

CHAPTER 10.

GENERAL RULES & DEFINITIONS

Division 10.1. General Rules 10-2

Sec. 10.1.1. General Interpretations 10-2

Sec. 10.1.2. Average Grade 10-3

Sec. 10.1.3. Coverage 10-4

Sec. 10.1.4. Enclosure 10-5

Sec. 10.1.5. Floor Area 10-5

Sec. 10.1.6. Frequency 10-6

Sec. 10.1.7. Lot Line 10-6

Sec. 10.1.8. Net and Gross Lot Area 10-9

Sec. 10.1.9. Project Activity 10-10

Sec. 10.1.10. Site, Lot, and Sublot Designation 10-12

Sec. 10.1.11. Story 10-13

Sec. 10.1.12. Street Designation 10-14

Sec. 10.1.13. Street-Facing Facade 10-15

Sec. 10.1.14. Walking Distance 10-16

Sec. 10.1.15. Yard 10-16

Division 10.2. General Terminology 10-19

Sec. 10.2.1. Abbreviations 10-19

Sec. 10.2.2. Definitions 10-19

DIVISION 10.1. **GENERAL RULES**

Sec. 10.1.1. **General Interpretations**

A. Computation of Time

References to days are calendar days, unless noted otherwise. The time in which an act is to be done is computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action is the next business day that is not a Saturday, Sunday, or holiday observed by the City.

B. Conjunctions

Unless the context clearly suggests the contrary, conjunctions will be interpreted as follows:

1. The term “and” indicates that all connected terms, conditions, provisions, or events apply; and
2. The term “or” indicates that one or more of the connected terms, conditions, provisions, or events apply.

C. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of the Zoning Ordinance and any heading, caption, figure, illustration, table, or map, the text will control.

D. Lists and Examples

Unless otherwise specified, lists of terms or examples that use terms like “for example,” “including,” and “such as,” or similar language, are intended to provide examples and are not exhaustive lists of all possibilities.

E. Mandatory and Discretionary Terms

The words “will,” “can,” and “must” are mandatory terms. The words “may” and “should” are advisory and discretionary terms.

F. References to Public Officials and Agencies

References to public officials and agencies are those of the City, unless otherwise indicated.

G. References to Other Regulations or Publications

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it will be interpreted as a reference to the most recent edition of the regulation, ordinance, statute, regulation, or document, unless otherwise noted.

H. Technical and Nontechnical Terms

Words and phrases will be interpreted according to the definition in the latest edition of Merriam-Webster’s Dictionary, but technical words and phrases that may have acquired a particular and appropriate meaning in law will be interpreted and understood according to such meaning.

I. Tenses and Plurals

Words that are used in one tense, being past, present, or future, include all other tenses, unless the context clearly indicates otherwise. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise.

Sec. 10.1.2. Average Grade

The average of the highest and lowest point of elevation of existing grade around the perimeter of the building or building module.

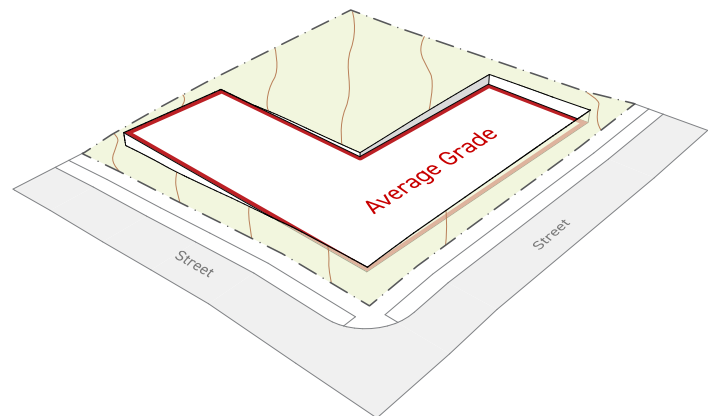
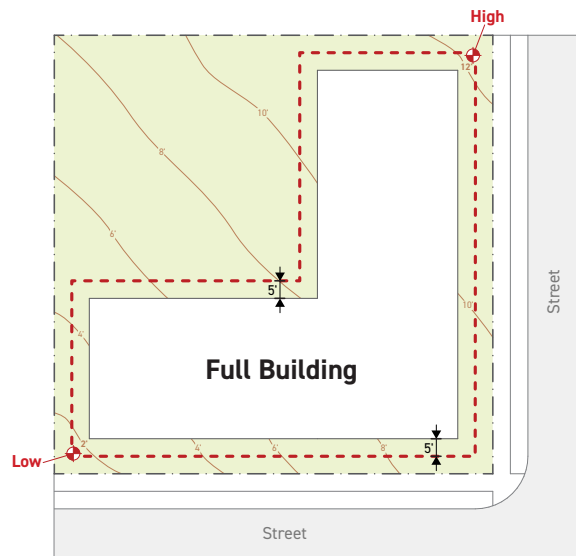
A. Standards

1. Average grade must be established using existing grade.
2. Average grade must be calculated using one of the following methods. The project may choose which method to use:
 - a. Full building method, using the average grade for a full building; or
 - b. Building module method, using the average grade for each building module.

B. Measurement

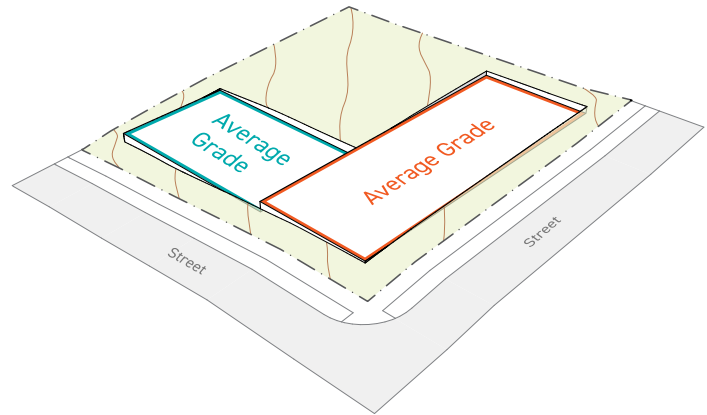
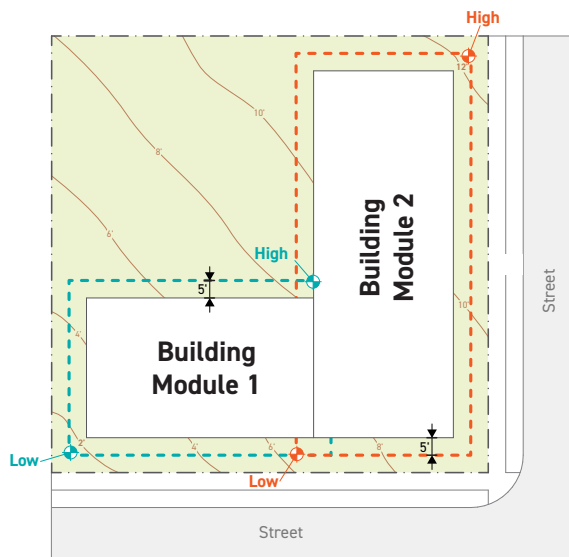
1. Full Building Method

For the full building method, average grade is calculated by averaging the highest and lowest point of elevation of existing grade within 5 feet of the building perimeter.



