade: see 'Frontage Types'

Architectural Type (also referred to as 'Building Type): a structure defined by the combination of configuration, placement and function.

Attic: The area found directly below the roof of a building.

Basement, Raised: That portion of a building between floor and ceiling which is either totally or partly below grade.

Bicycle Path: a dedicated area, paved in a variety of materials (e.g., asphalt to decomposed granite) that is non-traversable by vehicles and is often shared with pedestrians.

Bicycle Route: an identified area, usually by white lines, that is part of the vehicular roadway that allows bicycle use.

Block: the aggregate of private lots, passages, common drives and, lanes, circumscribed by thoroughfares.

Block Face: the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Building Function: the uses accommodated by a building and its lot.

Building Height: the vertical extent of a building measured in stories to the eave of the highest story, not including a raised basement, subject to the applicable requirements, or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building height shall be measured from the average grade of the enfronting Thoroughfare.

Building Placement: the maximum horizontal envelope available for placing a building on a lot.

Building Type: (also referred to as 'Architectural Type': a structure defined by the combination of configuration, placement and function. The Types used in this Specific Plan are listed below in the order they appear in the document (Section

4:5; page 4:15):

Accessory Dwelling: An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'granny flats'.

House: A structure occupied by one primary residence that, according to the zone in which it is located, may accommodate non-residential uses.

Duplex, Triplex, and Quadplex: These structures are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

Rowhouse: An individual structure on a parcel with a rear yard and individual garage, occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side along the primary frontage.

Tuck-Under Housing: An individual structure on a parcel with no rear yard and where its garage is tucked under the rear of the house. The structure is occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side along the primary frontage.

Live/Work: An integrated residence 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.

Bungalow Court: a building type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a share type that is wholly open to the street.

Courtyard Housing: A type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

Stacked Dwellings: A structure of single-floor residences of similar configuration either above or below.

Industrial Shed (house size): A building that has been designed or structurally modified to accommodate industrial activity with or without joint residential occupancy within a structure similar in scale to a single dwelling. The industrial shed enables light industrial activity in immediate proximity to single dwellings by utilizing the characteristics of the single dwelling for non-residential and residential purposes.

Commercial Block: A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Hybrid Court: A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines a double-loaded corridor element of stacked dwellings with the courtyard housing type.

Liner: A structure that conceals a public (park-once) garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Podium-on-Tower: A multi-level building organized around a central core with the first five floors expressed as a Podium building.

Bulkhead: A low partition located between the grade and the glazed opening(s) for the display of merchandise.

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Civic Space: an open area dedicated for public use, typically for community gatherings. Civic Space Types are defined by the combination of certain physical constants defined by the relationship between their intended use, their size, their landscape and their enfronting buildings.

Colonnade: a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

Community Assembly: Group gatherings conducted indoors such as synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations and lodges.

Commercial Recreation Facility - Indoor (land use): Establishments providing indoor amusement and entertainment services for a fee or admission charge,

including:

- bowling alleys
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades (video games, pinball, etc.)
- ice skating and roller skating
- internet/cyber café
- pool and billiard rooms as primary uses

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

Commercial Frontage: the non-residential frontage of a building. Non-residential activities subject to city approval are allowed within this space, which must be at least 25 feet in depth. These spaces are limited to the first floor and as such, have different building requirements than upper floors (e.g., large storefront windows, signage, etc.).

Conservation Overlay Zone: An area located primarily in residential neighborhoods that has a distinct physical character and preservation or conservation as the primary goal; accomplished through a variety of approaches including the adoption of a zoning overlay or independent zoning district, in order to provide protection for character-defining streetscapes in older areas threatened by new development or governmental policies that undermine rather than encourage neighborhood preservation by the application of neighborhood-specific design criteria and/or development controls.

