

GLOSSARY

Active Street Frontage – Active Street Frontage is the interaction of the building faces along the street with the people along the street.

Activity Space –A publicly- or privately-owned area accessible and usable by the public, and featuring amenities to encourage sitting, eating, playing and/or lingering. There are two types of activity spaces defined in the standards. Urban activity spaces are in the urban core and urban village areas. Residential activity spaces are a part of residential developments.

Activity Shelter - A one-story, unoccupied structure for the use of the public that is open-air on all four sides. (Examples: band shelter, picnic shelter, gazebo)

Alley – A public or private, one or two lane roadway serving a service function; generally runs along the backside of buildings; allows access to garages as well as service and loading areas.

Arcade – A continuous covered space that extends along a walkway, is often attached on one edge to a building façade and open for its entire length to the sidewalk except for columns or it may be a continuous covered passage between two buildings. Both configurations must be accessible at all times.

Art – A work produced by an artist who has had at least one showing in a professional gallery.

Awning – A roof-like covering, usually constructed of canvas or other fabric, but could be constructed of metal or other material, that extends over a pedestrian walkway from the side of a building.

Awning Sign - An awning sign is a message painted, printed, sewn, or stained onto the awning or awning flap or shed. The portion of the awning that counts as a sign shall be defined by the smallest rectangular shape that encompasses the written and graphic symbols on the awning, unless the awning is colored and internally lit, in which case the entire area shall be counted.

Banner Sign - A banner is a decorative panel of lightweight material that may be rigid or designed to move with the wind. Banner signs should not be confused with flags or pennants. A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street and sidewalk.

Building Height – The vertical distance of a building measured from the established grade at the primary building entrance to the highest point of the top of the parapet wall on flat roofs, to the deck line on mansard roofs, or to the average height between the eaves and the ridge on gable, hip and gambrel roofs. Height excludes any unoccupied mechanical space, decorative rooftop treatments that have no access from the main stairwells, and any exposed walk-out basements below the grade of the primary entrance.

Building Masses - Clusters of buildings built with common walls but separate structures, such that each building can be added or removed independent from the other buildings, are referred to as a building mass.

Building Rooftop Features - Any unoccupied mechanical space, exterior public activity space features and/or decorative rooftop treatments such as flag poles, steeples, cupolas, and the like, that have no direct access from the main stairwells or elevator shafts.

Canopy – A permanent overhead structure constructed of wood, metal, or other approved material that shelters a service area such as a drive-thru window or gasoline pumps.

Canopy Sign - A canopy sign is a message painted on, printed on, or otherwise attached to a canopy. The portion of the canopy that counts as a sign shall be defined by the smallest rectangular shape that encompasses the written and graphic symbols on the canopy, unless the canopy is colored and internally lit, in which case the entire area shall be counted.

Color Band – A color band is a continuous or repeating band of accent color that often rings a canopy or lines a building façade above the primary entrance. The color band often includes logos or signage, or is intended to act as a corporate icon itself.

Entrance Recess Area – A recession in the building façade that houses the entrance doors to a building.

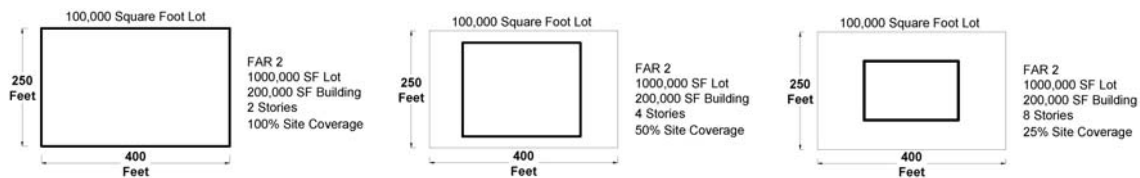
Façade – The primary front, side, or rear walls of a building.

Flap (Awning) – The portion of an awning that hangs down from the shed perpendicular to the sidewalk.

