



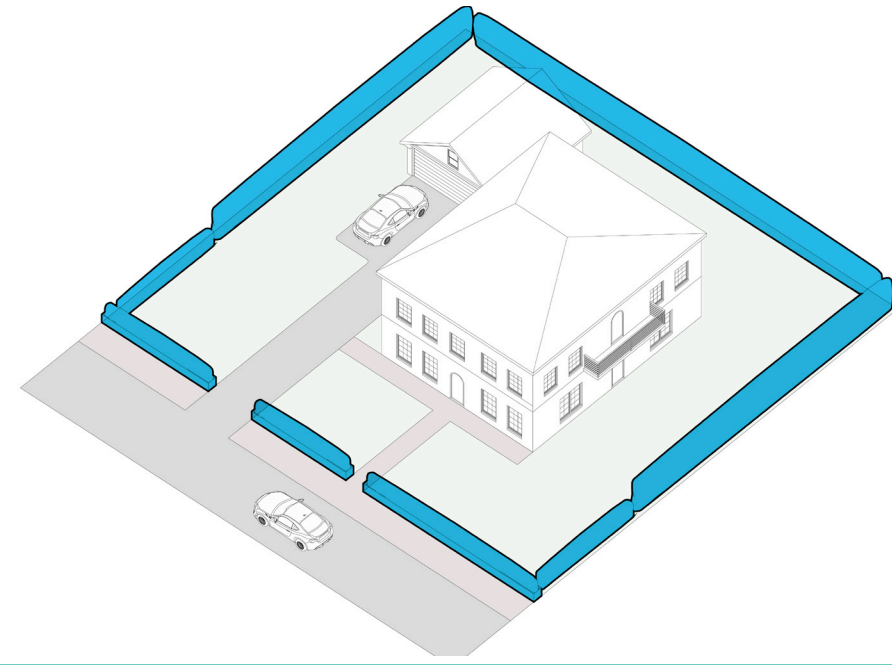
COMMON TERMS

ZONING TERM

EXAMPLE

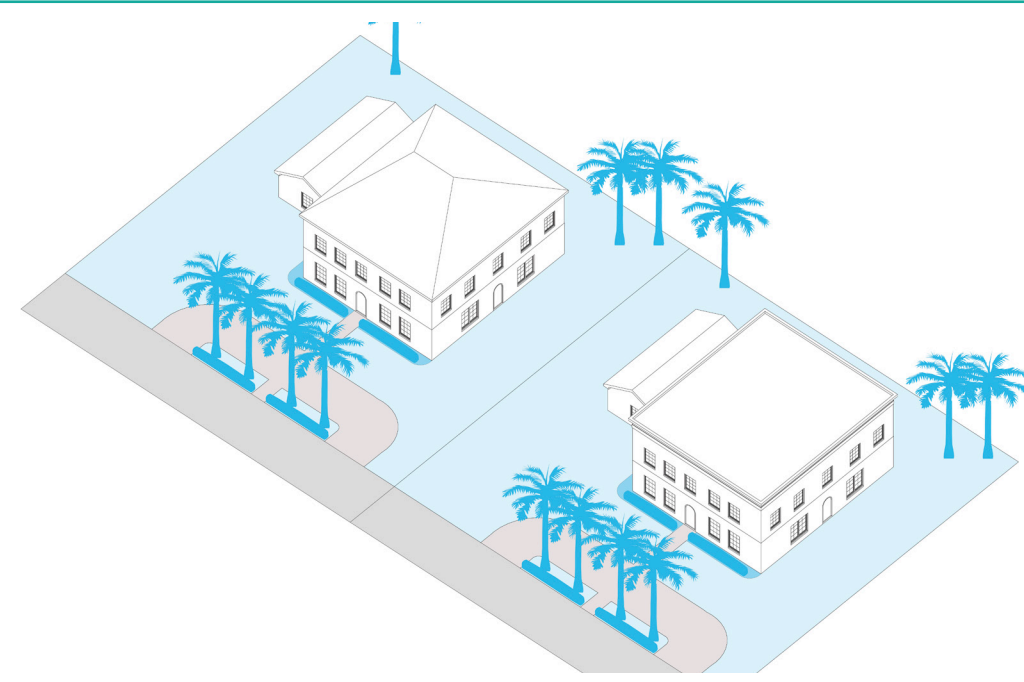
Buffer

An area designed to separate properties with different purposes. (Ex: hedge rows or walls separating residential and commercial uses)



