

CHAPTER 7:

# **Definitions**

NOTE: These definitions apply to these design guidelines only and not to other sections of the TMC.

**Access Street.** A private street that is independent of parking area circulation and connects public rights-of-way or provides primary access to and within a site.

**Architectural scale** is the perceived height and bulk of a building relative to that of neighboring buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors.

**Art, Artwork.** A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Director, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered art.

**Articulation.** Visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

**Balcony.** An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

**Bas-relief.** A sculptural carving, embossing, or casting that projects very little from the background.

**Bay Window.** A window that protrudes from the main exterior wall. Typically, the bay contains a surface which lies parallel to the exterior wall, and two surfaces which extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane which extends at least 60 percent of the length and 35 percent of the height of the surface of the bay which lies parallel to the exterior wall. There need not be windows in the surface which extend out from the exterior wall.

**Blank Walls.** Walls subject to "blank wall" requirements meet the following criteria:

- Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature.
- Any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.

**Director.** The Tumwater Community Development Director or his or her designee.

**Courtyard.** A landscaped space enclosed on at least three sides by a single structure.

**Curb Cut.** A depression in the curb for the purpose of accommodating a driveway that provides vehicular access between private property and the street.

**Deck.** An outdoor space built as an above-ground platform projecting from the wall of a building and connected to the ground by structural supports.



**Exterior Insulation and Finish System (EIFS):** EIFS is an exterior wall cladding that utilizes rigid insulation boards on the exterior of the wall sheathing with a plaster appearance exterior skin.

**Façade.** Any portion of an exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation.

**Feasible.** For the purpose of these guidelines, an action or element is “feasible” if it can be accomplished within standard construction and development practices, as determined by the Director. Generally, an action or element is considered infeasible only if it is physically impossible, if the action causes inmitigable significant adverse impacts or unsafe conditions, or if it substantially alters the intent of the project. An element or action may be considered feasible even if it raises the cost of that aspect or element of the project.

**Frontage.** As used in the code, frontage refers to the length of a property line along a street.

**Front Yard.** The area between the street and the nearest building façade.

**Gross Floor Area.** The sum of all at or above grade building floor areas measured at the exterior walls, including covered exterior areas such as porches or covered parking areas or decks. If the building includes more than one story, the floor area of upper stories is calculated as part of Gross Floor Area. Awnings or canopies along building fronts less than 8 feet in width (measure perpendicularly to the building front) are not counted as Gross Floor Area.

**Horizontal Modulation.** Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front facade, and thus it may not even be visible from the sidewalk and portions of the street below.

**Landscaping.** An area is considered to be landscaped if it is:

- Planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen ground cover maintained in good condition.
- Occupied by sculptures, fountains or pools, benches, or other outdoor furnishings.
- Occupied by such recreational facilities as playground equipment, swimming pools, game courts, etc.

**Mixed-Use Building.** A building that includes both residential and non-residential uses and/or business or professional office uses with other non-residential uses. Such uses may be mixed vertically or horizontally in one building. Examples include a restaurant with apartments and/or professional offices upstairs or professional offices on one end of the building with retail and/or residential uses on another end.

**Mixed-Use Project.** A project that includes any mix of residential, non-residential, and/or business or professional office uses. Such uses may be mixed within the same building or across the site.

**Modulation.** In the Guidelines, modulation is a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

**Pedestrian-Oriented Façades.** Ground floor façades which meet the requirements of E.4.1 Pedestrian-Oriented Facades (e.g., transparency along at least 75 percent of the ground floor façade between 2 and 8 feet above the sidewalk).

**Pedestrian-Oriented Open Space.** An area between a building and a street, access road, an area along a pedestrian path, or other open space such as plaza or outdoor seating area which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc. See **Section C.2.**

**Pedestrian-Oriented Use (or Business).** A commercial enterprise whose customers commonly arrive by foot; or whose signage, advertising, window display, and entryways are oriented toward pedestrian traffic. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

**Scale, Human.** The perceived size of a building relative to a human being. A building is considered to have “good” human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size.

**Scale, Architectural.** The perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating façades.

**Site.** The legal property parcel or lot on which the development is to be constructed. If the development involves more than one parcel or lot, then all are considered part of the “site.”

**Streetscape.** The streetscape is the visual character of a street as determined by various elements such as structures, greenery, open space, views.

**TMC.** Tumwater Municipal Code.

**Vertical Modulation.** A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.