

APPENDIX D: GLOSSARY

The following terms and definitions may be unique to this Plan and reflect the particular characteristics of the Baylands and the intent of this Specific Plan. In addition to the terms listed below, terms may be explicitly or implicitly defined within the body of the Plan in a manner that may be unique or distinct from other City usage. The terms and corresponding definitions of this Specific Plan shall only be used with respect to this Specific Plan and its application to the Baylands. In the case of conflict between these terms and definitions and similar or identical terms and their respective definitions in other City documents, plans, or regulations, the definitions in this Specific Plan shall govern the understanding of these terms as they are used in this Specific Plan and applied to the Baylands Planning Area.

Arcade. Covered walkway attached to a building and supported on one side by arches and columns.

Articulation. The use of changes in plane, windows, material, color, or entries to express a building's form and provide visual interest.

Awning. A secondary covering attached to the exterior wall of a building typically composed of canvas, acrylic, cotton, or vinyl that is stretched tightly over a light structure of aluminium, iron or steel, possibly wood or transparent material. Awnings are typically located above a window, door, or above the area along a sidewalk.

Awning Sign. A sign incorporated into or attached to the exterior face of an awning.

Balcony. A platform projecting from the wall of a building, supported by columns or console brackets, or cantilevered, which is enclosed with a railing, balustrade, or parapet. Balconies typically are accessed from a door or window and may support standing individuals.

Bay. The primary module defining the construction of a building.

Bay Window. A window space projecting outward from the main walls of a building and forming a bay in a room, either orthogonal, rounded, or polygonal in plan.

Banner Sign. A sign made of flexible materials and supported along one or more sides or at two or more corners by one or more fixed, rigid supports, such as poles or rods. (also called a Blade Sign.)

Building Transparency. The area of the building façade that is transparent—i.e., composed of clear glass—allowing views into and out of the building.

Brownfield Site. Industrial or commercial property that is abandoned or underused and often environmentally compromised by its historical use and that has potential for redevelopment.

Building Frontage (or Frontage). The side of a building abutting on or generally parallel to the front lot line and the maximum horizontal dimension thereof (i.e. primary frontage), or, in the case of a corner building, the sides of the building abutting or generally parallel to the front lot line (i.e. primary frontage) and the corner side line (i.e. secondary frontage).

Build-to Line. Line that sets the location of building façades in order to give spatial definition to streets and open spaces.

Building Height. The vertical distance from the average finished grade of the adjacent sidewalks or adjacent right-of-way, to the highest point of the parapet of a flat roof or from the average finished grade to the midpoint of a sloped roof.

Bulk. An element of the building form, or the three-dimensional external dimensions of a building, that refers to degree to which a building occupies the full extent of its footprint on all stories. Bulk may be controlled through design guidelines to introduce variety and openness into full-block developments or tall buildings. Bulk controls reduce the gross floor area of upper portions of a building above a certain height as a percentage of the maximum floor plate, or overall building footprint, of the lower floors.

Canopy. An overhead structure that projects from the façade of a building that may give protection from the weather or to add decoration or accent.

Cultural Resource. Improvements, buildings, structures, signs, features, sites, landscapes, trees, or other objects of scientific, aesthetic, educational, cultural, architectural, or historical significance to the citizens of the City or a smaller or larger jurisdiction.

Façade. The face of a building, usually the front.

Facility. An installation created to serve a particular function, such as for bicycles, pedestrians, or vehicles. A facility may also be a building built to serve a particular function, such as a convention center.

Fenestration. The arrangement of windows or other openings in a building envelope.

Finished Grade. The natural or revised grade exterior to all buildings or structures created by any proposed development.

Floor Area Ratio (FAR). The floor area of a building or buildings on a lot divided by the lot area or site area.

Gabled Roof. A roof form with two primary parallel sloping faces that create two vertical triangular end planes, at opposite ends of a building.

Landscaped Area. Any area within a lot that is composed of natural features or that satisfies the definition of Open Area (see “Natural Features” and “Open Area” below).

Leadership in Energy & Environmental Design (LEED). A green building certification standard providing third-party verification that a building or community was designed and built using performance standards such as energy savings, water efficiency, improved indoor environmental quality, and use of local, reused, or renewable sources of materials. Through the earning of points based on credits, a project may meet a range from “Certified” to the highest level of “Platinum.” The system was developed and is overseen by the U.S. Green Building Council (USGBC).