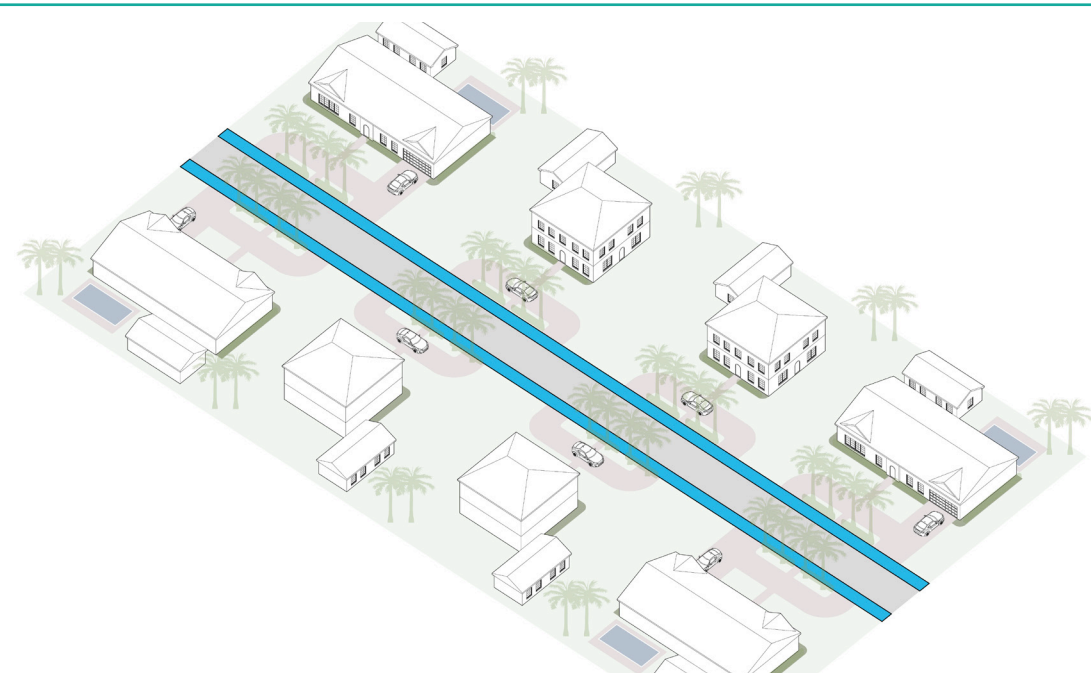
Landscaping

Carefully planned green space. (Ex: street trees, gardens, hedges)



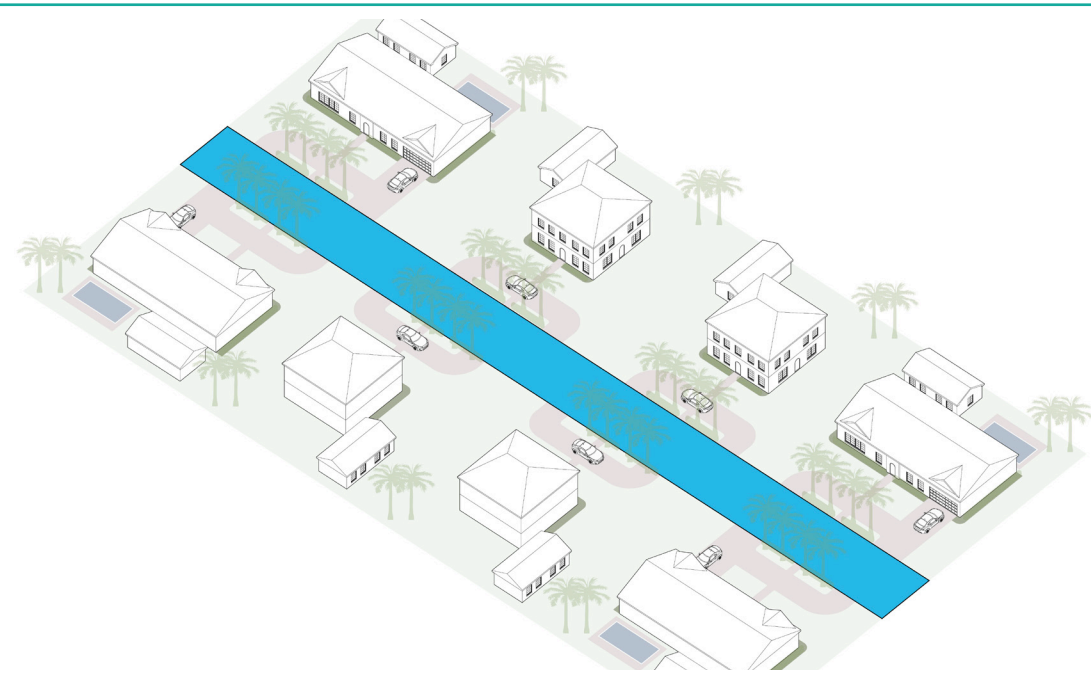
Pedestrian Infrastructure

Elements that create a positive and safe experience for those on foot. (Ex: crosswalks, sidewalk width and separation from traffic, lighting, traffic speeds)



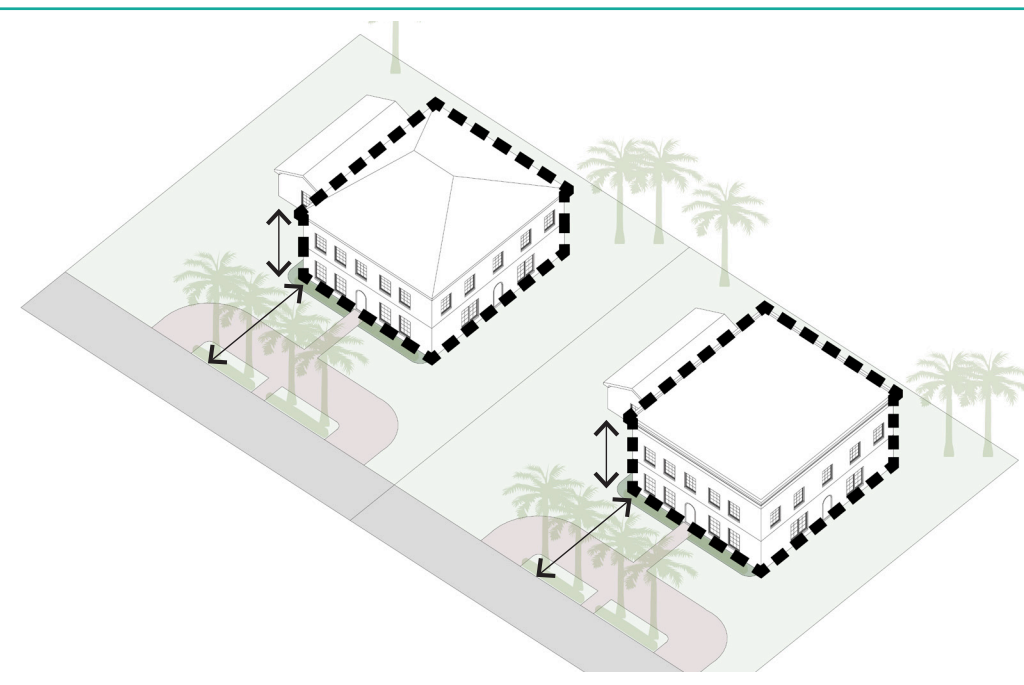
Right of Way

The strip of publicly-owned land that is used for a street or utility line. (Ex: sidewalks, curbs, streets, medians)



