



5) DEFINITIONS / TABLE OF ABBREVIATIONS

A:

Abandon:

The discontinuance of a use; the alteration of a use; or act of changing one use to another use, whether to a more restrictive or to a more expansive use.

Abate:

In the context of violations or nuisances, to repair, replace, remove, destroy or otherwise remedy the condition in question by such means and in such manner and to such an extent as the City's code enforcement staff shall determine is necessary in the interest of the general health, safety and welfare of the community.

Abutting:

Having property lines in common. Separation by a street right-of-way is not considered abutting.

See: **Contiguous**.

Access:

The place, means or way by which pedestrians or vehicles have ingress and egress to a property, use or parking space.

Access Connection:

Any driveway, street, turnout or other means of approach to provide vehicular or pedestrian ingress and egress to a property or to and from the roadway system.

Access Management:

The management of the interference with through traffic caused by traffic entering, leaving and crossing roads. It is also the control and regulation of the spacing and design of driveways, medians, median openings, traffic signals and intersections on roads to improve safe and efficient traffic flow.

Accessible/Accessibility:

The ability to physically reach desired destinations, services and activities.

Accessory Building or Structure or Use:

A building or structure or use subordinate and incidental to the principal building or principal use located on the same lot, and which does not alter the essential characteristic of the principal building or principal use considered as a whole.

Adjacent:

See: **Contiguous**.

Administrative Decision:

Any decision on a development application made by the Planning Director.

Administrative Permit:

See: **Development Permit; Zoning Certificate**.

Administrative Procedures:

The procedures for rendering an administrative decision relating to an Administrative Permit.

Administrator:

See: **Planning Director**.

Adult Day-care Center/Adult Day-care Residence:

A facility for four or more aged, infirm or disabled adults, which is operated only during a part of the day, and which provides supplementary care of individuals who reside elsewhere.

Affordable Housing:

Housing with a recorded restriction that requires the housing for a certain minimum number of years to be rented or owned by families and individuals whose income is no more than the household income threshold requirement of a percentage of the area median income and adjusted for family size as determined by the U.S. Housing and Urban Development guidelines.

Agriculture:

The use of land for cultivation or growth of horticultural, floricultural, forestry, dairy, livestock, poultry and apiarian products, and including the customary accessory uses which are normally associated with such activities.

Alley:

An unnamed public or private right-of-way that is primarily designed to serve as secondary access to the rear or side of those properties whose principal frontage may be on some other street.

Allowed Use:

Any use authorized or permitted alone or in conjunction with another use subject to the limitations of the regulations of the specific district.

Alteration, Incidental:

Modifications to a building or structure that are of a cosmetic or incidental nature, including repairs.

Alterations, Structural:

Any change, other than cosmetic or incidental repairs, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams and girders.

Amenity:

Aesthetic or other characteristics that increase a development's desirability to a community or its marketability to the public. Amenities may include, without limitation, recreational facilities, pedestrian plazas, views, streetscape improvements, special landscaping, or attractive site design, pedestrian shelters, and gazebos.

Americans with Disabilities Act (ADA):

Federal legislation that prohibits discrimination on the basis of disability by public accommodations and requires places of public accommodation and commercial facilities to be designed, constructed and altered in compliance with the accessibility standard established by the Act and the Act's implementing regulations. 42 U.S.C. § 12181 *et seq.*; 28 C.F.R. parts 35 and 36.

Apartment:

A room or suite of rooms in a multi-family building that is arranged, designed or used as a single household, including complete kitchen and sanitary facilities permanently installed.

Apartment Building:

See: **Dwelling, Multi-family**.

Appeal:

A request for a review of any decision in connection with, or interpretation of, an application.

Applicant:

Any person, firm, partnership, joint venture, association, corporation, group or organization, including any designated representative thereof, undertaking development, subdivision and/or construction as regulated.

Application:

The completed form or forms and all accompanying documents, exhibits and fees required of an applicant by the applicable governmental agency.

Appropriate:

Fitting to the context of a site, neighborhood or the community as a whole.

Arborist:

An individual trained in arboriculture, forestry, landscape architecture, horticulture or related fields and experienced in the conservation and preservation of native and ornamental trees.

Archaeological Site:

Ruins, artifacts, structural remains and other resources of types that cannot be commonly found throughout a region or in other places across the country, and/or physical evidence of historic or prehistoric human life or activity that are visible and capable of being inventoried and interpreted.

Architect:

An individual licensed by the State of Idaho to practice architecture.

Architect, Landscape:

An individual licensed by the State of Idaho to practice landscape architecture.

Architectural Composition:

The scale, height, mass, proportion, color, form, style, detail treatment, texture, construction materials and roof design of a project or building.

Architectural Features:

Functional, ornamental or decorative features integral or attached to the exterior of a structure, such as roof elements, cornices, eaves, gutters, belt courses, sills, lintels, windows, doors, transoms, fan lights, side lights, chimneys and other elements of exterior embellishment.

Architecture:

The art and science of designing and constructing buildings and structures adapted to their purposes, one of which is beauty.

Area with a Slope Greater Than 25%:

An area with a natural (pre-grading) slope greater than 25%, mapped to a minimum resolution of 6,000 square feet in area, also called a non-buildable area.

Area with a Slope of 25% or Less:

An area with a natural (pre-grading) slope of 25% or less, mapped to a minimum resolution of 6,000 square feet in area, also called a buildable area.

