

The following terms are used to describe certain elements of site design and building architecture and are generally defined as stated. Terms used in the Downtown Roseville Specific Plan and **Downtowncode**, but not defined here, shall have the same meaning as that contained in the Roseville General Plan or Zoning Ordinance.

Arcade	An arched roof or covered passageway. Arcade (architectural): A covered passageway attached to a facade that is covered by upper floors.
Arch	A curved structure supporting its own weight over an open space such as a door or window.
Architecture	The practice of designing and building structures.
Articulation	Variation in depth of the building plane, roof line, materials and/or height of a structure that breaks up a plain, monotonous area and creates patterns of light.
Asymmetry	The balanced arrangement of different architectural elements without a common axis.
Awning	A fixed cover, typically comprised of cloth over a metal frame, that is placed over windows or building openings as protection from the sun and rain.
Awning Sign	A sign painted on, printed on, or attached flat against the surface of an awning.
Balance	An aspect of rhythm achieved by matching different symmetrical and asymmetrical elements which when perceived as a whole display harmony or equilibrium.
Berm	A mound or wall of earth that may be landscaped to create a screen or barrier.
Bikeway	A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.
Bollard	A raised planter; a type of light standard; or, a structure that prohibits vehicle access to a pathway or other area.
Boutique Retail	An establishment under 5,000 square feet providing customized services or a specialized selection of merchandise.



Definitions

Buffer	The act of softening or mitigating the effects of one use on another. Usually achieved by a combination of distance, landscaping or physical barriers.
Building Height	The vertical distance measured from finish grade to the top of parapet or building ridge. This does not include non-habitable towers and attached accessories such as vents, air conditioners, or chimneys.
Building Placement	The maximum envelope available for placing a building on a lot.
Build-to line	A given distance from a property line where the facade of the building within that property must be located.
Character	Special physical features of a structure or area that set it apart from its surroundings and contribute to its individuality.
Clear Area	The area adjacent to street furniture as required for a clear path of travel or for maintenance or access as defined in the General Regulations of this Project.
Clear Path of Travel	A route for use by pedestrian and wheelchair users that provides free and unobstructed access to and egress from a building, area, street furniture or location.
Column	A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up, of drums the full diameter of the shaft.
Commercial Projects	Those projects intended for businesses engaged in the retail sale of goods and services, and as further defined in the Roseville General Plan and Zoning Ordinance.
Compatible	Projects that give the appearance of existing together without conflict with respect to site, architecture and landscaping design.
Coping	The capping or top course of a wall, sometimes protecting the wall from weather.
Cornice	A decorative horizontal member or top course that crowns a wall or architectural composition; the top course or molding of a wall when it serves as a crowning member.



Cottage Courtyard Development (CCD)	A cluster of four (4) to twelve (12) small detached single family homes around a central open space.
Cottage Office	A cottage office building type is a detached building, similar to or formerly used as a single family home, that is now occupied by an office use.
Courtyard	A yard wholly or partly surrounded by walls or buildings. A courtyard building type employs residences (flats or townhouses) around common spaces.
Density	The number of dwelling units divided by the gross area.
Design	To create, fashion, and arrange elements or details. The creation and execution of aesthetic and functional elements.
Design Review	The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signs, in accordance with a set of adopted guidelines and standards.
Display Item	A product being displayed for public view. See also “Outdoor Display Item”.
Display type	A category of items (such as clothing, artwork, craftwork, books, food, or furniture).
Diversity	A quality of a site, city or region in which are found a variety of architectural styles, natural landscapes and/or land uses.
Eaves	The lower border of a roof that overhangs the wall.
Emphasis	The use of different elements, features and patterns, including landscaping, to call attention to a feature or place such as a building entrance or focal point.
Enhancements	For the purposes of this regulation, “enhancements” shall mean freestanding signs, outdoor display items, and outdoor dining furniture (including chairs, tables, umbrellas, planter pots or boxes, sculptural works, and temporary railings) located in the public right-of-way.
Facade	The exterior face of a building which is given special architectural treatment.
Fenestration	The arrangement, proportioning and design of windows and doors in a building.



Definitions

Floor Area Ratio (FAR)	The ratio of the gross floor area of the building to the gross land area of the site. The gross floor area does not include structured parking.
Focal Point	A building, object or natural element in a street scene that stands out and serves as a point of focus, catching, and holding the viewer's attention.
Footprint	The outline of a building at all of those points where it meets the ground.
Freestanding Sign	A temporary sign that rests on the ground, typically in the public right-of way, and that is neither temporarily nor permanently attached to the ground, an adjacent building, or any other structure. All other signs require a City permit.
Frieze	A sculptured or richly ornamented band on a building.
Frontage	The area on a piece of property that lies adjacent to the street; the area between the street and the main entrance to the building; the front facade of a building where the main entrance is located.
Full block-liner Infill Commercial	In the Old Town Commercial and Vernon Street Districts, full block-liner buildings consist of commercial and residential uses wrapped around a parking structure,
Gable roof	A double sloping roof that creates a gable at each end.
Gateway	A point along a roadway entering a city, or other defined planning area, at which a motorist gains a sense of having left the previous environs and of having entered the City or Planning Area.
Ghost Sign	A ghost sign is a historic type of wall sign that is permanently painted directly to the side wall of a building. The paint is purposely "faded" to give the illusion of being there for several years, Murals or similar works of art are not considered to be ghost signs.
Guidelines	General statements of policy direction around which specific details are established.
Hip Roof	A roof having four uniformly pitched sides.
Industrial Projects	Those projects intended for businesses engaged in warehousing, manufacturing, assembly and related enterprise, and as further defined in the Roseville General Plan and Zoning Ordinance.



