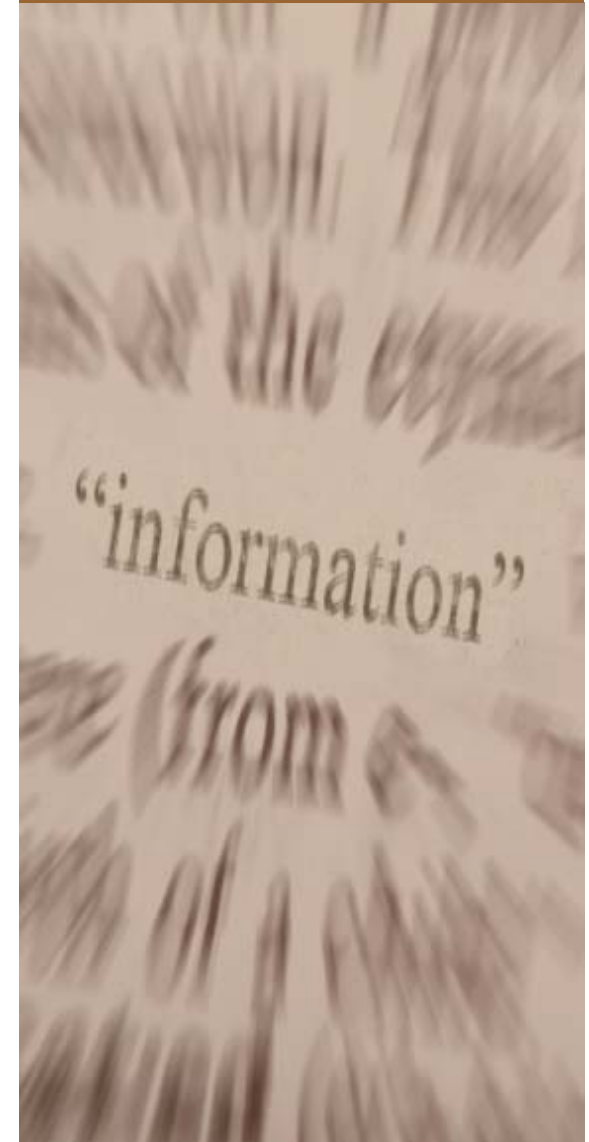


C o n t e n t s

This section includes definitions of operational terms and phrases used in the Manual, as well as the definitions of common architectural terms.

glossary of key
terms and
phrases:



Alley. A public way, other than a street or highway, providing a secondary means of vehicular access to abutting property.

Alcove. A small recessed space opening directly into a larger room or area.

Architectural Details. Prominent or significant parts or elements of a building or structure.

Architectural Style. The characteristic form and detail of buildings from a particular historical period, movement, or school of architecture, e.g., Modern, Post-Modern, Bauhaus School, Stick/Eastlake Style, Victorian Style, Queen Anne Style, Arts and Crafts Movement, Art Deco, Mission Revival, ranch, cottage, vernacular, high tech, etc.

Auto-oriented Uses. Land uses designed to accommodate customers who rely on autos to travel to the site, including drive-up or drive-through uses, automobile sales and service, building supplies and materials, and sales of other large retail items such as home furnishings.

Baluster. One of a number of short vertical members, often circular in section, used to support a stair handrail or a coping.

Balustrade. An entire railing system (as along the edge of a balcony) including a top rail and its balusters, and sometimes a bottom rail.

Band. Any horizontal flat member or molding or group of moldings projecting slightly from a wall plane and usually marking a division in the wall.

Banister. A handrail on a staircase supported by posts or balusters.

Base. The lowermost portion of a wall, column, or pier, usually distinctively treated and considered as an architectural unit.

Batten. A narrow strip of wood, typically applied in a vertical position, to cover a joint along the edges of two parallel boards in the same plane.

Bay. 1. A protruded structure with a bay window 2. Within a structure, a regularly repeated spatial element defined by beams or ribs and their supports

Berm. A continuous bank of earth raised above the ground surface, either free-standing or piled against a wall.

Bevel siding. Siding composed of tapered boards, as clapboards, laid horizontally with the thicker lower edge of each board overlapping the thinner upper edge of the board below it.

Board and Batten. Siding consisting of wide boards or plywood sheets set vertically with butt joints covered by battens.

Bike Lane (Class II). A restricted right-of-way designated by markings for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted. (Typically existing on a street or roadway in addition to any lanes for use by motorized vehicles.)

Bike Path (Class I). A completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal cross flows by motorists.

Bike Route (Class III). A right-of-way designated by signs or permanent markings and shared with pedestrians and motorists. Roadways designated as Class III bike routes should have sufficient width to accommodate motorists, bicyclists, and pedestrians.

