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PART EIGHT: 8860 *Definitions*

8860 DEFINITIONS

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A

Accessory Dwelling Unit:	<u>Is an Outbuilding of the Primary Building, and includes Second Dwelling Unit and/or Guest Living Quarters</u> as defined pursuant to the requirements of Zoning Ordinance (ZO) of §6156.
Address Sign:	A sign, generally applied to a building wall, that displays a building's address.
Agricultural Services:	A Land Use generally defined in PERMITTED USE Tables in this Section, as defined pursuant to the requirements of ZO Land Use Regulations as both 'Limited' and 'General' Agricultural Uses.
Allee:	A regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.
Alley:	A narrow service access to the rear of more urban buildings providing service areas, parking access, and utility easements. Alleys surfaces should accommodate for trucks, dumpsters, and drainage.
Animal Regulations:	Apply to the keeping of animals as defined pursuant to the requirements of ZO §3000 and §3120.
Apex:	The highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.
Arcade:	A Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade of the First Story remains at the Frontage Line.
Attic:	The interior part of a building contained within a pitched roof structure.
Avenue:	A Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between within a Tower Center, and usually equipped with a landscape median.
Awning Sign:	Lettering applied directly on the Valance or other vertical portion of an awning.

B

Band Sign:	A sign that is attached flat on the exterior front, rear or side wall of any building or other structure. (Syn: wall-mounted sign, fascia sign)
Bicycle Lane:	A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.
Bicycle Route:	A Thoroughfare suitable for the shared use of bicycles and automobiles moving at slow speeds.
Bio-retention Swale:	Mimic the filtration properties of natural vegetation, planted tracks located adjacent to paved roads or other impervious areas that produce stormwater sheet flow.
Blade Sign:	A sign mounted on the building Facade, projecting at a 90-degree angle. (Syn: projecting sign).
Block:	An aggregate land area circumscribed by Thoroughfares.
Block Face:	The aggregate of all Primary Frontage Lines, or alternatively the building Facades, on one side of a Block.
By Right:	Characterizing an entitlement that complies with the regulations of this Section and is permitted and processed administratively, without a public hearing.

C

Canopy:	The extent of the outer layer of leaves of an individual tree or group of trees.
Civic:	The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, religious, and municipal parking.
Civic Art:	See Public Art.
Civic Building:	A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the Development Authority. A Civic Building is owned by a municipal or governmental body.
Civic Space:	An outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, size, landscaping and surrounding buildings.
Civic Sub-District:	Designation for public sites dedicated for Civic Buildings and/or Civic Space.
Clearance:	The height above the walkway, or other surface if specified, of the bottom edge of an element.
Commercial:	The term collectively defining workplace, Office, Retail, and Lodging Uses.
Commercial Street:	A local urban Thoroughfare of low speed and capacity primarily fronted by Commercial building Uses.
Commercial Unit:	An enclosed indoor space providing complete, independent facilities for one Commercial business.
Common Yard:	A planted Private Frontage wherein the Facade is set back from the Frontage Line. The yard is visually continuous with adjacent yards.

PART EIGHT: 8860 *Definitions*

Concrete Paver Block:	Cast or pressed concrete pavers are solid blocks set on a surface with joints that leave open spaces between units.
Coordinated Frontage:	A condition where the landscape and paving of Public Frontage and Private Frontage are coordinated as a single, coherent design.
Cottage Business:	Non-Retail Commercial enterprises located either within a Primary Building or in an Outbuilding.
Courtyard:	The placement of a building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.
Crosswalk:	A path across the vehicular lands of a Thoroughfare distinctly indicated for pedestrian crossing by lines or other surface markings or by change in surface material.
Crushed Gravel/Stone:	Any non-bound and/or natural aggregate material spread over soil and used for paving.
Cultivar:	A cultivated variety of Street Tree; deliberately selected for its desirable physical characteristics.
Curb:	the raised edge of the vehicular pavement used to channel storm water to incorporated drainage.

D

Detention Basin:	Commonly known as a dry pond to store stormwater after a rainfall, but remain dry all other times.
Drive:	A Thoroughfare along the boundary between a developed and a natural condition, usually along a waterfront or a Park. One side has the Public Frontage characteristics of a Thoroughfare, while the other has the qualities of a Road or a parkway.
Driveway:	A vehicular lane within a Lot, often leading to a garage.
Duplex:	A building with two (2) side by side units on a Lot.
Dwelling:	Any building or portion thereof that is designated for residential Use.

