

20-70.020: Definitions of specialized terms and phrases

As used in this Zoning Code, 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.

A. Definitions, "A."

Architectural Feature. An exterior building feature including roof, windows, doors, porches, etc. [Already defined in Santa Rosa Code.]

B. Definitions, "B."

Block. An area of land defined on all sides by the public realm. See also "Public Realm," "Half-Block."

C. Definitions, "C."

Civic Space. An outdoor area that provides flexible, publicly accessible space for a range of cultural and recreational activities, often in places without enough land for a neighborhood or community park. Civic spaces provide green space to residents living within a one-quarter mile or five-minute walk but do not contribute towards the city parkland standard of 6 acres per 1,000 residents. See [Subsection 20-28.100.F.4 \(Required Civic Space\)](#).

Conditioned Space. Space within a building that is heated and/or cooled to support habitation.

[Continued on next page]

D. Definitions, “D.”

Design Site. A design site is a portion of land within a project site that is delineated from other design sites to accommodate a single primary structure or building type. Design sites are considered lots for the purpose of applying development standards, though legal subdivision is not required. A design site is designated as a corner, flag, interior, key, reverse corner, or through design site according to the same criteria that would apply to a lot in the same location. A single legally defined lot or parcel may contain multiple design sites. See also “Lot, or Parcel.”

Design Site Line. A segment of the perimeter of a design site.

1. **Design Site Line, Front.**

- In the case of an interior, key, or flag design site, any design site line that abuts the street or public realm;
- In the case of a corner design site, the shortest design site line that abuts a street or public realm, or all such design site lines if measurements are equal;
- In the case of a through design site, each design site line that abuts a street or public realm.

2. **Design Site Line, Rear.**

- In the case of an interior, key, flag, or corner design site with only one front design site line, the design site line furthest from the front design site line.
- In the case of a through design site or any other design site with more than one front design site line, none of the design site lines are rear design site lines.

3. **Design Site Line, Side Street.** In the case of a corner design site, any design site line that abuts a street or public realm and is not a front design site line.

4. **Design Site Line, Side.** Any design site line that is not a front, rear, or side street design site line.

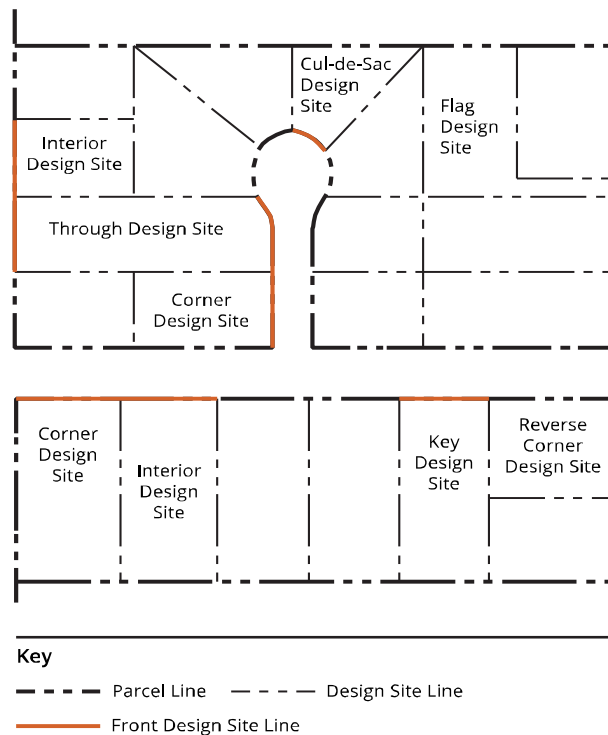


Figure 7-1– Design Site Lines

E. Definitions, “E.”

Eave. The edge of the roof that overhangs the face of the adjoining wall.

Entrance. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entrance, Primary.** The opening located within the primary building frontage that allows access to a building directly from the public realm.

F. Definitions, “F.”

Facade. The exterior wall of a building. See [“Building Frontage.”](#)

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See [Subsection 20-28.100.I.i \(Primary Building Within Façade Zone\)](#) for measurement method.

