



10.0 glossary of terms

The following terms are used within this guideline manual. For terms not defined in this glossary, please refer to the City of Antioch Zoning Code.

Access: The place or way by which pedestrians or vehicles have safe, adequate, and usable ingress and egress to a property or use.

Addition: Any construction that increases the size of a building, dwelling, or facility in terms of site coverage, height, length, width, or gross floor area, occurring after the completion of the original.

Alley: Any public thoroughfare which affords only a secondary means of access to abutting property.

Alignment (Architectural): The visual alignment and subsequent placement of architectural elements such as windows, cornice elements, soffits, and awnings to promote architectural continuity on adjacent structures.

Alteration: Any construction or substantial change in the exterior appearance of any building or structure.

Arcade (Architectural): A series of arches supported on piers or columns. An arcade is typically covered.

Arch: A curved structure for spanning an opening such as a door or window.

Articulation: The degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different planes, usually made distinct by their change in direction (projections and recesses)

and/or changes in materials, colors or textures.

Awning: A rigid or movable shelter supported entirely from the exterior wall of a building and of a type which may be retracted or folded against the face of the supporting building.

Balcony: A platform that projects from the wall of a building, typically above the ground level, and is surrounded by a rail, balustrade or parapet.

Bay (Structural): A vertical division of a building defined by columns, piers or bearing walls.

Bay Window: A window that projects out from an exterior wall.

Building Modulation: : The stepping back or projecting forward of portions of a building facade within the specified intervals of a building width and depth as a means of lessening the apparent bulk of a structure's continuous exterior wall.

Bulkhead: The space located between the pavement/sidewalk and the bottom of a traditional storefront window.

Canopy: A projection over a niche or doorway; often decorative or decorated.

Carport: A roofed structure providing space for the parking or storage of motor vehicles and having at least one permanent open side.

City: The City of Antioch.

Colonnade: A series of regularly shaped columns supporting a roof structure.

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.

Cornice: A continuous molded projection that crowns a wall or other construction or divides the wall horizontally for compositional purposes.

Corridor: The passageway providing the principal or occasional means of vehicle and pedestrian movement in the community, interconnecting land uses and activities.

Curb Cut: The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

Density: The number of housing units per unit of land; usually density is expressed “per acre.”

District: Part of a larger urban area with common distinguishing characteristics such as building form, detail, building type, use, activity, and/or topography.

Eaves: The overhang at the lower edge of the roof that usually projects out over the exterior walls of the structure.

Facade: The front of a building or any of side facing the public way or spaces that are frequently distinguished by architectural treatment.

Fascia: The outer horizontal surface on a cornice or eave.

Fenestration: The arrangement and design of windows and other exterior openings of a building.

Focal Point: A building, object or natural element that serves as a point of attraction, attention or activity.

Gable: The triangular portion of a wall enclosing the end of a pitched roof from cornice or eaves to ridge.

Gable (or Gabled) Roof: A two sided roof

having a gable at both ends.

Grade/Street: The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists.

Hardscape: Any type of a decorative paving material such as interlocking pavers, stamped concrete, natural stone tiles etc. that are integrated within the landscape concept of a development proposal.

Hip (or Hipped) Roof - A roof that slopes upward from all the sides of a building

Infill: Improvements within an existing developed area.

Intensity: The degree to which land is used. Intensity typically refers to the levels of concentration or activity of land uses.

Landscaping: An area devoted to or developed and maintained with native or exotic planting, lawn, ground cover, gardens, trees, shrubs, and other plant materials, 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.

Lot: A site or parcel of land under single or joint ownership that has been legally subdivided, resubdivided, or combined or as otherwise permitted by law to be used, developed or built upon as a unit.

Mansard: A roof that combines a steep pitched lower roof and a shallow pitched upper roof around the building perimeter. In contemporary commercial development, the



upper portion of the roof is replaced with a flat roof or equipment well.

Masonry: Construction with units of various natural or manufactured products as stone, brick and concrete block.

Mass: The physical volume or bulk of a solid body. Mass describes three-dimensional forms, the simplest of which are cubes, boxes (or “rectangular solids”), cylinders, pyramids and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of assets. This composition is generally described as the “massing” of forms in a building.

During the design process, massing is one of many aspects of form considered by an architect or designer and can be the result of both exterior and interior design considerations. Building massing can identify an entry, denote a stairway or simply create a desirable form. Landscape architects utilize the concept of massing in the design of open space areas, parks and plazas. Plant masses area often used to fill a space, define the boundary of an open area, or extend the perceived form of an architectural element.