Block. A parcel of land containing one or more lots surrounded on all sides by a street.

Buffering. An architectural feature or technique utilized to reduce the visual impact of unsightly objects. Buffering involves softening the visual impact of the unsightly object while screening involves blocking off views of the object with an architectural feature or structure. (See related definition for Screening.)

Building Articulation. 1. The manner in which portions of a building form are expressed, e.g., materials, color, texture, pattern, modulation, etc. 2. A well-formulated assembly of architectural details, clearly presented. Refers to interest created in a building elevation through contrasting colors, depths, and forms.

Building Elevation. A two-dimensional scaled drawing of the front, rear, or side of a building illustrating features such as windows, doors, and the relationship of grade to floor elevation, and typically denoted by the viewed compass orientation.

Building Envelope. The three-dimensional space defined by required setbacks and height limits within which a building or structure may be placed.

Building/Structure Frontage. That building elevation which fronts on a public street, public parking lot, private parking lot available to the general public, or pedestrian walk where customer access to a structure is available.

Building Mass. The height, width, and depth of a structure taken together as an expression of bulk and form.

Business Identification Sign. A sign which serves to identify only the name, address, and use of the premises upon which it is located and provides no other advertisements or product identification.

Cabinet Sign (Can Sign). A sign which contains all the text and/or logo symbols within a single enclosed cabinet and typically internally illuminated.

Cap. Usually, the topmost member of any vertical architectural element, often projecting, with a drip as protection from the weather. The upper member of a column, pilaster, cornice, molding, or the like.

Capital. The distinctly treated upper end of a column, pillar, or pier.

Casement Window. A window sash opening on hinges, generally attached to the vertical side of its frame.
Channel Letters. Three-dimensional, individually cut letters or figures, illuminated or unilluminated, affixed to a structure.

City Form. The design, shape, structure, and pattern of the urbanized area.

Clapboard. A wood siding with one edge thicker than the other laid horizontally and commonly used as an exterior covering on a building of frame construction.

Clerestory (also Clearstory). Windowed upper walls rising above an adjacent rooftop admitting daylight to the interior.

Column. A relatively long, slender structural compression member such as a post, pillar, or strut; usually vertical, supporting a load which acts in (or near) the direction of its longitudinal axis.

Colonnade. Row of columns supporting arches or an entablature.

Community-sized Shopping Centers. A shopping center on a 20- to 40-acre site, with 200,000 to 400,000 square feet of space serving a trade area population of 40,000 to 150,000.

Compatible. The appearance of a project design that does not conflict with respect to site, architecture, and landscape design of surrounding projects.

Continuity and Connection. Bicycle, pedestrian and automobile linkages to different neighborhoods or segments of the city provided by amenities such as open space corridors, bike and pedestrian paths, streets, and waterways which help define a geographical area as a single community.

Cornice. The decorative horizontal top course or molding of a wall serving as a crowning member.

Corbel. In masonry, a projection or one of a series of projections, each stacked up and stepped progressively farther forward, used to support an overhanging member.

Creekside Greenway. An open area maintained in a natural or landscaped state located along the banks of a creek and generally including all adjacent riparian habitat.

Design Guideline. An adopted design approach which supports or accomplishes a Design Objective.

Design Objective. The desired outcome of a design element. A Design Objective is the qualitative measure for determining the success of a certain design solution.

Design Intent. In broad terms, the desired result of a project type's site design and architecture.

Design Guidelines Manual. In compliance with Chapter 19.18 of the Chico Municipal Code, a Manual adopted by the City of Chico City Council focuses on three major areas of property development: site design, building design and landscape design.

Development Standards. The provisions of the Land Use and Development Regulations (Title 19) of the Chico Municipal Code that regulate the site planning and design of a proposed development or new land use, including provisions for height limits, landscaping, minimum lot area, minimum building site area, off-street parking, setbacks, site coverage, signs, and standards for specific land uses.

Double-hung Window. A window having two vertically sliding sashes.

Dormer. A structure projecting from a sloping roof usually housing a window or ventilating louver.

Dwelling Unit. (Also Dwelling, Unit, or Housing Unit). A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwelling units include single-family, multi-family, mobile homes, condominiums, and townhouses.

Dwelling Group. A group of two or more detached or semi-detached single-family, two-family, or multi-family dwellings occupying a parcel of land in one ownership, and having any yard or courtyard in common.

Eave. That part of the roof that projects beyond the exterior wall, usually the lower edge of a sloped roof.

Entablature. The horizontal section of a classical order that rests on the columns, usually composed of a cornice, frieze, and architrave.

Facade. For the purposes of this Manual, the front of a building or any of its sides facing a public right of way or space, especially one distinguished by its architectural treatment.