Articulation:

An architectural term that refers to dividing building



façades into distinct parts that reduce the appearance of the building configuration adjacent to the sidewalk, identify building entrances and minimize uninviting blank walls.

Artisanal Use:

The manufacture and sale of artifacts utilizing only hand-held and/or table mounted electrical tools contained within an enclosed structure.

As-built Drawing:

See: **Record Drawing.**

Assisted Living Facility:

Adult care residence for adults who may have physical or mental impairments and require at least moderate assistance with the activities of daily living, including providing rooms, meals, personal care, and supervision of self-administered medication. They may provide other services incidental to the above.

Attached Residential:

See: **Dwelling, Duplex or Dwelling, Townhouse.**

Auditorium:

A room, hall, or building that is a part of a church, theater, school, recreation building or other building assigned to the gathering of people as an audience to hear lectures, plays and other presentations.

Automobile Repair Shop:

A shop or place of business used for the repair and maintenance of motor vehicles and other motor vehicle equipment.

Automotive Repair, Major:

Engine rebuilding or major reconditioning of worn or damaged motor vehicles, including body, frame or fender straightening or repair, and/or painting of vehicles.

Automotive Repair, Minor:

The sale of automotive fuels or oils, and the incidental repair and replacement of parts and motor services to automobiles, but not including any operation specified under "Automotive Repair, Major."

Average Daily Traffic (ADT):

The measurement of the average number of vehicles per day that pass over a given point on a road for both directions.

Awning:

A projecting cover extending over a door, window or wall section with supports attached to the building and used as cover, protection and/or as decoration.

B:

Backbuilding:

A single-story structure connecting a principal building to an outbuilding.

Balcony:

An exterior floor projecting from and supported by a structure without additional independent supports.

Balustrade:

A railing consisting of a handrail or balusters.

Banner:

See: **Sign, Banner.**

Bar:

Premises used primarily for the sale or dispensing of alcoholic beverages by the drink for on-site consumption and where food may be available for consumption.

Basement:

Any area of the building having its floor subgrade (below ground level) on all sides.

Berm:

An earthen mound or embankment designed to separate land uses, provide visual interest, screen views, reduce noise or fulfill other such purposes

Best Management Practices (BMPs):

A combination of conservation measures, structures or management practices that reduce or avoid adverse impacts of development on an adjoining site's land and/or water.

Bicycle Facilities:

A general term denoting improvements and provisions made to accommodate or encourage bicycling, including parking facilities, mapping, bicycle lanes and bicycle paths.

Bicycle Lane:

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path

See: **Path, Bicycle.**

Big Box Retail:

A single retail establishment with a gross floor area not less than 75,000 square feet, and which may include fast food restaurants and other accessory retail uses that are entered from inside the primary big box retail establishment.

Block:

The aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

Block Face:

The aggregate of all the building façades on one side of a block. The block face provides the context for establishing architectural harmony.

Boarding House:

A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single household.

Buffer:

A natural or enhanced vegetated area or a combination of physical space and vertical elements, such as plants, berms, fences or walls, the principal purpose of which is to make a transition between certain areas, to separate one use from another, or to shield or block noise, lights, glare, pollutants or other potential or actual nuisances.

Build-to-line:

A condition of setbacks in which a continuous building line creates a consistent street edge with the intent of providing a positive visual image to pedestrians and motorists.

Buildable Area:

The portion of the lot or parcel, exclusive of required yard areas, setbacks, landscape or open space within which a building or structure may be built.

Building:

Any structure built for support, shelter, or enclosure for any occupancy. "Buildings" are "structures" that may be occupied. "Structures," unless they are "buildings," may not be occupied.

Building, Accessory:

A building which is subordinate to, and the use of which is incidental to that of the principal building or use on the same lot; but not including any building containing a dwelling unit as hereinafter defined



Building Configuration:

The form of a building, based on the building's massing, frontage and height.

Building, Courtyard:

A building that occupies all or most of the edges of a lot or parcel while internally defining one or more private spaces. This is the most urban of building types and its design may allow a complete shield between the private realm and the public realm.

Building Disposition:

The placement of a building on the building's lot.

Building, Edgeyard:

A building that occupies the center of the building's lot with setbacks on all sides.

Building, Estate House:

An edgeyard building type. A single-family principal building on a larger lot of more rural character often shared by one or more outbuildings.

Building Façade:

That exterior side of a building which faces, and is most nearly parallel to, a public or private road.

Building Face or Wall:

All windows and wall area of a building on one elevation.

Building Height:

The vertical extent of a building measured in stories or feet, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height is measured from the average grade of the enfronting street.

Building, Principal:

A building on a lot usually located toward the frontage in which is conducted the main or principal use of the lot on which the building is situated.

Building, Rearyard:

A rearyard building occupies the front of its lot or parcel leaving the rear portion of the lot or parcel as a private space.

Building, Sideyard:

A building that occupies one side of a lot with the setback to the other side.

Building Type:

A structure category determined by function, disposition on the lot, and building configuration, including frontage and height.

Built Environment:

The elements of the environment that are generally built or made by people as contrasted with natural processes.

Business:

The purchase, sale, exchange or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood, or the ownership or management of office buildings, offices, recreation or amusement enterprises or the maintenance and use for offices or professions and trades rendering services.