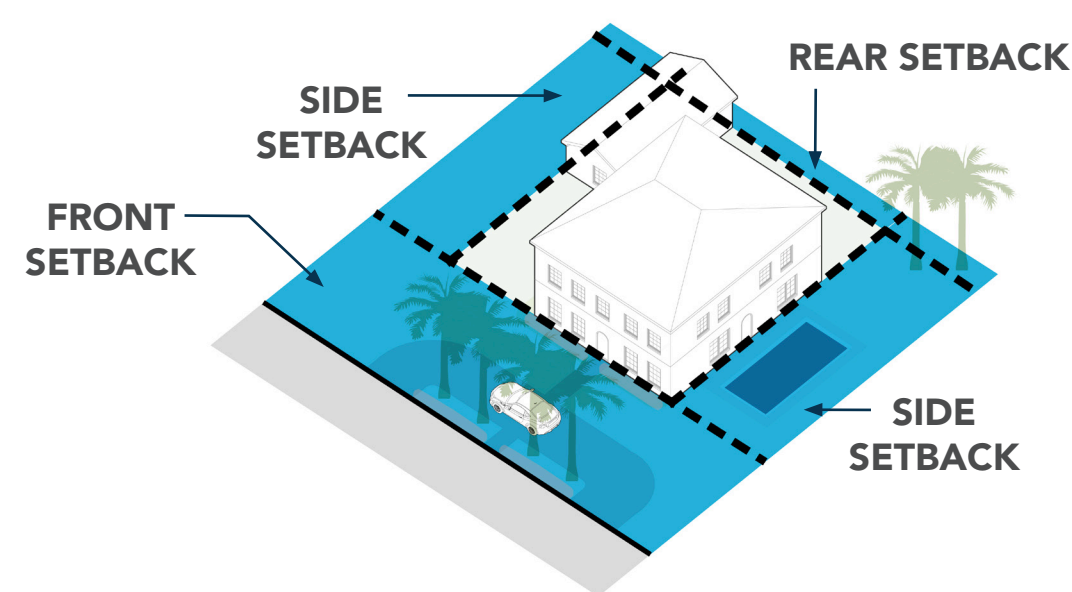
Scale

A building's size in relation to other buildings around it and in comfortable proportion to the street/sidewalk.



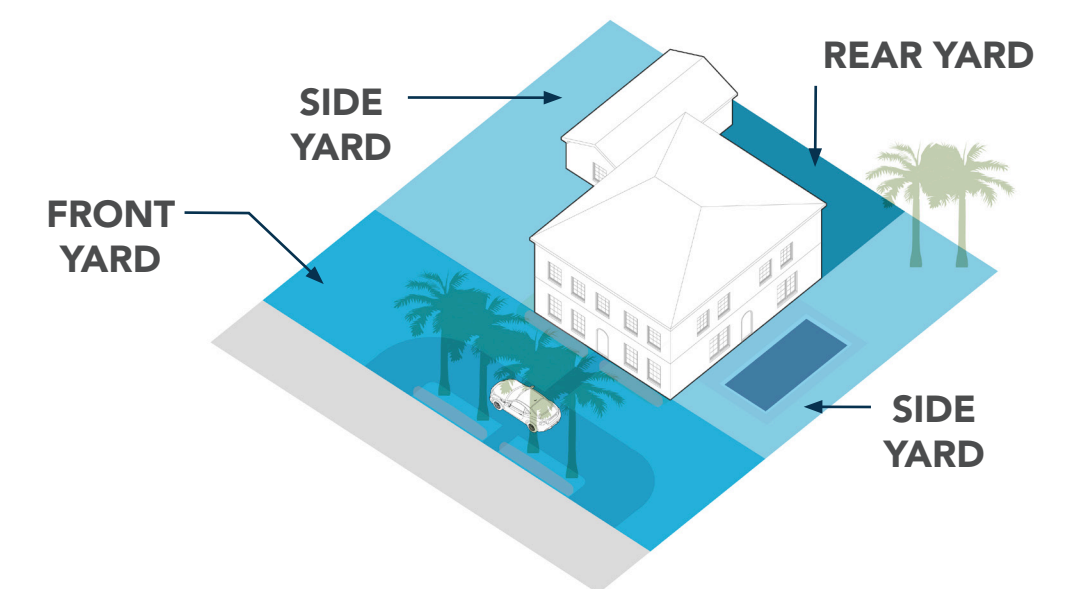
Setback

The distance between a building and the street, lot line and/or other buildings.



