

## SPECIAL DEFINITIONS

Where definitions in the Guiding Principles vary from the San Antonio UDC, both are included if one offers more detail or clarity. In all cases, the UDC definitions will govern (shown in italics and located in appendix A).

**ALLEY:** *ALLEY SA UDC Definition: A minor public right-of-way not intended to provide the primary means of access to the abutting lots, which is used for vehicular service access to the back or sides of properties otherwise abutting on a public street.*

A traditional thoroughfare serving access needs at the rear of residential units in other than the town center. Other functions include trash removal and utility service. Pavement is two way “yield street” traffic flow at 15 mph. Windows facing the lane help maintain security. Garage apartments can help provide this added security. (HPE).

**ALLEY ZONE:** The Alley Zone includes the areas between the alley pavement and the rear garden wall or other structure. Part of the Alley Zone is in the public right-of-way and the rest is on the Private Lot. Landscape improvements in the Alley Zone are an important part of the community and are subject to the requirements of the Landscape Code. Maintenance of landscaping in the Alley Zone is the responsibility of the adjacent Homeowner.

**APARTMENTS:** *APARTMENT SA UDC Definition: See Dwelling Multi-family*

A dwelling not coinciding with an individual lot such that the lot is shared with other apartments and/or another use category.

**AUXILIARY STRUCTURE:** Buildings used for uses other than housing; i.e. greenhouses, garden structures, sheds, etc. The architectural character including colors, details, and materials shall match that of the principle structure.

**BACK YARD:** (Private Yard) The area(s) that are at the back of a building, normally separated by building and/or garden wall from the street and alley. These areas are generally landscaped for the enjoyment of the individual landowner and as such, when garden walls are present, are not subject to all of the requirements imposed on the more public landscapes in the community. (Landscape Code)

**BALUSTRADE:** *BALUSTRADE SA UDC Definition: A rail or row of posts that support it, as along the edge of a staircase.*

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

**BAY:** A part of a structure as a building that is marked off by vertical elements.

**BAY WINDOW:** A window or series of windows forming a bay in a room and projecting out from the wall.

**BIKEWAYS:** Thoroughfares dedicated specifically to, or available for, bicycle use. The general network of thoroughfares, if correctly dimensioned, is generally usable by cyclists sharing lanes with motor vehicles moving slowly. Specialized accommodation is required only where the speed of traffic precludes sharing. (Duany Plater-Zyberk & Company, F2)

**BLOCK:** *BLOCK SA UDC Definition: The properties abutting both sides of a street and lying between the two nearest intersecting or intercepting streets; a molding or projecting course running horizontally along the face of a building, such as a continuous row or layer of stones or brick in a wall.*

The aggregate of lots and allies circumscribed by public use tracts, generally streets.

**BOULEVARD/AVENUE:** A principal traditional thoroughfare designed to encourage pedestrian mobility and connecting centers within communities. Avenues and boulevards generally serve multiple land uses and have center medians, street trees, sidewalks and parallel parking.

Buildings are placed at or near the sidewalk to optimize pedestrian access and mobility. Auto mobility is secondary. (HPE)

**BUILDING COVER:** The horizontal land area occupied by a building at finished grade, excluding open porches, loggia, and projections.

**BTL:** Built-to-line. Mandatory setback unless otherwise indicated.

*Also See SA UDC: Building setback line and Build to zone*

**CHAMFERED:** A right angle corner cut symmetrically at forty-five degrees.

**CIVIC BUILDING RESERVATION:** The systematic reservation of sites for civic buildings. Civic sites should be associated with honored locations at plazas or squares, or at the termination of vistas. (Duany Plater-Zyberk & Company, M4.4)

**CIVIC USES:** *SEE SA UDC.*

Premises used by organizations considered to support the common good and therefore accorded special treatment within traditional neighborhood developments. Civic Uses include educational, cultural, social, service, and religious not-for-profit organizations. (Duany Plater-Zyberk & Company, M4.4)

**CLADDING:** Exterior surface material of a building.

**COLONNADE:** A roofed structure supported by columns.

**COMMERCIAL STREET:** Appropriate for commercial buildings at Center and Core Zones. Trees are confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. (Duany Plater-Zyberk & Company, G1.2)

**COMMERCIAL USE:** A general category of building use which includes office, and retail uses but excludes

residential, lodging, and civic. (Duany Plater-Zyberk & Company, M4.4)

**CORNER LOT:** A lot situated at the juncture of two or more streets.

**COURTYARD:** *COURTYARD SA UDC Definition: A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by the walls of a building*

An open space surrounded by walls and/or buildings measured 12'-0" at its minimum depth.