GENERAL RULES**2. Building Module Method**

- a. For the building module method, average grade is calculated independently for each building module. Building modules are defined by the ground story, see **Sec. XX. Ground Story** to determine how to identify each building module.
- b. Once the building modules are identified, the average grade is determined by averaging the highest and lowest point of elevation of existing grade within 5 feet of the building perimeter at each building module.

**Sec. 10.1.3. Coverage**

The measurement of how open an occupiable space is to the sky.

A. Standards**1. Covered**

A space is considered covered when it has a horizontal projection over the occupiable space that is less than 50% open to the sky.

2. Uncovered

A space is considered uncovered when it does not have a horizontal projection over the occupiable space or the horizontal projection is at least 50% open to the sky.

B. Measurement

Covered area is a percentage, measured as the total area that is open to the sky divided by the total area of the occupiable space.

Sec. 10.1.4. Enclosure

The measurement of how enclosed an occupiable space is to its surroundings.

A. Standards

1. Enclosed

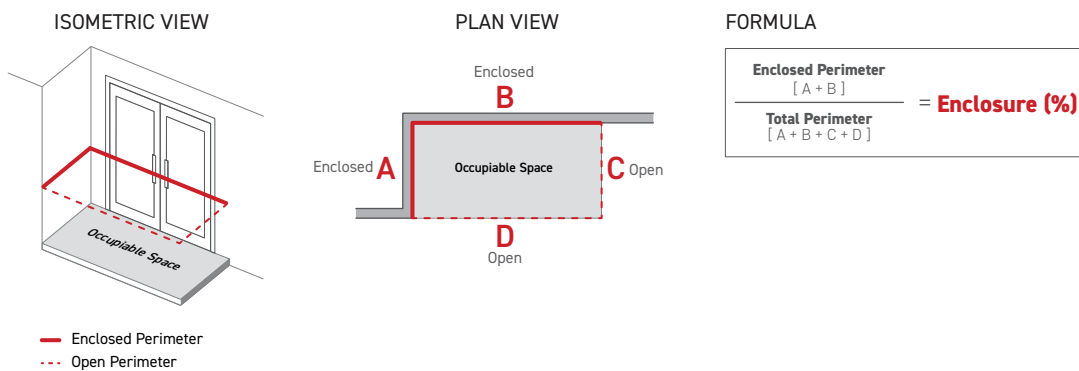
A space is considered enclosed when the perimeter of the space has an enclosure of at least 50%.

2. Unenclosed

A space is considered unenclosed when the perimeter of the space has an enclosure of less than 50%.

B. Measurement

Enclosure is measured as a percentage calculated by measuring the linear distance around the occupiable space, and dividing the enclosed portions of the perimeter by the total perimeter of the space.



Sec. 10.1.5. Floor Area

The cumulative amount of interior floor space on a lot.

A. Measurement

1. Floor area is calculated as the sum of floor space measured from the outside face of exterior walls.
2. The following areas are included in the calculation of floor area:
 - a. All area within the outside face of exterior walls of a building;
 - b. Any structure that is both enclosed and covered;
 - c. Vertical circulation including stairways and elevator shafts;
 - d. Spaces with ceiling heights of 7 feet or more in attics and basements; and
 - e. Any area in an attached garage exceeding 200 square feet.
3. The following areas are not included in the calculation of floor area:

GENERAL RULES

- a. Bicycle parking areas;
- b. Parking structures; and
- c. Spaces with ceiling heights less than 7 feet in attics and basements.

Sec. 10.1.6. Frequency

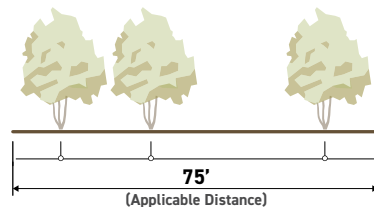
The rate at which an element occurs or is repeated over a given distance.

A. Measurement

1. Spacing frequency is a ratio measured as the number of required occurrences of an object within the specified distance.
 - a. Occurrences of an object are measured as the total quantity of a required object located within the specified distance.
 - b. Specified distance is measured horizontally.
2. To calculate the number of required objects over a provided distance, first divide the required occurrences of an object by the specified distance, then multiply by the applicable distance.
3. When calculating the number of required objects results in a fraction, any fraction 0.5 or greater will be rounded up to the nearest whole number and any fraction less than 0.5 will be rounded down to the nearest whole number, so long as at least one occurrence of an object is provided.
4. Frequency standards allow for irregular spacing of the required objects.

EXAMPLE

(Required Occurrence)
Frequency: 1 per 30'
 (Specified Distance)

**FORMULA**

Required Occurrence (1)	X	Applicable Distance (75')	=	Required Occurrences (2.5 rounded to 3)
Specified Distance (30')				

