

Appendix A – Definitions

The following terms should be well understood by applicants. See also, Section 400.010 Definitions in the Zoning Code for a complete list of terms.

Accessory Building: A subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the use of the premises, provided no accessory building may be used for dwelling purposes. Swimming pools are considered under the classification of accessory building.

Accessory Use: A use which is incidental to the main use of a building or land.

Structural Alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

Balcony: A platform enclosed by a parapet or a railing projecting from a wall or a building.

Basement: A story partly underground but having at least one-half (1/2) of its height below the average level of the adjoining ground. A basement shall be counted as a story for the purposes of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet.

Building, Height (R-1 and R-2 zoning districts): The vertical distance measured from the Average Grade Elevation of the proposed finished grade (the Grade Plane) to the highest ridgeline height for pitched roofs, the highest coping height for flat roofs, or the highest deck line for mansard roofs, as defined and illustrated in Chapter 5. This measurement shall include flat, mansard, gable, hip and gambrel roofs, and all other architectural features of the building. The ordinary elevation of chimneys and flues may extend above the allowed building height, as regulated by the Building Code.

Caliper: The measurement of a tree taken at 6-inches above normal existing grade for trees up to 4-inches in caliper or 12-inches above normal existing grade for trees 4-inch caliper to 12-inch caliper trees. Typically used to describe the size of nursery stock or recently planted trees. For trees larger than 12-inch caliper, refer to Diameter at Breast Height method of measurement.

Coverage, Lot: The percentage of lot area covered by all buildings, structures on the lot (footprint) divided by the lot area. Buildings include any structure or part of a structure covered by a roof including, but not limited to, residences, unenclosed porches, garages, gazebos, sheds, breezeways, carports, etc. An area not to exceed 300 square feet of an unenclosed front porch shall be deducted from the lot area coverage. The area of lot coverage is calculated from the constructed footprint at grade of all buildings.

Critical root zone (CRZ): means the zone under the canopy and around the trunk of a tree that contains the tree's root structure and the space above ground within the tree's canopy drip line or beyond. The CRZ can be observed on site and is also estimated to be 1.25 feet for every one inch of tree diameter breast height or caliper. The observed or calculated CRZ that is larger will take precedence.

Diameter at Breast Height (DBH): The diameter of a tree trunk at 4.5 feet above ground for trees over 12 caliper inches. For species of trees whose normal growth pattern is characterized by multiple stems the diameter at breast height of each stem shall be measured and the average of all measurements shall constitute the diameter of the tree.

Eave Height/Roof Plate Height: The height of the eave of the roof or the roof plate measured from the Grade Plane / Average Grade Elevation for the structure.

Floor Area: The horizontal area of a floor of a building measured from the exterior face of exterior walls of building, without deduction for hallways, closets, thickness of walls, columns, or other features.

Floor Area, Adjusted Gross: The total described by the sum of the horizontal plan of the floors of a building at each floor measured to the exterior walls of a building or structure and adjusted as follows:

- a. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at two hundred percent (200%).
- b. Basements as defined herein, including garages located below the first floor of a single-family home shall not be counted.
- c. Unenclosed porches, terraces and steps shall not be counted.
- d. Detached Garages shall not be counted, but any conditioned space above a detached garage shall be counted.
- e. The floor area of all other attached garages shall be counted at fifty percent (50%).
- f. The conditioned portion of a half-story shall be counted. For purposes of computing floor area for a half story, any portion of the floor area measuring less than five (5) feet from the finished floor to the finished ceiling (such as spaces enclosed in a roof attic) shall not be included in the computation of floor area.

Floor Area Ratio (FAR): The total Gross Floor Area of the building determined by adding the Adjusted Gross Floor Area for each of the stories including second floor areas open to the floor below and 50% of the attached garage, divided by the total lot area. Floor area for the first and full second floor shall be measured from the exterior of the building. See Chapter 5 for more detailed description of FAR calculation and proofs of measure requirements.

Heritage Tree: A tree which has been identified on the City's official list of approved trees with a trunk diameter of 24 inches or more when measured 4.5 feet from the existing ground.

Story, Half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than five (5) feet above the top floor level, and in which space not more than two-thirds ($\frac{2}{3}$) of the floor area is finished off for use. The portion of a "half-story" containing any conditioned space shall be counted in the calculation of adjusted gross floor area.

Tree protection plan (TPP): means drawings that graphically illustrate the existing trees on the project site, adjacent to the site and in the right-of-way. The TPP will include graphic depictions of the tree protection zones (TPZ)/tree protection fence, critical root zone (CRZ), and locations of tree protection measures (such as root pruning, aeration, etc.) to protect trees during construction or other site disruptions. A written description of tree protection measures must also be included on the drawing. Required elements of the TPP can be included on the landscape plan or submitted as a separate plan.

Tree protection zone (TPZ): means the zone around the tree that will be maintained at the original grade and original conditions over the course of the development. This zone is determined by the critical root zone (CRZ) location and must be no less than a five-foot radius from the trunk per caliper inch or DBH. Tree protection fence must be placed at the perimeter of the TPZ.