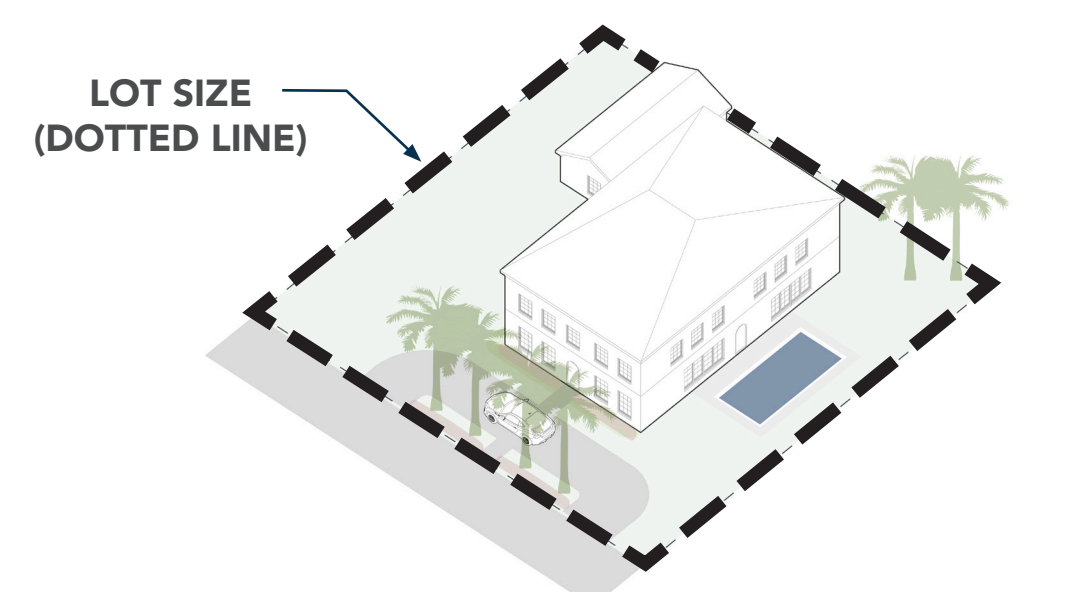
Yard

A property's open space, i.e. the grounds immediately surrounding a building or, in the case of a courtyard, within a building.



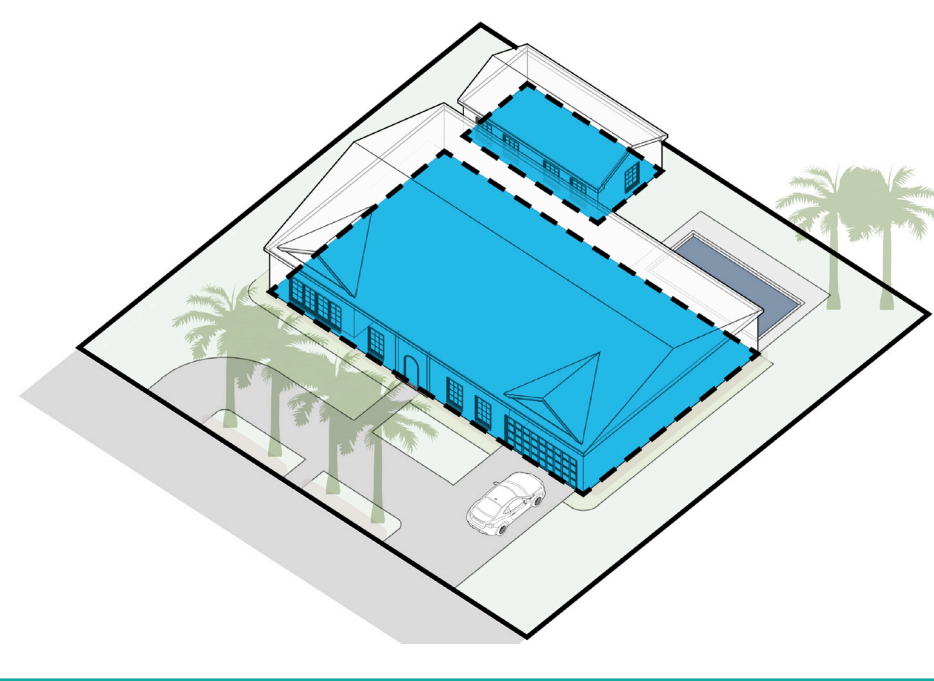
Lot Size

The total area of a property, typically measured in square feet or acres.



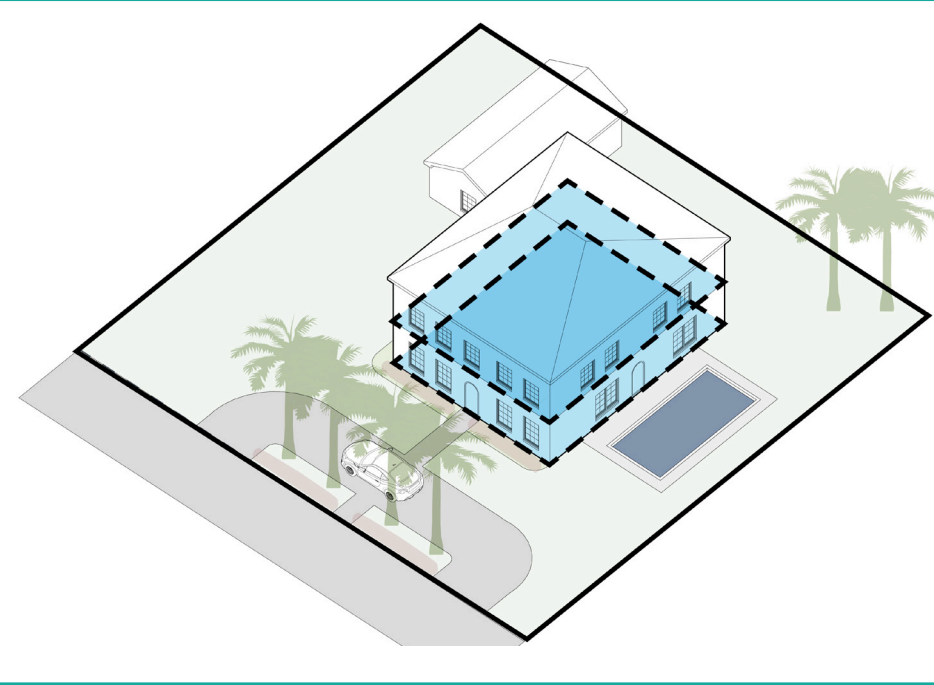
Lot Coverage Ratio

A number that depicts the relationship between the area of a building's footprint and pavement and the total lot area.



Floor Area Ratio

A number that represents the floor area of a building in relation to the lot area it occupies.