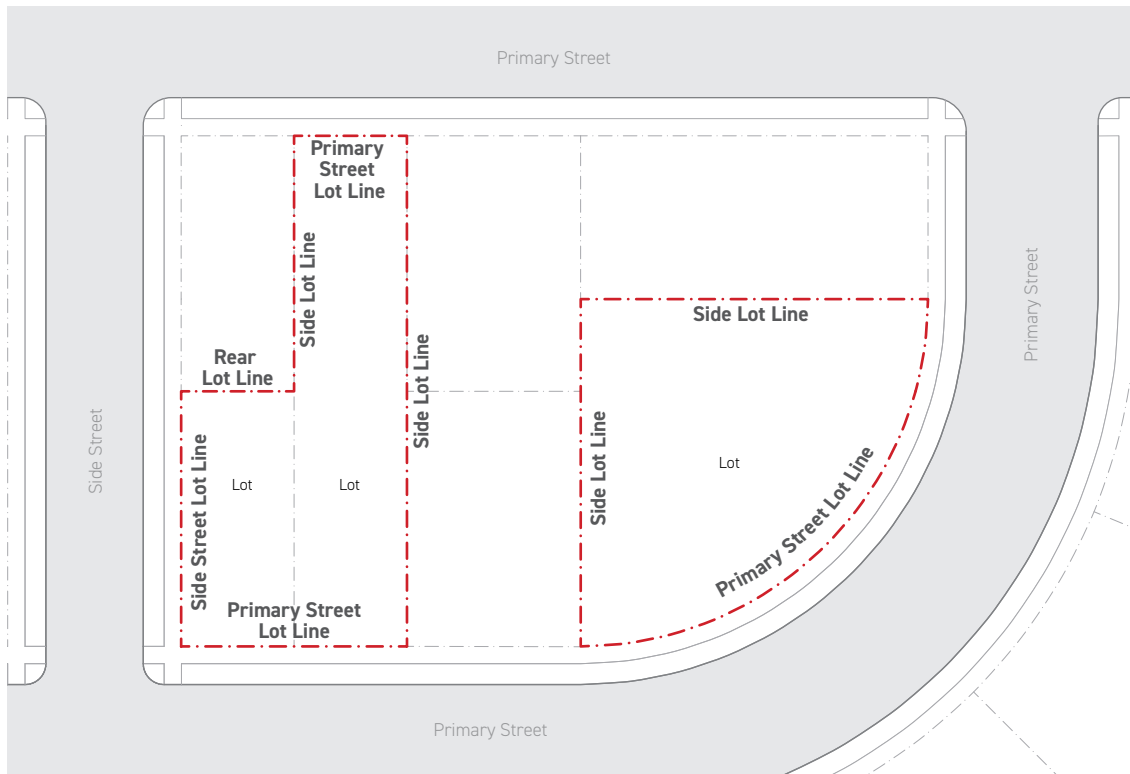
Sec. 10.1.7. Lot Line

A line bounding a lot that divides one lot from another lot, street, or any other public or private space.

A. Lot Line Designations**1. General Standards**

- a. Lot lines are designated for lots only, not for sublots.
- b. Each lot line can have only one designation and must be designated as one of the following:
 - i. Primary street lot line;
 - ii. Side street lot line;
 - iii. Rear lot line; or

- iv. Side lot line.



2. Primary Street Lot Line

- a. A lot line meeting any of the following criteria will be designated as a primary street lot line:
 - i. A lot line abutting a primary street or storefront street. See **Sec. XX. Street Designation** to determine how to identify streets designated as primary or storefront streets; or
 - ii. A lot line abutting the Beltline Corridor or facing the Stitch.
- b. The Director may designate a lot line abutting a public park, open space, or multi-use path as a primary street lot line.
- c. Each lot must have at least one primary street lot line. A lot may have more than one primary street lot line.
- d. Once designated for a lot, a primary street lot line cannot be changed to another designation during subsequent development on the lot unless all the standards of the applicable zoning district are met based on the proposed change in street lot line designation.

3. Side Street Lot Line

Side street lot lines include any lot line abutting a side street. Any street lot line that is not a primary street lot line is considered a side street lot line. See **Sec. XX. Street Designation** to determine how to identify streets designated as side streets.

GENERAL RULES**4. Rear Lot Line**

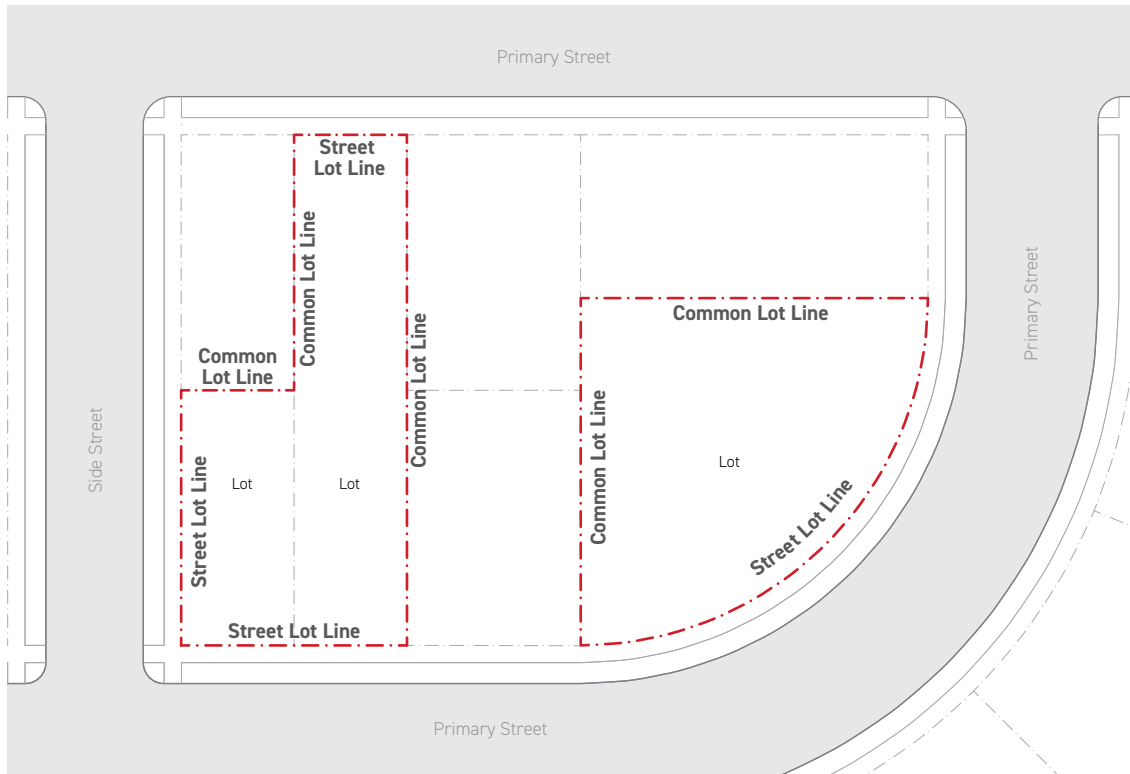
- a. Rear lot lines include any lot line that does not abut a street, and is opposite and most distant from a primary street lot line.
- b. A lot may have no more than one rear lot line.
- c. In the case of the lot that fronts two streets on opposite sides, a lot may have no rear lot line.
- d. Where no lot line is clearly opposite to the primary street lot line or where there are multiple primary street lot lines, the lot line having the highest portion of its length serving as the rear lot line of abutting lots is the rear lot line.