Context: the particular combination of elements that create a specific environment. A neighborhood zone (e.g. DT: Downtown Zone) is administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to specifying the building use, density, height and setback, all the relevant elements and characteristics of the intended environment are integrated. The integration includes the characteristics of the private lot and building as well as those of the enfronting public streetscape. This approach is applied accordingly to the other components of this plan: open space types, streetscapes and public realm; thoroughfare types and the street network; building types and, block types.

Curb: the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of land area, usually as units per acre.

Density Bonus: the addition of dwelling units to a site/project for the purposes of affordable housing per California Government Code sections 65915 through 65918 as identified in same article XVIII. .

Design Speed: the velocity at which a Thoroughfare can be comfortably driven without the constraints of signage or enforcement. there are 4 ranges of speed: Very Low: below 20mph, Low: 20-25mph, Moderate: 25-35mph and High: above 35mph. This factor determines the character and context for a particular segment of the Thoroughfare system.

Developable Areas: those areas of a site that are not designated Open Space.

Driveway: a vehicular lane within a lot, usually leading to a garage.

Dwelling, Multi-Family (land use): See the descriptions of building types in Section 4.6.010 (Architectural Types).

Dwelling Unit Types:

- Apartment: A rental version of a Flat, Loft, or Townhouse.
- Condominium: An ownership version of a Flat, Loft or Townhouse
- Flat: A single-story unit.
- Loft: A double-story height unit with a mezzanine .
- Townhouse: A two to three-story unit.

Edgeyard Building: a building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while each of the side yards weakens the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences/walls and a well-placed outbuilding/garage.

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

Enfront: the placement of an element along a frontage line, as in "arches enfront the street."

Entrance (Principal): the principal point of access of pedestrians to a building. In the support of pedestrian activity, the Principal Entrance should give to the front-

age rather than to the parking.

Fabric Building: A building which is not civic or otherwise especially important in the overall neighborhood of blocks and buildings. A building which contributes to the forming of public space by being contextual so that civic and institutional buildings are emphasized.

Facade: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

Forecourt: see 'Frontage Types'

Frontage Line: those lot lines that coincide with a public frontage line. One shall be designated as the Principal Frontage Line. Facades along Frontage Lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines. Frontage lines are subject to the urban standards (section 4.4), architectural standards (section 4.5), signage standards (section 4.6), and subdivision and open space standards (section 4.7).

Frontage Type: the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following types are listed as they appear in this code (Section 4.5.020; page 4:29):

Frontyard / Porch: a common frontage associated with single family houses, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

Stoop: an elevated entry porch/stair placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

Forecourt: a semi-public exterior space partially surrounded by a building and also opening to a thoroughfare. These spaces usually lead to a Court, which is a private exterior space. It is often used as a vehicular entrance or drop-off, and its landscape may be improved with paving.

Shopfront: a facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

Gallery: a storefront with an attached colonnade, that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.

Arcade: a facade with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public r.o.w. as can the Gallery frontage type.

Gallery: see 'Frontage Types'

General Retail (land use): Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- art galleries, retail
- art supplies, including framing services
- bicycles
- books, magazines, and newspapers
- cameras and photographic supplies
- clothing, shoes, and accessories
- department stores
- drug stores and pharmacies
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only outdoor sales are "Building and Landscape Materials Sales")
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments (small), parts and accessories (large instruments are under "Furniture, Furnishings, and Appliance Store")
- orthopedic supplies
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games

4.9 - Code Glossary (cont'd)

variety stores
 videos, DVDs, records, CDs, including rental stores

Ground Floor/ Footprint: The area resulting from the application of building placement and open space requirements and as further articulated by particular building design. In calculating the area, only the conditioned floor space shall be counted for purposes of calculating allowable upper floor area, the area occupied by zaguans may be counted as "ground floor/footprint."

Ground Floor Residential: Dwellings with their primary entrance and habitable space at grade.

House-Scale Form: Multi-family building form that is derivative of and compatible with surrounding single-family houses and that can be applied in 1 to 4 direct-access assemblies of units to form larger buildings from duplex up to and including Courtyard Housing.

