

# DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

## § 153.002 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

(A) *Uses definitions.*

(1) *Uses definitions - A*

(a) **ACCESSORY STRUCTURE or BUILDING.** A subordinate structure or building, the use of which is incidental to and customarily used in connection with the principal structure or use and which is located on the same lot with the principal structure or use.

(b) **ACCESSORY USE.** A subordinate use which is incidental to and customarily used in connection with the principal structure or use and which is located on the same lot with a principal structure or use, unless otherwise permitted by this chapter.

(c) **ANIMAL CARE.**

1. **GENERAL SERVICES.** A facility providing grooming, daycare, boarding, and training for household pets.

2. **VETERINARY OFFICES.** A facility for medical, dental, or other health services related to the diagnosis and treatment of animals' illnesses, injuries, and physical ailments, but not including crematory services.

3. **VETERINARY URGENT CARE AND ANIMAL HOSPITALS.** A facility for emergency care for the treatment of animal illnesses, injuries, or physical ailments, but not including crematory services.

(d) **ARTISAN PRODUCTION.** Establishments manufacturing and/or assembling small scale products. Artisan production includes, but not limited to food, beverage, and bakery products; printmaking and photography; art; leather products; soap and candles; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production.

(e) **ATM, WALK-UP.** An automated teller machine installed on the exterior face of a building accessible only by pedestrians.

(f) **ATTACHED ACCESSORY USE/STRUCTURE.** Any use and/or structure that is integrated visually, structurally and architecturally with the principal structure, has an attached roof with similar design to the principal structure, permits access between the principal structure and the addition either internally or under the roof, and/or shares a common wall with the principal structure or is connected to the principal structure by an enclosed space.

(g) **AUTO-ORIENTED COMMERCIAL FACILITY.** A facility where a service is rendered or a sales transaction is made while the patron is typically not required to exit a vehicle, or a facility that includes services rendered directly on, to, or for vehicles. Auto-oriented commercial facilities include, but are not limited to establishments with drive-in/drive-through services, drive-up ATMs (automated teller machines), car washes (all types), fueling/service stations, facilities specializing in vehicle maintenance (oil changes, installation of car accessories, and other similar minor vehicle service facilities), and stand-alone parking lots. The sale of vehicles (new or used) is not included within this definition.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

(2) *Uses definitions - B*

(a) **BED AND BREAKFAST.** A private home providing accommodations to the traveling public in habitable units for compensation, and is generally limited to short-stay facilities. This use includes the provision of related accessory and incidental services such as eating and drinking, meeting rooms, and the sale of gifts and convenience goods.

(b) **BICYCLE FACILITIES.** Any amenity or element including, but not limited to, bicycle racks, lockers, and showers intended for use by either recreational or commuter cyclists.

(3) *Uses definitions - C*

(a) **CIVIC USE.** A use in a building or location that provides for community meetings and/or activities including, but not limited to, government administration, school administration, recreation center (public or private), Chamber of Commerce, Arts Council, public library, or other public buildings owned or operated by the city.

(b) **COMMUNITY ACTIVITY.** An activity that is open to the general public and sponsored by a public, private, nonprofit or religious organization that is educational, cultural, or recreational in nature. This use includes but is not limited to school plays and church fairs. (See also **SPECIAL EVENT.**)

(c) **COMMUNITY CENTER.** A public or not-for-profit facility offering meeting, activity, and/or recreation space and facilities that is available to the public with or without a fee charged. This definition may include space within a commercially used building, provided that the facility is available to the public.

(d) **COMMUNITY GARDEN.** An area for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family generally organized and managed by a public or not-for-profit organization. Incidental sales are permitted.

(e) **COMMUNITY RESIDENCE.** A family-like residential living arrangement for five or more unrelated individuals with disabilities in need of the mutual support furnished by other residents of the community residence as well as the support services provided by any staff of the community residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which provides habilitative or rehabilitative services related to the disabilities of the residents. A community residence seeks to emulate a biological family to normalize its residents and integrate them into the surrounding community. Because it is extremely unlikely that a group of more than 12 people can successfully emulate a family and prevent an institutional atmosphere from developing, no more than 12 individuals may live in a community residence. Its primary purpose is to provide shelter in a family-like environment; treatment is incidental as in any home. Inter-relationships between residents are an essential component. A community residence shall be considered a residential use of property for purposes of all zoning and building codes. The term does not include any other group living arrangement for unrelated individuals who are not disabled nor residential facilities for prison pre-parolees or sex offenders. The term "community residence" includes the following two categories:

1. **FAMILY COMMUNITY RESIDENCE.** A relatively permanent living arrangement with no limit on length of tenancy for five or more unrelated individuals with

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

disabilities, including but not limited to Adult Family Homes and Adult Care Facilities licensed by the Department of Mental Health and Addiction Services under R.C. § 5119.34.

2. **TRANSITIONAL COMMUNITY RESIDENCE.** A temporary living arrangement, with a limit on length of tenancy, for five or more unrelated individuals with disabilities.

(f) **CONFERENCE CENTER.** A facility designed to accommodate and support meetings or conferences. The facility may be either freestanding or incorporated into a hotel or office facility, and may include eating and drinking facilities but excluding overnight lodging if not part of a hotel.

(g) **CONSTRUCTION AND CONTRACT SERVICE TRADES.** Facilities used for the repair of machinery, equipment, products or by-products. May include outdoor storage of materials, supplies or equipment as an accessory use.

(h) **CONSTRUCTION TRAILER/OFFICE.** A trailer or portable building used to provide temporary work space for construction management personnel during the construction of a building or facility.

(i) **CORPORATE RESIDENCE.** An accessory use integrated as part of a principal structure or in an accessory structure available in conjunction with a nonresidential use that provides temporary housing for personnel or visitors and is not available to the general public.

(4) *Use definitions - D*

(a) **DATA CENTER.** A facility with typically lower employee counts than general office uses that houses computer systems and associated data and is focused on the mass storage of data.

(b) **DAY CARE, CHILD OR ADULT.** An adult day care facility offers social, recreational and health-related services in a protective setting to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. A child day care is a facility providing non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio. This definition includes preschools, nursery schools, and other similar facilities.

(c) **DISABILITY.** A physical or mental impairment that substantially limits one or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such an impairment, or being regarded as having such an impairment. People with disabilities do not include drug addicts or alcoholics when they are using alcohol, illegal drugs, or using legal drugs to which they are addicted.

(d) **DISH ANTENNA.** An outside accessory antenna that is linked to a receiver located on the same lot and used for the reception of signals transmitted by stations licensed by the Federal Communications Commission in the Radio Broadcast Services including AM, FM and TV.

(e) **DISTRICT ENERGY PLANT.** A facility that is not a public utility and that generates electrical energy for distribution to a defined area containing ten or more structures.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

(f) **DRIVE-IN/DRIVE-THROUGH.** A structure or building feature, including but not limited to a service window, automated device, or other equipment that is designed to provide sales and service to patrons who remain in their motor vehicles, including associated driveways and driving aisles by which patrons reach the structure or building feature.

(g) **DWELLING.**

1. **ACCESSORY DWELLING.** A dwelling unit for occupancy by an individual who is providing services to a principal use of the property, such as watchmen, maintenance personnel, or temporary guests, including corporate residences; or an accessory dwelling associated with a single-family dwelling, two-family dwelling, or townhouse dwelling.

2. **DWELLING ADMINISTRATION, RENTAL, OR SALES OFFICES.** A permanent or temporary building or office used to administer a building containing dwelling units or to market the rental or sale of dwelling units on or near the property within a defined development site.

3. **LIVE-WORK DWELLING.** A structure including residential dwelling units connected with principal non-residential uses listed as permitted uses within a particular zoning district. The predominant character of the structure is intended to be harmonious with residential areas.

4. **MULTIPLE-FAMILY DWELLING.** A building arranged or intended for three or more households living independently of each other in separate dwelling units, any two or more of which may be provided with a common entrance or hall. Dwellings located on upper stories of a structure with non-residential uses on other stories are included in the definition of multiple-family dwelling.

5. **SINGLE-FAMILY DWELLING.** A detached or attached building arranged or designed to be occupied by one family, the structure having only one principal dwelling unit.

6. **TOWNHOUSE.** A building consisting of three or more dwelling units attached to each other through the use of shared party walls on one or both sides, with each unit having a ground floor and a separate entrance.

7. **TWO-FAMILY DWELLING.** A building arranged or designed to be occupied by two families, the structure having only two dwelling units with separate entrances.

(5) *Uses definitions - E*

(a) **EATING & DRINKING.** A facility that prepares or serves food or beverages directly to the public for on- or off-premise consumption. This use includes but is not limited to sit down or take-out restaurants, cafes or coffee shops, ice cream parlors, and may also include uses such as taverns, brewpubs, or wine bars.

(b) **EATING & DRINKING (ACCESSORY).** Eating & drinking when accessory to a principal use of the property, and when the facilities are designed and intended for use primarily by residents or occupants of the principal use of the property.

(c) **EDUCATIONAL FACILITY.** A facility offering classes, training courses, or skill development to the public, employees or to members of an organization. This use includes but

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

is not limited to vocational, business, or technical schools, training centers, colleges, and universities, but does not include an elementary, middle, or high school.

(d) **ELEMENTARY OR MIDDLE SCHOOL.** A facility providing education to students in kindergarten through eighth grades using a curriculum recognized by the State of Ohio, and including related assembly, sports, and activity areas, but not including facilities regularly used for housing or sleeping of students.

(e) **ENTERTAINMENT/RECREATION, INDOOR.** A facility or area providing opportunities for physical exercise, physical training or improvement of health for the general public or members of an organization. This use includes but is not limited to: theaters, bowling alleys, dance halls, game centers, gymnasiums, health clubs, exercise and fitness facilities, and climbing wall centers.