Business or Trade School:

See: **School, Business or Trade.**

C:

Caliper:

A measurement of the diameter of the trunk of a tree. The caliper of the trunk shall be measured 12 inches above the ground for all trees.

Canopy:

A permanent roof-like shelter extending from part of all of a building face and constructed of some durable material such as metal, glass, fabric or plastic.

Canopy Sign:

See: **Sign, Canopy.**

Capacity:

See: **Highway Capacity.**

Car Wash:

An establishment that provides washing and cleaning of passenger or recreational vehicles by hand, by use of automated equipment operated by one or more attendants, or by self-service facilities.

Carry-out Food Service:

A business whose principal purpose is the preparation and sale of food or beverages for consumption off-site, such as delicatessens, ice cream stores and hot dog stands, but shall not include liquor stores, restaurants, and drive-through commercial establishments.

Certificate of Occupancy:

A document issued by the City pursuant to the City's adopted building Code permitting the occupancy of a building either temporarily before all improvements have been completed, or permanently once required improvements have been completed.

Change in Use:

A change from one principal use of a building or land to another principal use of the building or land whether or not there is an increase in the size of the existing building or extent of the use of the land.

Character:

The image and perception of a community as defined by its built environment, landscape, natural features and open space, types and style of housing and commercial buildings, and number and size of roads and sidewalks.

Chimney:

A primarily vertical enclosure containing one or more passageways for conveying flue gases to the outside atmosphere.

Church:

See: **Place of Worship.**

City:

The City of Boise City, Idaho.

City Council:

The City Council of the City of Boise.

Civic:

The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit and/or municipal parking.

Civic Building:

A meeting place, either a building or a complex of buildings, used for recreational, social education and cultural activities.

Civic Space:

An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between the intended use, the size, the landscape and the enfronting buildings.

Clear Vision Triangle:

The Clear Vision Triangle at street intersections is formed horizontally by measuring 40 feet along the roadway edges from the intersection of the roadway edges, and vertically by measuring between 36 inches and 8 feet above grade. The Clear Vision Triangle at driveway and street intersections is formed horizontally by measuring 10 feet into the lot as measured from the sidewalk edge that is closest to the lot line (or from the lot line if no sidewalk exists), and 20 feet along the sidewalk edge (or lot line if no sidewalk exists) parallel to the street, and vertically by measuring between 36 inches and 8 feet above grade. The Clear Vision Triangle at urban streetscape intersections is formed horizontally by measuring 30 feet along the roadway edges from the intersection of the roadway edges and vertically by measuring between 36 inches and 8 feet above grade.

Clinic:

An institution or professional office, other than a hospital or nursing home, where persons are counseled, examined,



and/or treated by one or more persons providing any form of healing or medical health service. Persons providing these services may offer any combination of counseling, diagnostic, therapeutic or preventative treatment, instruction, or services, and which may include medical, physical, psychological, or mental services and facilities for primarily ambulatory persons.

Cohesiveness:

Unity of composition among elements of buildings and/or structures and the landscape environment.

Collector:

A street that typically balances traffic mobility and access to land. Collector streets provide both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. Collector streets pass through residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Collector streets also collect traffic from local streets in residential neighborhoods and channel it into the arterial system.

Colonnade:

A roof or structure, extending over a sidewalk, open to the street and sidewalk except for supporting columns or piers.

Commercial:

The term collectively defines workplace, office and retail functions.

Commercial Parking Lot:

See: **Parking Lot.**

Commercial Recreational Facility:

A use of land and/or buildings that involve the provision of sports and leisure activities to the general public for a fee, including, without limitation, amphitheaters, miniature golf courses, equestrian centers, assembly halls, auditoriums, art galleries, billiard halls and pool rooms, amusement halls, ice and roller skating rinks, fully-enclosed theaters, physical fitness centers and health clubs

Commercial Uses:

Retail business and service establishments, professional offices, and developed recreational uses.

Commercial Vehicle:

See: **Vehicle, Commercial.**

Commission:

The Planning & Zoning Commission of the City of Boise, Idaho.

Common Area:

Land within a development that is not individually owned or dedicated for public use but which is designed and intended for the common use or enjoyment of the residents of the development. The Common Area may include complementary structures and improvements.

Common Destination:

An area of focused community activity defining the approximate center of a Pedestrian Shed. A Common Destination may include, without limitation, one or more of the following: a Civic Space, a Civic building, a Commercial center, a bus stop. A Common Destination may act as the social center of a Neighborhood.

Common Driveway:

A shared access way that serves separate parcels or lots, each having public street frontage.

Common Yard:

See: **Frontage Types**

Community Livability:

Refers to the environmental and social quality of an area as perceived by residents, employees, customers and visitors, including safety and health, local environmental conditions, quality of social interactions, opportunities for recreation and entertainment, aesthetics and existence of unique cultural and environmental resources.

Compatibility:

With regard to development, the characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict. With regard to buildings, harmony in the appearance of architectural features in the same vicinity.

Comprehensive Plan:

The Comprehensive Plan for the City officially adopted January, 1997 by the City Council as such and as subsequently amended through the date of adoption of the Harris Ranch Specific Plan Code.

Condominium:

A building or group of buildings in which dwelling units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional,

undivided basis and which has been created by the recordation of condominium instruments.

