This chapter sets forth definitions of certain words or phrases used in this Code in order to promote consistency and uniformity in their usage, thereby facilitating the interpretation of this Plan. The meaning and construction of words and phrases as set forth in this chapter shall apply throughout the Plan unless the context clearly indicates otherwise. Definitions contained in the city's Municipal Code shall be applicable except when in conflict with definitions contained in this chapter or elsewhere in this Code, in which case this Code's definitions shall prevail.

Accessory Building:
A building or structure which is located on the same lot and customarily, incidental and subordinate to the Primary Building or to the use of land such as a garage. Accessory buildings may be freestanding and are not considered part of the Primary Building Mass when attached to a Primary Building. Typically accessory building uses include vehicular parking, storage of lawn and garden equipment, storage of household items, play house or green house. Accessory buildings may include habitable area such as a home office, recreation room, guesthouse, or sleeping room(s).

Active Living Spaces:
Habitable spaces such as dining rooms, living rooms, or bed rooms that accommodate living activities.

Active living spaces do not include kitchens, bathrooms, partially submerged basements, or utility spaces.

~~Active~~ Open Space (Usable):
Any side yard, courtyard, or other open space that is accessed directly by primary entrance(s) to housing units or office spaces. **Outdoor or unenclosed area on the ground or on a balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping. Usable open space does not include parking facilities, driveways, utility or service areas.**

Alley:
A public or private way having an ultimate width of not less than 20 feet permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

Alley Setback:
The required minimum distance from an alley's edge of pavement to any building.

Articulation:
The use of architectural elements to create breaks in the horizontal and vertical surfaces or masses of buildings.

Base:
A base treatment is a horizontal articulation of the lower part of a building façade's design that serves to establish a human scale for pedestrian users and passers-by, and aesthetically "ties" a building to the ground.

Block:
An aggregate of land, including parcels, passages, rear lanes and alleys, bounded by streets or railroad rights-of-way. An alley does not constitute the boundary of a Block.

Block Perimeter:
The total length of the public rights-of-way along all block faces.

Breezeway
A covered driveway or walkway penetrating a building to connect to courtyards, parking areas, or alleys at the interior or rear of a parcel.

Building:
Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind.

Building Composition:
A building's spatial arrangement of masses and architectural elements in relation to each other and the building as a whole.

Building Disposition:
The placement and orientation of a building or buildings on a parcel.

Building Envelope:
The maximum space a building or buildings may occupy on a parcel.

Building Height:
The vertical extent of a building measured in feet and stories, not including a raised basement or a habitable attic.

Building Orientation:
The direction that the primary building facade of a building faces.

Building Placement:
The location of a building on a parcel.

Building Volume:
Part or all of a building's three dimensional bulk.

~~By Right Permit~~ Planning Director/Designee:
A proposal for a building or community plan that complies with this code and may thereby be processed administratively, without public hearing.

~~Carriage House~~ Accessory Dwelling Unit:
A separate, detached, complete housekeeping unit with kitchen, sleeping and full bathroom facilities, located on the same parcel as a Primary Building but subordinate in size.

Context:
Physical surroundings, including a combination of architectural, natural and civic elements that establish a specific district, neighborhood, or block character.

Corridor:
The combination of all elements that characterize a roadway. This consists of all elements within the public right-of-way/ street (the vehicular realm / thoroughfare and the pedestrian realm / public frontage) as well as each adjacent property's private frontage.

Corridor Centers and Segments:
An area as defined in the Corridors Centers and Segments Map whose urban form has a unique character within the Plan Area. The range of Corridors Centers and Segments forms the basic organizing principle for the Plan's Development Code.

Corridor Centers and Segments Map:
The map that designates Corridor Centers and Segments and determines which regulations in the Development Code apply to each property within the Plan Area.

~~Curtain Wall~~ Window Wall:
A ~~curtain window~~ wall ~~is a system where a wall of~~ **entirely designed with** windows ~~is hung on the building structure,~~ usually from floor to floor.

Development Code:
The chapter of the Specific Plan containing all Standards, Regulations, and Guidelines that apply to development within the Plan Area.