**COURTYARD APARTMENT BUILDING:** A pedestrian oriented equivalent to conventional garden apartments, either for rent or for sale. A courtyard building is three or more stories, and can be combined with nonresidential uses on the ground floor. The building can be configured in a U-shape or open square, with parking integral to the building, below grade, or in an open lot to the rear. The courtyard apartment building has a relatively shallow setback from the street; in town center or urban locations, the structure is built to the sidewalk edge and, to provide privacy and a sense of security, the first living floor is elevated significantly above grade. (Zimmerman/Volk Associates, Inc.)

**CURB RADIUS:** The curved edge of the street at an intersection measured at the inner edge of the outermost curb.

**DECK:** Any wooden platform without a solid roof structure.

**DOORYARD:** An elevated yard outside the front or rear door of a house.

**DORMERS:** *SA UDC Definition: A vertically set window on a sloping roof, also the roofed structure housing such a window.*

**DRIVE:** A special traditional thoroughfare serving pedestrian mobility, similar to a Street, with developed, urban character on one side and natural area on the other (such as a Playa, wetland or wooded area). Auto mobility is secondary. (HPE)

**DRIVEWAY:** *Driveway SA UDC Definition: Entrance to and exit from premises where it is possible to park completely off the street, and which is not open for vehicular traffic except by permission of the owner of such private property.*

A vehicular access way within a private lot connecting a garage to a thoroughfare. (Duany Plater-Zyberk & Company, F6.1)

**DRB:** Design Review Board created by **VICINIA** and administered through the HOA.

**EAVES:** The lowest overhanging part of sloping roof.

**FACADE:** *FACADE SA UDC Definition: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building, an exterior wall.*

The foremost component of a building which includes porches, galleries, arcades, etc. used to establish the edge of a setback parallel to a frontage line.

**FAR (FLOOR AREA RATIO):** *Floor Area Ratio SA UDC Definition: The ratio of the total building floor area in square feet to the total land area in square feet.*

**FENCE:** *See FENCE SA UDC Definition*

A semi-transparent property edging, 2'-6" to 3'-6" high, made of painted wood, ornamental iron, masonry, a combination of the above, or a hedge generally used to separate the front yard (semi-public) from sidewalk (public) area.

**FOOTPRINT:** The total area of structure as measured at the ground level. When enclosed space is located above a porch or cantilevered out from the lower floor, the footprint of heated and cooled space shall include the enclosed space on the upper level.

**FRONTAGE LINE:** *FRONTAGE SA UDC Definition: The frontage of a parcel of land is that distance where a property line is common with a street right-of-way line.*

**GABLE:** The vertical triangular portion of the end of a

building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

**GARDEN STRUCTURE:** Pavilions, gazebos, harbors, pergolas, and other similar structures no more than one story in height.

**GARDEN WALL:** An opaque fence or wall 6 to 8 feet in height, made of natural stained wood, masonry, stucco, and/or ornamental steel, or a combination of the above, generally used to separate sideyards or a back yard (private) from the street or alley (public) area.

**GREEN:** A medium sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance. Green could include any amenities that support recreational use intended. (Duany Plater-Zyberk & Company, E1)

**HIPPED ROOF:** A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

**LIGHT:** An aperture through which daylight is admitted into the interior of a building. A pane of glass, a window, or compartment of a window.

**LIVE WORK UNIT:** *LIVE-WORK UNIT SA UDC Definition: A building in which offices, studios, or other commercial uses are located on or above the first floor. (VICINIA: where living is included)*

A rear yard, fully mixed-use building type with dwellings above or behind a commercial space. (Duany Plater-Zyberk & Company J2)

**LOGGIA:** A roofed but open gallery or arcade along the front or side of a building often at an upper level.

**LOT:** *LOT UDC: A designated parcel or area of land established by plat to be used, developed, or built upon as a unit.*

A separately platted portion of land containing a use held privately.