Condominium Association:

See: **Owners' Association.**

Conservation Easement:

A conservation easement restricts the existing and future use of the defined lot or parcel to conservation use, passive recreation or other use approved by the property owner and easement holder and prohibits further subdivision or development.

Construction Plan:

The maps or drawings accompanying a subdivision plat or site plan and showing the specific location and design of improvements to be installed in the subdivision, lot or parcel.

Context:

The nature of the natural or built environment created by the land, topography, natural features, buildings and associated features, land use and activities on property adjacent to roads and sidewalks. Context also refers to a broader area created by the surrounding neighborhood, district or community, and also refers to the diversity of users of the environment.

Contiguous:

Abutting, bordering or joining at the border or surface. Contiguous or adjacent property is property that adjoins another piece of property. See: **Abutting.**

Contractor's Yard:

An establishment engaged in the provision of construction activities, including, without limitation, plumbing, electrical work, building, grading, paving, roofing, carpentry, landscaping, and other such activities, including the storage of material and the overnight parking of commercial vehicles.

Convenience Retail Center:

A neighborhood-oriented shopping center or freestanding enterprise designed to serve patrons on a short term drop-in-basis, typically containing, without limitation, a small food and sundries store, drug store, carry-out food service, hairdresser, or barber, or dry cleaning pick-up store.

Convenience Storage Facility:

A storage service, located within an enclosed structure,

primarily for personal effects and household goods having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activities.

Convenience Store:

A store offering for sale a limited selection and quantity of groceries and other articles normally found in grocery stores, and which may also offer delicatessen or fast-food items, and whose business is mostly dependent on quick stops by its customers. A convenience store operation may also include self-service gasoline sales.

Cornice:

A building's horizontal element member, structural or nonstructural, at the top of the exterior wall or projecting outward from an exterior wall at the roofline, including eaves and other roof overhang.

Corridor:

A road that provides for the movement of people and goods between and within activity centers. A corridor encompasses single or multiple transportation routes or facilities (such as, connectors, bikeways, etc.), the adjacent land uses and the connecting network of streets.

County Recorder:

The Office of the County Recorder of Ada County, Idaho.

County Surveyor:

The professional land Surveyor appointed by the Ada County Board of County Commissioners to check plats and make surveys, maps and plats ordered by the Ada County Board of County Commissioners.

Courtyard:

An open and unoccupied space on the same lot as a building where such space is enclosed wholly or partly by buildings, walls or other enclosing devices.

Courtyard Building:

See: **Building, Courtyard.**

Courtyard, Inner:

Any courtyard enclosed wholly by buildings, walls or other enclosing devices.

Courtyard, Outer:

A courtyard extending to and opening upon a street, public alley or other open space.

Critical Root Zone (CRZ):



The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to 1½ times the number of inches of the tree trunk diameter.

Cross Access:

A right-of-way providing vehicular and/or pedestrian access between two or more contiguous lots or parcels.

Crosswalk:

A portion of a road designated for pedestrian crossing, marked or unmarked.

Cul-de-sac:

A dead-end road of limited length and constructed with a turnaround at its terminus.

Curb:

The edge of the vehicular pavement of a road detailed as a raised curb or flush to a swale. The curb usually incorporates the stormwater drainage system.

Curb Cut:

The providing of vehicular ingress and/or egress between property and an abutting road.

Curb Face:

The vertical or shaped portion of a curb, facing the roadway, and designed to direct stormwaters.

Curb Radius:

The curved edge joining the intersecting street curbs at a street corner, also known as curb-return radius and intersection curb radius.

Cutoff Fixture:

A fixture with elements such as shields, reflectors, or reflector panels that direct and cutoff the light at an angle that is less than 90°. Typically this type of fixture conceals the light source, thus reducing glare and spill over of light.

D:

Dam:

An embankment or structure intended or used to impound, retain or store water, either as a permanent pond or as a temporary storage facility.

Day care home:

A dwelling in which a permanent occupant of the dwelling provides for the care of children or adults. Those receiving care are not all related to the occupant or to each other by blood or marriage and are not the legal wards or foster children of the attendant adults. Those receiving care and who are not dependents of the occupant, do not reside on the site. For the purpose of this ordinance, such activities shall meet all requirements for home occupations. If children are the primary clients of the use, the following standards must be met: (1) the home meets all state standards for registration and inspections; (2) the number of children does not exceed five preschool children, and three school-age children not including the caregiver's children.

Day care facility:

A facility that provides nonmedical care to individuals in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facility includes day care centers and family day care homes.

Deck:

An exterior floor supported on at least two opposing sides by an adjacent structure, posts, piers or other independent supports.

Density:

The number of dwellings per unit of land or the number of dwelling units within a standard measure of land area, usually stated as the number of dwelling units per acre.

Design:

The physical aspects of a development, road improvement or other construction project. Design includes, without limitation, such items as street alignment, grading, landscaping, site layout, building elevations and signing, and evaluation of the technical elements of the submitted materials as well as determination of how well the plan itself meets officially adopted criteria

Design Control:

Factors, physical and operational characteristics and properties that control or significantly influence the selection of certain geometric design criteria and dimensions. For example, design speed, traffic, pedestrian volumes and sight distance are examples of Design Controls in connection with the design of roads.

Design Guidelines:

Standards of appropriate activity that will establish, preserve, or enhance the architectural character and site design and function of a building, structure, or development.

Design Review:

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signs, in accordance with a set of adopted criteria and standards.