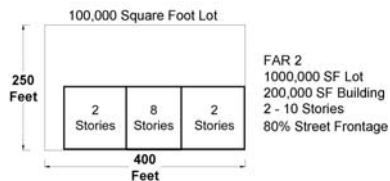
Floor Area – Floor area is defined as the sum of all enclosed floor area as measured from the exterior face of the exterior wall or from the centerline of common walls, including both primary and accessory buildings, occupied penthouse space, elevator shafts, interior balconies and mezzanines, attic space (whether or not the floor is laid) if the structural headroom exceeds eight feet, as well as any other floor area not specifically excluded for each specific calculation. For the purposes of calculating floor-to-area ratio, floor area excludes all structured parking areas, all interior public activity spaces, and all floor area more than 50% below grade. For the purposes of calculating activity space and parking requirements, floor area excludes all structured parking areas and all interior public activity spaces.

Floor-to-Area Ratio (FAR) – FAR is the floor area of the building(s) divided by the gross area of the parcel on which the building sits.

Example: If a development parcel is 100,000 square feet and the proposed building is 200,000 square feet, then the FAR is 2. FAR is an indicator of development density, since it explains how much development is occurring versus how much land it is occurring upon. However, for any given site, many different building configurations can have the same FAR. On that 100,000 square foot parcel a 200,000 square foot building could cover the whole site at two-stories, 50% of the at four stories, or 25% of the site at 8 stories. Although, each of these solutions has an FAR of 2, the amount of open space in the lot and the height of the building vary dramatically.



FAR standards are intended to direct appropriate massing characteristics for buildings, but they are not intended to imply that a building should be designed as one massive block. In the following diagram, a 100,000 square foot lot is again host to a 200,000 square foot building providing an overall FAR of 2.



This building maintains a street frontage of eighty (80) percent, with at least two (2) stories along the entire frontage. In addition, the central portion of the building is eight (8) stories tall, providing a more urban character. Creatively exploring ways to work with FAR standards will provide for variety in architecture while creating unity along town center streets.

Focal Area – Focal areas are highly visible locations that serve as gathering places for the worker, residents, and visitors of one or more sub-areas often centered around a major intersection, a transit, facility, or other high activity node. They take the form of a significant activity space such as a village square, a park, or an urban plaza, and potential for special treatment to neighboring buildings.

Front – To front on a street means to be contiguous to the street edge or to a sidewalk along the street edge.

Green Area – Green area shall contain no paved impervious surfaces and may include:

- a) Planted portions of green roofs, roof gardens and terraces
- b) Planted areas of activity spaces.
- c) Attractive bio-retention or detention areas if designed in County Staff's judgments as visual amenity.
- d) All preserved forest preservation and reforestation area, and riparian and sensitive areas buffers.
- e) Landscape buffers, lawns and green islands in parking lots.
- f) Significant open tree pits and planters (more than thirty-two (32) square feet each).
- g) Wetlands and floodplains and small water bodies,

Hanging Sign - A hanging sign is a sign suspended from a support and projects from the building wall.

Historic Residential Street - A two (2) lane low volume roadway serving residential development; lined with street trees and sidewalks.

Industrial Arterial - A four (4) lane roadway serving a sub-regional function; no on-street parking; median, where feasible; well-landscaped right-of-way, median, and abutting properties; buildings generally setback from the roadway; sidewalk along both sides of roadway with street trees planted between roadbed and the sidewalk.

Industrial Collector - A two (2) lane roadway serving an interregional or sub-regional function while providing access to abutting properties of an industrial character; roadway lined with street trees separating roadbed from the sidewalk; buildings of low FAR well setback from roadbed with intervening parking screened in accordance with Code.

Internal Road – A privately owned vehicular way providing access and circulation within a development site.

Kiosk – A one-story structure either freestanding or attached on one side to a building wall that houses an occupied uses such as a newsstand, flower stand, or information booth.

Landmark – A visually prominent public or private site most often located at an important intersection, at the termination of a significant vista, in association with a focus area.

Local Service Road - A private, two or more lane roadway serving a local access or distribution function; lined with street trees for definition; accommodates pedestrian flow when providing a direct link between various uses served by the roadway; buildings generally well set back from the roadway with intervening parking facilities.