(f) **ESSENTIAL UTILITY SERVICES.** Facilities used to provide utility services to a building or property, including but not limited to water pipes, sewer pipes, electric lines and boxes, telecommunication lines or fiber optic equipment, gas regulator stations, and storm drainage pipes. This use does not include major utilities such as water or sewer treatment plants, electric generating plants, and other facilities that are primary rather than accessory uses of the sites on which they are located. Wireless communication facilities are also not included in this definition.

(g) **EXERCISE AND FITNESS.** A facility or area providing opportunities for exercise or fitness for the general public or members of an organization, including but not limited to health or exercise rooms and swimming pools, when accessory to a principal use of the property.

### (6) *Uses definitions - F*

(a) **FAMILY.** A family consists of any person living alone or any of the following groups living together as a single housekeeping unit that shares common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship, or other duly and legally authorized custodial relationship and no more than two unrelated individuals who provide care or assistance or are domestic employees, (2) two unrelated individuals and their children related to either of them and their foster children, or (3) four unrelated individuals. A family does not include any society; club; boarding or lodging house; fraternity; sorority; or group of individuals whose association is seasonal or similar in nature to a resort, motel, hotel, boarding or lodging house, nor that is institutional in nature.

(b) **FARMERS MARKET.** An area, which may or may not be in a completely enclosed building, where on designated days and times, growers and producers of horticultural and agricultural products may sell those products and/or other incidental items directly to the public.

(c) **FOOD TRUCK.** A mobile food and beverage unit which is temporarily stored on a privately-owned lot where food items are sold to the general public. May be motorized or unmotorized. Food truck includes food vehicle, food trailer, food cart, and temporary commercial structures designed for the sale of food and beverages accessory to the primary structure/use.

(d) **FUELING/SERVICE STATION.** A facility used primarily for the sale of vehicle fuels, oils or accessories. Services may include maintenance and lubrication of automobiles and

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

replacement or installation of minor parts and accessories but shall not include major repair work such as engine or transmission replacement, body and fender repair or spray painting. This use may include the retail sales of convenience goods.

(7) *Uses definitions - G*

(a) **GOVERNMENT SERVICES.**

1. **GENERAL.** A facility providing the administration of local, state, or federal government services or functions.

2. **SAFETY.** A facility providing police, fire, or emergency medical services to the surrounding community.

3. **SERVICE.** A facility providing government services that includes vehicle and equipment parking and/or service or maintenance yards.

(8) *Uses definitions - H*

(a) **HEDGE.** A row of dense, closely spaced living plant material composed of vines, trees, shrubs, bushes or combination thereof.

(b) **HELIPAD/HELIPORTS.** An aviation accessory devoted to the landing, takeoff and storing of helicopters.

(c) **HIGH SCHOOL.** A facility providing education to students from ninth through 12th grades using a curriculum recognized by the State of Ohio and including related assembly, sports and activity areas, but not facilities regularly used for the housing or sleeping of students.

(d) **HOME OCCUPATION.** A business or occupation incidental and subordinate to a principal residential use conducted within a dwelling. Examples include but are not limited to: artist's studio, office, teaching, or consultancy.

(e) **HOSPITAL.** Any facility in which in-patients are provided diagnostic, medical, surgical, obstetrical, psychiatric, or rehabilitation care for a continuous period longer than 24 hours, or a medical facility operated by a health maintenance organization.

(f) **HOTEL.** A building or series of buildings providing accommodations to the traveling public in habitable units for compensation, and includes but is not limited to both short-stay and extended stay facilities. This use includes the provision of related services such as eating and drinking, meeting rooms, and the sale of gifts, and convenience goods.

(9) *Uses definitions - I (reserved for future use)*

(10) *Uses definitions - J (reserved for future use)*

(11) *Uses definitions - K (reserved for future use)*

(12) *Uses definitions - L*

(a) **LARGE FORMAT RETAIL.** A retail or wholesale use of 20,000 square feet or more of gross floor area as a single use area.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

(b) **LIBRARY, MUSEUM, GALLERY.** Facilities containing collections of books, manuscripts, and similar materials for study and reading, or exhibiting works of art or objects in one or more of the arts and sciences.

(13) *Uses definitions - M*

(a) **MANUFACTURING AND ASSEMBLY.** A facility used for the fabrication, assembly, finishing, packaging or processing of components and/or finished goods.

(b) **MEDICAL AND DIAGNOSTIC LABORATORY.** A facility for sampling, photographing, analyzing or testing bodily fluids and other medical specimens. These facilities may not include laboratories for the sole purpose of research.

(c) **MINI-STORAGE.** A facility of leased or owned structures available to the general public for the storage of goods.

(d) **MIXED USE.** A mixed use development consists of two or more principal uses such as residential and commercial uses, and where the arrangement of buildings and uses share internal and external vehicular and pedestrian circulation, open spaces, and other similar development features. A mixed use development may occur either vertically within a structure, or horizontally within multiple structures as part of a coordinated development.

(e) **MOTOR VEHICLE REPAIR, MAJOR.** A facility or area where major mechanical (engine, transmission or other major mechanical systems) or body work is conducted on vehicles and/or trailers.

(14) *Uses definitions - N*

(15) *Uses definitions - O*

(a) **OFFICE.**

1. **CALL CENTER.** A facility providing customer service or sales requests by telecommunication or other data means.

2. **FLEX.** A facility including office, research, laboratory, manufacturing, clean assembly, warehousing, or other related activities whose configurations and construction methods allow for easy conversion of interior and exterior space.

3. **GENERAL.** A facility providing executive, management, administrative, or professional services. This use includes corporate offices, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses or corporations. General office uses may include the administration of local, state, or federal government services or functions. This facility does not include medical offices, call centers, or flex offices.

4. **MEDICAL.** A facility providing medical, dental, or other health services relating to the diagnosis and treatment of human illnesses, injuries, and physical ailments treated in an office setting. This includes outpatient surgery, rehabilitation, incidental laboratories and other related activities, but does not include overnight patient stays.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

(b) **OUTDOOR DINING AND SEATING.** An area accessory to an eating and drinking facility or a retail business in which food and beverages are served, offered for sale, or are available for consumption outside of the principal structure.

(c) **OUTDOOR DISPLAY OR SEASONAL SALES.** The display of goods outside the principal structure on the site for the purpose of marketing or sales for a temporary period of time typically not exceeding three months in any calendar year, when accessory to a principal use of the property.

(d) **OUTDOOR SEASONAL PLANT DISPLAY.** An area adjacent to a retail business that, as an outdoor accessory use, displays live garden plant material for sale by the adjacent principal retail business. Display may include live plants such as flowers and trees suitable for planting or landscaping.

(e) **OUTDOOR SERVICE FACILITY.** If not otherwise defined as outdoor seasonal plant display, an area that is not fully enclosed by solid walls and a roof and where services are rendered or goods are displayed, sold, or stored. Outdoor service facilities may include, but are not limited to outdoor dining areas, restaurant patios, outdoor storage areas, open-air markets, garden stores, and stand-alone parking lots.

(16) *Uses definitions - P*

(a) **PARKING.**

1. **MUNICIPAL PARKING.** A parking lot or structure owned or controlled by the city or other public entity available for use by the general public.

2. **PARKING, ACCESSORY.** Parking that is provided to comply with minimum off-street parking requirements in this chapter for a principal use of the property or a designated nearby property, and that is provided exclusively to serve occupants of or visitors to a principal and/or accessory use.

3. **PARKING STRUCTURE.** A facility used for vehicle parking and where there are a number of floors or levels on which parking takes place, either freestanding or integrated into a building.

4. **PARKING STRUCTURE, ACCESSORY.** A structure that contains parking provided to comply with minimum off-street parking requirements in this chapter for a principal use of the property or a designated nearby property, and that is provided exclusively to serve occupants of or visitors to a principal and/or accessory use.

5. **SURFACE PARKING LOT.** The use of land to provide off-street parking for vehicles. For the purposes of the BSD districts in §§ [153.057](#) to [153.066](#), surface parking does not include driveways for single-family attached or detached residential units.

(b) **PARKS AND OPEN SPACE.** Public or private land that has been identified for active or passive parks or property to be left in a generally natural state.

(c) **PERSONAL, REPAIR, & RENTAL SERVICES.** A facility or establishment that provides services associated with personal grooming, personal instruction or education, the maintenance of fitness, health and well-being, or the rental, servicing, maintenance, or repair of



## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

consumer goods. This use includes but is not limited to yoga centers, beauty salons, barbers and hairdressers, meditation centers, massage centers, dry cleaning shops, tailors, shoe repair, and electronics repair shops. This facility does not include motor vehicle, recreational vehicle, or heavy equipment repair or rental.

(d) **PORTABLE CLASSROOM.** A manufactured structure not permanently attached to the ground, used on a temporary basis in conjunction with a permanent structure to provide educational services.

(e) **PORTABLE NONRESIDENTIAL STRUCTURES.** A building(s) or similar structure(s) designed for occupation which is not placed on a permanent foundation. The definition shall include construction trailers, portable classrooms, tents, trailers and any other uses which may be proposed for these structures.

(f) **PRINCIPAL USE.** The primary or predominant use of a lot, parcel, or structure.

(g) **PUBLIC SAFETY FACILITY.** A facility used to provide police, fire, or emergency medical services to the community.

(16) *Uses definitions - Q*

(17) *Uses definitions - R*

(a) **RELIGIOUS OR PUBLIC ASSEMBLY.** A facility in which the public or members of an organization gather to engage in collective activities, which may include worship, study, relaxation, service activities, assembly space, or recreation. This use includes but is not limited to churches, mosques, synagogues, temples, clubs, meeting halls, and social organizations.

(b) **RENEWABLE ENERGY EQUIPMENT OR ALTERNATIVE ENERGY EQUIPMENT.** Equipment for the collection of solar, wind or geothermal energy or its conversion to electrical energy or heat for use on the same property or for incidental sale to a utility when that equipment is accessory to a permitted or approved conditional principal use of the property.