Design Standards:

A set of guidelines regarding the architectural appearance of a building or improvement, that governs the alteration, construction, demolition or relocation of a building or improvement.

Design Vehicle:

A vehicle type that must be regularly accommodated without encroachment into the opposing traffic lanes. A condition that uses the Design Vehicle arises where large vehicles regularly turn at an intersection with high volumes of opposing traffic (such as, a bus route).

Detail:

A small feature or element that gives character to a building or structure.

Detention Pond:

A human-made or natural water impoundment designed to collect surface and subsurface water in order to impede the water's flow and to release the water gradually into natural or human-made outlets or channels. See also **Retention Pond**.

Developer:

An individual or business that prepares land for the construction of buildings, or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development:

Any human-made change to improved or unimproved real property. In addition to structural construction, the term includes mining, drilling, dredging, grading, paving, excavation, filling, private planting or removal of vegetation.

Development Application:

See: **Application**.

Development Order:

Any action granting, denying or granting with conditions, an application for a development permit .

Development Permit:

Without limitation, any building permit; fence permit; home occupation permit; sign permit; temporary use permit; certificate of occupancy; preliminary subdivision plat; final subdivision plat; comprehensive plan amendment; specific plan; or any other official action of a local government having the effect of permitting development of lot(s) or parcel(s).

Development Plan:

A to-scale drawing of a single-family residential, multi-family residential, institutional, office, commercial or industrial development, or some combination thereof, showing the general layout of a proposed development including among other features the location of buildings, parking areas, buffers and landscaping and open spaces.

Direct light:

Light emitted directly from the lamp, off the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Director:

See: **Planning Director**.

District:

Ada County Highway District (ACHD).

Dormer: A window projecting from a roof.

Drainage Basin:

The area from which water is carried off all facilities, channels and areas which serve to convey, filter, store, and/or receive stormwater, either on a temporary or permanent basis.



Drive-through Use:

An establishment which by design, physical facilities, service, or by method of sale encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their vehicles. The term “drive-through use” also includes automated tellers, cleaners, pharmacies, fuel and restaurants, car wash, gasoline service station and quick lubrication.

Driveway:

A private, vehicular access lane connecting a house, carport, parking area, garage, or other buildings or parking lot with the street.

Drugstore:

A pharmacy where the sale of non-drug, non-proprietary medications and other non-pharmaceutical items constitutes a portion of the retail business.

Duplex:

See: **Dwelling, Duplex.**

Dwelling, Accessory:

A dwelling unit that is added to the structure of a principal building or an outbuilding for use as a complete, independent living facility for a single household, with provision within the accessory dwelling for cooking, eating, sanitation and sleeping. Accessory dwellings do not count toward maximum density calculations.

Dwelling, Duplex:

A building on a single lot or parcel, consisting of two single-family dwelling units separated by a party wall.

Dwelling, Multi-family:

A building, or portion thereof, containing three or more dwelling units. Attached singlefamily townhouse dwelling units located on individual lots shall be deemed multi-family only for purposes of the Harris Ranch Specific Plan, including in connection with design review and residential density and permitted unit counts. The foregoing definition shall not affect any other provisions of City Code, including any applicable requirements of adopted building codes.

Dwelling, Patio Home:

A building on a separate lot consisting of a single-family dwelling with open space setbacks on three sides and with a courtyard.

Dwelling, Single-family Attached:

A building consisting of two single-family dwelling units separated by a party wall, with each dwelling located on a separate lot.

Dwelling, Single-family Detached:

A building on a single lot consisting of one single-family dwelling which is surrounded on all sides by yards or other open space located on the same lot, and which is not attached to any other dwelling by any means.

Dwelling, Townhouse:

A dwelling unit in single ownership constructed as part of a larger building containing at least three such units in which each dwelling unit is located on a separate lot, has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical party walls. See: **Building, Rearyard.**

Dwelling Unit:

A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

E:

Easement:

A right of use of land, less than fee simple, granted by the landowner to another for a certain stated purpose.

Eave:

The projecting lower edges of a roof overhanging the wall of a building.

Eave Line:

The extension of a roofline beyond the vertical wall of a building.

Edgeyard Building:

See: **Building, Edgeyard.**

Elevation:

An exterior wall of a building not along a frontage line. See also: **Façade.**

Emergency Access:

A means of providing an additional route of access to a development for emergency vehicles, which access is typically restricted with bollards, gates or some other means of prohibiting general use by the public.

Enfront:

To place an element along a frontage line.

Engineer:

An individual licensed by the State of Idaho to engage in the practice of engineering.

Entrance, Principal:

The main point of access for pedestrians into a building.

Environment:

The natural environment includes the topography, natural landscape, flora and fauna, streams, lakes and watersheds, and other natural resources, while the human/built environment includes the physical infrastructure of the community, as well as its institutions, neighborhoods, districts, and historical and cultural resources. See also: **Context.**

Environmental Constraints:

Features, natural resources, or land characteristics that are sensitive to development activities or installation of improvements and may require the application of creative development techniques to prevent degradation of the

environment when developed.

Existing Development:

Any development for which an application was submitted prior to the effective date of an applicable law, code and/or regulation that has not expired, and was given approval entitling the applicant to proceed with preliminary or final platting, conditional use, building permits or concept plans.

External Buffer:

A vegetated area along the exterior boundaries of a development which is maintained as open space in order to eliminate or minimize conflicts between such development and adjacent land uses.