Massing- The shape of the volume created by a building's configuration.

Monument Sign – A freestanding sign, low to the ground, that has an architectural base made of high quality materials and is as wide or wider than the sign face.

New Development – All concept plans, final development plans, subdivision plans, building permits, sign permits, grading permits, and occupancy permits issued after the date of adoption of this Plan.

Obstruction – Any element in the pedestrian path that must be circumvented when walking through the space such as light poles, trash receptacles, and benches.

Open Air Café – An open air café is an unenclosed area for restaurants, eating, or drinking places which may have waiter or table service and is located wholly within an activity space area.

Open Area – All areas on a site not occupied by building, roadway, or parking.

Orientation – For purposes of building and activity space orientation requirements, a north-facing, south-facing, east-facing, or west-facing building or activity space means that the edge of the primary building façade or activity space edge is within thirty (30) degrees of the directions indicated.

Park Collector – A two (2) to four (4) lane roadway serving local collector function for light industrial or office development; abutting properties generally developed at low FAR; planting emphasis on forming a park-type setting; parking usually at-grade and located between buildings and roadway with ample setbacks; sidewalks well insulated from roadway with intervening grass strip planted with street trees.

Gateways – Significant entrances/exits to be marked with special features to let people know they are entering or exiting form the Odenton Town Center.

Pavilion – A pavilion is a one-story, enclosed structure for the use of the public constructed predominantly of transparent materials such as glass or plastic.

Pole Sign - A freestanding sign with a visible support structure than does not meet the definition of a monument sign.

Portable Sign – A portable sign is any sign or advertising device, which rests on the ground and is not designed to be permanently attached to a building or permanently anchored to the ground.

Pre-existing sites including Structures, Uses and Lots - Uses that existed prior to, or that had an approved building permit prior to, the date of adoption of this Plan, and legal lots that were recorded prior to the date of adoption of this Plan are considered pre-existing for purposes of compliance with PGMA Plan.

Primary Entrance – The entrance of a building that faces the street and is the main entrance customers will use to enter and exit the building.

Redevelopment Sites - These sites are pre-existing sites, structures uses or lots for which a development application has been submitted requesting to enlarge the existing structure by more than five thousand (5000) square feet, to add an additional building of more than one thousand (1000) square feet, or to disturb more five thousand (5000) square feet of the site. This limitation applies both to single applications and to multiple smaller expansions

Renovation Sites - Pre-existing sites, structures, uses or lots for which a development application has been submitted requesting to enlarge the existing structure by no more than one thousand (1000) square feet, to add an additional ancillary building of no more than one thousand (5000) square feet, or to disturb less than five thousand (5000) square feet of the site. This limitation applies both to single applications and to multiple smaller expansions.

Residential Activity Space – See “Activity Space”.

Residential Floor – For the purposes of creating a uniform measure of development in mixed use areas, residential development is expressed in terms of floor area rather than dwelling units. Due to the differences in development techniques with residential development, an agreed upon average floor area per unit shall be established at concept plan approval and at final development plan approval in order to define the number of dwelling units and mix of units prior to building permit.

Residual Space - A publicly or privately-owned area that falls into one of two categories, either usable or visual. Usable residual spaces feature amenities to encourage sitting and lingering in the spaces. Visual residual spaces do not encourage sitting and lingering, but provide pedestrians and occupants of neighboring buildings with attractive views.

Residential Street - A two (2) lane roadway serving residential development; This streetscape will reflect local historic street qualities. Case by case streetscape development guidelines will be developed in order to preserve the historic districts’ character.

Sensitive areas - shall include intermittent and perennial streams extending from the headwaters to tidal and steep slopes in the stream valley of more than twenty-five (25) percent outside the Critical Area and fifteen (15) percent within the Critical Area

Setback – The distance between the building façade and building lot property line.

Shared Parking – Meeting parking space number requirements through a binding agreement that allows the same parking spaces to be assigned to more than one (1) use at the same time based on staggered periods of peak parking demand.

Shed (Awning) – The portion of an awning that extends from the face of the building over the sidewalk.