5. Side Lot Line

Side lot lines include any lot line not designated as a primary street lot line, side street lot line, or rear lot line.

B. Lot Line Categories**1. General Standards**

- a. Lot line designations are also grouped into categories. When a requirement of the Zoning Ordinance references a lot line category, the requirement applies to all lot line designations in that category.
- b. Lot line categories include the following:
 - i. Street lot lines; or
 - ii. Common lot lines.



2. Street Lot Line

Street lot lines include any lot line with one of the following designations:

- a. Primary street lot line; or
- b. Side street lot line.

3. Common Lot Line

Common lot lines include any lot line with one of the following designations:

- a. Side lot line; or
- b. Rear lot line.

Sec. 10.1.8. Net and Gross Lot Area

A. Measurement

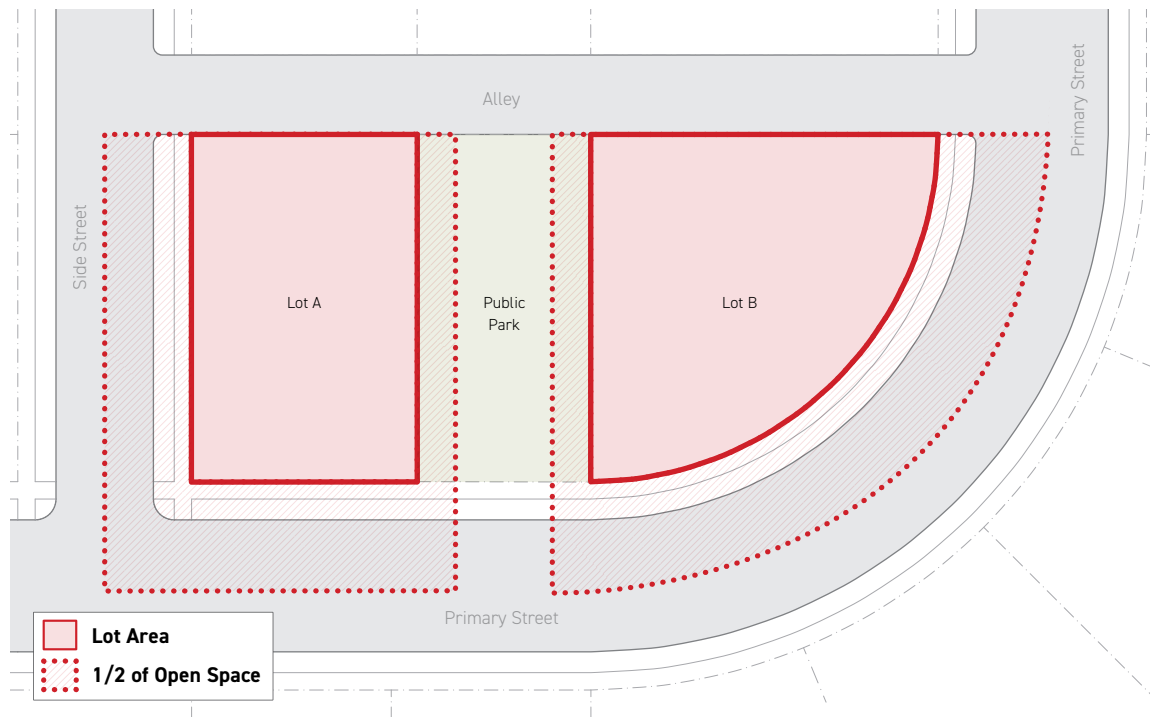
1. Unless noted otherwise, the requirements of the Zoning Ordinance are based on lot area, see **Sec. XX. Lot Area**.
2. For requirements that specify net lot area (NLA) or gross lot area (GLA), the following standards apply:

GENERAL RULES**a. Net Lot Area (NLA)**

Net lot area is equivalent to lot area, see **Sec. XX. Lot Area**.

b. Gross Lot Area (GLA)

Gross lot area includes the net lot area, plus half of any adjoining permanent open space such as streets, public parks, and rail corridors, up to 50 feet.

**Sec. 10.1.9. Project Activity**

Any activity on a lot that is controlled by the Zoning Ordinance.

A. New Construction

Any activity that includes the construction of a new building or structure.

B. Addition

1. Any expansion of an existing building or structure, including activity that increases the floor area or the height of an enclosed space within an existing building or structure, up to the following thresholds:
 - a. Additions that adds up to 100% of the existing floor area; or
 - b. Additions that adds up to 25,000 square feet of floor area.
2. Any addition that exceeds the thresholds above is considered new construction.

C. Site Modification

1. Any modification of an existing site, including activity that impacts trees, fences and walls, lighting, land disturbance, and repaving parking lots, up to the following thresholds:
 - a. Modifications affecting up to 50% of the existing site area; or
 - b. Modifications affecting up to 25,000 square feet of site area.
2. Any site modification that exceeds the threshold above is considered new construction.

D. Facade Modification

Any change to the exterior envelope of a building that goes beyond the definition of maintenance and repair. Facade modification includes the following:

1. Modification to the facade of the building;
2. Modification to the amount of exterior foundation wall exposed above finished grade; or
3. Modification to an architectural element such as a balcony, porch, storefront, windows, or deck.

E. Change of Use

Any change in use or a modification of an area designed and intended for a specific use that is different from the previously approved use. Change of use includes the following:

1. Change in the principal use of any portion of a building or lot from one of the uses specified in **Chapter 4. Use Districts** to another use.
2. Expansion of floor area or site area dedicated to a use or an increase in the intensity of a use, such as increase in seating capacity or the number of persons in care.

F. Renovation

1. Any modification to an existing building or structure that does not expand the building or structure up to the following thresholds:
 - a. Removal of up to 50% of the perimeter wall framing;
 - b. Removal of up to 50% of the roof framing; or
 - c. Removal of up to 50% of any other structural members.
2. Any modification that exceeds the thresholds above is considered new construction.

G. Maintenance and Repair

Any activity done to correct the deterioration, decay of, or damage to any part of a building, structure, or site that does not involve a change or modification to the existing design, outward appearance, or applicable zoning requirements. Maintenance and repair includes the following:

1. In-kind replacement of deteriorated or damaged parts of a building;
2. Repair of site components such as fences and walls or landscaping; or

GENERAL RULES

3. Modifications to meet fire, life safety, and ADA requirements.

Sec. 10.1.10. **Site, Lot, and Sublot Designation**

A. General

1. Each project must identify the lot where project activity will occur, and may identify the site or sublots. The requirements of the Zoning Ordinance generally apply to lots, not sites or sublots, unless otherwise specified by a specific requirement.
2. For information on the subdivision process, see [City of Atlanta Code of Ordinances, Part 15 - Land Subdivision Ordinance](#).
3. Zero lot line developments, as outlined in [City of Atlanta Code of Ordinances, Part 15 - Land Subdivision Ordinance](#), are considered sublots in the Zoning Ordinance.