External Design Feature:

The general arrangement of any portion of buildings, structures or landscaping, including the type, and texture of the materials, the type of roof, windows, doors, lights, signs, and fixtures of portions which are open to the public view.

F:

Façade:

The exterior wall of a building that is set along a frontage line.

Facility:

All or any portion of a building, structure or area, including the site on which the building, structure or area is located, wherein specific services are provided or activities are performed.

Family:

Two or more persons related by blood, marriage, adoption or not more than four persons not related by blood, marriage or adoption, occupying a dwelling unit s an individual housekeeping organization.

Fence:

An enclosure or barrier, composed of wood, masonry, stone, wire, iron, or other materials or combination of materials used as a boundary, means of protection, privacy screening, or confinement, including brick or concrete walls but not including hedges, shrubs, trees, or other natural growth.

Fence, Living:

A hedge of vegetation used as a screening device or a fence with vegetation growing to it or on it which at the time of maturity would prevent an “open” effect and would block the line of sight.

Fence, Open:

A fence constructed of material that does not block the line of sight.

Fence, Solid:

A fence, including entrance and exit gates that block the line of sight.

Fenestration:

The organization of windows on a building façade or elevation.

Filling:

The act of placing fill material including the temporary stockpiling of fill material.

Fire Flow:

The flow of water in pipes at a rate and time duration

necessary for fire suppression purposes.

Fire Protection Facilities:

Fire stations and major pieces of fire fighting apparatus, including, without limitation, pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by the City or a fire district.

Flag Lot:

See: **Lot, Flag.**

Floodplain Administrator:

See: **Planning Director**

Flood Elevation:

See: **Base Flood Elevation**

Footcandle:

A unit of illumination on a surface, all points of which are one foot from a uniform point source of light of one candle.

Footprint:

The total square footage on the ground of all buildings and structures on a lot or parcel, measured from the outside of all of the exterior walls and supporting columns. It may include attached or detached garages, covered carports, roofed or unroofed porches and decks, and accessory structures.

Forecourt:

See: **Frontage Types**

Front Lot Line:

See: **Lot Line, Front**

Front Porch:

An un-airconditioned roofed structure attached to the front of a dwelling unit.

Front Setback:

See: **Setback, Front**

Front Yard:

See: **Yard, Front.**

Frontage:

The distance along which a lot abuts an accessible street right-of-way.

Frontage, Double:

A lot that extends from one street to another.

Frontage Line:

Those lot line(s) that coincide with a public frontage. Façades along frontage lines define the public realm and are therefore more regulated than the elevations that coincide with other lot lines. **See: Lot Line, Front.**

Frontage, Retail:

Frontage designated that requires the provision of a shopfront, causing the ground level to be available for retail use.

Frontage Road:

A public or private drive that generally parallels a public street between the right-of-way and the front building setback line. The frontage road provides access to private properties while separating them from the main street.

Frontage Types:

Common Yard: A frontage where the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous in landscaping with adjacent yards, supporting a common rural landscape. Common yards are suitable along higher speed thoroughfares, as the deep setback provides a buffer.

Forecourt: A frontage where a portion of the façade is close to the frontage line while a substantial portion of it is set back. The forecourt created is suitable for gardens and drop-offs.

Porch and Fence: A frontage where the façade is set back from the frontage line with an attached porch encroaching within a conversational distance of the sidewalk. A fence at the frontage line maintains the demarcation of the yard.

Stoop: A frontage where the façade is aligned close to the frontage line with the lower story elevated from the sidewalk sufficient to secure privacy for the windows. The access is usually an exterior stair and landing. This type is recommended for ground-floor residential uses

Shopfront and Awning: A frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use with a

substantial glazing on the sidewalk level, and an awning placed so as to overlap the sidewalk to the maximum possible.

Terrace or Light Court: A frontage where the façade is set back from the frontage line by an elevated garden or terrace, or a fenced sunken light court. This frontage type buffers residential use from urban sidewalks, removing the private yard from public encroachment.

Full Median Opening:

An opening in a restrictive median that allows all turning movements from the roadway and the intersecting road or access connection.

Fully Shielded:

A light fixture shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Functional Classification:

A system in which roads are grouped into classes according to the character of service the roads are intended to provide.

Furnishing Zone:

The area of the Streetscape that provides a buffer between pedestrians and vehicles. The furnishing zone contains landscaping, public street furniture, transit stops, public signage, utilities and fire hydrants



G:

Gable:

The triangular upper portion of an end wall, underneath a peaked roof.

Garage, Private:

An enclosed accessory building or an accessory portion of a principal building designed for shelter or storage of vehicles, owned or operated by the occupants of the principal building.

Garage, Public:

A building or portion thereof, except a private garage, used or designed to be used for the storage of motor vehicles.

Garden Apartment:

A two-story or three-story multi-family dwelling with not less than eight or more than 20 dwelling units in each building, accessed from a common hall or individual entrances, and with the dwelling units located back to back, adjacent or on top of each other.

Gasoline Service Station:

buildings and/or surfaced area where motor vehicles may be refueled and/or serviced. The term “gasoline service station” also includes any premises where gasoline and other petroleum products are sold and light maintenance activities may be conducted.