Fascia. Any flat horizontal member or molding with little projection. Any relatively narrow vertical surface which is projected, cantilevered, or supported on columns or elements other than a wall below.

Fenestration. The design, proportion, and disposition of windows and other openings of a building.

Fine-Grained. A closely-knit pattern of streets conducive to pedestrian and transit access. Key elements could typically include short, walkable blocks (500-feet or less in length), a grid-like street pattern, street connectivity, accessibility to transit, and other similar features which contribute to a human scale.

Form. The manner of arranging and coordinating the parts of a composition so as to produce a coherent image.

Gable. The vertical triangular portion of the end of a building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

Gable Roof. A roof having a gable at one or both ends.

Garage. A structure with a door, enclosed on at least three sides, that provides covered parking space for automobiles or other vehicles.

Gingerbread. The highly decorative ornamentation, typically painted woodwork, applied to Victorian or American Gothic Revival style structures.

Ground-Mounted Sign. A sign fixed in an upright position on the ground, not attached to any structure other than a framework, pole, or device erected primarily to support the sign. Includes monument signs and pole signs that may be illuminated either internally or externally.

Graphic Scale. An illustrated graduated line or bar indicating proportions of measurement.

Hardscape. The use of hardened surface materials to create unique patterns of color, design, and texture in order to create visual interest, including reference to those areas that receive such improvements.

Hip Roof. A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

Human Scale. The proportional relationship of a particular building, structure, or streetscape element to the human form and function. Intended meaning: a scale that is neither so large nor inaccessible as to lose its direct relation to individual human beings.

Impervious Surface. Any material that does not permit absorption of storm water into previously unimproved land.

Improvement. Any street work and utilities to be installed, or agreed to be installed, by the developer or subdivider on the land to be used for public or private streets, highways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, typically required as a condition to the approval and acceptance of the final map. Improvement may also refer to buildings, structures, and other construction projects.

Indirectly Illuminated Sign. A sign whose light source is external to the sign and which casts its light onto the sign from some distance.

Internally Illuminated Sign. A sign whose light source is located in the interior of the sign so the rays go through the face of the sign, or a light source which is attached to the face of the sign and is perceived as a design element of the sign.

Land Use. The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

Lap Siding. A wood siding commonly used as an exterior covering on a building of frame construction.

Lattice. A network of strips, rods, bars, laths, or straps of metal or wood, that creates open and closed spaces, used as screening or for airy, ornamental constructions.

Livability. Those qualities in the physical environment of the urban area which tend to induce in residents a feeling of mental, physical, and social well-being.

Mansard roof. A roof having a double slope on all four sides, the lower slope being much steeper.

Marquee (Canopy) Sign. Any sign which is attached to or otherwise made a part of a permanent roof-like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.

Massing. The three dimensional bulk of a structure or building shape regarding height, width, and depth.

Monument Sign. An independent, freestanding sign structure supported on the ground, having a solid base as opposed to being supported by poles or open braces, that may be illuminated either internally or externally.

Mullion. A vertical member separating (and often supporting) windows, doors, or panels set in series.

Multi-Family Residential Building. A building having two or more dwelling units, or two or more buildings, each having one or more dwelling units, which are located on the same lot or parcel. (See also Dwelling Group.)

Multiple Tenant Site/Center. A commercial or industrial development consisting of two or more separate businesses that share either the same parcel or structure and use common access and parking facilities.

Muntin. A horizontal member to hold panes within a window, window wall, or glazed door.

Neighborhood. An area of a community with characteristics that distinguish it from other areas and that generally includes characteristics, housing types, schools, or boundaries defined by physical barriers, such as major roadways, railroads, or natural features such as creeks. This definition includes a mix of land uses.

Opaque. Any material that is impenetrable to light.

Open Space. Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in the General Plan or designated on a local, regional, or state open-space plan as one of the four types of open space defined in State planning law.

Open Space, Usable. Open space that is planned and maintained for active or passive recreation.

Organization. The systematic arranging of interdependent or coordinated parts into a coherent unity or functioning whole.

Orientation. The placement of a structure on a site with regard to local conditions of public access, visibility, sunlight, wind, or drainage.

Parks, Greenbelts, and Landscape Areas. Open space areas providing visual separation between different land uses, which may include some passive recreation opportunities.

Parkway. That portion of the public right of way situated between the back of the curb and the sidewalk in which landscaping and street trees are located.

Parapet Wall. The part of a wall which rises above the edge of a roof.

Pedestrian Orientation. A design concept with an emphasis on the street sidewalk and on pedestrian access to the building, rather than emphasis on auto access and parking areas.

Pedestrian-oriented Development. Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than emphasis on auto access and parking areas.