Infill	A newly constructed building within an existing development area.
Infill Commercial	These buildings are more traditional downtown commercial buildings with commercial uses, particularly retail, on the ground floor and upper floors devoted to offices or residences.
Internally Illuminated Sign	A sign whose light source is located in the interior of the sign so that rays shine through the face of the sign.
Live/Work unit	Live/work units are occupied by business operators who live in the same structure that contains the commercial activity. A live/work unit functions primarily as a workspace with incidental residential accommodations that meet basic habitability requirements,
Landmark	Refers to a building, site, object, structure or significant tree, having historical, architectural, social, or cultural significance: A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
Landscaping	The planting of native or exotic planting, lawn, ground cover, gardens, trees, shrubs, and other plant materials that have been suitable designed, selected, installed and maintained so as to permanently enhance a site or roadway. A landscape area may also include decorative outdoor landscape elements, pools, fountains, water feature, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculpture elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.
Liner Building	Commercial and residential space that wraps around a parking structure along primary and secondary streets.
Live/Work Unit	An integrated residence and working space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.
Mansard Roof	A roof with two slopes on each side, the lower slope being much steeper.
Masonry	Wall construction of materials such as stone, brick, adobe and concrete
Mass	The three dimensional form of a building. Massing often results from the combination of interior space requirements and the exterior architectural features.



Definitions

Merchandise	Goods and items for sale, including plants, flowers, clothing, jewelry, art work, household or office supplies, books, and other goods or wares, but excluding food or beverages of any kind.
Mixed use	Development contained within a single parcel (horizontally or vertically) or adjacent parcels that contain different uses that is complementary to each other and provides activity throughout the day.
Monument Sign	A monument sign as defined in Chapter 17.04 of the Municipal Code means a freestanding sign with a solid or decorative base.
Mullion	A slender vertical member that forms a division between units of a window, door or screen.
Multi-Family Projects	Those projects consisting of a building or buildings designed to house three or more families living separately from each other (i.e. apartments, condos).
Muntin	An element of a window; A strip separating panes of glass in a sash.
Neon Sign	A glass tube lighting in which a combination of gas and phosphors are used to create colored light.
Newspaper Rack	Any self-service or coin-operated box, container, storage unit, or other dispenser, installed, used, or maintained for the display and distribution of a newspaper, periodical, or other printed matter.
Newspaper rack, modular-unit configuration	A structure containing two or more newspaper racks.
Newspaper rack, single-unit configuration	A structure containing a single newspaper rack.
Obstruction	Temporary or permanent objects that might restrict pedestrian travel and access within the public right-of way. Obstructions include, but are not limited to, fire hydrants, lamp posts, trees, tree wells, parking meters, street furniture, trash receptacles, kiosks, utility pedestals, newspaper racks, free-standing signs, articles of display, outdoor dining area furniture, bus benches, and bus shelters.



Office Projects	Those projects intended to provide professional office space for businesses, governmental agencies and individuals, and as further defined by the Roseville General Plan.
Outdoor Dining Area	Any temporary dining area in the public right-of way or on private property that is not considered to be an “enclosed” space as defined by the City Land Development Code nor permitted by the City as a sidewalk cafe.
Outdoor Display Item	The particular product being displayed for public view and located outside a building. For this Program, a product being displayed for public view and located in the public right-of way.
Palette	In building architecture, the set of colors to be used on a particular building or group of buildings. In landscape architecture, the set of planting materials to be used in the landscape design.
Parapet	The part of a wall that rises above the edge of the roof.
Parking, off-street	Marked or unmarked parking located within a parcel and outside a private or public right-of-way or front yard setback, except as permitted.
Parking, on-street	Marked or unmarked parking located within a private or public right-of-way and outside of a parcel.
Parking Ratio	The number of parking spaces provided per a specific number of square feet of floor area. (e.g. 1:150, 1:200)
Parking, Shared	Parking that is utilized by two or more uses taking into account the variable peak demand times of each use; the uses can be located on more than one parcel.
Parking Structure	A parking garage located above ground or underground consisting of one or more levels.
Path of travel	A passageway for pedestrians and/or wheelchair users that provides access to and egress from a building, area, or location.
Pattern	The arrangement of building materials or features into a pattern designed to add texture, scale, balance and/or character to a building.
Pedestrian Scale	The relating of the structures in the built environment to the size of a person.