Short-Term Parking – Customer parking intended to serve a retail business or other customer-oriented commercial activity that has regular turnover many times throughout the day.

Sidewalk Café – A sidewalk café is an enclosed or unenclosed area for restaurants, eating, or drinking places which may have waiter or table service and is located wholly or in part within public sidewalk area.

Significant Change of Use - Sites, structures, uses or lots for which a change of use application has been submitted that will generate a higher number of average daily trips off the site than the existing use average daily trips and/or require additional off-street parking.

Significant Public Amenity - Significant public amenities shall include the following items. Each item must have an appraised or estimated construction cost of more than fifty thousand (50,000) dollars and must be in place at the time of occupancy permit approval. All items must be approved by County Staff.

- a) Art, placed in exterior public activity spaces, on building facades or in interior spaces where they can be seen from the public street.
- b) Significant memorials, monuments, or other one-of-a-kind decorative streetscape features that support a historical heritage or thematic message.
- c) Significant amenities in association with bus stops that are designed to further encourage rider-ship such as heated or indoor shelter and or seating space, manned street edge vendors of coffee, food or periodicals that are placed to be convenient to the stop.
- d) Decorative fountains or features such as decorative street clocks, public drinking fountains, or other one-of-a-kind streetscape features that enrich street life.
- e) Decorative activity shelters or pavilions for organized public use and events such as open-air markets or farmers markets, musical or theatrical performances, or fairs.
- f) Manned tourist informational kiosks.
- g) Ice skating rinks, skateboard parks, and other exterior public recreational facilities.
- h) Unusually high quality plazas and generously sized active streetscapes with finishes/features well above the basic level of finish required by this design manual.
- i) Or other amenity of equal value as approved by County Staff.

Site – Site shall be defined as the area of land upon which a permit is requested it may include one or more parcels/lots under one or more ownership that are bound by a master development agreement. Parcels may be either contiguous or non-contiguous. All non-contiguous parcels shall be within 1300 feet of each other as measures along public planned or existing public sidewalks. Non-contiguous parcels of over 1300 feet away will be considered an Internal TDR.

Skyline Viewsheds – Areas providing an expansive view of Odenton’s skyline.

Stream - any intermittent or perennial drainage way that appears on the Anne Arundel County Soils map.

Through Block Activity Space – An activity space that extends through the block connecting two streets that is parallel or is within 45 degrees of being parallel to each other.

Transparency – A strong relationship between a building interior and the outside area surrounding the façade created by features such as un-tinted windows and doorways.

Urban Activity Space – See “Activity Space”.

Urban Arterial – Four (4) or more vehicular lanes serving an interregional function; no on-street parking; buildings separated from roadway by planting beds and sidewalk; parking and service located to the rear of the buildings.

Urban Boulevard – A four (4) lane divided roadway serving a sub-regional function; lined with street trees and specialty planting; sidewalks along both sides of the roadway, but separated by a grass strip; no on-street parking; turn lanes provided at controlled intersections; abutting properties intensely developed with moderately active frontage; buildings with moderate setback from the road right-of-way and well landscaped.

Urban Grid Street – A public, two (2) to four (4) lane roadway with on-street parking; active pedestrian frontage with buildings separated from roadway by a wide sidewalk; street trees lining the roadway with some specialty planting areas, lighting and other pedestrian features; service and major parking areas located in the rear of the buildings.

Urban Retail Street - A public, two (2) to four (4) lane roadway with on-street parking; retail frontage is predominate along the street; transparency of the first floor of buildings is maintained; buildings are separated from roadway by a wide sidewalk; some specialty planting areas line the sidewalk, lighting and other pedestrian features are provided; service and major parking areas are located in the rear of the buildings.

Usable Area – Usable Area is the gross site area that qualifies either as an activity space or a usable residual space.

Usable Residual Space – See “Residual Space”.

Visual Residual Space – See “Residual Space”.

Way-Finding – Ability to use elements in your environment to tell you where you are, where you hope to go, and the best route to get there.

Window Sign – A window sign is a permanent sign painted on, or attached to, the inside of a window and designed to be viewed principally from outside the business by pedestrians and motorists.