E

Edgeyard:	The placement of a building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides.
Effective Turning Radius:	The measurement of the turning radius at a corner taking parked cars into account.
Elevation:	An exterior wall of a building not along a Frontage Line. (see Facade)
Encroach:	To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

F

Facade:	The exterior wall of any building oriented toward or set along a Frontage Line. (see Elevation)
Facade Alignment:	The orientation of the Facade in relation to the Primary Frontage Line of a Lot.
Fenestration:	The design and placement of windows on a building.
Fenestration Calculation:	Required Fenestration shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the story of a building under calculation.
Floor:	A habitable level within a building, excluding an Attic or raised basement. See 'Story.'
Frontage:	The area between a building Facade and the vehicular lanes of a Thoroughfare, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
Frontage Line:	A Lot line border the Public Frontage and where minimum Lot Width is measured. Facades facing Frontage lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.
Focal Point:	The visual termination of a long stretch of Main Street. The point of termination should be an architecturally significant building reflection of Ramona's Sub-Area community character.

G

Gallery:	An attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.
Grassed Cellular Plastic:	Comprised of manufactured plastic lattices that may be filled with aggregate for planting materials that stormwater percolates through and into the soil below.

PART EIGHT: 8860 *Definitions*

Grated Tree Well:	Incorporating street trees into sidewalks to collect and store stormwater runoff and assist with infiltration.
Gymnasium Facility:	An indoor and/or shaded outdoor facility that provides organized recreational space and administrative space for both commercial and non-commercial ownership.

L

Landscaped Tree Well:	Trees have exposed soil to receive water to collect and store runoff and assist in infiltration of stormwater in parking lots and on sidewalks.
Layer:	A range of depth of a Lot within which certain elements are permitted.
Lightwell:	A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.
Liner Building:	A building specifically designed to mask a Parking Structure from a Frontage.
Live-Work:	A Mixed-Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity.
Lodging:	Premises available for daily and weekly renting of bedrooms.
Lot:	A parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by
Lot Line:	The boundary that legally and geometrically demarcates a Lot.
Lot Width:	The length of the Primary Frontage Line of a Lot.

M

Main Civic Space:	The primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.
Main Street:	A Commercial Thoroughfare type intended for the aggregation of Commercial buildings on the abutting Lots.
Main Street Frontage:	A Zoning District designation that strictly prohibits residential building frontages from fronting along the entirety of Main Street (RM-V4 / RM-V5).
Marquee:	A structural feature of a building that provides shelter and sign space.
Meeting Hall:	A building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of ten (10) square feet per projected dwelling unit within the Pedestrian Shed in which it is located.
Message Board:	A sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.
Mulch:	A protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.
Murals:	A painting or other work of art executed directly on a wall for Civic Art purposes.

N

Nameplate:	A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.
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O

Office	A building with an entire floor used primary for providing leasable workplace and working space primarily for administrative and managerial workers.
Open Space:	Land intended to remain undeveloped; it may be used for Civic Space.
Outbuilding:	A building usually located toward the rear of the same Lot as a Primary Building such as a garage, carport, or workshop and may include an Accessory Unit, <u>as defined pursuant to the requirements of Zoning Ordinance (ZO) of §6156.</u>
Outdoor Display Case:	A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

PART EIGHT: 8860 *Definitions*

P

Parking Space:	A space functionally able to contain an average sized automobile, approximately 9 feet wide by 18 feet long.
Parking Structure:	A building containing one or more Stories of parking above grade.
Passage:	A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.
Pathway:	Non-motorized, multi-use soft-surfaced facilities of decomposed granite, located within a parkway or at the edge of a public road right of way intended to serve as transportation and recreation purposes for pedestrians, equestrians and bicyclists.
Paver:	A masonry block of various material and/or size.
Pervious Asphalt:	An open aggregate bound with a black solid or semisolid substance distilled from a petroleum byproduct to allow water to flow through.
Pervious Concrete:	Consisting of cement (usually Portland) aggregate (usually gravel), water and admixtures made with an
Planter:	A three (3) foot deep recessed soil bed provided for the planting of Street Trees and kept open to air and water flow through landscaping or permeable Pavers.
Playground:	An Open Space designed and equipped for the recreation of children.
Plaza:	A Civic space type designed for Civic purposes and Commercial activities in the more urban Sub-Districts, generally paved, spatially defined by buildings, and internal to or part of a Block.
Pocket Park:	A Civic Space type of limited size available for unstructured recreation and may be designed as a playground; normally located internal to a Block.
Primary Building:	The main building on a Lot.
Primary Frontage:	The Private Frontage designed to bear the address and Principal Entrance(s) of a building.
Principal Entrance:	The main point(s) of access for pedestrians into a building or unit within a building.
Private Frontage:	The area of a private Lot between the Facade of a building and the Public Frontage (see First Layer). To be measured from the Property Line.
Public Art:	Works of art in any media that have been planned and executed with a specific intention of being sited or staged in the physical public realm usually outside and accessible to all, such as the Mural program.
Public Frontage:	The area between the edge of the vehicular lanes of a Thoroughfare and the Frontage Line of private Lots and Civic Spaces.
Public Furniture:	Equipment owned and/or provided by the Village of Ramona for the comfort or convenience of pedestrians.
Public Infrastructure:	Installations needed for the functioning of human settlements, including but not limited to transportation and communications systems, and water and power lines.
Public Lighting:	A type of Public Infrastructure necessary for the illumination of Public Frontages and Thoroughfare intersections.
Purification Biotope:	Artificially created ecosystem or habitat that is homogenous with local environmental conditions to facilitate the growth of specific plants and animals.