(c) **RENEWABLE WIND EQUIPMENT.** Equipment for the collection of wind energy or its conversion to electrical energy or heat for use on the same property or for incidental sale to a utility when that equipment is accessory to a permitted or approved conditional use of the property. Includes both building mounted and ground mounted units. Ground mounted units have a foundation and are not dependent on a building for structural support.

(d) **RESEARCH AND DEVELOPMENT.** A facility or area for conducting scientific research, synthesis, analysis, investigation, testing, or experimentation, and including the fabrication of prototypes, assembly, mixing and preparation of equipment and components incidental or necessary to the conduct of such activities. Research and development includes support facilities, but not including facilities for the manufacture or sale of products except as may be incidental to the main purpose of the laboratory.

(e) **RESIDENTIAL MODEL HOME.** A residential structure used by a licensed homebuilder/developer, real estate worker or realtor to demonstrate construction, display built-in amenities and color selection charts to prospective home buyers and promote the sale or lease of housing units.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(f) **RETAIL, GENERAL.** A facility or area for the retail sale of general merchandise or food to the general public for direct use and not for wholesale. This use includes but is not limited to sale of general merchandise, clothing and other apparel, flowers and household plants, dry goods, convenience and specialty foods, hardware and similar consumer goods.

(g) **RETAIL OR PERSONAL SERVICES (ACCESSORY).** General retail, as defined, when accessory to a non-retail or personal service principal use of the property.

#### (18) *Uses definitions - S*

(a) **SEXUALLY ORIENTED BUSINESS ESTABLISHMENT.** A commercial establishment including adult cabaret, adult store, or adult theater primarily engaged in persons who appear nude/semi-nude, live performances, films or other visual representations, adult booths, or sale or display of adult material.

(b) **SPECIAL EVENT.** A temporary outdoor use of land for the purposes of a gathering, including but not limited to a fair, festival, celebration, or fundraiser.

(c) **SWIMMING POOL.** Any confined body of water, with a rim/deck elevation less than one foot above the existing finished grade of the site, exceeding 100 square feet in water surface area, and 24 inches in depth, designed, used, or intended to be used for swimming or bathing purposes.

#### (19) *Uses definitions - T*

##### (a) **TRANSPORTATION.**

1. **PARK-AND-RIDE.** A facility providing parking and shelter for transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.

2. **TRANSIT STATION.** When a transit station is the principal use of the property, it is a facility where public transit vehicles load and unload patrons, and where patrons may transfer between public transit lines. This use does not include park and ride or ride-sharing facilities, transit vehicle repair or maintenance facilities, bus stops located on public property, or bus stops accessory to a principal use of the property.

3. **TRANSIT STOP.** An incidental area, either along the public right-of-way or on a private site, with shelters or other related amenities for patrons waiting for buses or other forms of public transportation. A transit stop shall not include a transit station, park-and-ride, or other major transit facility.

(b) **TRUCK AND VAN RENTAL ESTABLISHMENT.** A business that deals in the retail and/or wholesale rental of trucks and commercial vans used for such purposes as moving and storage, transportation of goods, and other similar uses.

#### (20) *Uses definitions - U*

##### (a) **UTILITIES.**

1. **ELECTRIC SUBSTATION.** A facility where electricity generation, transmission and distribution system is managed through the use of transformers.

**DRAFT HISTORIC DISTRICT CODE AMENDMENT**

**11/18/20 – Redline Version**

2. **RENEWABLE ENERGY FACILITIES.** Commercial-scale operations for the collection of solar, wind, or geothermal energy and its conversion to electrical energy for sale to a public utility.

(21) *Uses definitions - V*

(a) **VEHICLE SALES, RENTAL, AND REPAIR.** A facility or area used for the retail sale of vehicles (new or used) and related vehicle service facilities, renting of vehicles, repairing vehicles or the sale and installation of tires, batteries, and other minor accessories and services for vehicles. This use does not include supplies, tires, or parts unrelated to repairs being performed on the premises, or a fueling/service station.

(b) **VEHICLE CHARGING STATION.** When accessory to a permitted or approved primary use of the property, vehicle charging stations are facilities or areas at which electric powered or hybrid powered motor vehicles can obtain electrical current to recharge batteries.

(22) *Uses definitions - W*

(a) **WAREHOUSING AND DISTRIBUTION.** Facilities and accessory uses for the mass storage and movement of goods as well as transportation, logistics, maintenance and fleet parking.

(b) **WHOLESALE AND DISTRIBUTION.** Facilities and accessory uses for the mass storage and movement of goods as well as transportation, logistics, maintenance and fleet parking.

(c) **WIRELESS COMMUNICATION.** Wireless communications facilities and related terms are defined in § [99.04](#) of this Code of Ordinances.

(B) *General definitions.* For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

(1) *General definitions - A*

(a) **ABANDONED SIGN.** A sign associated with an abandoned use, a sign that remains after the termination of the business, or a sign on its immediate premises not adequately maintained and not repaired within the specified time under § [153.162](#).

(b) **ABOVEGROUND POOL.** Any confined body of water, with a rim/deck elevation more than one foot above the existing finished grade of the site, exceeding 100 square feet in water surface area, and 24 inches in depth, designed, used, or intended to be used for swimming or bathing purposes.

(c) **ADMINISTRATIVE OFFICIAL.** The official charged with the administration and enforcement of this chapter. For the city, the administrative official is the Director of Land Use and Long Range Planning.

(d) **ADMINISTRATIVE REVIEW TEAM or ART.** An administrative body of the city and Washington Township officials responsible for certain administrative reviews and approvals as designated in this chapter.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

- (e) **AGGREGATE DIAMETER.** The combined diameter of a multiple trunk tree measured at breast height (see **DIAMETER BREAST HEIGHT**).
- (f) **AISLE.** That portion of the off-street parking and loading area that provides access to parking, stacking or loading spaces, exclusive of driveways and parking and loading spaces.
- (g) **ALLEY.** A secondary access way typically not less than 20 feet in width available for public use or transportation and affording vehicular access to abutting property.
- (h) **ALTERATION.** Any change, addition or modification in construction or any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to in this chapter as "altered" or "reconstructed." Any action to change, modify, reconstruct, remove or demolish any exterior features of an existing structure or of the site. Ordinary maintenance to correct any deterioration, decay or damage to a structure or site and to restore the structure as nearly as practicable to an original state prior to its deterioration, decay or damage is excluded from the definition of alteration, provided the work does not involve a change in type and/or color of building materials.
- (i) **ANIMATED SIGN.** Any sign that uses or has the appearance of movement or change of artificial and natural lighting or noise to depict action or create a special effect or scene.
- (j) **APPLICANT.** Any person who applies for a zoning approval through the provisions of this chapter.
- (k) **ARCADE.** A roofed or built structure, extending over the sidewalk or square, open to the street except for supporting columns, piers, or arches.
- (l) **ARCHITECTURAL CHARACTER.** The architectural style, general design, and general arrangement of the exterior of a building or other structure intended to recreate a period of history, architectural theme or other similar effect.
- (m) **ARCHITECTURAL REVIEW BOARD** or **ARB.** The Architectural Review Board of the city, as created in § [153.172](#).
- (n) **ARCHITECTURAL REVIEW DISTRICT**, or **HISTORIC DISTRICT.** The Architectural Review District of the city. The term may also be used to refer to Ohio Historic Inventory Properties as provided in § [153.170](#), where appropriate.
- (o) **ARCHITECTURAL STYLE.** The predominant historic [features that make a building or other structure notable or historically identifiable architectural styles](#) within given areas of the historic district, as described in § 153.172 ~~4(B)(4)~~, [the Historic Design Guidelines](#) or in other defined areas.
- (p) **ARTICULATION.** Detailing, decoration, expression lines, shadow lines, and other similar techniques used to provide architectural interest.
- (q) **AUTOMATED TELLER MACHINE (ATM).** An electronically operated device used to conduct financial transactions on site, by means of direct computerized access. These devices may be accessible by vehicle and/or pedestrians.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(r) **AUTO-SHARE PARKING SPACE.** A parking space designated for use only by a vehicle owned or leased by an entity and made available to members of the entity for their shared use. Examples of this use include spaces reserved for a ZipCar or Flexcar vehicle.

(s) **AWNING.** A roof-like covering, often adjustable, over a door, window, or other opening in a structure, designed to provide protection against the elements such as sun, wind, or rain.

(t) **AWNING SIGN.** A sign painted on or affixed to an awning.

#### (2) *General definitions - B*

(a) **BANNER.** A non-rigid cloth, plastic, paper, or canvas sign, used on a temporary basis, typically related to a special event or promotion that is cultural, educational, charitable, or recreational in its function, under the sponsorship of a for-profit establishment or business, or a public, private nonprofit or religious organization.

(b) **BENCH SIGN.** Any sign painted on, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public roadway.

(c) **BICYCLE CIRCULATION PLAN.** A detailed plan showing the location of all site access points, bicycle facilities, and travel routes expected to be used by bicyclists.

(d) **BICYCLE FACILITIES.** All amenities or elements including bicycle racks, lockers, and showers intended to assist either recreational or commuter cyclists.

(e) **BILLBOARD.** An off-premise sign directing attention to a specific business, product, service, entertainment or other activity sold, offered, or conducted off-site.

(f) **BLAND ELEVATION.** An elevation that lacks the minimum required openings and architectural features, such as windows, doors, exterior chimneys, or other similar architectural features.

(g) **BLANK WALL.** A façade or portion of a façade with no windows or doors or other elements of transparency.

(h) **BLOCK.** The aggregate of lots, pedestrianways and alleys or service lanes, whether public or private, typically surrounded on all sides by public streets.