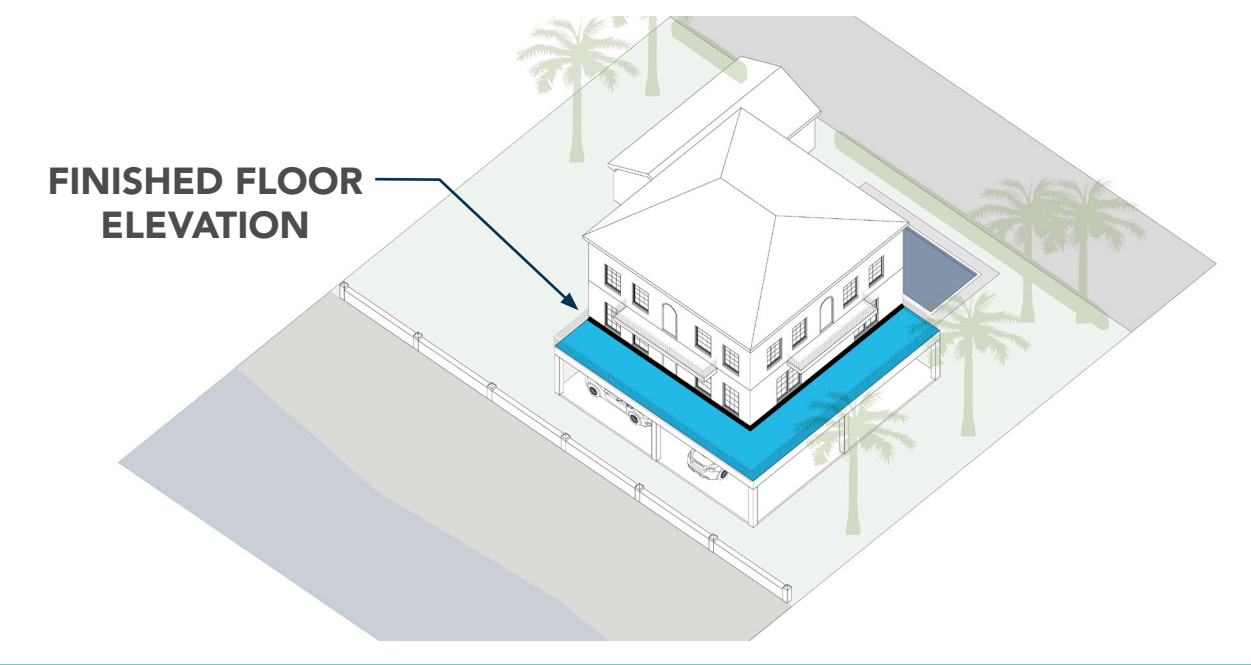


ZONING TERM

EXAMPLE

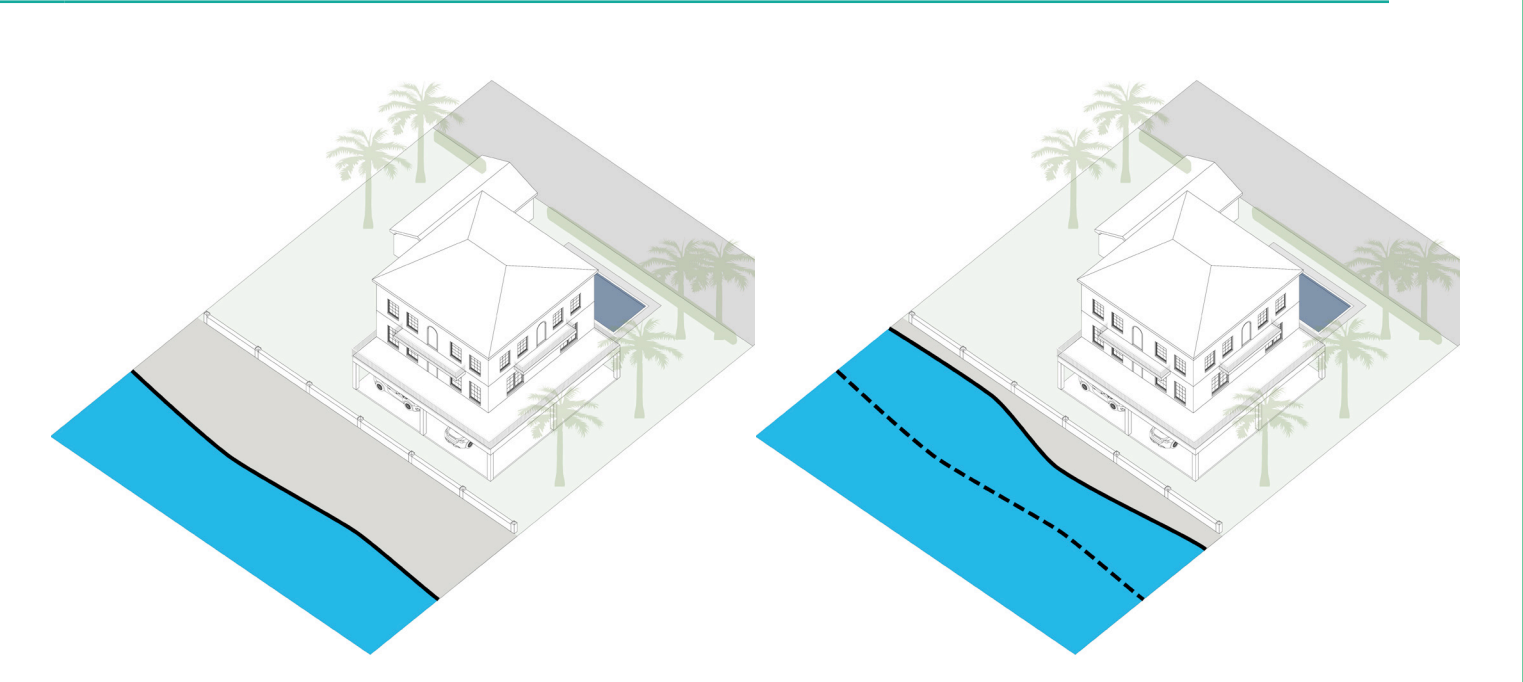
Finished Floor Elevation

The minimum height above sea level the first floor must be. This is important in areas that experience flooding or sea level rise.