B. Site

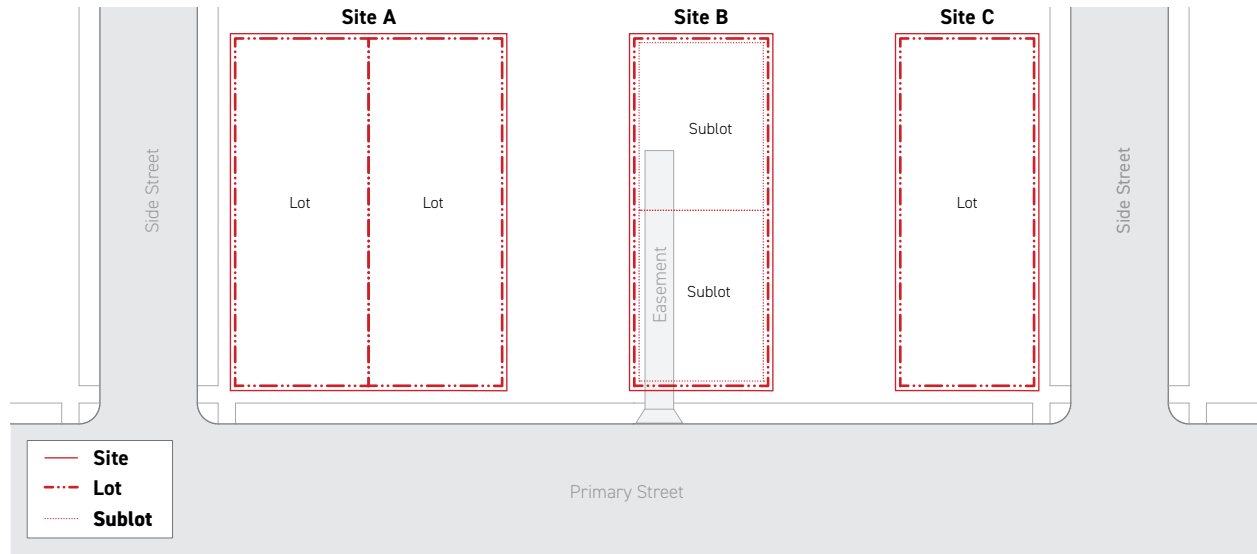
1. A site is a single lot or group of lots owned or functionally controlled by the same person or entity, assembled for the purpose of development.
2. Where a project only has one lot, the site and the lot are equivalent.

C. Lot

1. A lot is a parcel, tract, or area of land established by a plat, or other means as permitted by law, to be used, developed, or built upon.
2. A lot created after the effective date of the Zoning Ordinance must abut a primary street.

D. Sublot

1. A sublot is a parcel of land, existing with other sublots on a lot, intended for the purpose of the transfer of ownership or for development.
2. A sublot is not required to abut a primary street, side street, or alley but must abut a permanent access easement that meets one of the following standards:
 - a. Vehicle access easement of at least 10 feet in width for a maximum length of 150', or further if approved by the Fire Marshall; or
 - b. Pedestrian access easement of at least 6 feet in width.

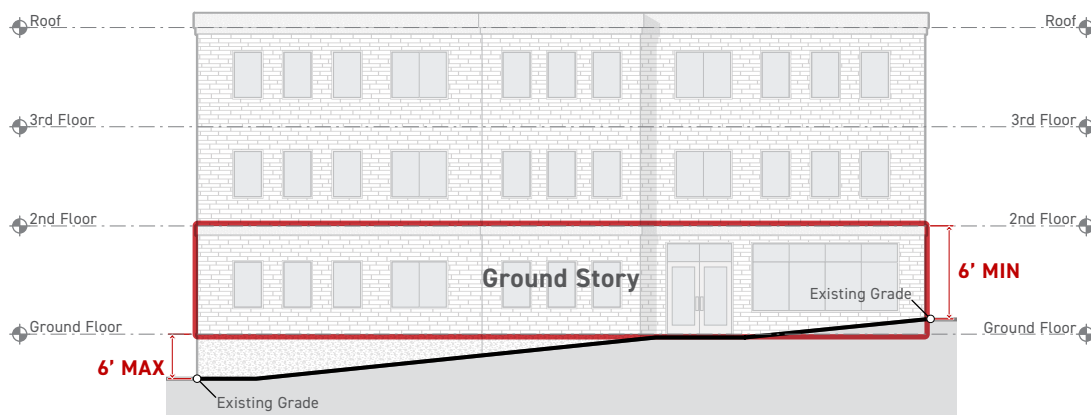


Sec. 10.1.11. Story

The part of a building between the finished floor of one floor and the finished floor of the next floor above, or if there are no floors above, the bottom of the structure for the roof.

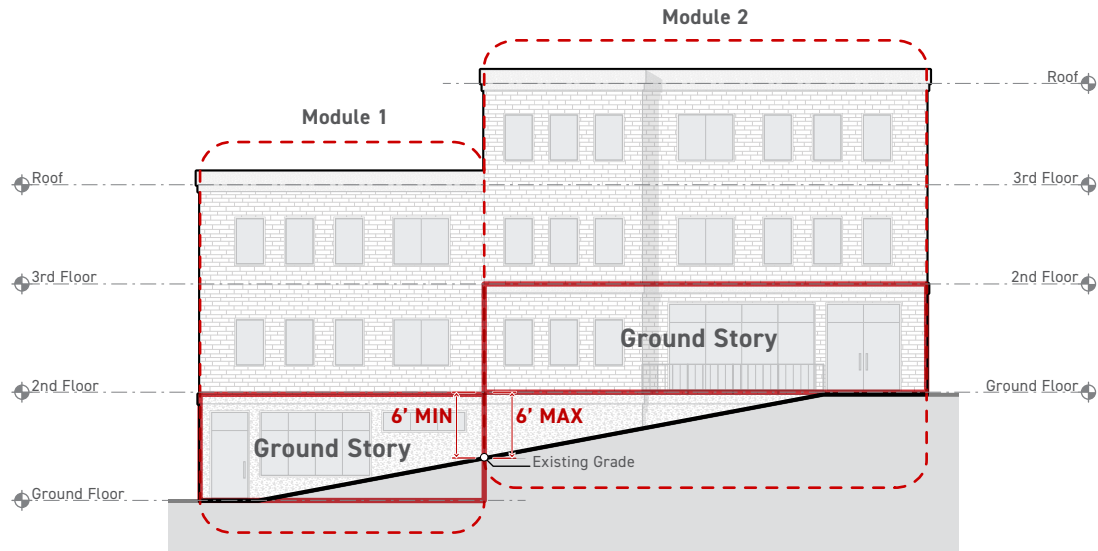
A. Ground Story

1. The ground story must be designated for all portions of a building footprint.
2. The ground story of a building is the lowest story, or the first floor of a building, measured along street-facing facades that meet the following criteria:
 - a. The ground story facade must be exposed a minimum of 6 feet above the abutting existing grade along the full width of a street-facing facade.
 - b. The finished floor elevation of the ground story must be no higher than 6 feet above the abutting existing grade along the full width of a street-facing facade.