(i) **BLOCK FACE.** The aggregate of all the building façades on one side of a block. Lots with their front property line and buildings with their front façade along the block face are referred to as "fronting" on the block or street.

(j) **BLOCK PERIMETER.** The horizontal distance around the boundaries of the block.

(k) **BOARD OF ZONING APPEALS, or BZA.** The Board of Zoning Appeals of the city.

(l) **BOARD ORDER.** The official document issued by the Architectural Review Board or Board of Zoning Appeals containing the official record of a final action or recommendation on an application for a review required by the ARB or BZA in accordance with this chapter.

(m) **BRIDGE STREET DISTRICT (BSD).** A planned area of the city generally bounded on the east by Sawmill Road, on the north and west by I-270, and including land

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

within the Architectural Review District boundaries and along the north and south sides of SR 161.

- (n) **BUILDABLE AREA.** Portions of a site or lot where development is permitted.
  - (o) **BUILDING.** A structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each internal portion of the structure so separated shall be deemed a separate building.
  - (p) **BUILDING ACTIVITY AREA.** The area of a lot in which construction and building activities occur.
  - (q) **BUILDING ENTRANCE.** An access door into the building primarily intended for pedestrian use.
  - (r) **BUILDING FAÇADE.** See **FAÇADE**.
  - (s) **BUILDING FOOTPRINT, MAXIMUM.** The total area on a site that is used by all buildings, both primary and accessory, attached and detached, measured to the eave line. Parking lots, landscaping, patios, decks, swimming pools, and other non-building facilities are not included in the building footprint.
  - (t) **BUILDING, HEIGHT.** The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, unless otherwise specified by this chapter.
  - (u) **BUILDING IDENTIFICATION SIGN.** A type of wall sign which is physically attached to a building façade and intended to provide an identity for buildings with three or more stories and high visibility along a street. Building identification signs are typically used to communicate a general name or address for a building or associated development, or to identify a major commercial tenant within the building.
  - (v) **BUILDING-MOUNTED SIGN.** A sign which is physically attached to a building façade or associated appurtenance, and intended to provide visibility for either pedestrians or motorists. Building-mounted signs are typically used to identify commercial tenants within the building or to identify the general name of a residential building or associated development. Within the Bridge Street Corridor districts, building-mounted signs include wall signs, projecting signs, awning signs and window signs, but do not include other types of signs that may be attached to a building, such as building identification signs and directory signs.
  - (w) **BUILDING TYPE.** Required building forms for new construction and renovated structures within districts specified in this chapter.
  - (x) **BUS SHELTER SIGN.** Any sign painted on or affixed to any bus shelter.
- (3) *General definitions - C*
- (a) **CALIPER.** The diameter of a tree trunk six inches above the existing grade or proposed planted grade. This measurement is used for nursery-grown trees.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

- (b) **CANOPY.** A freestanding or connected roof-like structure designed to offer protection from the weather.
- (c) **CHANGE.** Any new construction, alteration, demolition, or removal or other construction involving any property subject to the provisions of this chapter including signs, landscaping, and tree removal. **CHANGE** shall not include ordinary maintenance or repair of any property if no change in material, design, color, or outward appearance is undertaken.
- (d) **CHANGEABLE COPY SIGN.** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged by mechanical, electronic or manual means without altering the face or surface of the sign.
- (e) **CHANNEL LETTERS.** The outline of a letter, border, or similar object with a vertical side wall to confine the lighting on the face either to restrict vision at an angle or to prevent light spillage over adjacent areas.
- (f) **CHAPTER.** [Chapter 153](#) of the Codified Ordinances of Dublin, unless otherwise specified.
- (g) **CHIMNEY.** A structure projecting from the exterior wall of a house and enclosing or appearing to enclose a flue that carries off smoke. It may or may not extend vertically to the eaves line or have a foundation/connection to ground.
1. **CANTILEVERED CHIMNEY.** A chimney that projects from the exterior wall and does not have a foundation or extension to the ground.
  2. **SHED-TYPE CHIMNEY.** A chimney that does not extend full height vertically to the eaves line. A shed chimney typically includes a direct vent outlet in the chimney wall.
- (h) **CISTERN.** An underground storage component of a rainwater harvesting system typically larger than 80 gallons.
- (i) **CITY.** The City of Dublin, Ohio.
- (j) **CITY COUNCIL, or COUNCIL.** The legislative body of the city.
- (k) **COMMERCIAL VEHICLE.** Any vehicle used or designed to be used for business or commercial purposes including but not limited to: bus, cement truck, commercial tree trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, or any other non-recreational trailer used for commercial purposes, stage bed truck, step van, tank truck, tar truck, or other commercial type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or commercial truck.
- (l) **COMMISSION.** The Planning and Zoning Commission of the city.
- (m) **COMMUNITY PLAN.** The current adopted Community Plan of the city and any amendments thereto.
- (n) **COMPACT PARKING SPACE.** A vehicle parking space, with dimensions smaller than a standard vehicle parking space, that is intended to be occupied by smaller vehicles. (See § [153.065\(B\)\(4\)](#)).

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(o) **CONCEPT PLAN.** A plan that generally indicates the overall design of a proposed PUD or BSD project with sufficient information to enable the applicant and the city to discuss the concept for the proposed development and to determine if the proposal is generally consistent with the Community Plan and other applicable plans of the city.

(p) **CONDITIONAL USE.** A use allowed in a zoning district after approval is granted by the Commission according to the provisions of § [153.236](#).

(q) **CONSTRUCTION SIGN.** A sign that identifies the project and, if desired, owners, lenders, contractors, architects, and engineers of a project under construction.

(r) **CONTRIBUTING.** The status assigned to buildings and other cultural resources that add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant. The resource itself may be individually eligible for listing in the National Register; or it may fall short of the requirements for individual listing, but because it was present during the period of significance and retains sufficient integrity to add to the significance of the property, the resource is classified as contributing. The resource may also be capable of yielding important information about the period of significance.

(s) **CORBEL.** A build out of one or more courses of brick or stone from the face of a wall, traditionally to form a support for timbers.

(t) **CORNER FAÇADE.** Any building face generally oriented along a corner side property line, either within the corner required building zone or behind the corner setback.

(u) **CORNER SIDE PROPERTY LINE.** For corner lots occupied by a single building, the corner side property line is the lot line abutting the street right-of-way from which the corner required building zone (RBZ) or corner side setback, as applicable, is measured.

(v) **CORNICE.** Overhang of a pitched roof at the eaves line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings. Molded projections which crown or finish the part of the roof to which they are affixed are included in the definition of cornice.

(w) **COURTYARD.** An outdoor area enclosed by a building on at least three sides.

(x) **CRITICAL ROOT ZONE.** The area inscribed by an imaginary line on the ground beneath a tree having its center point at the center of the trunk of the tree and having a radius equal to one foot for every inch of diameter breast height.

(y) **CROSSWALK.** Designated paths intended for pedestrians to use for crossing the street right-of-way, typically at intersections and sometimes at mid-block.

(z) **CURB LINE.** The face of a curb along a curbed public or private street.

(aa) **CULTURAL RESOURCES.** Tangible remains of past human activity that include architectural and archeological resources specifically buildings, structures, sites, objects, and districts. Includes prehistoric sites; historic or prehistoric objects or collection; rock inscription; earthworks, canals, or landscapes; monuments and infrastructure.

(4) *General definitions - D*



## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

- (a) **DAY.** Calendar day.
- (b) **DECKING (POOL).** The concrete, cement, wood, metal, brick, or other material surrounding or immediately adjacent a swimming pool.
- (c) **DEMOLITION.** The complete or substantial removal or planned destruction of any structure.
- (d) **DETERIORATION.** The impairment of value or usefulness of a structure or site through action of the elements or lack of maintenance or upkeep.
- (e) **DEVELOPMENT SIGN.** A temporary sign indicating such things as the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors and similar public or private individuals or firms having a role or interest with respect to the development, structure, or project, whether public or private.
- (f) **DIAMETER BREAST HEIGHT (DBH).** The diameter of a tree measured at four and one-half feet above the existing grade at the base of the tree. This measurement is used for existing forest trees.
- (g) **DIRECTIONAL SIGN.** A temporary or permanent sign that provides information regarding location, instructions for use, or functional/directional data, but not used for advertising or identification.
- (h) **DIRECTOR.** The Director of Planning of the city.
- (i) **DIRECTORY SIGN.** Small signs or placards affixed to a wall or elevation adjacent to the main entrance to a multiple-tenant building typically used to list tenants located within the building.
- (j) **DIRECT VENT OUTLET.** An outlet through an exterior wall associated with the air supply and/or exhaust of a fire burner. It may or may not occur in a projecting box/chimney.
- (k) **DISPENSING STATION.** The point of service for a fuel station at which a vehicle is fueled. A dispensing station is that location serving one vehicle, regardless of the number of individual fueling pumps or nozzles at the point of service.
- (l) **DISPLAY SIGN.** Signs incorporated into the window display of a business intended to advertise the goods and/or services associated with businesses and intended to change frequently. Display signs may be attached to or located within three feet of a window and may include restaurant menus or products for sale or display.
- (m) **DORMER.** A window set vertically in a structure projecting through a sloping roof; also the roofed structure containing that window or a ventilating louver.
- (n) **DOUBLE-FRONTAGE LOT.** A lot having frontage along two public streets.
- (o) **DRIVEWAY.** The hard paved surface of a lot that is specifically designated and reserved for the movement of motor vehicles to and from a public or private street. This definition includes the area from the street providing access to and from the lot and any maneuvering areas.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(p) **DRIVEWAY APRON.** A solid area of approved paving material immediately adjacent to and connecting a public or private street to a parking lot, parking structure, or driveway.

(5) *General definitions - E*

(a) **EAVE.** The lower edge of a pitched roof; it typically overhangs beyond the side of a building.