**LOT LINE:** The boundaries that legally and geometrically demarcate the edges of parcels held in private ownership and intended primarily for the construction of buildings. (Duany Plater-Zyberk & Company, H2.2)

**LOT WIDTH:** *LOT WIDTH SA UDC Definition: The width of a lot at the front setback line.*

The dimension of the frontage line (the lot boundary that coincides with the principal fronting thoroughfare). (Duany Plater-Zyberk & Company, H2.2)

**MAIN BODY:** The largest part of the front facade. It includes the front door of the house.

**MAIN STREET:** A traditional, pedestrian serving thoroughfare with features that encourage pedestrian movement, serving a compact mix of land uses, potentially including retail, office and residential. Main Streets have parallel parking on both sides and, where the uses are more compact and activity is more intense, angle (or diagonal) parking is specified. Buildings front the sidewalk to optimize pedestrian access to commercial establishments. Motor vehicle mobility is important, but subordinate to pedestrian mobility. (HPE)

**MANSION CONDO / APARTMENT BUILDING:** A small scale, two to four story apartment building, often with a street façade resembling a large detached house. Apartment allows for rental product while condo allows for-sale units.

**MEETING HALL:** A building equipped by design for public assembly.

**MULTIFAMILY RESIDENTIAL:** Any dwelling structure consisting of more than one dwelling unit.

**NEIGHBORHOOD PROPER:** The built-up area of a TND including blocks, streets, squares, and parks.

**Ogee GUTTERS:** A double curve formed by a union of a convex and concave line resembling an S-shape.

**OPEN SPACE:** *See OPEN SPACE SA UDC Definition*

**OUT BUILDING:** A separate or attached building additional to the principal building, adjacent with the rear lot line of a maximum of two stories, and having a maximum building footprint of 450 square feet (s.f.). The architectural character shall match that of the principle structure.

**OUT LOOKER:** A member which projects and supports that part of the roof construction beyond the face of gable.

**OVERHEAD CONNECTOR:** A walk, deck, or similar structure that connects the house with an outbuilding or garden structure at any level other than the first floor.

**PARK:** *See PARK SA UDC*

**PARKWAY:** *PARKWAY SA UDC Definition:*  
*a. The portion of the streets right-of-way between the edge of the curb, or the edge of the curb, or the edge of the roadway where no curb exists, and the property line.*

*b. the area located within public ROW between the outer curbline and the adjacent property line.*

(Tree Lawn) The area between the property line and back of street curb along all streets, this zone is typically located in public right-of-way and is not part of the lot. This area generally consists of regularly spaced canopy-type street trees, sodded lawn, street lighting, signage, monumentation and utilities where required. These provide a consistent edge treatment, shade and enhancement for the public streets in the community. Maintenance of the Parkway/Tree Lawn Zone shall be the responsibility of the adjacent landowner, except as otherwise determined by the Developer.

**PATIO:** A hard surfaced area without a solid roof structure.

**PERGOLA:** An open air garden structure with a trellis roof.

**PORCH, GALLERY, VERANDA:** *PORCH SA UDC Definition: A roofed area, which may be glazed or screened, attached to or part of and with direct access to*

*or from a structure and usually located on the front or side of the structure; a covered entrance or semi-enclosed space projecting from the facade of a building; may be open sided, screened, or glass enclosed.*

**PORTAL:** A large and imposing doorway entrance or gate.

**PORTICO:** A walkway or porch with a roof supported by columns, often at the entrance of a building.

**PRESERVE:** *See PRESERVE SA UDC Definition.*

A designation applied to areas intended to never be urbanized.

**PRIMARY RESIDENCE:** The primary dwelling structure on a lot.

**PRIVACY FENCE:** *See Garden Wall.*

**PRIVATE:** That which is neither public nor civic.

**RESERVE:** *See RESERVATION SA UDC Definition*

**SETBACK:** *SETBACK SA UDC Definition: A line within a lot parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot; the open space between the property line of the lot and the nearest projection of a structure.*

**SHARED PARKING:** Where day, night, or weekday/holiday schedules allow for the use of parking spaces by more than one user such as with meeting halls, religious buildings, and dwelling retail combinations.

