



## Article 6: Definitions

### **ARTICLE 6: DEFINITIONS**

The following words, terms and phrases, when used in this Downtown Development Code, shall have the meanings ascribed to them in Chapter 98, Section 98-4, or this section, except where the context clearly indicates a different meaning.

**Alley:** dedicated public right-of-way, other than a street, that affords a secondary means of access to abutting property, generally at the rear of the lots.

**Access drive:** dedicated public right-of-way, other than a street, that affords access from a street from the front of a lot.

**Apartment:** multi-family residential development with for-rent units.

**Awning:** a metal tubular structure over a storefront or entrance that provides a framework for a canvas covering and that provides protection from sun and inclement weather for patrons walking below.

**Balcony:** platform that is cantilevered from a building wall and is enclosed by a parapet or railing.

**Bay/Box Windows:** generally, a U-shaped enclosure that extends the building's interior space beyond the plane of the exterior wall and/or the Building Line.

**Building Line:** a line/plane indicated on the regulating plan defining the street frontage which extends vertically and at which the building façade shall be placed. The required building line for each site is shown in the Street Frontage section.

**Commercial:** Retail, service, restaurant, and office uses.

**Conditional Use:** a use which is limited to public and quasi-public uses affected with the public interest, or uses which may have unique, special or unusual impact upon the use or enjoyment of neighboring property, meeting reasonable conditions and standards, and permitted only after a public hearing.

**Condominium:** multi-family residential development with for-sale units.

**Development Code:** The Downtown Development Code

**Development project:** any use in the Downtown Development District that results in the construction of a new building or structure, major modifications to the interior dimensions of an existing building or structure (including building additions), alteration in area to a paved parking lot or the addition of or change to a curb cut.

**Drive-through facilities:** any business engaged in the sale or service of any item where the delivery of such item is to patrons remaining in a vehicle.

**District:** The Downtown Development District.

**Downtown Development District:** includes

- Glenview Road from Washington Street to one block east of Waukegan Road;
- Waukegan Road from Lake Avenue to Henley Street;
- Railroad Avenue from Dewes Street to just north of Grove Street;

- Dewes Street from Washington Street to Waukegan Road;
- portions of Pine, Grove, Church, Prairie, Harlem, McLean, and Maplewood that are side streets for the major roads listed above;
- all as designated on the Zoning Map, unless otherwise expressly exempted or provided in this Downtown Development Code.

**Downtown Revitalization Plan:** the plan approved by the Village Board of Trustees in November 2006, which serves as the guiding framework for this Downtown Development Code.

**Eave:** edge of a roof that projects beyond the vertical building facade.

**Front Yard:** a yard extending along the full length of a front lot line and back to a line drawn parallel to the front lot line at a distance therefrom equal to the depth of the required front yard. When a lot fronts onto two nonintersecting streets (through lot), the front yard shall be determined to be on the street to which all of the houses along that block are oriented, and the opposite yard shall be treated as a rear yard.

**Ground Floor:** the first level of a building at or above grade. The floor height of the ground floor is measured from the grade to the midpoint of the floorplate of the floor above (or, if there is no floor above, the ceiling or roof above.)

**Floor:** the space within a building and above grade that is between the midpoint of the floorplate and the midpoint of the floorplate for the floor above. Of, if there is no floor

above, the ceiling or roof above. See also Ground Floor.

**Floor area:** the area, measured at floor level, contained between the exterior wall surfaces of a building or other structure or, in the case of rooms, between the exterior wall surface of the building and the center of the enclosing partitions, or between the centerlines of partitions where no exterior wall is affected.

For the purpose of determining off-street parking and loading requirements, the term “floor area” shall be defined to be the sum of the gross horizontal areas of the several floors of a building, or portion thereof, devoted to a use requiring off-street parking or loading as provided in this article. Such area shall include accessory storage areas located within selling or working space devoted to retailing activities, the production or processing of goods, or business or professional offices. However, the term “floor area” shall not include floor space devoted primarily to the housing of mechanical or electrical equipment, or storage purposes, except as otherwise noted in the Municipal Code, nor floor space and ramps, aisles and maneuvering space devoted to off-street parking or loading facilities, nor basement floor space, other than the area devoted to merchandising activities, the production or processing of goods, business or professional offices, or dwelling uses.