(b) **ELECTRONIC SCOREBOARD.** An electronically-controlled changeable copy sign used to display scoring information for sporting events, typically located on a sports field.

(c) **ELEVATION.** A geometric projection of the front, side, or rear outer surface of a building onto a plane perpendicular to the horizontal; a vertical projection.

(d) **ENTRY FEATURE SIGN.** An on-premises ground-mounted sign that graphically identifies a residential subdivision and/or multiple-family development. For commercial uses, see **JOINT IDENTIFICATION SIGN.**

(e) **EPIPHYTIC.** The sudden and destructive development of a plant disease, usually over large areas.

(f) **ESTABLISHED GRADE LINE.** The average finished grade for a site. All references to sign height are from the established grade line unless otherwise noted.

(g) **EXISTING STRUCTURE.** For the purposes of § [153.062](#), **EXISTING STRUCTURES** are structures that are lawfully existing but may not comply with the requirements of the chapter because of restrictions such as front property line occupation, lot coverage, required build zone, buildable area, height, or other requirements related to the structure.

(h) **EXISTING USE.** For the purposes of § [153.059](#), **EXISTING USES** are uses that are lawfully existing at the effective date of this amendment.

(i) **EXPRESSION LINE.** An architectural treatment extending or offset from the surface plane of the building wall. Expression lines typically delineate the transition between floor levels and the base-middle-top of a building.

(j) **EXTERIOR ARCHITECTURAL FEATURE.** A prominent or significant part or element of a building, structure, or site. Features include the architectural style and general arrangement of the exterior of the structure including building materials, windows, doors, lights, signs, dry-laid stone fences and other fixtures appurtenant thereto. Features shall include the style, material, color, height, area, and lighting, and location of a sign regulated by this chapter.

(6) *General definitions - F*

(a) **FAÇADE.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and architectural elements. May also be referred to as the building façade.

(b) **FASCIA.** A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(c) **FENCE.** Any permanent or temporary partition, structure, or other material erected as a dividing structure, barrier or enclosure, and not an integral portion of a structure requiring a building permit.

(d) **FINAL DEVELOPMENT PLAN.** A detailed plan showing the location of all site improvements, including easements, utilities, buildings, parking areas, circulation routes, points of ingress and egress, transportation and other public improvements (both on- and off-site), landscaping, architectural drawings, loading and unloading zones, service areas, ground signs, directional signs, location of refuse containers, lighting and accessory structures, and other similar improvements, and may include a subdivision plat of a proposed PUD or BSD project. Critical dimensions are shown unless otherwise required.

(e) **FLAG.** Any fabric or bunting containing the officially recognized and adopted colors, patterns, or symbols used as the official symbol of a government, political, or corporate entity.

(f) **FLAG LOT.** An interior lot located generally to the rear of another lot but with a narrow portion of the lot extending to the public street.

(g) **FLASHING SIGN.** Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.

(h) **FLAT ROOF.** A roof with no visible slope and no parapet.

(i) **FLOOR AREA, GROSS (GFA).** The sum of the gross horizontal area of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The gross floor area of a building shall include the basement floor area only if more than one-half of the basement height is above finish lot grade and/or is otherwise considered to be a half-story. Areas excluded from the definition of GFA include any space devoted to off-street parking or loading, areas of basements (except as provided above), breezeways, porches, or attached garages.

(j) **FOR SALE/FOR LEASE SIGN.** A sign indicating the sale, rental, or lease of a structure or property.

(k) **FOUNDATION CLADDING.** An aesthetic enhancement to the foundation concealing exposed portions with an approved material.

(l) **FREESTANDING SIGN.** See **GROUND SIGN.**

(m) **FRIEZE BOARD.** A decorated band along the upper part of an exterior wall. In house construction a horizontal member connecting the top of the siding with the soffit of the cornice.

(n) **FRONTAGE.** The orientation of a lot line or building façade along, and typically parallel to, a street, block face or open space type. This term may also refer to the orientation of an open space type along a street.

(o) **FRONT FAÇADE.** Any building face generally oriented along a front property line, either within the front required building zone (RBZ) or behind the front setback.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(p) **FRONT PROPERTY LINE (FPL).** The boundary of a lot within a BSC district abutting the street right-of-way, from which the front required building zone (RBZ) or front setback, as applicable, is measured.

(q) **FURNISHINGS ZONE.** A hardscape area that extends to the sidewalk from the back of curb, edge of pavement or edge of a cycletrack, in which street trees in tree wells, street furniture, lighting, and street signs may be located. Furnishings zones are typically used adjacent to commercial buildings. (See also, **PLANTING ZONE**).

#### (7) *General definitions - G*

(a) **GABLE.** The vertical triangular end of a building from cornice or eaves to ridge; the similar end of a gambrel roof; the end wall of a building; and/or a triangular part of a structure.

(b) **GARAGE.** An accessory building or part of a principal structure used primarily for the storage of passenger vehicles as an accessory use.

1. **ALLEY-LOADED GARAGE.** A garage with vehicular access from a public or private alley or drive typically from the rear of the property.

2. **COURTYARD-STYLE GARAGE.** A garage with vehicular access through an enclosed or partially enclosed pavement area that is located to the front of a principal structure typically providing access to a side-loaded garage.

3. **FRONT-LOADED GARAGE.** A garage with vehicular access doors primarily oriented toward the same street right-of-way or private street as the front façade of the principal structure.

4. **SIDE-LOADED GARAGE.** A garage with vehicular access doors primarily oriented toward one of the side lot lines or a secondary public right-of-way or private street.

(c) **GAS-INFLATABLE SIGN/DEVICE.** Any device which is capable of being expanded by any gas and used on a permanent or temporary basis to attract attention to a product or event. This definition includes both hot and cold-air balloons tethered or otherwise anchored to the ground.

(d) **GATEWAY SIGN.** A sign, typically placed along a major roadway at or near the edge of a significant city attraction or land use, used to introduce the entry to the attraction.

(e) **GOVERNMENTAL SIGN.** A sign erected and maintained pursuant to and in discharge of any government functions or required by law, ordinance, or other governmental regulations.

(f) **GREEN ROOF.** A green roof, or 'living roof,' system is an extension of the existing roof which involves a high quality water proofing and root repellent system, filter cloth, a lightweight growing medium, and plants. Green roofs may be flat or low-slope and serve such purposes as absorbing rainwater, providing insulation, creating a habitat for wildlife, urban agriculture, as well as helping to lower urban air temperatures.

(g) **GROUND SIGN.** Any sign which is physically attached to a foundation. These are commonly known as freestanding, pole, pylon, or monument signs.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

11/18/20 – Redline Version

(8) *General definitions - H*

(a) **HARD SURFACED OR PAVED AREA.** Includes but is not limited to patios, driveways, courtyards, tennis courts, basketball courts, volleyball courts, swimming pool decks and walkways (water area excluded), and bicycle paths. Hard surfaced or paved areas may be constructed of pervious or semi-pervious materials, which are typically not counted toward lot coverage or are counted at a reduced percentage due to water absorption capabilities.

(b) **HIGHLY TRANSPARENT LOW REFLECTANCE.** Windows, doors, or other openings in a structure allowing light and clear views between the interior and exterior of the structure a majority of the time.

(c) **HISTORIC DISTRICT.** The portion of the Architectural Review District generally referred to as Historic Dublin, and as defined by § [153.170](#).

(d) **HISTORIC SITE.** The location, structures, features or other integral part of a city, state, or United States designated archaeological or historic site.

(e) **HISTORICAL AND CULTURAL ASSESSMENT.** A document providing a detailed inventory and evaluation of relevant historic and cultural resources including the identification of 'contributing' and 'non-contributing' cultural resources. The assessment may also provide strategies and recommendations for historic preservation.

(9) *General definitions - I*

(a) **ILLUMINATED SIGN.** Any sign lighted by or exposed to artificial lighting either by light on or in the sign or directed toward the sign.

(b) **IMPERVIOUS SURFACE.** Any hard surface, man-made area that does not absorb water, such as principal and accessory structure roofs, sidewalks, parking, driveways, and other surfaces constructed with impermeable material.

(c) **INCIDENTAL SALES.** Sale of goods or services that are clearly secondary to the principal use of the property, generally provided for the convenience of customers and occupying less than 5% of the gross floor area of the principal use.

(d) **INFORMATION SIGN.** A sign displaying necessary information for the convenience and safety of residents and visitors, and containing no advertising.

(e) **INTERIOR LANDSCAPING.** The use of landscape materials within the innermost boundaries of the landscape buffer zone and perimeter landscaping.

(f) **INTERIOR TREE LAWN.** A continuous lawn area between rows of parking spaces.

(g) **INTERRUPTING VERTICAL WALL.** A wall used to define and break up vertical building increments to reduce the overall scale of the building façade.

(10) *General definitions - J*

(a) **JOINT IDENTIFICATION SIGN.** A sign that identifies the name, through type, graphics, or other symbols, of a shopping center, office park, industrial park, or other building complex more than one use on the same lot or in the same structure, occasionally allowed in addition to the permitted signs of the individual occupants.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(11) *General definitions - K*

(12) *General definitions - L*

(a) **LANDMARK.** Any property or site which has special character, archaeological, historical, aesthetic or architectural value as part of the heritage, development or cultural characteristics of the city, state, or the United States designated as a landmark pursuant to the provision of this chapter, and including all property located in the city listed on the National Register of Historic Places.

(b) **LANDSCAPED AREA.** An area that is permanently devoted and maintained to the growing of shrubbery, grass and other plant material.

(c) **LANDSCAPING.** The planning, installation and maintenance of a combination of trees, shrubs, vines, ground covers, flowers (annuals/perennials), and turf. May include natural features (e.g. stone, ponds, naturalized areas) and structural features, including fountains, reflecting pools, sculptures/art work, walls (retaining/freestanding), fences, trellis/pergolas, and seating areas (benches/tables/chairs). Exposed soil or other non-living organic material such as mulch shall not constitute landscaping.