R

Rain Garden:	Man-made or natural depression that temporarily retains stormwater that is planted with specific vegetation to filter water before it percolates back into the ground.
Rearyard:	The placement of a building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking.
Religious Assembly:	A facility operated by a religious organization for worship, or the promotion of religious activities with a maximum capacity in the assembly area of more than 50 people.
Retention Basin:	Designed to hold the same level of water at all times and resembles a pond.
Rowhouse:	A single or multi-unit building that shares a party wall with another of the same type and a Facade along 100% of the Frontage Line.

PART EIGHT: 8860 *Definitions*

S

Setback:	The area of Lot measured from a Lot Line to the nearest permissible location of a Primary Building, Secondary Building, or Outbuilding, excluding Encroachments.
Shared Parking:	An accounting for parking spaces that are available to more than one Function.
Shared Use:	Multiple Uses within the same building, consolidated vertically and/or horizontally into a single structure.
Sharrows:	A symbol painted on the Travel Lane to demarcate routes to guide both cyclist and automobiles to 'share' the lane.
Sidewalk:	A type of Walkway paved with concrete or Pavers.
Sidewalk Sign:	A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)
Sideyard:	the placement of a building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.
Signage:	Any commercial or public display sign that has a business or product name, logo or trademark.
Square:	a Civic Space designed for unstructured recreation and Civic purposes, circumscribed by Thoroughfares, spatially defined by building Frontages, and consisting of Paths and/or Sidewalks, lawn and trees, formally disposed.
Stabilization Mat:	A tightly woven grid of plastic cells manufactured in large rolls and generally a thin material covered with soil or lawn.
Stoop:	An exterior stair and landing leading to an elevated first Story of a building.
Stormwater Facility:	Any facility, improvement, development, or property made for controlling storm water quantity and quality.
Story:	A habitable level within a building, excluding an Attic or raised basement. See 'Floor.'
Stone/Rip Rap Channel:	Drainage ditches that contain large rocks to slow the flow of stormwater.
Streetscreen:	A freestanding wall or landscape screen built along the Frontage Line, or coplanar with the Facade. Streetscreens mask a parking lot from a Thoroughfare, provide privacy to a sideyard, and/or strengthen the spatial definition of the public realm. Accompanied structures include trellis, landscape screen, stone or masonry wall.
Street Tree:	A canopy tree planted within the furnishing zone of the public frontage as an element of a thoroughfare assembly.
Substantial Modification:	Alteration to a building, excluding the interior, that is valued at more than 50% of the market value of the entire building.

T

Tandem Parking:	A parking configuration of two (2) spaces stacked one in front of and the other behind in a garage or driveway.
Terminated Vista:	A location at the axial conclusion of a Thoroughfare. A building located at a visual termination point.
Thoroughfare:	A way for use by pedestrian and vehicular traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and Public Frontage.
Traffic Calming:	Main Street intersections should emphasize slow speeds and the management of conflicts through appropriate traffic controls and improved visibility. Such strategies include lane narrowing, on-street parking, sidewalk bulb-outs, and surface variations and textures.
Trail:	A multi-purpose pathway traversing the countryside or along a corridor/thoroughfare. Trails should connect directly with the sidewalk network linking Main Street to the region. Classification include Class I through Class III per County Standards.
Transect:	A cross-section of the environment showing a range of different habitats. The Transect of human habitat types used in this Code is divided into six Transect Districts. These districts describe the physical form and character of a place, according to the form and intensity of its land use and Urbanism.
Tree, Canopy:	A woody plant with an expected mature height of thirty feet or more.
Tree, Ornamental:	A woody plant with an expected mature height of thirty feet or less.

PART EIGHT: 8860 *Definitions*

V

Valance: The portion of an awning that hangs perpendicular to the Sidewalk.

Variance: A grant of relief from the requirements of this Section in deviation from the regulations and standards prescribed to permit construction that would otherwise be prohibited.

Vegetative

Purification Bed: Treats and stores a moderate amount of stormwater with a combination of plan material, sand filtration, and cycling water through a the media purifies the water in the bed.

Vegetative Swale: Open and very shallow man-made depressions that filter and collect runoff to treat small quantities of stormwater.

W

Walkway: The section of the Public Frontage dedicated exclusively to pedestrian activity.

Window Sign: A sign placed or painted on the interior of a Shopfront window or the window of a business door.

Z

Zoning Map: The official map or maps that are part of the zoning ordinance and delineate the boundaries of individual Districts and Sub-Areas. See Regulating Plan, Old Town, Paseo, and Colonnade Sub-Areas, and RM-V Districts.