Infill Development: a site seamlessly developed within an existing urban fabric, balancing, completing and/or repairing the surrounding areas.

Inside Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. Control of the Curb Radius is an important variable in the fostering of a pedestrian-friendly environment.

Layer: a range of depth of a lot within which certain elements are permitted.

Liquor Store (land use): A retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products. Lot: a separately platted subdivision of land held privately, usually intended for the purposes of building.

Lot Line: the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a Tract Map or Development Site Plan

Lot Width: the frontage of a parcel which is used to identify the parcel for street address purposes.

Medical Services - Clinic, Urgent Care (land use): A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

medical offices with five or more licensed practitioners and/or medical specialties
 out-patient care facilities
 urgent care facilities
 other allied health services

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Medical Services - Doctor Office (land use): A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional / Administrative."

Medical Services - Extended Care (land use): Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

Meeting Hall: a building accommodating at least one room typically with an area equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the meeting hall is located.

Mixed-Use Building: A structure lawfully containing residential and non-residential uses.

Multi-Family Building: A residential structure lawfully containing two or more dwelling units.

Neighborhood Market/Convenience Store (land use): A neighborhood serving retail store of 2,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs. May include alcoholic beverage sales only where Section 4.3.010 (Allowed Land Uses, Permit Requirements) allows alcoholic beverage sales as part of a general retail use

Net Developable Area: the private area defined by blocks which is not to remain for public uses such as Plazas, Greens, Squares, Thoroughfares or Streetscapes.

Office (land use): This Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service - Clinic, Laboratory, Urgent Care," and "Medical Service - Doctor Office.")

1. **Business (service).** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which are separately defined.

2. **Business (processing).** Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:

airline, lodging chain, and rental car company reservation centers
 computer software and hardware design and development
 consumer credit reporting
 data processing services
 health management organization (HMO) offices where no medical services are provided
 insurance claim processing
 mail order and electronic commerce transaction processing
 telecommunications facility design and management
 telemarketing

3. **Professional/Administrative.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

accounting, auditing and bookkeeping services
 advertising agencies
 attorneys
 business associations, chambers of commerce
 commercial art and design services
 construction contractors (office facilities only)
 counseling services
 court reporting services
 detective agencies and similar services
 design services including architecture, engineering, landscape architecture, urban planning
 educational, scientific and research organizations
 financial management and investment counseling
 literary and talent agencies
 management and public relations services
 media postproduction services
 news services
 photographers and photography studios
 political campaign headquarters
 psychologists
 secretarial, stenographic, word processing, and temporary clerical employee services
 security and commodity brokers
 writers and artists offices

Open Space Types: the various types of open space ranging from the community-oriented to those types oriented at the level of the block. The types used in this Specific Plan are identified in Chapter 4.7.020.

Outbuilding: an ancillary building (e.g., garage, storage area, crafts space, etc.), usually located towards the rear of the same lot as the principal building. It is sometimes connected to the principal building and sometimes occurs as a separate building (also known as an 'Accessory Structure').

"Park-Once" (Shared Parking Policy): an accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking-demand found in mature, mixed-use centers. The Shared Parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time. This approach to parking uses the following types of parking in combination to achieve a balanced and distributed supply of parking: off-street (surface lots and garages), on-street (parallel and diagonal).

Paseo (Passage): a public place or path designed for walking; promenade

Pedestrian First: the practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an 'outdoor room', short cross-walk distances, interconnected and short blocks).

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy pace from its edge to its center in approximately 5 minutes. This distance is used to determine the size of a Neighborhood. This dimension averages one quarter of a mile or approximately 1400 feet for generally flat terrain.

Personal Services (land use): Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

barber and beauty shops
 clothing rental
 dry cleaning pick-up stores with limited equipment
 home electronics and small appliance repair
 locksmiths

fortune tellers
palm and card readers
pet grooming with no boarding
psychics
shoe repair shops
tailors

These uses may also include accessory retail sales of products related to the services provided.

