

6. ATTACHMENT A. GLOSSARY AND DEFINITIONS

Please refer to Planning Code Chapter 17.09 Definitions for any definitions of terms not defined in this section.

Active Uses - Uses and occupancy types that encourage physical and/or visual engagement between building tenants, visitors, and the public outside of these spaces. Examples include retail storefronts, bars and restaurants, entertainment venues and businesses, personal services businesses, art galleries, gyms and fitness studios, offices, salons, lobbies, community rooms and other examples.

Active Frontages - Building ground floor frontages with occupied spaces that encourage engagement between the building tenants and the public space. They allow visual or physical access to the active uses within the building from sidewalks.

Addition - New construction or extension that is added to an existing building or when a new building added on a lot with an existing building that result in creation of a new residential unit(s). It expands the footprint of the original structure, increasing its overall size and/or functionality, or increasing a total building footprint on a lot.

Articulation - The way portions of a building form are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Arterial Streets - Per Oakland Municipal Code, an arterial street is any street of eighty (80) foot width or more which serves or is to serve as a major traffic artery for intercommunication between districts of the city when shown on the [OakDOT Roadway Classification Map](#).

Balcony - Balconies are exterior floor systems projecting from a structure and supported by that structure, with no additional independent support. They have private entrances from living space and are generally smaller than decks in size, enclosed with a railing, and feature a roof.

Blank Façade or Wall - Blank Wall Definition: Any portion of a street wall (including the wall of a parking structure) equal to 15 feet or more without fenestration. Blank walls include any street wall area that is not transparent, including solid doors and mechanical areas. Faux windows do not count as fenestration.

Block - The area bounded by public street rights-of-way, by publicly owned open space, or by utility or transportation parcels (such as railroads).

Collector Street - Per Oakland Municipal Code, a collector street is any street of sixty (60) foot width or more which serves or is to serve as a traffic way for a neighborhood or a feeder to a thoroughfare when shown on the [OakDOT Roadway Classification Map](#).

Conceal - Hide or keep from sight or public view by using architectural elements.

Cornice - A projecting horizontal feature that crowns a façade.

Direct Access - A connection or access between two locations uninterrupted by vehicular driveways or traffic.

Façade - Any exterior face or wall of a building.

Finished Floor - Finished floor level refers to the uppermost surface of a floor once construction has been completed and all floor finishes have been applied.

Frontage (Building) - The building façade facing a street or public open space and the length thereof.

Frontage (Street) - A front lot line and the length thereof.

Frontage Zone - The area between the sidewalk and adjacent property, which may accommodate activities and elements such as street furniture, planting, café seating, outdoor retail displays and other. It can act as a buffer or a transition zone between doorways and other entries.

Fully Cut-off Fixtures - Light fixtures that do not allow light to be emitted above the fixture and reduce glare by limiting the light output.

Fully Shielded Fixtures - Light fixtures that project light below a horizontal plane running through the lowest point on the fixture where light is emitted.

Ground Floor Residential/Dwelling Unit - A dwelling unit at the first level of a building's finished floor.

Group Useable Open Space - Private open space that is shared between all building occupants and visitors.

Juliet Balcony - A shallow balcony consisting of a balustrade connection to the building façade without a deck to walk on. It typically gives an appearance of a balcony without protruding more than a couple feet from the building façade.

Landscape/Landscaping - Pervious areas containing organic and inorganic elements such as plants, soil, mulch, trees, and shrubs, rocks, pathways, pavers, and other elements.

Local Street - Per Oakland Municipal Code, local street is any street that is not a freeway, arterial, or collector street shown on the [OakDOT Roadway Classification Map](#).

Massing - The three-dimensional bulk of a structure - height, width, and depth.

Massing Break – Changes or variations in the form, size, or volume of a building.

Maturity (planting) - Maturity is when a tree reaches 12.1 inches diameter at four and a half feet above grade. For plants other than trees, maturity is the average size for a plant at full growth.

Porch - A roofed area outside at building entry, typically attached to the front walls of the house.

Portal – An opening in a wall of a building which creates a grand entrance to an interior space, typically a courtyard. Doors or gates in the opening can be used to control entry or exit.

Primary Building Entrance - A single entrance to a building that provides access to the maximum area in the building program. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

Principal Street – Is a street a building is facing. Refer to Planning Code Chapter 17.09 for a detailed definition.

Private Usable Open Space - These are outdoor spaces for use by a single unit's residents accessible only from that unit. Some examples of private open spaces are balconies, decks, patios, porches, private gardens, private yards and terraces.

Rhythmic - A regular and repeating pattern of objects or architectural elements such as a bays, columns, windows, sunshades, awnings, doors, projections etc.

Roof Forms - Roof form means one or more roof types used in a structure, including but not limited to: gable, hip, gambrel, shed, mansard, flat, and dormers.

Roof Line – Outline or contour formed by the top edge of a roof as it meets the walls or other structural elements of a building. It defines the shape and profile of the roof when viewed from the exterior.

Secondary Street - A street of lower classification according to [OakDOT Streets Map](#) when a lot is facing more than one street.

Setback - The minimum distance by which buildings, structures, and parking shall be separated from any lot line, as defined in the Planning Code.

Side Parking – Parking area between a main building and a side lot line.

Streetwall - The portion of a building facade facing a public right-of-way or a public open space that lies within five feet of the setback line. If there are no required setbacks, then the streetwall should be within five feet of the property line, extending from the ground level to the top of the highest occupied floor of that portion of the building.

Stoop - A set of steps leading from the sidewalk or street either to the entrance of a building or to a landing or a small porch attached to the building.

Tuck-under Parking - Parking spaces that are covered by the upper floor of a building but are otherwise open.

Valance – a vertical stripe at the end of a canopy.