

**[Terms to be added to Section 740, Article II, Sub-section 01.]**

**Amenity Zone.** The area of the streetscape that provides a buffer between people walking on sidewalks and the street. It typically includes elements such as lights, trees, bicycle racks, landscaping, benches, signs, public art, transit facilities and green infrastructure. Policies and designs for this area are more specifically defined by policies and standards for public rights-of-way.

**Front Building Line.** When established as a requirement for location of the principal building, the distance or a range from the front lot line, at or within which distance the front building line of the principal structure shall be established. When expressed as a requirement to measure something else (i.e. parking or accessory buildings located behind the front building line), the front building line shall mean the actual line at which the front of the building is established, extending across the entire lot. (See Established Front Setback Line)

**Front Building Line, Required.** The percentage of the lot frontage which must be occupied by at least a portion of the front building.

**Frontage (Private).** The area at the front of lots that is generally between the established front setback line and the front lot line, which establishes the relationship between the private lot and building and the public streetscape. Private frontage types in this code are applied to private property; however, the specific frontage types may be used to coordinate policies and standards for public rights of way based on the context. [replace all Frontage definitions and descriptions with this; do not define the “types”, rather allow the descriptions and applications of them control]

[Add the following sub-categories under the Grocery descriptions qualified with ] “... for the purpose of the Transit Oriented Secondary District, the following refined categories apply:”

**Small grocery store** (under 10K s.f.) – a grocery store with under 10,000 square feet of gross leasable area.

**Medium grocery store** (10,001 – 30,000 sf.) – a grocery store with between 10,001 and 30,000 square feet of gross leasable area.

**Large grocery store** (30,001 – 50,000 s.f. ) – a grocery store with between 30,001 and 50,000 square feet of gross leasable area.

**Supermarket grocery store** (50,000 + s.f.) – a grocery store with more than 50,000 square feet of gross leasable area.

**Lodging.** A commercial use providing accommodations for temporary, short-term overnight occupancy, and accessory uses associated with typical guest services such as food service, recreation or similar accommodations to support overnight-guests. For the purposes of the Transit Oriented Secondary District, lodging is refined to the following scales based on building type, format and intensity of use.

**Lodging, Bed and Breakfast.** A small residential building used for short-term lodging with one or more meals for compensation and shared living space between the primary occupants and patrons and includes at least 2 but no more than 5 rooms.

**Lodging, Inn.** A large residential building or small commercial building providing accommodations for short-term overnight occupancy for at least 6 but less than 20 rooms.

**Lodging, Small Hotel.** A commercial building providing accommodations for short-term overnight occupancy for at least 21 but less than 100 rooms.

**Lodging, Large Hotel.** A commercial building providing accommodations for short-term overnight occupancy for 101 or more rooms.

[Add the following sub-categories under the Office descriptions qualified with] "... for the purpose of the Transit Oriented Secondary District, the following refined categories apply:

*Office – small* (under 10,000 s.f.) – an office use with under 10,000 square feet of gross leasable area.

*Office - medium* (10,001 – 50,000 s.f.) – an office use with between 10,001 and 50,000 square feet of gross leasable area.

*Office - large* (50,000 + s.f.) – an office use with more than 50,000 square feet of gross leasable area.

[Add the following sub-categories under the Retail descriptions qualified with] "... for the purpose of the Transit Oriented Secondary District, the following refined categories apply:"

*Micro retail sales and service* (< 1,000 s.f.) - a general retail or service use with under 1,000 square feet of gross leasable area.

*Small retail sales and service* (1,001 – 3,000 s.f.) - a general retail or service use with between 1,000 and 3,000 square feet of gross leasable area.

*Medium retail sales and service* (3,001 – 8,000 s.f.) - a general retail or service use with between 3,001 and 8,000 square feet of gross leasable area.

*Large retail sales and service* (8,001 – 20,000 s.f.) - a general retail or service use with between 8,001 and 20,000 square feet of gross leasable area.

*Extra-large retail sales and service* (20,001 + s.f.) - a general retail or service use with more than 20,000 square feet of gross leasable area.

**Story, Half.** The space under a sloping roof that has a line of intersection of the roof and exterior wall face not more than 2 feet above the floor level, and where the possible floor area with head room of 7 feet or more is no greater than 60% of the total floor area of the story directly beneath.