Gateway Street:

A major corridor of entry into the City of Boise, as identified in the Comprehensive Plan, that creates an initial impression of Harris Ranch and the City for visitors. Gateway Streets in Harris Ranch include Warm Springs Avenue and ParkCenter Boulevard.

Girdling:

Damaging or removing the bark and cambium layer around a tree trunk in a manner that tends to kill the tree.

Glare:

Light emitting from a luminaire with an intensity great enough to reduce a viewer’s ability to see, or that causes distraction, annoyance or discomfort.

Global Positioning System (GPS):

A satellite-based radio navigation system developed and operated by the U.S. Department of Defense (DOD). GPS permits land, sea, and airborne users to determine their three-dimensional position, velocity, and time.

Governing Body:

The City Council of the City of Boise.

Government Office:

Any room, clinic, suite or building wherein the primary use is to conduct governmental business.

Grade:

The elevation of the finished surface of the ground adjacent to the exterior wall of a building or structure. If a berm has been created adjacent to the structure, or if the structure is built on top of a berm, grade will be considered the lowest point of the berm.

Grade, Average:

The elevation determined by averaging the highest and lowest elevations of a lot or parcel or other defined area of land.

Grade, Established:

The curb line grade at the lot lines established by the City Engineer, or otherwise established by law.

Grade, Existing:

The elevation of the land surface at any given point prior to cutting or filling that may be determined by on-site evidence such as vegetation, ground level on adjacent land, elevation of adjacent streets and roads and soil types and locations.

Grade, Finished:

The final elevation and contouring of the land after cutting and/or filling and conforming to the proposed design

Grade Plane:

A reference plane representing the average of finished ground level adjoining the building at all exterior walls.

Grading:

Any excavation, filling or movement of earth for purposes of changing the shape or topography of the land.

Green:

An open space available for unstructured recreation, its landscaping consisting of grassy area and trees. **See also: Open Space.**

Greenway:

An open space corridor in largely natural condition that may include trails for bicycles and pedestrians.

Grocery Store:

A store that primarily trades in staple food stuffs and other commodities for use off-site.

Gross Acre:

A full acre of land prior to subdivision and prior to dedication of any required right-of-way or easement.

Gross Area:

The area of a lot or parcel, including all proposed or dedicated streets, alleys, private access ways, roadway and/or alley easements. Such boundaries extend to the center line of an existing abutting street or alley right-of-way.

Gross Floor Area:

The sum of the areas of all floor levels of a building or structure measured within the exterior face of exterior walls or the centerline of walls separating two abutting buildings, but excluding any space where floor-to-ceiling height is less than 6 feet and 6 inches.

Ground Cover:

Living material intended to provide a continuous cover over the ground that can be maintained at a height of not more than 18 inches

Group Care Home for the Disabled:

A dwelling shared by four or more disabled persons, including resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling residents to live as independently as possible in order to reach their maximum potential.

Guesthouse:

A lodging unit for temporary guests in an accessory building without independent cooking or kitchen facilities.

H:

Habitat:

The physical location or type of environment in which an organism or biological population lives or occurs.

Hardscape:

Stone, brick, rock, sand, textured or shaped concrete, decorative walls and/or streetscape or path facilities. For example, benches, tables, play equipment and walking or bike paths.

Harmony:

A quality that represents an attractive arrangement and agreement of parts of a composition, as in architectural elements.

Hazardous Waste:

A solid waste or combination of solid waste which, because of its quantity, concentration or physical, chemical or infectious characteristics, may: (i) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating illness; or (ii) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Health Club:

An establishment that provides facilities for exercise activities, such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

Health Spa:

An establishment which for profit or gain provides as one of its primary purposes, services or facilities which are purported to assist patrons improve their physical condition or appearance through change in weight, weight control, treatment, dieting, or exercise. The term includes establishments designated as “reducing salons,” “exercise gyms,” “health studios,” “health clubs,” and other terms of similar import.

Hearing Examiner: Hearing examiners include professionally trained or licensed staff planners, engineers, or architects that may be appointed to hear applications for subdivision, conditional use and variance permits and requests for zoning district boundary changes that are in accordance with a comprehensive plan.



Heavy Equipment:

Large equipment including, but not limited to: trucks with greater than a one and one-half ton rating, cranes, crawler-type tractors, earth movers, dump trucks and other equipment of equal or greater size and weight.

Hedge:

See **Fence, Living**.

Height, Story:

The vertical distance from top to top of two successive tiers of beams or finished floor surface; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Highway:

A general term denoting a public way for purposes of vehicular travel including the entire area within the right-of-way.

Highway Capacity:

The maximum number of vehicles that can be expected to travel over a given section of road or a specific travel lane during a given time period under prevailing roadway conditions and prevailing traffic patterns and conditions.

Hillside Disturbance:

Any and all areas of the building site disturbed during construction by grading or excavation and temporary or permanent construction for all buildings, parking areas, driveways, roads, sidewalks, and other areas of concrete, asphalt, or other construction materials.

Historic Quality:

Legacies of the past that are distinctly associated with physical elements of the landscape, whether natural or human-made, that are of such historic significance that they educate the viewer and stir appreciation of the past.

Holiday Decoration Sign:

Temporary signs, in nature of decorations, clearly incidental to and customarily associated with any national, local or religious holiday.