**Interior Side Yard:** a yard extending along a side lot line that is not adjacent to a street and back to a line drawn parallel to the side lot line at a distance therefrom equal to the width of the required minimum side yard, but excluding any area encompassed within a front yard or rear yard. Dimensions of side yards specified in the district regulations of this chapter refer

# Glenview Downtown Development Code

---

## Article 6: Definitions

to the required width of each side yard, rather than to the total width of both side yards, unless otherwise specified.

**Manufacturing:** the assembly, fabrication, or processing of goods and materials.

**Mixed Use:** a building that includes two or more complementary uses, such as residential, retail, office, and service.

**Multi-family building:** residential development with dwelling units that share common walls with units that are laterally and vertically adjacent.

**Municipal:** a building that provides municipal services and is owned by the Village. (Examples include the Village Hall, fire stations, and police departments.)

**Office Use:** establishments engaged in the provision of goods and services in an office setting, usually by professionals. This includes business, government, professional, medical, or financial services and includes such occupations as accountants, economic consultants, doctors, dentists, architects, software developers, researchers and designers.

**Parapet:** a low protective wall or barrier at the edge of a balcony or roof.

**Porch:** a covered but otherwise open platform that provides a transition between the interior of a building and the public space of the street.

**Primary Street:** The street that abuts the property and includes the building's primary entrance and front facade. See also side street.

**Rear Yard:** a yard extending along the full

length of the rear lot line, except as qualified in the definition in this section of the term Yard, side, and back to a line drawn parallel to the rear lot line at a distance therefrom equal to the depth of the required rear yard.

**Regulating Framework:** establishes the desired physical form for the downtown development district and sets development parameters such as permitted land uses, street types, building height, siting, and setbacks.

**Residential:** a building or part of a building containing dwelling units.

**Retail Use:** Businesses that provide goods/merchandise to the general public for personal or household consumption and render services incidental to the sale of those goods. Also, restaurants.

**Service Use:** Businesses that provide services (as opposed to goods) to the general public. (Examples include hotels, finance, real estate, insurance, travel agencies, health and educational services, and galleries.)

**Setback:** the distance between a reference line, which shall be a public or private right-of-way or easement, whichever shall be applicable, and a building, or portion thereof, on the lot in question. In the case of a lot adjoining a public or private street right-of-way, the setback shall be the difference between such right-of-way line and the building closest to the right-of-way on the lot. In the case of an unrecorded easement, the building and zoning director shall determine the setback in a manner which will provide a reasonably consistent setback.

**Side Yard, Corner Lot of Side Street:** a yard extending along a side lot line that is adjacent to a street and back to a line drawn parallel

to the side lot line at a distance therefrom equal to the width of the required minimum side yard, but excluding any area encompassed within a front yard or rear yard. Dimensions of side yards specified in the district regulations of this chapter refer to the required width of each side yard, rather than to the total width of both side yards, unless otherwise specified.

**Side Street:** For buildings on corner lots, the street that abuts the property but does not include the building's primary entrance (except those with corner entrances) and front facade. See also primary street.

**Single-family Attached:** a residential building containing one dwelling unit only that is physically separated from units immediately adjacent.

**Stepback:** the minimum distance a building's upper-floor facade must be placed from the facade of the floor or floors below.

**Stoop:** a staircase on the facade of a building that leads either to a small, unwallled entrance platform or directly to the main door (Sarasota County).

**Telecommunications call centers:** a place of business primarily devoted to handling inbound and outbound communications, such as telephone or Internet orders. This term includes, but is not limited to, mail order catalog houses and telephone survey firms.

**Townhouse/Rowhouse:** single-family attached homes that share walls with units laterally adjacent to them.

**Warehouse:** A building (or portion of the building) used for the storage of goods and/or materials. This term shall include, but not

be limited to, commercial storage facilities, miniwarehouses, and other uses similar in nature and impact.