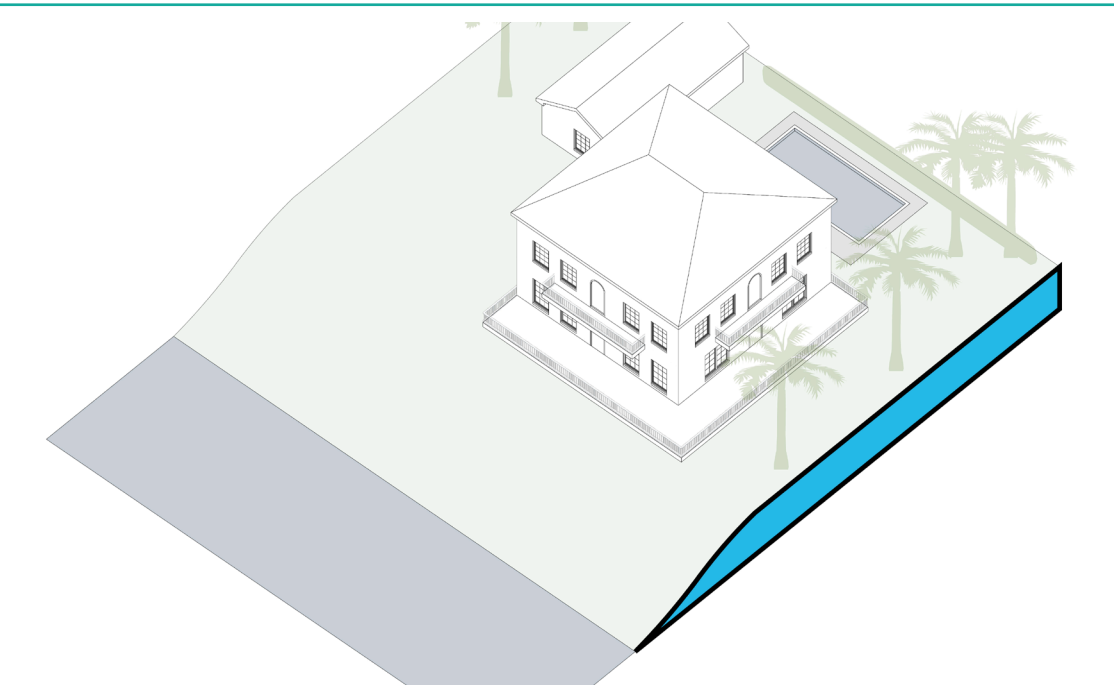
Sea Level Rise

The increase in the average reach of the ocean over land.



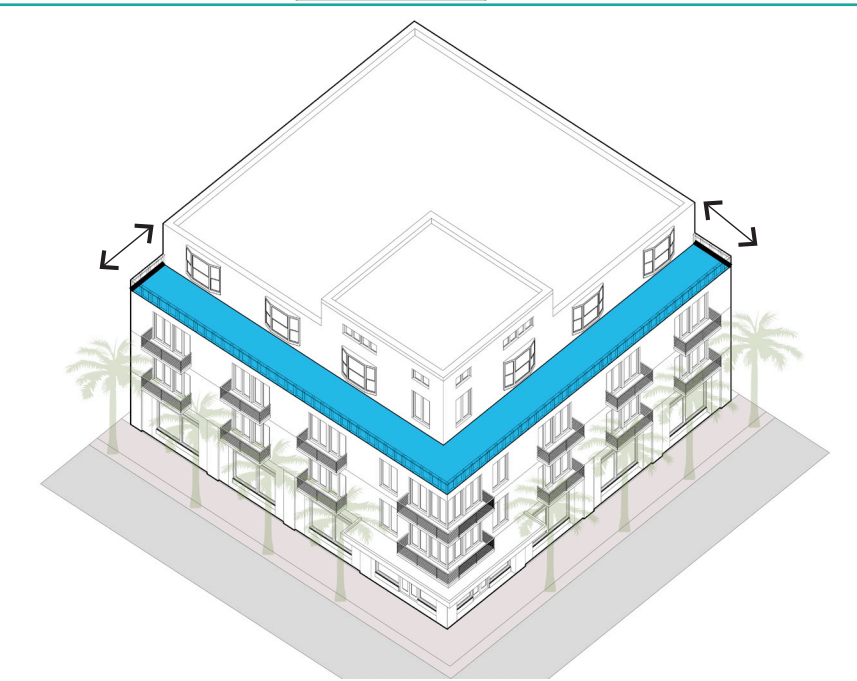
Fill

Soil and other materials imported to a building site to elevate the site higher than its current state.