**SIDE YARD SETBACK:** The minimum distance from the side property line adjacent to another lot or public right-of-way to any part of the house or ancillary structure.

**SQUARE:** *SQUARE SA UDC Definition: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed.*

*Squares shall be located at major intersections. The minimum size shall be 1/2 acre and the maximum shall be 5 acres. Squares may be linear following the trajectories of the built environment. (Table 209-9A)*

An outdoor public tract spaciouly defined by its surrounding buildings as a room that is defined by its walls, and adjacent to streets on at least two sides. Squares shall be partially paved and surrounded by a mix of uses ranging from commercial, retail, to living on at least sixty percent of its perimeter.

**STAIRS:** A flight of steps for the purpose of accessing floors or levels beyond the first floor.

**STOOPS / STEPS:** A short flight of steps for the purpose of accessing the first floor or level.

**STORY:** *STORY SA UDC Definition: That part of a building between the surface of a floor and the ceiling immediately above.*

**STREET:** *STREET SA UDC Definition: Any vehicular way which: (1) is an existing state, county or municipal roadway; or (2) is shown upon a plat approved pursuant to law; or (3) is approved by other official action; and includes the land between the street lines, whether improved or unimproved.*

A general, traditional thoroughfare serving pedestrian mobility, with two or four travel lanes and parking generally on one or two sides. Motor vehicle mobility is vital, but subordinate to pedestrian mobility. In low volume areas requiring very distinct speed control, yield streets are specified where two opposing vehicles meeting would require one to slow and pull aside. Green Streets have added separation via wider planting strips. (HPE)

**STREET EDGE:** A masking structure stretching along the frontage line or coplanar with the facade, designed to remedy a gap of spatial definition or to mask parking. A street edge shall consist of one or a combination of the following: a solid masonry wall, matching the finish of the principal structure; a fence not less than 50% opaque; or a dense hedge (Duany Plater-Zyberk & Company)

**STREET LAMPS:** A light standard between eight and fourteen feet in height equipped with an LED or metal halide light source.

**STREET VISTA:** The view framed by buildings at the termination of the axis of a street.

**STREET WALL:** *See STREET WALL FACADE SA UDC Definition*

A masonry or wood wall no less than seventy-five percent opaque built along the frontage line and between seven and fourteen feet in height. Any opening must be gated. The percent opaqueness shall be calculated including all openings.

**TERRACE:** An upper level outdoor living area without a solid roof.

**THROUGH STREET:** Through streets may provide primary access to and/or border but not pass through a neighborhood proper. In the event through streets border or pass through a neighborhood proper, there shall be between the frontage line and the street lanes a sidewalk of not less than six feet, at least one lane of parking, at least one ten foot travel lane and a planted area with trees planted no further than fifty feet apart. Through streets will generally be constructed in accordance with the existing City road and street regulations as supplemented by the **VICINIA** street plat.

**TOWER:** A small room, porch, or deck which protrude from the maximum height allowed for a residence.

**TOWNHOUSE:** *TOWNHOUSE SA UDC Definition: A building that has one-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a fire wall (to be constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides.*

A residential dwelling attached to a similar dwelling held in fee simple ownership.

**TRACT:** A separately platted portion of land containing a use held in common.

**TRANSOM:** A small hinged window above another window or door. The horizontal cross piece to which such a window is hinged.

*TRANSOM SA UDC Definition: A horizontal window over a door or window.*

**TREE (SHADE):** *TREE SHADE SA UDC Definition: A large tree growing to a height of forty (40) feet or more at maturity.*

A deciduous tree of wide canopy resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

**TREE (STREET):** *TREE STREETSCAPE SA UDC Definition: A tree planted in the public ROW and may be used to meet the streetscape standards within the form based zoning district and within section 35-512, Streetscape Planting Standards.*

A deciduous tree resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

**TREE LAWN:** See definition of Parkway.

**UTILITY ALCOVE:** A utility niche located on lots, intended for use by public utilities (see plat).