Monolithic: A single large flat surface (facade) without relief; a massive uniform structure.

Mullions: The divisional members in a multi-paned window.

Off-Street Parking: A site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Ornamentation: Accessories, articles or details added to a structure solely for decorative reasons (i.e. to add shape, texture or color to

an architectural composition).

Parapet: A low protective wall at the edge of a terrace, balcony, or roof, especially that part of an exterior wall, firewall, or party wall that rises above the roof surface.

Pattern: The use of construction materials to add texture, character, scale, and balance to a building.

Pergola: A structure consisting of parallel colonnade supporting an open roof of cross rafters.

Pier: A vertical supporting structure, column, or pillar.

Pilaster: A column attached to a wall or pier. A vertical feature projecting from a wall, architecturally treated as a column.

Pitch: The slope of a roof commonly expressed in terms of inches of vertical rise per foot of horizontal run.

Porch: An opened or covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

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 design guidelines.

Private Property: Property owned in fee by an individual, corporation, partnership, or a group of individuals as opposed to public property.

Proportion: The comparative, proper, or harmonious relation of one part to another or to the whole with respect to magnitude quantity or degree.

Public Art: Any form of art located in a public space or private space open to public view.

Reconstruction: The assembly of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance.

Reuse: The use of an older structure that otherwise would have been demolished, often involving extensive restoration or rehabilitation of the interior and/or exterior, to accommodate a new use.

Rehabilitation: The act or process of repairing, altering, and constructing additions while preserving those portions or features which convey its historical, cultural or architectural values.

Remodeling: The upgrade of the interior or exterior faces of a building or structure without altering its structural integrity to any degree.

Relief: A projection of a figure or form from the flat background plane on which it is formed.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reveal: The vertical side section of a doorway or window frame.

Rhythm (Horizontal, Vertical): The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional

system.

Roofline Ridge: A horizontal line of intersection at the top between two sloping planes of a roof.

Sash - The framework into which windowpanes are set.

Scale (Human or Pedestrian): The size or proportion of a building element or space relative to the structural or functional dimension of the human body.

Setback: The horizontal distance from the outside edge of a yard to a structure. If measured from a public street from the lot or property line.

Ship Lap: Shiplap is a term used to describe a type of wooden board used commonly in the construction of certain styles of homes. It is usually pine or similar wood between 3" and 10" wide with a 3/8" - 1/2" rabbet on opposite sides of each end. The rabbet allows the boards to overlap in this area.

Siding: A material such as shingles or boards used for surfacing the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

Sill: The horizontal framing member that forms the lower side of an opening.

Site: A lot, or group of contiguous lots that are proposed for development.

Storefront: The traditional "main street" façade bounded by a structural pier on either side, the sidewalk at the bottom and the lower edge of the upper facade on top.

Story: The portion of a building included



between the surface of any floor and the surface of the floor or finished undersurface of the roof directly above it.

Stucco: An exterior finish, usually textured, composed of cement, lime, and sand mixed with water.

Traditional Development: Traditional buildings and places designed to maintain a balance with nature and society that has been developed over many generations. They enhance our quality of life and are a proper reflection of modern society. Traditional buildings and places can offer a profound modernity beyond novelty and look forward to a better future. Currently a New Urbanist approach to designing cities, towns, and neighborhoods. Traditional planners, developers, architects, and designers try to reduce traffic and eliminate sprawl.

Traditional Urban Environment: An environment within a city center or urban core which has been built over time following the patterns established throughout history using vertical form, a mix of uses including compact residential uses over needed retail and services in which traffic is reduce to eliminate sprawl. Homes, shops, businesses, theaters, schools, parks, and other important services are placed within easy walking distance of each other.

Transom: The horizontal division or crossbar separating a doorway from a window or fan light above.

Texture: The visual and especially tactile quality of a surface apart from its color and form. A building texture refers to variations in the exterior facade and may be described in terms of roughness of the surface material, the patterns inherent in the material, or the patterns in which the material is placed. Texture and lack of

texture influence the mass, scale, and rhythm of a building. Texture can add intimate scale to large buildings by the use of small detailed patterns (e.g. brick masonry patterns).

Trellis: A frame supporting open lattice work used as a screen or a support for growing vines or plants.

Trim: The decorative finished woodwork or similar material used to decorate borders, or protect the edges of openings or surfaces.

Yard: An area other than a court on the same lot as a building, which is unoccupied and unobstructed from the ground upward, such as a front yard, side yard, corner side yard or rear yard.

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