GENERAL RULES

- Based on the criteria for a ground story, the elevation of the ground story may change within the same building, creating building modules. The building modules may be used for measuring average grade (Sec. XX. Average Grade) and building height (Sec. XX. Building Height).

**B. Upper Story**

Any story of a building located above the ground story will be considered an upper story.

Sec. 10.1.12. Street Designation**A. General Standards**

- All streets abutting a lot must be designated as either a primary street or side street.
- When a lot abuts only one street, the street is to be designated as a primary street.

B. Storefront Streets

- Some streets are also designated as a storefront street.
- Any street identified as a storefront street on the Storefront Street Map (See Appendix X) will be designated as a storefront street.
- The Director may determine that a street abutting a lot that meets the following criteria will be designated as a storefront street:
 - A lot with a pre-1946 commercial use building; or
 - A lot that is within 50' of other lots with pre-1946 commercial buildings on the same block face.
- Where the zoning district has different standards for storefront streets, the portion of the lot abutting the storefront street must meet the standards for storefront streets.

C. Lots Abutting Multiple Streets

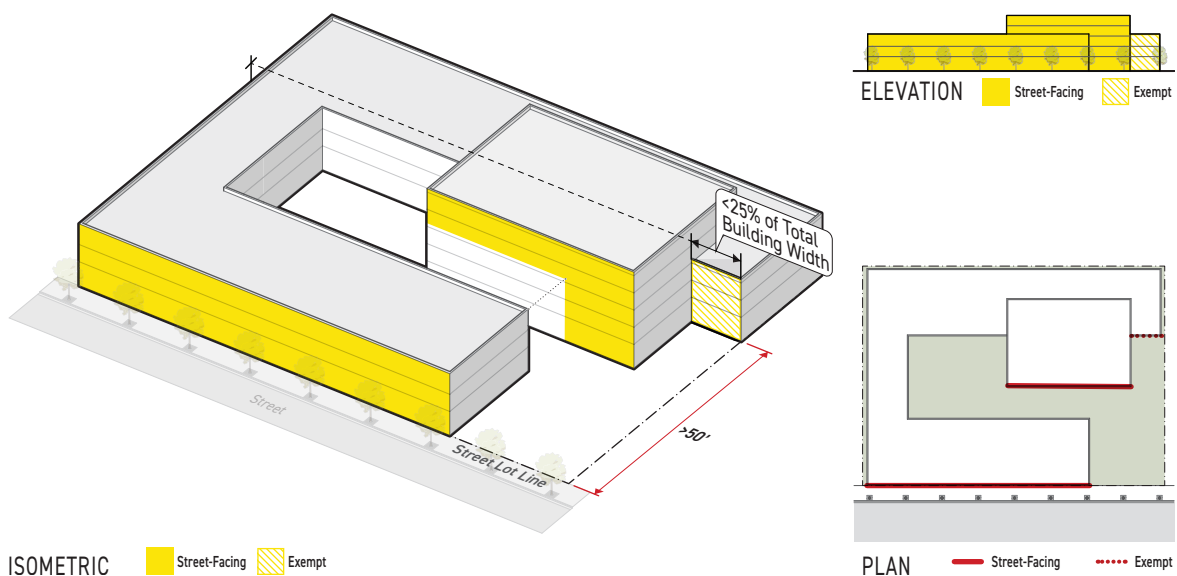
1. A lot abutting multiple streets must designate at least one as a primary street.
2. A lot may abut more than one primary street if multiple streets meet the criteria of a primary street.
3. Where a lot abuts multiple streets, the Director will use the following criteria to determine primary streets, listed in order of importance:
 - a. Any street classified as a storefront street on the Storefront Street Map (See Appendix X);
 - b. Streets with the highest classifications according to the Street Type Map (See Appendix X);
 - c. Streets with the highest classifications according to ATLDOT;
 - d. The established orientation of the block;
 - e. The street abutting the longest face of the block; and
 - f. The street parallel to an alley within the block.
4. Any street not designated as a primary street is designated as a side street.

Sec. 10.1.13. Street-Facing Facade

Portions of a building facade, when projected approximately parallel to a street lot line, with no permanent structure located between the building facade and the street lot line.

A. Standards

1. Street-facing facades includes any building facades facing a primary or side street lot line.
2. Building facades located more than 50 feet from the primary or side street lot line are exempt from any street-facing facade requirement, provided the cumulative width of the exempt facade is no wider than 25% of the total building width.



GENERAL RULES

Sec. 10.1.14. Walking Distance

Distance measured as the most direct path of travel for a pedestrian.

A. Measurement

Walking distance is measured horizontally along the most direct route of travel on the ground in the following manner:

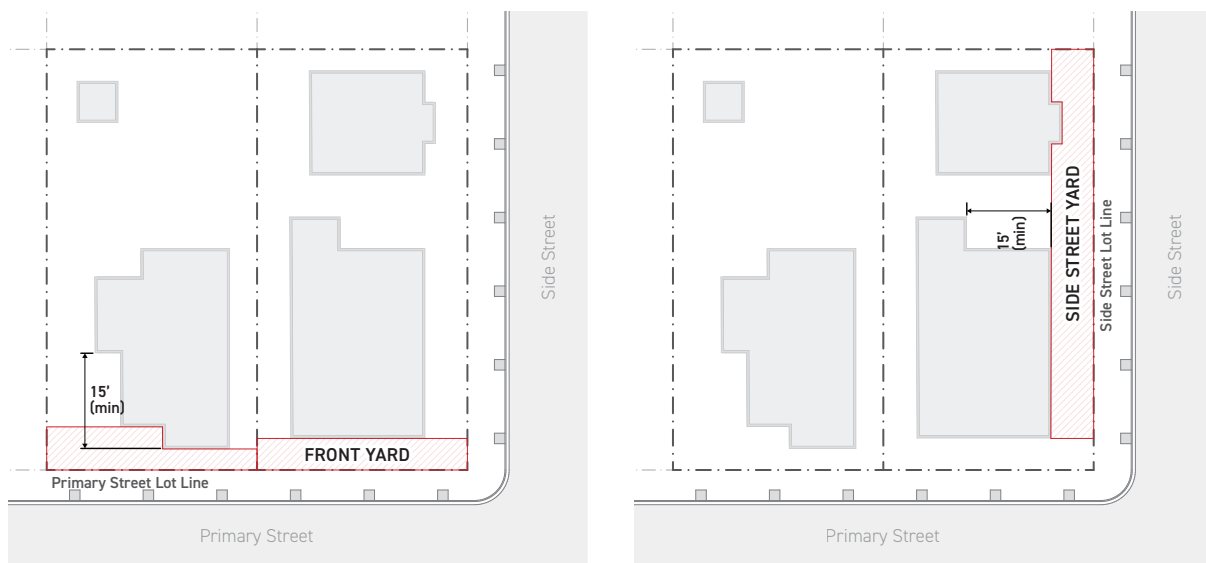
1. Starting at the nearest street-facing entry accessible to the majority of tenants or residents on the lot;
2. In a straight line to the nearest public sidewalk, walkway, multi-use path, or street;
3. Along a sidewalk, walkway, multi-use path, or street; and
4. In a straight line ending at the nearest pedestrian access point to the destination use.

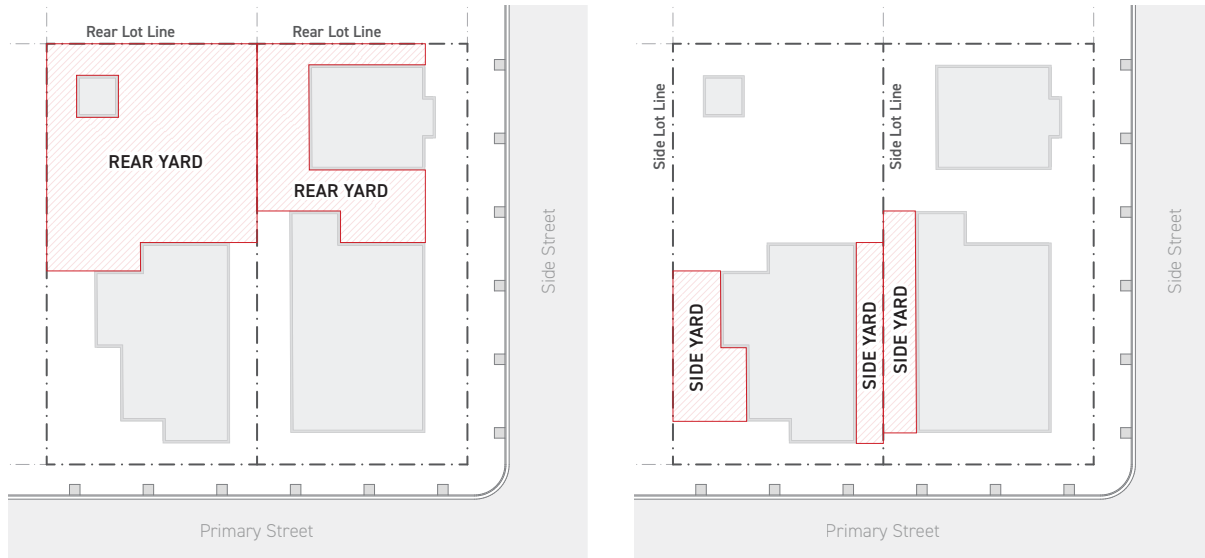
Sec. 10.1.15. Yard

All portions of a lot between the building facade and a lot line.

A. General

1. Yards are designated for lots only, not for sublots.
2. All portions of a lot between the building facade and a lot line must fall within one of the following yard designations: front yard; side street yard; rear yard; or side yard.
3. No portion of a lot may have more than one yard designation.
4. Yard designations are determined in the following order: (1) front yard; (2) side street yard, if any; (3) rear yard, if any; and (4) side yards, if any.





B. Front Yard

1. All portions of a lot between a primary street lot line and a primary structure facing a primary street lot line will be designated as a front yard for the full width of the lot.
2. A front yard does not include a building facade set back more than 15 feet from the street-facing facade of the primary building.
3. Any portion of a lot that is designated as a front yard may not be designated as any other yard.

C. Side Street Yard

1. All portions of a lot between a side street lot line and a primary structure facing a side street lot line will be designated as a side street yard for the full depth of the lot.
2. A side street yard does not include any portion of a lot that may be designated as a front yard.
3. Any portion of a lot that is designated as a side street yard may not be designated as a rear yard or side yard.
4. A side street yard does not include any building facades set back more than 15 feet from the street-facing facade of the primary building.
5. For portions of a lot where no primary structure abuts the side street yard, the side street yard includes only portions of the lot included in the side street setback, see [Sec. XX. Building Setbacks](#).

D. Rear Yard

1. All portions of a lot between a rear lot line and a primary structure facing the rear lot line will be designated as a rear yard for the full width of the lot.
2. A rear yard does not include any portion of a lot that may be designated as a front yard or side street yard.

GENERAL RULES

3. Any portion of a lot that is designated as a rear yard may not be designated as a side yard.

E. Side Yard

1. All portions of a lot between a side lot line and a primary structure will be designated as a side yard.
2. Any portion of a lot that does not meet the criteria for any other yard will be designated as a side yard.

DIVISION 10.2. GENERAL TERMINOLOGY

Sec. 10.2.1. Abbreviations

[Note: This Section is in progress]

Sec. 10.2.2. Definitions

[Note: This Section is in progress]

A

Adjacent. To touch or have a common boundary with, without an intervening right-of-way.

Architectural detail. Building element not intended for human occupation attached to or integrated into the structure of a building, including elements designed for environmental benefits. Examples include cornices, belt courses, sills, lintels, pilasters, pediments, chimneys, and solar shades.

B

Banner. A sign of lightweight fabric or similar material that is mounted to a pole or a building by a permanent frame at one or more edges. This does not include flags.

Basement. An occupiable space located below a ground story.

Beacon. Any light with one or more beams that is directed into the atmosphere, directed at one or more points not on the same lot as the light source, or rotates and moves. This does not include signs created solely by lights projected onto an immovable and unchanging surface.