(d) **LARGE FORMAT RETAIL.** A retail or wholesale use of 20,000 square feet or more of GFA.

(e) **LARGE TREE.** Any tree species which normally attains a full-grown height equal to or greater than 50 feet.

(f) **LIGHTING TRESPASS.** A condition in which light is cast in a location that is not permitted or at a level that is higher than permitted by this chapter.

(g) **LIVABLE AREA.** The total square footage of the livable area of a residential principal use or structure for all rooms meeting Council of American Building Officials (CABO) requirements for sleeping, living, cooking, or dining purposes, but excluding such places as attics, basements (unless finished and meeting the aforementioned CABO requirements), garages, and similar spaces.

(h) **LIVING WALL.** A hedge, hedgerow, or wall that is partially or completely covered with vegetation.

(i) **LOADING FACILITY.** The portion of the building, structure, or site where access is permitted for loading and unloading activities related to building uses.

(j) **LOADING SPACE.** A space dedicated for use by vehicles loading and unloading within or adjacent to a building as required by this chapter.

(k) **LOGO.** See **PRIMARY IMAGES** and **SECONDARY IMAGES**.

(l) **LOT.** Includes the words "plot" and "parcel." A lot may or may not be specifically designated as such on public records. A lot may also include a condominium unit and any limited common element under and surrounding the condominium unit, which together meet the minimum yard and area requirements of this chapter.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(m) **LOT, CORNER.** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting on a curved street shall be considered a corner lot for the purposes of this chapter if the arc has a radius of less than 150 feet and the tangents to the curve form an interior angle of less than 135 degrees. The tangents are measured at the two points where the lot lines meet the curve, or the straight street line is extended.

(n) **LOT COVERAGE.** The part or percentage of the lot occupied by impervious surfaces and semi-pervious surfaces.

(o) **LOT DEPTH.** The average horizontal distance between front and rear lot lines.

(p) **LOT LINE.**

1. **GENERAL.** A line bounding or demarcating a plot of land or ground as established by a plat of record. Includes the words "property line."

2. **FRONT LOT LINE.** In the case of an interior lot, the front lot line separating the lot from the street right-of-way. In the case of a corner lot, or double frontage lot, the front lot line is the line separating the lot from either street, unless otherwise designated by a plat, PUD or other lot line requirements of this chapter. (See also, **FRONT PROPERTY LINE**)

3. **REAR LOT LINE.** Typically, the rear lot line is the lot line opposite the front lot line that separates the lot from an alley, rear lane, or from the rear of another lot. In the case of a lot pointed at the rear, the rear lot line, for purposes of measuring the rear yard setback, shall be an imaginary line parallel to the front lot line that is not less than ten feet long and lies farthest from the front lot line and wholly within the lot.

4. **SIDE LOT LINE.** Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from another lot is an interior side lot line. (See also, **CORNER SIDE PROPERTY LINE**).

(q) **LOT, MINIMUM.** A parcel of land occupied or to be occupied by a principal structure or group of structures and accessory structures together with any yards, open spaces, lot width and lot area required by this chapter.

(r) **LOT WIDTH.** In BSC districts only, the horizontal distance between side lot lines as measured along the front property line. Lot widths meet the minimum distance required by the building type(s) located on the lot. In all other districts, the horizontal distance between side lot lines as measured at the two points where the building line or setback line intersects the side lot lines. The lot widths meet the minimum distance required by the district in which the lot is located, excluding easements for public or private streets.

(s) **LUMEN.** The amount of light equal to one footcandle of light falling on one square foot of area.

(13) *General definitions - M*

(a) **MAIN ENTRANCE.** The primary door for pedestrians into the building that provides access to the majority of the uses within the building. It is generally located on the front façade.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

- (b) **MASONRY.** Natural or natural-appearing stone or brick.
  - (c) **MEDIUM TREE.** Any tree species which normally attains a full-grown height of between 30 and 50 feet.
  - (d) **MID-BLOCK.** The portion of the block located approximately within the middle third of the block length.
  - (e) **MID-BLOCK PEDESTRIANWAY.** A defined pathway, dedicated to pedestrians and separated from vehicles, that extends through a block from a street to a parallel or nearly parallel street or alley.
  - (f) **MID-BUILDING PEDESTRIANWAY.** A pathway, dedicated to pedestrians, intended to provide safe, well-lit, and convenient access through buildings from the public sidewalk to the rear or side of a building. Mid-building pedestrianways may coincide with mid-block pedestrianways.
  - (g) **MONUMENT SIGN.** A ground sign attached to a wall or a base constructed specifically for the display of the sign. A common example is a permanent subdivision sign.
  - (h) **MULTI-TENANT BUILDING.** A building consisting of multiple tenant spaces, typically separated by common walls within a fully enclosed portion of the building, and which may or may not share a corridor, lobby area or other internal common space.
- (14) *General definitions - N*
- (a) **NATIONAL REGISTER OF HISTORIC PLACES.** A list of properties by the National Park Service that includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.
  - (b) **NATIONAL TRUST FOR HISTORIC PRESERVATION.** A private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities.
  - (c) **NO-BUILD ZONE (NBZ).** An open area where construction is prohibited. All structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, fences, antennae and basketball courts or other sport courts are prohibited in order to preserve open space.
  - (d) **NO DISTURB ZONE (NDZ).** An area designated on a subdivision plat required to remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc., and an area with existing natural features that cannot be disturbed, removed, or physically altered.
  - (e) **NONCONFORMING STRUCTURE.** A structure or portion thereof lawfully existing at the effective date of this chapter or amendments thereto, which does not conform to the provisions of this chapter for the district in which it is located.
  - (f) **NONCONFORMING SIGN.** A sign lawfully existing at the effective date of this chapter or amendments thereto which does not conform to the requirements set forth in this chapter for the district in which it is located.



## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(g) **NONCONFORMING USE.** A use of land or a structure lawfully existing at the effective date of this chapter or amendments thereto which does not conform to the use requirements set forth in this chapter for the district in which it is located of a building.

(h) **NONCONTRIBUTING.** The status assigned to buildings and other cultural resources that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant. An assignment of “non-contributing” status to a resource may be because the building or resource was not present during the period of significance, the resource lacks historic integrity, or the resource does not individually meet the National Register criteria.

(i) **NON-STREET FAÇADE.** Any building face not fronted along a street or open space type.

(15) *General definitions - O*

(a) **OCCUPANCY.** The use or intended use of a building or structure.

(b) **OCCUPIED SPACE.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(c) **OFF-STREET LOADING SPACE.** A cubical area for parking one commercial vehicle for pickups and deliveries, located in a building or in the open on the same lot as the use the space is intended to serve.

(d) **OFF-STREET PARKING SPACE.** A quadrangular area for parking one motor vehicle, which is located in a structure or in the open, which has access to a public street and is exclusive of the right-of-way of any public or private street or any driveway, aisle, circulation drive or off-street loading space.

(e) **OHIO HISTORIC INVENTORY.** A program of the State of Ohio developed to serve as an accurate and continuing record of the architectural and historic properties existing in the state.

(f) **OPACITY.** An imaginary vertical plane extending from the established grade to a required height in which a required percent of the vertical plane acts as a visual screen from adjacent property use.

(g) **OPAQUENESS.** The degree to which a wall, fence, structure or landscaping is solid or impenetrable to light or vision in a generally uniform pattern over its surface, usually expressed in terms of percentage of area.

(h) **OPEN HOUSE.** A temporary public showing of a structure available for sale, rental, or lease.

(i) **OPEN SPACE TYPE.** A park or open space as required by § [153.064](#).

(j) **OPEN SPACE TYPE FRONTAGE.** The orientation of a lot line, building façade or block face directly adjacent to an open space type, with no intervening public or private street.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(k) **ORDINARY MAINTENANCE.** Exterior work which does not involve any change in material, texture or color, design, or arrangement. Examples include repainting a house with the same color; residing a wood building with wood-siding and painting the same color.

(l) **OWNER.** The legal person(s) of record having ownership of or valid legal interest in a property.

(16) *General definitions - P*

(a) **PARALLEL RIDGE LINE.** A main roof ridge line parallel to an adjacent street.

(b) **PARAPET ROOF.** A roof type with a low vertical wall projecting above the building roof line along the perimeter of the building.

(c) **PARKING SETBACK LINE.** A line specifically established by the city, zoning district, or subdivision plat which determines the minimum distance that parking, loading or maneuvering may be located from a street right-of-way line.

(d) **PEDESTRIAN CIRCULATION PLAN.** A detailed plan showing the location of all site access points, sidewalks, walkways, bicycle facilities, and travel routes expected to be used by pedestrians.

(e) **PEDESTRIAN FACILITIES.** All amenities or elements including sidewalks, walkways, benches, pedestrian lighting, and other similar facilities intended to assist or be used by pedestrians.

(f) **PEDESTRIAN LIGHTING.** Lighting that improves walkway illumination for pedestrianways.

(g) **PEDESTRIAN PATH.** A sidewalk, path, walkway or other similar facility that is intended for ordinary use by pedestrians.

(h) **PEDESTRIAN REALM.** That portion of the street right-of-way typically comprised of the streetscape, including pedestrian facilities, such as a sidewalk, path/trail, or off-street bicycle facility, and a street buffer such as a planting zone or furnishings zone.

(i) **PEDESTRIANWAY.** A pathway designed for use by pedestrians, located mid-block or within the middle-third of a building or structure, allowing pedestrian movement from one street to another without traveling along the block's perimeter.

(j) **PENNANT.** A flag or banner often longer at one end than the other, usually tapering to a point(s).

(k) **PERIMETER LANDSCAPE BUFFER ZONE.** That area adjacent to any vehicular use area or along common boundaries in which the perimeter landscape requirements of this chapter are to be met.