Front Street. In the context of a design site or building type, the street or public realm located along the front design site line.

Frontage.

1. **Frontage, Private.** The components of a building that provide the transition and interface between the public realm and the private realm. See [Subsection 20-28.100.E \(Frontage Types\)](#) for frontage type standards that regulate these components. See also “Private Realm,” “Public Realm.”

G. Definitions, “G.”

Glazing. The transparent portion of window(s) and/or door(s).

H. Definitions, “H.”

Habitable Space. Conditioned space within a dwelling unit or guest house for living, sleeping, eating, or cooking (including closets, bathrooms, entries, and hallways), or conditioned space occupied by a non-residential use that is accessible to the public and/or regular users of the building.

Half-Block. An area of land defined on one or more sides by the public realm, and on the remaining side(s) by property line(s) separating the development site from other private land. See also “Public Realm,” “Block.”

Height.

1. **Height, Overall.** See Section 20-30.070 (Height Measurement and Exceptions).
2. **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building. See [Subsection 20-28.100.I.2.e \(Height to Highest Eave/Top of Parapet\)](#).
3. **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building. The measurement is to bottom of the eave assembly. See [Subsection 20-28.100.I.2.e \(Height to Highest Eave/Top of Parapet\)](#).

I. Definitions, “I.”

[No additions or changes]

J. Definitions, “J.”

[No additions or changes]

- K. Definitions, "K."**
[No additions or changes]
- L. Definitions, "L."**
[No additions or changes]
- M. Definitions, "M."**
Main Body. The primary massing volume of a primary building, exceeding all attached volumes in height and/or depth. See [Subsection 20-28.100.I.2 \(Methodology. Measurement of dimensions.\)](#) for measurement method. See also "Wing."
- N. Definitions, "N."**
[No additions or changes]
- O. Definitions, "O."**
Open Space.
1. **Open Space, Common.** An outdoor portion of a development held in common and/or single ownership, that is not reserved for the exclusive use or benefit of an individual tenant or owner at all times and is available for use by all residents or employees of the building or parcel. This area may be at grade, on a podium level, or on the roof of the building unless otherwise indicated.
2. **Open Space, Private.** An outdoor area for the private enjoyment of a single residential unit. Includes outdoor yard areas, patios, decks, and balconies.
- P. Definitions, "P."**
Primary Building. See "Primary Structure."
Private Realm. Area for use by occupants of particular sites, buildings, or units, including interior space, common or private open space, and/or building setbacks. Areas not meeting the definition of public realm are considered to be private realm by default. See also "Public Realm," "Frontage, Private."
Public Realm. Area dedicated or granted for public use, consisting of rights-of-way, thoroughfares (not including alleys or driveways designed for vehicular use), public parks, and/or civic spaces. These public realm elements may be preexisting or proposed as part of a site plan. See also "Private Realm," "Frontage, Private" in [this Section](#) and "Public Way" in [Chapter 19-08](#).
Public Safety Building. A building for public utility uses, including substations, fire stations, police stations, and hospitals.
- Q. Definitions, "Q."**
[No additions or changes]
- R. Definitions, "R."**
[No additions or changes]

S. Definitions, "S."

Side Street. In the context of a design site, the street or public realm located along a design site line other than the front design site line.

T. Definitions, "T."

Thoroughfare. A way for use by vehicular, pedestrian, and/or bicycle traffic that provides access to design sites and open space. Thoroughfares include public streets. See "Street."

U. Definitions, "U."

[No additions or changes]

V. Definitions, "V."

[No additions or changes]

W. Definitions, "W."

Wing. When used in conjunction with main body, describes a building volume attached to the main body which is smaller in width and overall height than the main body. A wing projects at least five feet from the main body; a volume that projects less than five feet is considered part of the main body for measurement purposes. See [Subsection 20-28.100.I.2 \(Methodology. Measurement of dimensions.\)](#) for measurement method. See also "Main Body."

X. Definitions, "X."

[No additions or changes]

Y. Definitions, "Y."

[No additions or changes]

Z. Definitions, "Z."

[No additions or changes]