Pedestrian Scale. The proportional relationship between an individual and his or her environment. Pedestrian scale is an informal and subjective standard. It suggests that the relationship between the person and his or her environment, whether natural or created, is comfortable, intimate, and contributes to the individual's sense of accessibility.

Perspective Drawing. An illustration of an object or scene in true relation or evaluation, characterized by converging or foreshortening of lines into vanishing points.

Pervious Surface. Any material that permits full or partial absorption of storm water into previously unimproved land.

Plan (Plan View). An orthographic projection or drawing of the top of an object or structure on a horizontal plane.

Pilaster. A shallow column attached to a wall, typically rectangular in shape, and often architecturally treated with a capital and base.

Portico. A porch or covered walk consisting of a roof supported by columns, often leading to the entrance of a building.

Porte-cochere. A vehicular passageway leading through a building or screen wall into an interior courtyard.

Projecting Sign. A sign other than a wall sign suspended from, or supported by, a structure and projecting outward.

Rake. A board or molding placed along the sloping sides of a gable to cover the ends of siding.

Rendering. A perspective or elevation drawing of a project with artistic delineation of materials, color, shades and shadows, and sometimes landscaping.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation, and intended to be occupied or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Sash. The fixed or movable framework of a window or door in which panes of glass are set.

Scale. The spatial relationship among structures along a street or block front, including height, bulk, and yard relationships. Proportional relationship of the size of parts to one another and to the human figure.

Screening. An architectural feature or structure typically utilized to minimize the visual impact of unsightly objects. Screening involves blocking off views of the object, while buffering involves softening the visual impact of the unsightly object. Screening techniques may also be used to separate, protect, seclude, or conceal, but typically not to support a structure. (See related definition for Buffering.)

Sense of Place. The characteristics of a location that contribute to its unique identity and make it readily recognizable and distinct.

Setback. The distance by which the foundation or base of a structure, a parking area, or other development feature must be separated from a lot line, other structure, development feature, or street centerline.

Shed Roof. A roof having a single slope.

Sight Distance Area. The area within 30 feet from a street intersection where all objects including signs, fences, shrubs, trees, and plantings shall not exceed 3 feet in height.

Sign. All signs as defined in the Uniform Sign Code, not including retail merchandise displays, murals, paintings, and other works of art that are not intended to advertise or identify any business or product.

Sign Area. The entire area within a perimeter defined by a continuous line composed of right angles using no more than eight lines which enclose the extreme limits of lettering, logo, trademark, or other graphic representation.

Single-hung Window. A window having two sashes of which only one is movable.

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site Plan. A plan drawing showing the form, location, and orientation of a building or group of buildings on a site, usually including the dimensions, contours, landscaping, and other significant features of the plot. (Also called “Plot Plan”.)

Soffit. The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Softscape. Landscaping or other vegetation that softens the built environment, making it more inviting to pedestrians.

Stoop. A platform or small porch, usually up several steps, at the entrance to a house.

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground.

Subdivision. The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

Texture. The tactile and visual quality of a surface or substance other than 14 color.

Transom Window. A window above the transom of a doorway or window, either fixed or operable, for purposes of allowing light or ventilation.

Translucent. Surface or material that allows light to shine through, but is diffused to the extent that distinct images cannot be clearly perceived.

Transparent. Surface or material that is capable of transmitting light so that objects situated beyond or behind can be distinctly seen.

Trellis. An open grating or latticework, of either metal or wood; an arbor or framework for the support of vines.

Viewshed and View Corridors. The field or corridor of vision from which a site is visible, such as a natural scenic feature, or the field of vision from which a collection of viewpoints, such as the foothills, is visible, in the context that such fields or corridors of vision hold aesthetic value which should be maintained as the community develops.

Water table. A projecting molding or ledge usually placed along the lower portion of a wall to divert rainwater from a building, or as an architectural feature.

Wayfinding. The ability of a person to find or orient his or her way to a given destination by various means including historic landmarks, public art, unique architectural or design elements, signage, natural features, roads or paths, parks, or unique buildings.

Wall Sign. A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

Window Sign. Any sign posted, painted, placed, or affixed in or on any window exposed to public view. Any interior sign which faces any window exposed to public view and is located within 3 feet of the window.

Yard. An area between a lot line and a setback line, unobstructed and unoccupied from the ground upward, except for permitted projections or structures.

- a) **Front Yard.** An area extending across the full width of a lot between the front lot line and the nearest line of the building. The front yard may face either street frontage of a corner lot, generally at the option of the owner unless specified otherwise by design review.
- b) **Rear Yard.** An area extending the full width of a lot between a rear lot line and the nearest line of the building.
- c) **Side Yard.** An area extending from the front yard to the rear yard between the nearest side lot line and the nearest line of the building.