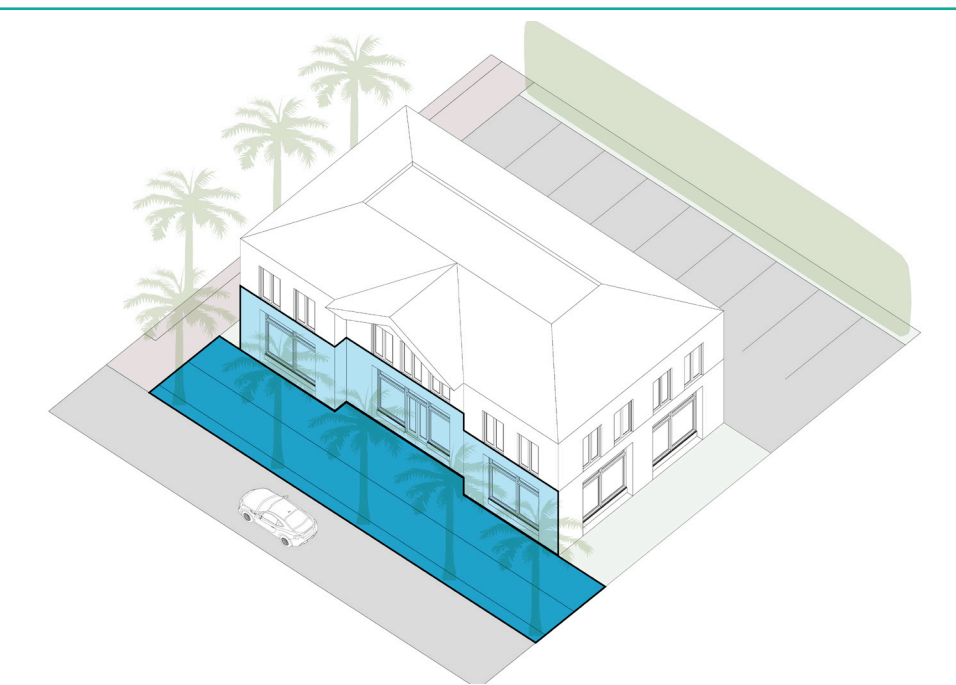
Stepback

The way upper floors of a building step back from the street.



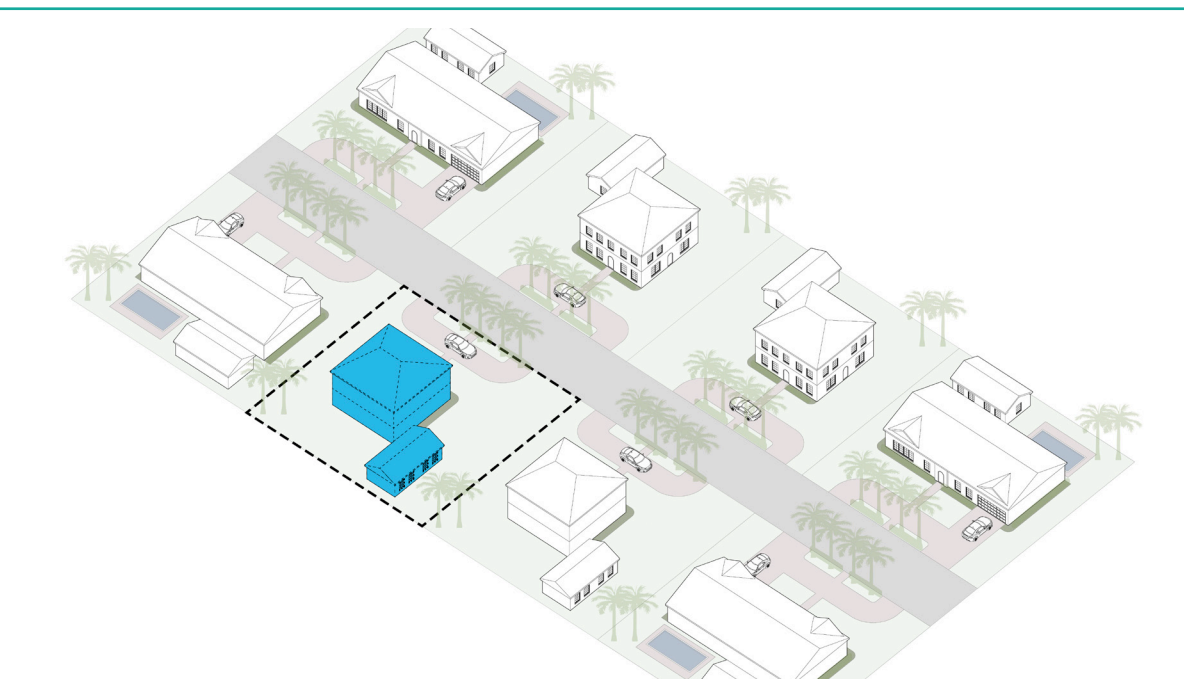
Frontage Zone

The part of the property where most or all of the front of a building must locate.