(l) **PERIMETER LANDSCAPING.** The use of landscape materials within the perimeter landscape buffer zone to achieve the required opacity.

(m) **PERMANENT SIGN.** Any sign permanently attached or affixed to a building or the ground, as permitted by this chapter.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

- (n) **PERMANENT STRUCTURE.** Any structure that is not a temporary structure.
- (o) **PERSON.** Includes any association, firm, partnership, trust, governmental body, corporation, or organization, as well as an individual.
- (p) **PERSONAL AUTOMOBILE.** Any vehicle that seats fewer than ten passengers, is registered as a passenger vehicle or a non-commercial truck, and is used for the sole purpose of transporting resident(s) and guest(s) to and from daily activities.
- (q) **PERVIOUS SURFACE.** A paved or non-paved area that allows water to filter into the ground.
- (r) **PITCHED ROOF.** A roof with a slope that includes, but is not limited to, hipped, gable, mansard and gambrel roofs.
- (s) **PLANNED UNIT DEVELOPMENT (PUD).** A form of a planned development that includes one or more uses permitted by right or as conditional uses and which is established according to the requirements of § [153.052](#), or was approved as a PUD prior to the adoption of these regulations.
- (t) **PLANNING AND ZONING COMMISSION, or COMMISSION.** The Planning and Zoning Commission of the city.
- (u) **PLANTING ZONE.** A landscape area that extends to the sidewalk from the back of curb, edge of pavement or edge of a cycletrack, in which street trees, swales, lighting, and street signs may be located. Sidewalks may cross the planting zone. Planting zones are typically used adjacent to residential buildings. (See also, **FURNISHINGS ZONE**)
- (v) **PLINTH.** A continuous, usually projecting course of stone or brick forming the base or foundation of a wall.
- (w) **POLE SIGN.** See **GROUND SIGN.**
- (x) **POLITICAL SIGN.** A sign concerning candidates for elective office, public issues and similar matters to be decided by the public at an election.
- (y) **PORTABLE SIGN.** Any sign that is designed to be or capable of being moved or transported, and not permanently affixed or attached to any building, structure, or grounds.
- (z) **PRELIMINARY DEVELOPMENT PLAN.** A plan, submitted at the time of rezoning to a PUD or BSD project, outlining permitted and conditional land uses, development sites, major circulation patterns, critical natural areas to be preserved, open space areas and linkages, buffer areas, entryways, and major utilities and their relationship with surrounding uses. For the purposes of §§ [153.050](#) through [153.056](#), a preliminary development plan shall include a composite plan and any other development plan adopted prior to effective date of these regulations that are still in force.
- (aa) **PRESERVE or PRESERVATION.** The process, including maintenance, of treating an existing building to arrest or slow future deterioration, stabilizing the structure and providing structural safety without changing or adversely affecting the character or appearance of the structure.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(bb) **PRIMARY FAÇADE MATERIAL.** The permitted building material or materials used for the majority of the façades of a building.

(cc) **PRIMARY IMAGE.** The name of the use or business identified on a sign. (See also **SECONDARY IMAGE**)

(dd) **PRINCIPAL FRONTAGE STREET.** A street designated to establish the street frontage orientation of lots and building façades. Principal frontage streets are intended to create pedestrian-oriented block faces by establishing continuous street-facing façades with limited driveway interruptions. Front lot lines and front façades are oriented along principal frontage streets, and the building address is typically designated along these frontages.

(ee) **PRINCIPAL ENTRANCE.** The primary door into the building for pedestrians for which access is available to the majority of the uses within the building. It is generally located on the front façade.

(ff) **PRINCIPAL STRUCTURE.** Any building or structure in which the principal use of the lot or parcel takes place.

(gg) **PRINCIPAL USE.** The main or primary use of a property, building, or site.

(hh) **PRODUCT SIGN.** A sign typically located in a window, advertising a product or service offered by a business.

(ii) **PROJECTED IMAGE.** An image projected onto a building, structure, or sign.

(jj) **PROJECTING SIGN.** A sign that is wholly or partly dependent upon a building for support or suspended from a pole attached to a building and extending 14 inches or more from the building or structure. Projecting signs are typically installed perpendicular to the building face upon which they are attached.

(kk) **PROJECTION.** Any component of a structure that extends out from the principal structure.

(ll) **PROMOTIONAL SIGNS.** A temporary sign that provides information regarding time, place, and the like of a special event, community activity or similar activity.

(mm) **PROTECTED TREE.** Any tree having a diameter of six inches DBH or larger or having an aggregate diameter of 15 inches DBH or larger or a tree which has been designated by the city to be of high value or interest to the city because of its location or historic association, or other professional criteria.

(nn) **PYLON SIGN.** See **GROUND SIGN.**

(17) *General definitions - Q*

(a) **QUOIN.** Corner stones that anchor the edge of the building wall or decorative feature to imitate corner stones, which wrap around the corner of an elevation and join two abutting walls.

(18) *General definitions - R*

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(a) **RACEWAY.** An elongated metal enclosure used to mount individual channel lettering and to conceal related transformers and wiring.

(b) **RAIN BARREL.** An above-ground prefabricated storage receptacle with an automatic overflow diversion system that collects and stores storm water runoff from the roof of a structure that would have been otherwise routed into a storm drain.

(c) **RECREATIONAL VEHICLE.** Any motorized vehicle and/or associated non-motorized equipment used for camping, traveling, boating, or other leisure activities including, but not limited to campers, boats, travel trailers, motor buses (more than nine passengers), motor homes, snow mobiles, wave runners, and other vehicles designed for traveling on water (motorized and non-motorized). Trailers used for transporting this type of vehicle are also included within this definition.

(d) **REFACING.** Any alteration to the face of a sign involving the replacement of materials or parts. **REFACING** does not refer to replacing the entire sign structure or the removal of the sign.

(e) **REMOVE** or **REMOVAL (TREES).** The causing or accomplishing of the actual physical removal of a tree, or the effective removal through damaging, poisoning, or other direct or indirect action resulting in, or likely to result in, the death of a tree.

(f) **REQUIRED BUILDING ZONE (RBZ).** An area in which the front or corner façade of a building is required to be placed. The zone dictates the minimum and maximum distance a structure may be placed from a property line.

(g) **REQUIRED REVIEWING BODY.** The Administrative Review Team, City Council, Planning and Zoning Commission, Architectural Review Board, or Board of Zoning Appeals when required by § [153.066](#) to render a final decision on any application required for development within the BSC districts.

(h) **ROOF.**

1. **PRINCIPAL ROOF.** The roofed area of a building enclosed by the main rafters, as opposed to the common rafters.

2. **ROOF DECK.** In a typical roof system, the roof deck is the roofing material layer between the primary structural components (trusses & joists) and either insulative layers or weatherproofing layers.

3. **ROOF HEIGHT.** The height of a roof as required to be measured by this chapter.

4. **ROOF LINE.** The uppermost line or point of the façade or parapet of a flat roof structure, or the lower edge of an eave, gable or rake of a sloped roof structure.

(i) **ROOF SIGN.** Any sign erected on or above the roof line of a building.

(19) *General definitions - S*

(a) **SANDWICH BOARD SIGN.** A sign with two hinged boards which is intended to be placed on the ground.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(b) **SEATS.** The number of seating units installed or indicated on plans, or each 30 lineal inches of stands, benches or pews. Unless otherwise specified in this chapter, it is assumed that a seating unit occupies seven square feet of floor area for fixed seating and 15 square feet of floor area for uses without fixed seating, exclusive of aisles and assembly areas.

(c) **SECONDARY FAÇADE MATERIAL.** The permitted material or materials used to accent a building's primary façade materials.

(d) **SECONDARY IMAGE.** Any and all text, graphics, or images displayed on a sign in addition to the name of the use or business, including but not limited to registered/copyrighted images or text, pictorial representations, tag lines, products and phone numbers.

(e) **SECTION.** In the text, the term **SECTION** refers to the numeral under which it appears in this subchapter.

(f) **SECURED.** A building which has all points of entry into the structure closed by use of windows and doors which are in proper working order, intact, without holes, broken elements, and are locked.

(g) **SEMI-PERVIOUS SURFACE.** A material that allows for absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

(h) **SERVICE STRUCTURES.** Structures including, but not limited to, loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a building or a site.

(i) **SETBACK.** The minimum distance required by this chapter from the property line and/or right-of-way line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line and/or right-of-way line. May also be referred to as the building line.

(j) **SHADOW LINE.** A decorative, three dimensional, linear architectural element, horizontal or vertical, protruding or indented from the exterior façade of a building enough to create a shadow. It is typically utilized to delineate stories of a building.

(k) **SHALL.** Is mandatory.

(l) **SHOPPING CORRIDOR.** Continuous mixed use street frontage with retail uses occupying the ground floor of buildings located on streets with a highly articulated pedestrian realm.

(m) **SIGN.** A sign is defined as any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, whether permanent or temporary, which is affixed to, painted on, represented directly or indirectly upon, or projected onto a building, structure, lot, or other device, whether mobile or affixed to the ground, and which directs attention to any object, product, place, activity, person, institution, organization, or business. Signs regulated by this chapter includes all signs visible from any public right-of-way or adjacent property, including interior signs oriented towards the exterior façade of any building or structure as well as back-lighted translucent panels or strip lighting affixed to any

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

wall or roof which serves to identify and attract attention rather than illuminate space for human activity.