Beltline Corridor. Property located inside the Beltline Overlay District that meets one of the following:

1. Owned by or subject to easements owned by, leased, or otherwise in favor of the Georgia Department of Transportation or a railroad subject to the jurisdiction of the **Interstate Commerce Commission Termination Act of 1995, 49 U.S.C. § 10101, et seq.** and used for transit-related purposes;
2. Shown as railroad right-of-way on the City of Atlanta 200 foot scale cadastral maps as maintained by the Department of City Planning as of November 20, 2006; or
3. Shown as part of the transit corridor by the Beltline Redevelopment Plan adopted by the City of Atlanta in November 2005, as amended.

Buildable area. The portion of the lot remaining after required minimum building setbacks have been provided.

GENERAL TERMINOLOGY

C

Covered. See [Sec. XX. Covered Area.](#)

D

Distance. The shortest horizontal dimension between two points.

Distance, walking. See [Sec. XX. Walking Distance.](#)

Dwelling unit. A building, or portion of a building, designed for occupancy of one household for residential purposes with permanent facilities for living, sleeping, food preparation, and sanitation.

E

Enclosed. See [Sec. XX. Enclosure.](#)

Encroachment. A structure or assembly that extends into an area where it is typically not allowed.

Encroachment, horizontal. A structure or assembly that extends horizontally into an area where it is typically not allowed.

Encroachment, vertical. A structure or assembly that extends vertically into an area where it is typically not allowed.

F

Flatwork. A constructed object 2.5 feet in height or less, such as concrete slabs, sidewalks, patios, parking areas, pool coping, and driveways.

G

Garage. A covered structure used for vehicle parking and containing less than 10 parking spaces, including carports. Covered structures containing 10 or more parking spaces are considered parking structures.

Grade. The elevation or contour of the ground surface.

Grade, average. See [Sec. XX. Average Grade.](#)

Grade, existing. Grade as established prior to any site modification. Fill material or soil retention that has been in place at least 20 years at the time of application for a permit under the Zoning Ordinance can be considered existing grade.

Grade, finished. Grade as established after any site modification.

H

Habitable space. Any occupiable space design and intended for living, sleeping, eating, cooking, or similar areas. Restrooms, toilet rooms, closets, halls, storage, utility spaces, or similar areas are not considered habitable spaces.

Household. Any number of individuals related by blood, marriage, adoption, or legal guardianship, or up to 3 unrelated individuals, living together in a dwelling unit and functioning as a single housekeeping unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. For the purposes of calculating the number of individuals in a household, all related individuals count as 1 individual.

I

J

K

L

Lot. See [Sec. XX. Site, Lot, and Sublot Designation.](#)

Lot, corner. A lot with more than one street lot line situated at the intersection of two or more streets.

Lot, interior. A lot other than a corner lot, with only one street lot line.

Lot, through. A lot other than a corner lot, with more than one street lot line.

Lot area. See [Sec. XX. Lot Area.](#)

Net lot area (NLA). See [Sec. XX. Net and Gross Lot Area.](#)

Gross lot area (GLA). See [Sec. XX. Net and Gross Lot Area.](#)

M

Mechanical equipment. Any building mechanical services equipment including heating, cooling, and ventilation equipment; electrical or data systems; plumbing or piping; or any sustainable energy systems. Examples include transformers, gas meters, water softeners, generators, pool equipment, HVAC equipment, water utility devices, gas tanks, cisterns, wind turbines, and solar panels.

#001

Posted by **adamkk89@gmail.com** on **12/27/2024** at **3:12pm** [Comment ID: 796] - [Link](#)
Suggestion

Agree: 0, Disagree: 0

Let's look to policies that are allowing for supply vs. limiting supply. The recent passage of Colorado's or NYC's laws removing any restrictions on the number of unrelated people allowed to live together to improve supply and affordability. Occupancy should be tied to square footage or existing international property maintenance codes rather than an arbitrary definition unrelated to square footage or any health & safety codes. This is going backwards not forwards when it comes to the priorities of affordability and this administration's policies and commitment to affordable and attainable housing

Reply by **SiteAdmin** on **01/06/2025** at **12:38pm** [Comment ID: 835] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback. The City will provide further details on this update at the January 13th Module II Q&A Session. Please register here to attend:

https://us06web.zoom.us/meeting/register/tZEpc-yvrDoiGNQj7XNNU9Xupv0MnD_yzABR#/registration

GENERAL TERMINOLOGY**N**

O

Occupiable space. Any area designated and intended for human occupancy with a minimum clear height of 7.5 feet.

P

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Q

R

Roof projection. Roof element that overhangs or cantilevers beyond the footprint of a building and do not include posts or columns. Examples include eaves, roof overhangs, gutters, awnings, and canopies.

S

Safety barrier. Vertical barrier used for safety and protection.

Street. A public or private way that is publicly accessible and serves as the principal means of access to abutting lots. Streets generally consist of roadways and streetscapes.

Street, primary. Sec. XX. Street Designation.

Street, side. Sec. XX. Street Designation.

Street, storefront. Sec. XX. Street Designation.

Streetscape. The portion of the street generally between the roadway and a street lot line, consisting of an amenity zone and pedestrian zone.

Structure projections. Enclosed structures that overhang or cantilever beyond the footprint of a building that has a cumulative length of less than 25% of the width of a building facade.

T

Townhouse. A row of 3 or more attached dwelling units with no dwelling unit located above or below another dwelling unit.

U

Uncovered. See **Sec. XX. Covered Area.**

Unenclosed. See **Sec. XX. Enclosure.**

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either land or building is, or may be, occupied and maintained.

Use, accessory. Any use of land or building serving a purpose incidental and subordinate to the principal use of the land or building, and located on the same lot as the principal use or an adjacent lot under the same ownership. See **Sec. XX, Accessory Uses.**

Use, nonresidential. Any use listed in a use group other than the residential use group in **Div. XX. Use District Provisions.**

Use, principal. The main use or uses to which a premises is devoted.

Use, residential. Any use listed in the residential use group in **Div. XX. Use District Provisions.**

Use, temporary. Any use not meant to be permanent in nature. Typically “temporary” means for a few days to a single season. See **Sec. XX, Temporary Uses.**

Use category. A group of use groups.

Use group. A group of specific uses.

V

Vegetation. Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients.

Vertical circulation. Floor area only used for building circulation and rooftop access.

W

Waste enclosure. Waste areas and their required screening structures, as specified in **Sec. XX. Site Element Screens.**

X

Y

Z