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

Development Regulations:

All Standards and Guidelines contained within this document.

Driveway:

A vehicular lane within a parcel, usually leading to a garage or parking area.

Dwelling Unit:
One or more habitable rooms with only one kitchen, and designed for occupancy as a unit by one or more persons living as a household unit with common access to all living, kitchen, and bathrooms areas..

Enfront:
To be located along a frontage line.

Entrance or Entry
A point of pedestrian access into a building.

Façade:
The exterior wall of a building. **The front of a building or any of its sides facing a public way or spaces frequently distinguished by its architectural treatment.**

Façade Composition:
The relationship between individual elements of a façade as they relate to the façade's overall design, articulation, and organization.

Façade Offset:
A horizontal or vertical plane break spanning a façade where one portion of a façade sets back from another.

Floor
See story

Front Street:
A street that a building's primary entrance is oriented towards.

Front Yard:
The area that results from a front yard setback.

Front Yard Setback:
The distance or range of distances (expressed in both minimum and maximum) required from the back-of-sidewalk to the primary building façade along a street.

Frontage Coverage:
The minimum percentage of the length of the frontage coverage zone that shall be occupied by a primary building façade(s).

Frontage Coverage Zone:
The space between the minimum and maximum front yard setback lines and the minimum side yard or side street setback lines.

Frontage Line:
A property line that coincides with the corridor public right-of-way.

Frontage Type:
A specific configuration of elements that define how public or private frontages may be designed.

Garage:
A building used for vehicular parking with no internal circulation.

Guidelines:
Principles that provide direction regarding the preferred method of addressing specified design considerations. Conformance with guidelines is recommended but not required.

Historic Resource:
A building, site or feature that is a local, state, or national historic landmark.

House Scale:
To be roughly equivalent in size and mass to a detached single family house.

Human Scale:
To have the size, height, bulk, massing, or detailing that creates a comfortable relationship to humans.

Liner Building/Uses:
A portion of a building, with distinct, habitable uses located along a property frontage such that it conceals the larger building behind. Typically, liner uses are located along parking garages or large format/anchor retail buildings.

Main Entrance:
See primary entrance.

Multi-Family:
The use of a single building for two or more dwellings.

Municipal Code:
A collection of regulations that guide local government.

Open Space (Public & Private):
Land that may be used for passive or active recreation. There are a wide range of open space types including parks, plazas, yards and other configurations as defined in the Development code.

Parcel or Assembled Parcel:
A legally defined area of land under single ownership.

Parking Lot:
A paved area, usually divided into individual spaces, intended for parking vehicles.

Parking Structure:
A structure used for parking or vehicles where parking spaces, turning radius, and drive aisles are incorporated within the structure.

Partially Submerged Podium:
A parking structure built below the main building mass and partially submerged underground.

Passage/paseo:
An at-grade pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting sidewalks or front yards to rear yards, parking areas, and open spaces.

Path:
A pedestrian (or bike) way traversing a park or rural area, with landscape matching the contiguous open space.

Plan Area:
The land whose boundary includes all the properties that must adhere to the regulations within this document.

Planning Director/Designee:
The head of a city's planning department or other individual who has the authority to make decisions regarding the implementation of the regulations within this plan.

Planter Strip:
An element of the public frontage, located in between the sidewalk and the thoroughfare curb face, which accommodates landscaping, including street trees. Planter strips may be continuous or individual.

Primary Building:
A main/principal building on a lot, including parking structures and excluding accessory buildings or structures, with a primary facade located within the frontage coverage zone.

Primary Building Façade:
The main/principal façade of a building that faces a street or open space.

Primary Building Mass:
The most prominent portion of the Primary Building's 3-dimensional bulk.

Primary Entrance:
The main/principal point of pedestrian access into a building configured as a Private Frontage Type.

Private Frontage:
1) The portion of a property between the back of sidewalk line and the primary building facade along any Street.

2) Portions of all primary building facades up to the top of the first or second floor, including building entrances, located along and oriented a street or active open space.