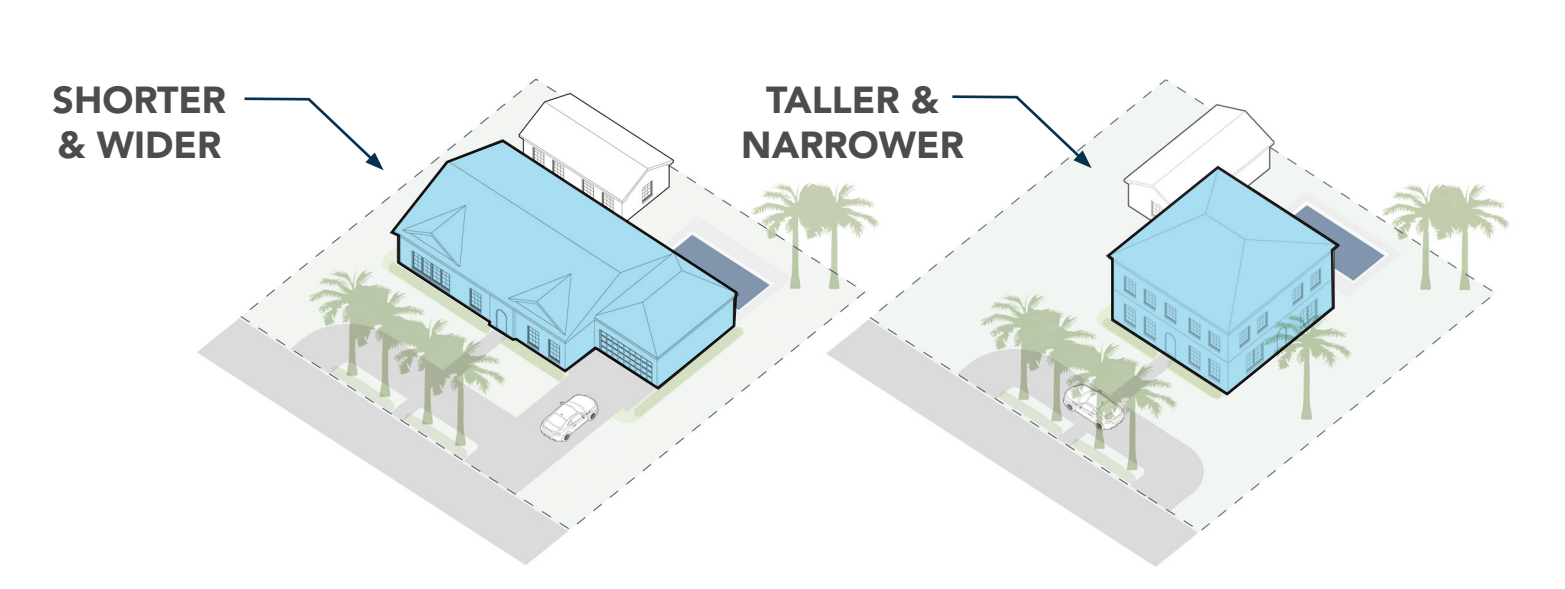
Infill

New building construction on a street with existing buildings.



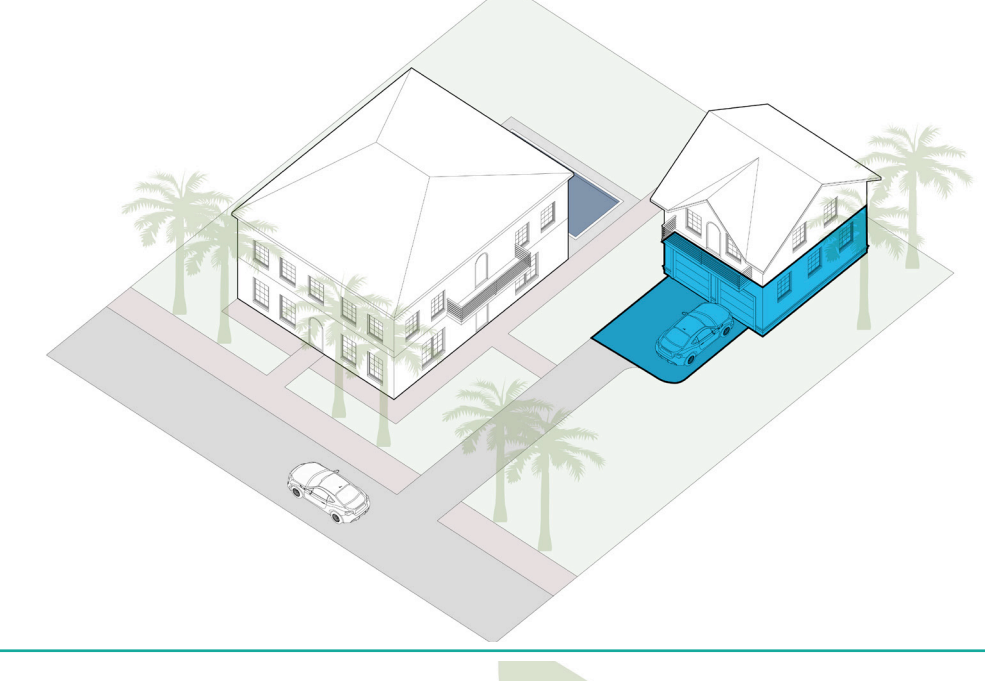
Massing

The way a building's square footage is distributed on a lot.



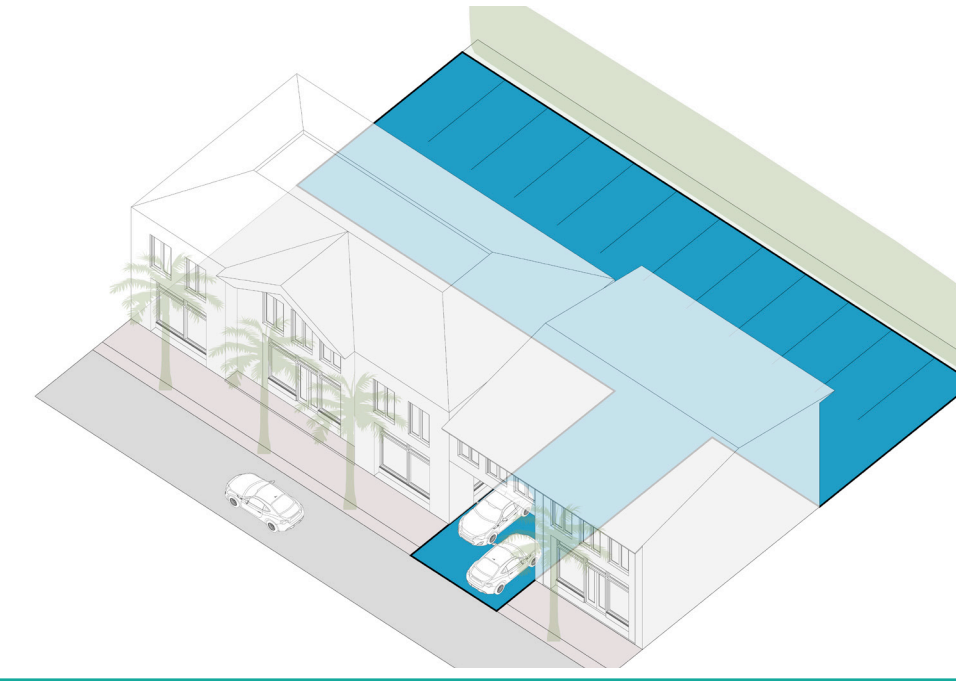
Parking Minimum

The number of parking spaces required for a property relative to the type(s) of uses in the building.



Parking Ratio

A statistic used to determine how much parking a building must have. This is typically measured as spaces per 1,000 square feet of non-residential use or the number of spaces per residential unit.



Transparency

The proportion of openings such as windows and doors to walls.