Definitions

Permanent Sign	A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.
Pier	A stout column or pillar.
Podium	A podium building type contains residential units above a ground floor parking garage.
Porch	A covered entrance or semi-enclosed space projecting from the facade of a building; may be open-sided or screened.
Project	Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure that is subject to the provisions of these regulations.
Proportion	The relationship between elements taken as a whole or in comparison to each other. The ratio of dimension between elements. Proportion can describe height-to-height ratios, width-to-width ratios, and width-to-height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape, which will disguise the lack of proportion in building size and placement.
Public Right-of-Way	A strip of land that has been established by reservation, dedication, prescription, condemnation, or other means and that is occupied by a road, walkway, railroad, utility distribution or transmission facility, or other similar use. That portion of a property deeded to the City for streets, curbs, sidewalks, and other public improvements. For the purposes of this Program, the public right-of-way where streetscape enhancements may be located shall include only that portion between the curb and the property line, or where there is no curb, between the outer edge of the roadway and the property line.
Recess	A hollow place, as in a wall.
Retail, Downtown Vernon Street and Historic Old Town	An establishment engaged in the provision of goods and/or services for consumers that are primarily utilizing pedestrian rather than automotive transportation. Typical uses include apparel shops, drug stores, barbershops and beauty salons, and specialty gift and collectible shops.
Rhythm	The regular or harmonious recurrence of elements, shapes, features or colors usually in a proportional arrangement.



Roof-Mounted Equipment	Heating and air conditioning units, or other mechanical equipment mounted on the roof of a building.
Sash	The framework in which panes of glass are set in a window or door.
Scale	The measurement of the relationship of one object to another object. Often, the scale of a building can be described in terms of its relationship to a human being. All components of a building also have a relationship to each other and to the building as a whole, which is the “scale” of the components. Generally, the scale of the building components also relates to the scale of the entire building.
Screening	A method of visually shielding or obscuring a structure, or portion of, by a fence, wall, berm, or similar structure.
Setbacks	The depth of an area along the entire width of a parcel within which no building or structures may be permitted except as required for public utilities.
Shake	Split wood shingles.
Shall	Refers to a guideline that is obligatory as required by an adopted ordinance, policy, or priority established by the Community Design Visioning Committee. That which is obligatory or necessary.
Single-family	As defined by Municipal Code Chapter 19.08, single family homes are detached buildings designed exclusively for occupancy by one family. These parcels may also include second dwelling units, which are attached or detached living quarters independent of the primary residence, Chapter 19.60 governs the permitting and standards for second dwelling units.
Should	Signifies a guideline that is strongly encouraged.
Site	A lot, or group of contiguous lots, that fall under the same land use regulations.
Soffit	The underside of a part or member of a building.
Storefront	The traditional “main street” facade bounded by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper facade on top, typically dominated by retail display windows. A storefront should have a minimum depth of 25 feet and minimum width of 25 feet.



Definitions

Street Furniture	Items such as utility boxes or poles, bus benches or shelters, newsracks, mailboxes, street trees, lamp poles, or parking meters.
Streetscape	The appearance achieved along an arterial or collector street from implementation of a comprehensive, unified landscape plan requiring similar landscape components and elements between adjacent parcels.
Streetscape Enhancements	See “enhancements”.
Studio (or Efficiency)	A small apartment with one main living space, a kitchen, and a bathroom that is less than 800 square feet.
Symmetry	The balanced arrangement of similar elements around a common axis.
Terrace	A terraced building type consists of flats over flats or townhouses over flats.
Texture	The surface characteristics of the exterior facade of a building created through the use of similar or differing materials and patterns usually expressed in terms of softness, smoothness or roughness.
Tile	A flat or curved piece of fired clay, stone, or concrete usually used for roofs, floors or walls and as an ornamental element.
Townhouse	A series of dwelling units situated side by side that share common wall(s). This type of construction is promoted within this district to promote a strong street presence.
Transom	A horizontal crossbar in a window, over a door, or between a door and a window. A window above a door or other window built on and commonly hinged to a transom.
Trellis	A frame or latticework used as a screen or as a support for climbing plants to create a screen.
Under Canopy Sign	An Under Canopy sign is any sign hanging below a canopy, awning, or building overhang,
Uniform Building Code	A national, standard building code that sets forth minimum standards for construction.



Urban Design

The practice of giving form, beauty and function to an area or city through the establishment of guidelines that express a concern for the location, mass, and design of various urban components.

View Corridor

The line of sight with respect to height, width, and distance of an observer looking toward an object of interest; the route that directs the viewers attention.

Wall Sign

A wall sign means a sign painted on, attached to or erected against the wall of a building, structure, canopy or awning.



Definitions