Physical elements of the Private Frontage include, but are not limited to a building's primary entrance treatments, setback areas and property edge treatments.

Property:
An individual/owner's land, including land improvements and any permanent fixtures on the land including buildings, trees and other fixtures.

Property Line:
The boundary that legally and geometrically demarcates a property.

Public Frontage:
The area between a thoroughfare curb face and the back of sidewalk line. Physical elements of the Public Frontage include, but are not limited to the type of curb, sidewalk, planter strip, street tree and streetlight.

Public Right-Of-Way:
For purposes of this plan, any area dedicated or subject to public fee ownership or an easement for public use for vehicular and/or pedestrian travel including, but not limited to, streets, alleys, and sidewalks.

Public Right-Of-Way Line:
The boundary that legally and geometrically demarcates the Public Right-Of-Way.

Public Works Director/Designee:
The head of a city's public works department or other individual who has the authority to make decisions regarding the implementation of the regulations within this plan.

Rear Yard:
The area that results from a rear yard setback.

Rear Yard Setback:
The distance between a rear property line and any building.

Regulations:
Regulations include Regulatory Definitions: The rules and performance measures that define Regulations and establish how Standards apply to properties. Regulatory Definitions do not vary from one District to another.

Regulations include General Requirements: Performance measures that do not vary from one District to another.

Ribbon Windows:
Ribbon windows are a series of long, horizontally proportioned windows interrupted by vertical mullions.

Roof
The top surface that covers a building.

Services:
Activities and, in some instances, their structural components that relate to the maintenance and basic functioning components of each land use. These activities may include, but are not limited to, trash and recycling areas and aboveground components of wet and dry utilities.

Shopfront:
A specific private frontage type. Shopfronts are the primary treatment for ground-level commercial uses, designed for active ground floor activities including retail, dining, and personal services.

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

Side Setback:
See Side Yard Setback

Side Street:
A street along a corner parcel that is not a front street.

Side Street Façade:
The façade of a building that typically faces a side street.

Side Yard:
The area that results from a side yard setback.

Side Yard Setback:
The distance between a side property line and any structure requiring a building permit.

Sign:
Any medium for visual communications, which is used or intended to be used to attract attention.

Significant:
An important part or area, or a large quantity.

Significant Additions:
Additions greater than 15% of the buildings floor area.

Single-Family:
The a single building for one dwelling.

Standards:
All required development specifications (such as permitted land use types, building height dimensions, and setback dimensions) that vary from one District to another.

Story:
A habitable level within a building as measured from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purposes of determining building height.

Street:
The combination of all elements within the public right-of-way: the vehicular realm / thoroughfare and the pedestrian realm / public frontage.

Street Type:
A specific configuration of elements that define how new streets may be designed.

Streetscape:
The composition and design of all elements within the public right-of-way: the vehicular realm / thoroughfare (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) and the amenities of the pedestrian realm / public frontage (sidewalks, street trees and plantings, benches, streetlights, etc.).

Sustainability
Physical or design elements that improve environmental performance, efficiency, and livability to "…meet the needs of the present without compromising the ability of future generations to meet their own needs." (quotation from the Our Common Future, World Commission on Environment and Development, United Nations 1987)

Tandem Parking:
An off-street parking arrangement where one vehicle is parked behind the other.

Thoroughfare:
The portion of the street between curbs that includes all vehicular lanes, including travel lanes, turn lanes, parking lanes.

Townhouse:
A home that is attached to one or more other houses, and which sits directly on a parcel of land that is owned by the owner of the house.

Urban Design Concept:
The district structure which serves as the conceptual basis for the regulations contained in Book II.

Use (as a verb):
To occupy land or water in any manner or to establish, carry out, maintain or continue any activity or development on land or in water regardless of whether the activity or development is established, carried out, maintained or continued in a manner that utilizes buildings or structures on land or in water.

Wall Cladding
The exposed materials of a façade that primary walls, base, wall accent, trim, and other articulation elements are made of or covered with.

Windows
Openings in a building façade that allow light and/or air into the building.

Zoning Ordinance:
The Zoning Ordinance of the City of Huntington Beach.