Lot. A site or parcel of land occupied or capable of being occupied by a use, building, or group of buildings and accessory buildings and uses, together with such open spaces and lot areas and widths as are required by this plan, and having frontage on a street or private way.

Materials. The raw or finished products that are chosen as part of a design strategy by the designer of building, structure, or landscape. Materials used in structures and buildings that are subject to design review are typically exterior materials that are visible from public areas.

Mixed-Use Development. As used in this Specific Plan, mixed use development refers to an integrated development containing a combination of commercial, industrial, and/or public and semipublic activities and adhering to a comprehensive plan and located on a single tract of land, or on two or more tracts of land which may be separated only by a street or other right-of-way, or which may be contained in a single building.

Monument Sign. A freestanding sign supported primarily by a solid internal structural feature other than support poles.

Natural Feature. Any tree, plant, water feature, soil, or rock outcropping.

Off-Street Loading Facilities. A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Open Space. “Open space” is used in this Specific Plan in its more technical sense as defined in the Brisbane General Plan. In its more generic sense, open space refers to land that is not covered by structures, roads or parking areas and that provides some measure of either physical or visual openness. Such space can be either publicly or privately owned, and can range from natural to urban in character. Thus, in its more general usage, open space can refer to natural areas, improved parks and landscaped areas, as well as to urban courtyards and plazas. This usage is intended to be inclusive of both “open space” and “open area” as defined in the City of Brisbane’s 1994 General Plan.

Open Area. Parcels of land or portions thereof, primarily in private ownership, that serve to soften the impacts of urban development and otherwise provide primarily green areas and a feeling of “openness” to the development pattern. Note: the remainder of the definition from page 86 of the 1994 General Plan incorporated by reference.

Parapet. An extension of a façade above the primary level of a flat roof that often serves to define and ornament a building top as well as to screen rooftop equipment.

Parking. References to parking are intended to regulate parking facilities, which may include indoor and outdoor private property belonging to a house, the side of the road where on-street parking is allowed, a parking lot, indoor and outdoor multi-level structures, and shared underground parking facilities. Parking may also refer to storage facilities for other vehicles, such as bicycles. In this Specific Plan, parking, used in the context of parking space requirements, refers to the provision of off-street spaces for vehicles, although parking for bicycles may be included as part of the incorporation of LEED standards.

Porches. A structure attached to a building, forming a covered entrance to a vestibule or doorway, external to the walls of the main building. A porch may be enclosed or open air.

Primary Cladding. The building material constituting the majority of a building’s façade.

Projecting Sign. A sign attached to and projecting out from an exterior building façade.

Projections. Any architectural element that may protrude into the public right-of-way, setback, or build-to line beyond the building façade.

Setback Line. A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, or rear yard, or a line otherwise established to govern the location of buildings, structures, or uses. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot line.

Stoop. A small staircase leading to the entrance of a residential building or other building which primarily functions to raise the entrance above the ground level to provide a formal entrance and add privacy.

Story. A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it.

Streetwall Coverage. The streetwall is the wall or portion of a wall of a building facing a street, defined on a parcel-by-parcel basis. The coverage is the percentage of that wall that meets the build-to or setback line required in a particular parcel according to the underlying land use.

Sustainability. With reference to development, sustainability is defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” Recommendations for sustainable development generally include the consideration of environmental, social, and economic demands. In architecture, sustainability is synonymous with “green” building or architecture, and is measured by LEED and other state and federal standards.

Tower. A tower is a portion of a building that penetrates or exceeds a plane or other height limitation, and is allowed only in specified locations. A tower may be occupied by allowable uses or serve as a decorative element.

Transparency. The amount of a building facade that is composed of clear glass or other transparent or semi-transparent material that allows visibility of the interior from the outside. Transparency is particularly important in ground-floors and the promotion of pedestrian-oriented streetscapes.

Transportation Demand Management. Actions or programs that seek to reduce the number of single-occupancy-vehicles—and thereby reduce peak-hour travel demands on the road system—by encouraging car and van pooling, flexible work hours and telecommuting, the use of bicycles and mass transit, and parking management.

Under Awning Sign. A sign attached to the underside of an awning and generally perpendicular to the adjacent exterior building façade.

Wall Sign. A sign attached to or painted onto an exterior building façade.

Window Sign. A sign posted, painted, or placed in or on a window.

Yard. An open space on the same site as a structure, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this Plan, including a front yard, side yard, or rear yard.