- (n) **SIGN FACE.** The surface intended for the display of information on the sign.
- (o) **SIGN STRUCTURE.** The supporting unit of a sign face, including, but not limited to, frames, braces and poles.
- (p) **SITE.** Any defined space or ground, including ground occupied by buildings, parking areas, service areas, undeveloped lands, and ground adjacent to structures.
- (q) **SITE PLAN.** Includes the documents and drawings required by this chapter to ensure that a proposed land use or activity is in compliance with city requirements and state and federal statutes.
- (r) **SMALL TREE.** Tree species which normally attains a full-grown height of under 30 feet.
- (s) **SOFFIT.** The exposed undersurface of any overhead component of a building.
- (t) **STACKING SPACE.** A space designed to be occupied by a vehicle while waiting to order or to be served at a drive-through window or drive-up ATMs, or while waiting to enter a parking lot, parking structure, fuel station, dispensing station, or loading area.
- (u) **STOREFRONT.** The portion of a building façade serving as the front elevation of an individual tenant space, including an entrance and windows providing physical and visual access into the tenant space, typically limited to the ground story and located along a street-facing façade.
- (v) **STORY.** A habitable level within a building measured from finished floor to finished floor.
  - 1. **GROUND STORY.** The first floor of a building that is level to or elevated above the finished grade on the front and corner façades, excluding basements or cellars, accessible from the established grade through the use of a ramp or steps.
  - 2. **HALF STORY.** A story either in the base of the building, partially below and partially above grade (visible basement), or a story fully within the roof structure with transparency facing the street.
  - 3. **UPPER STORY.** The floors located above the ground story of a building, including any half-stories within the roof structure.
- (w) **STREAMER.** A ribbon-shaped or cord-like rope which may have pennants and/or banners attached and which is stretched or hung between two or more supports.
- (x) **STREET FAÇADE.** A building face with frontage along and typically parallel to a public street. Street façades are designated as either front or corner façades, and are oriented in relation to the front or corner side property lines.
- (y) **STREET FRONTAGE.** The orientation of a lot line, building façade, block face or open space type along, and typically parallel to, a public street. A building façade oriented along a street frontage is also referred to as the street façade.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(z) **STREETSCAPE.** The various components that make up the pedestrian realm, both in the right-of-way and along private lot frontages within required building zones, including tree lawns, pavement, parking spaces, planting areas, street furniture, street trees, streetlights, sidewalks, front yard fences, etc.

(aa) **STREET RIGHT-OF-WAY.** The public or private right-of-way permitting associated streetscape elements and typically consisting of both a vehicular and pedestrian realm.

(bb) **STREET RIGHT-OF-WAY LINE.** A line that separates the street right-of-way from a contiguous property.

(cc) **STREET TERMINATION.** The point at which a street ends, requiring vehicles, bicycles, and pedestrians to turn the corner of a block.

(dd) **STREET TYPE.** Required street configurations with specific combinations of right-of-way, pavement width, pedestrian and bicycle facilities, travel lanes, and parking lanes intended to result in a desired street character.

(ee) **STREET WALL.** An opaque, freestanding wall or an opaque combination of landscaping and fencing, built along the frontage line, or along the same building line as the building façade, typically intended to screen vehicular use areas or service areas and/or to define the pedestrian realm.

(ff) **STRUCTURE.** Anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having permanent location on the ground, including advertising signs, billboards, mobile homes (located for occupancy on a permanent foundation) and other construction or erection with special function or form, except fences or walks. Includes the word "building."

(gg) **STRUCTURE, PRINCIPAL.** A structure in which is conducted the principal use of the lot on which it is situated.

(hh) **STUCCO.** A coarse plaster composed of Portland or masonry cement, sand, and hydrated lime mixed with water and applied in a plastic state to form a hard exterior covering.

**(ii) SUBORDINATE.** A building or structure that is secondary or incidental to the primary building, structure, or use on a lot.

#### (20) *General definitions - T*

(a) **TENANT SPACE.** A designated area within a building dedicated to an individual tenant, whether by condominium ownership or a contractual relationship between an owner and renter or lessee, where the renter or lessee is considered a primary tenant. Typically, a tenant space is not directly accessible to other tenant spaces through an internal doorway, but may be accessible via a common corridor or lobby area.

(b) **TERMINAL VISTA.** The result of a "T", "L", or "Y" shaped street intersection or a change in street alignment or topography where the views down a street terminate at a lot or parcel instead of continuing down the street.



## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(c) **THROUGH LOT.** A lot, with the exception of a corner lot, that has frontage on two public streets, not including alleys or service lanes.

(d) **TOWER.** A vertical element of a building or structure, generally rectilinear or cylindrical in plan, which extends above the rest of the building or structure. Communication towers and wireless communication structures are not included in this definition.

(e) **TRAILBLAZER SIGN.** A government sign typically within the public right-of-way identifying company logos for lodging, gasoline stations, restaurants and other such establishments.

(f) **TRAILER SIGN.** Any sign which is attached to, supported by, or part of a structure which is designed to move on trailer wheels, skids, or other similar devices, or transported, pushed, or pulled by a motor vehicle.

(g) **TRANSPARENCY.** The ability to see through with clarity. An opening in the building wall allowing light and views between interior and exterior for a majority of the time. Measured as glass area for buildings and as open area for parking structures.

(h) **TREE.** Any self-supporting woody plant together with its root system, growing upon the earth usually with one trunk, or multi-stemmed trunk system, supporting a definitely formed crown.

(i) **TREE LAWN.** That part of a street not covered by sidewalk, bikepath, or other paving, lying between the property line and that portion of the street right-of-way that is paved and usually used for vehicular traffic.

(j) **TREE PRESERVATION AREA.** The area of a parcel of land in which all trees shall be protected during all phases of construction.

(k) **TREE PRESERVATION PLAN.** A proposal which includes a tree survey and a written plan with text and/or graphic illustrations indicating the methods which are to be used to preserve existing trees during construction, and methods for ongoing maintenance, including fertilizing and pruning.

(l) **TREE PRESERVATION ZONE.** An area designated on a subdivision plat with restrictions noted regarding the removal of trees.

(m) **TREE REMOVAL PERMIT.** The permit required by this chapter to be issued in order to remove any protected tree within the corporate limits of the city.

(n) **TREE SURVEY.** A graphic display drawn to scale, not to exceed 1" = 50', showing all existing trees on a site with a six-inch DBH or greater, species, conditions, and outline of the critical root zones.

(o) **TREE WELL.** An opening in a sidewalk to accommodate street trees and other understory plantings such as perennials, groundcover, ornamental grass, and low growing shrubs. Tree wells are typically covered by an approved grate or other covering.

(p) **TRIM.** The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(q) **TURRET.** A small tower, characteristically corbelled from a corner.

(21) *General definitions - U*

(a) **USED OR OCCUPIED.** As applied to any land or structure intended, arranged or designed to be used or occupied.

(22) *General definitions - V*

(a) **VACANT STRUCTURE.** Any building or structure, in whole or in part, including an accessory building, which has become vacant or abandoned for a period of at least thirty (30) consecutive days and which also meet at least one of the following conditions:

- (1) Is open to casual entry or trespass;
- (2) Is damaged to an extent which prohibits safe human occupancy;
- (3) Demonstrates a lack of property maintenance and upkeep;
- (4) Is under notice for being in violation of City ordinances;
- (5) Has been secured or boarded up for at least thirty days;
- (6) Has utilities disconnected or not in use;
- (7) Is under a condemnation notice or legal order to vacate; or
- (8) Is structurally unsound.

(b) **VEHICULAR REALM.** That portion of the street right-of-way comprised of vehicle travel lanes, on-street bicycle facilities, and on-street parking lanes.

(c) **VEHICULAR USE AREA.** Any open or unenclosed area containing more than 1,800 square feet of area and/or used by six or more vehicles of any type, whether moving or at rest, including, but not limited to, driveways, parking lots, loading and unloading areas, parking and maneuvering areas within manufactured home parks, and sales and service areas.

(d) **VERTICAL GARDEN.** See **LIVING WALL.**

(e) **VINYL SIDING ACCESSORIES.** Exterior secondary design elements that serve to provide more visual interest and complement the primary home design.

(f) **VISIBLE BASEMENT.** A half story partially below grade and partially exposed above grade with required transparency provided on the street façade.

(g) **VISION REPORT.** The Bridge Street Corridor Vision Report adopted by City Council and as amended.

(23) *General definitions - W*

## DRAFT HISTORIC DISTRICT CODE AMENDMENT

### 11/18/20 – Redline Version

(a) **WALL LIGHTING.** Accent, emergency, or safety lights intended to illuminate portions of a building façade.

(b) **WALL SIGN.** Any sign attached to or erected against the inside or outside wall of a building or structure, with the exposed display surface of the sign in a plane parallel to the plane of the building or structure and extending less than 14 inches from the building or structure.

(c) **WATER TABLE.** A projecting brick or stone stringcourse, molding or ledge placed to divert rainwater from a building.

(d) **WINDOW SIGN.** Any signs, posters, symbols and other types of identification or information about the use or premises directly attached to the window of a building or erected on the inside of the building and visible from any public area or adjacent property.

(24) *General definitions - X*

(25) *General definitions -Y*

(a) **YARD.**

1. **FRONT YARD.** An area extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of a principal structure.

2. **REAR YARD.** An area extending the full width of the lot the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the principal structure.

3. **SIDE YARD.** An area between the side line of the lot and the principal structure extending from the front lot line to the rear lot line.

(26) *General definitions - Z*

(a) **ZONING DISTRICT.** A portion of the city within which certain uses of land and/or structures are permitted and within which certain regulations and requirements apply under the provisions of this chapter.

1. **RESIDENTIAL DISTRICT.** The Restricted Suburban Residential District, the Limited Suburban Residential District, the Suburban Residential District (R-3), the Suburban Residential District (R-4). The Two-Family Residential District, the Urban Residential District, the BSC Residential district, the BSC Historic Residential district and all Planned Districts with predominantly residential uses.

2. **NON-RESIDENTIAL DISTRICT.** All districts not listed under **RESIDENTIAL DISTRICT.**

(b) **ZONING ORDINANCE, or ZONING CODE, or CODE.** This chapter.