Personal Services - Restricted (land use). Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

check cashing stores
laundromats (self-service laundries)
massage (licensed, therapeutic)
pawnshops
tanning salons

Planter: the layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the Thoroughfare and location within the neighborhood.

Porch: see 'Frontage Types'

Principal Building: the main building on a lot, always located toward the frontage.

Private Frontage: the privately held layer between the frontage line and the principal building facade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influenced social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, galleries and arcades.

Public Frontage: the area between the frontage line and the curb of the vehicular lanes, and the type and dimension of curbs, walks, planters, street trees and streetlights.

Public Garage (park-once garage): a garage (below or above-grade) which provides the public with parking spaces for commercial, service and office uses.

Rearyard Building: a building that occupies the full frontage, leaving the rear of the lot as the sole yard. This type, with its continuous facade, steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the RowHouse. For its commercial form, the RearYard can accommodate substantial parking.

Recess Line: a horizontal line, the full width of a facade, above which the facade sets back a minimum distance from the facade below.

Residential: premises available for long-term dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage Line: Frontage Line designating the requirement for a shopfront, making the ground level available for retail use. This applies to the UC Zone only.

Setback: the area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the Setback.

Storefront: see 'Frontage Types'

Sideyard Building: a building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climactic orientation in response to the sun or the breeze.

Sidewalk: the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Stoop: see 'Frontage Types'

Story: a habitable level within a building from finished floor to finished ceiling: Attics and raised basements are not considered a story for the purposes of determining building height and are subject to the applicable requirements of this code and the uniform building code.

Streetscape: the urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely

through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius. Context is physically manifested by the appropriate Frontage types as determined by the Neighborhood Zone in which it is located and in the corresponding portion of the Public Realm Plan.

Streetwall: an opaque, freestanding wall built along the Frontage Line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent Thoroughfare. Streetwalls are between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City Approval. Streetwalls may have openings no larger than necessary to allow automobile and pedestrian access.

Terrace: a level, paved area accessible directly from a building as its extension. A terrace is typically private and is most common as a RearYard in single-family development.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Thoroughfare Types: the three principal movement-types of thoroughfares that comprise an interconnected, varied and hierarchical network:

Free Flow: a thoroughfare which has dedicated, striped lanes of travel and tends to be a more highly traveled thoroughfare. Typical speeds are up to 55 mph.

Slow Flow: a thoroughfare, of moderate capacity (shorter in length than a free flow street) which does not have striped, dedicated (not striped) lanes of travel but has enough width for cars to pass each other comfortably but at a slow speed. Typical speeds are up to 20 mph

Yield Flow: a thoroughfare of low capacity, shortest in length, and of a type where a single travel lane is shared by cars in both directions. Typical speeds are up to 15 mph.

Traffic-Calming: a set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, midblock deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

Transect: a system of classification deploying the conceptual range of 'rural-to-urban' to arrange in useful order, the typical context groupings of natural and urban areas. This gradient, when rationalized and subdivided into zones becomes the basis of the Regulating Plan and the 9 zones supporting this Plan.

Transit-Oriented Development: a remedial pattern that within a loose urbanized area, its structure creates nodes at an efficient spacing for commuter or light rail. These nodes are mixed-use areas limited in extent by walking distance to the transit stop. These nodes are usually surrounded by a residential hinterland, structured as neighborhood TOD's connected by a feeder bus system.

Transition Line: a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a form determined by function and confirmed by culture. A Type is physically defined by its function, and its configuration, and in the case of buildings, its disposition on the lot including frontage and height.

Vernacular: the common language of a region, particularly in reference to the architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Yard: a private area that adjoins or surrounds a building, its landscape subject to the landscape requirements.

Zaguan: a pedestrian passage between courts of one to two rooms in depth and one story in height.