Home Occupation:

Any gainful occupation engaged in by an occupant of a dwelling unit including but not limited to handicrafts, dressmaking, millinery, laundering, preserving, printing and or graphic arts or desktop publication, offices, teaching of classes, and other like occupations. The work quarters

should be invisible from the frontage, located either within the house or in an outbuilding.

Hospital:

An institution devoted primarily to the maintenance and operation of facilities for the medical or surgical care of patients 24 hours a day. The term "hospital" does not include clinic, convalescent, or boarding homes, or any institution operating solely for the treatment of mentally ill persons, drug addicts, alcohol addicts or institutions necessitating forcible confinement of patients

Hotel:

A building containing six or more bedrooms where overnight lodging without individual cooking facilities is offered to the public for compensation, primarily for the accommodation of transient guests.

Hotel, Residential:

A private establishment that provides sleeping rooms for rent by the night, week, or month, which may include limited cooking facilities.

Household Pet:

Companion animals that are typically and customarily kept for company or pleasure in the house or yard.

Household Waste:

Any waste material, including garbage, trash and refuse, derived from households. Households include single and multiple residences, hotels and motels, picnic grounds and day-use recreation areas.

Human Scale:

How humans perceive the size of their surroundings and their comfort with the elements of the natural and built environment relative to their own size. In urban areas, Human Scale represents features and characteristics of buildings or signs that can be observed and reached within a short distance and at the speed of a pedestrian walking. In contrast, auto scale represents a built environment where buildings, signs, etc. are designed to be observed and reached at the speed of an automobile.

Hydrology:

The science of dealing with the properties, distribution, and circulation of water.

| :

ITE Trip Generation:

The current edition of Trip Generation, an informational report of the Institute of Transportation Engineers.

Impervious Surface:

A human-made structure or surface that prevents the infiltration of stormwater into the ground below the structure or surface. Examples are buildings, roads, driveways, parking lots, decks, swimming pools, and patios.

Impervious Surface Ratio:

The ratio of impervious surfaces on a site to gross acreage.

Improved Open Space:

Landscaped areas, turf areas, parks, recreation areas constructed on a parcel.

Improvement Guarantee:

An instrument such as a letter of credit or performance bond readily convertible to cash for specific face value from a bank or other institution that pledges the creditor to pay the cost of improvements in case of default by a developer.

Improvements:

All public and quasi-public utilities and facilities including streets, sanitary sewers, waterlines, stormwater management and erosion control facilities, monuments, signs, sidewalks, streetlights, and all other similar features.

Indirect Light:

Direct light that has been reflected or has scattered off other surfaces.

Industrial Use:

Land use relating to, concerning or arising in connection, assembly, fabrication, finishing, manufacturing, packaging or processing of goods or mineral extraction.

Infill Development:

The development of small, scattered vacant sites which are surrounded or essentially surrounded by existing development and which because of location, configuration, access requirements, adjacent development patterns, or similar characteristics, may necessitate special consideration during the development process.

Inside Turning Radius:

The curved edge of a road at an intersection measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Institutional Uses:

Churches, schools, hospitals, residential care facilities and other public or quasi-public uses.

Intensity:

The number of square feet of development per acre by land use type with respect to non-residential land uses.

Intermodal:

Refers to the connections between transportation modes.

Internal Trips:

Trips that are made within a defined area by vehicle or by an alternate mode of travel such as walking or bicycle.

Inundation Zone (below a dam):

The area that would be inundated in the event of a dam failure.

Invasive Species:

A non-native species that can cause environmental or economic harm, or harm to public health.



J:

Junkyard:

An establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk or for the maintenance of operation of an automobile graveyard.

Jurisdictional Wetland Determination:

A delineation of jurisdictional wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Federal Clean Water Act, 33 U.S.C. §1344, as amended.

K:

Kennel, Commercial:

Any lot or premises or portion thereof, on which five or more dogs, cats and other household domestic animals are maintained, harbored, possessed, boarded, bred or cared for in return for compensation or kept for sale.

Kennel, Non-commercial:

Any lot or premises or portion thereof on which more than four dogs or cats or a combination of such animals are maintained, harbored, possessed, bred or cared for and are not for sale or compensation.

Kiosk:

A temporary or semi-permanent structure having one or more open air sides (when operating), operating on either private property or public rights-of-way and plazas, generally no larger than 20 feet wide by 20 feet long; operated for the purpose of vending food, drink, or retail goods.

L:

Laboratory:

A building or group of buildings in which facilities for medical or scientific research, investigation, testing or experimentation are located.

Land Disturbing Activity:

Any grading, scraping, excavating, or filling of land; clearing of vegetation; and any construction, rebuilding, or alteration of a structure.

Land Surveyor or Surveyor:

An individual certified and licensed by the State of Idaho to engage in the practice of land surveying.

Landscape:

Any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and which may include structural features such as walkways, fences, benches, works of art, reflective pools, fountains. Landscape shall also include irrigation systems, mulches, topsoil use, soil preparation, revegetation or the preservation, protection and replacement of existing trees.

Landscape Architect:

See: **Architect, Landscape**

Landscape Plan:

A graphic and written document containing criteria, specifications and detailed plans to arrange and modify the effects of natural features. A landscape plan typically consists of a site plan showing the boundaries of the property and the location of proposed plant materials, in relation to surroundings and improvements, along with a planting schedule.

Landslide:

Abrupt downslope movement of a mass of soil or rock.

Lane:

A road designed for primary access to no more than 25 residential dwelling units, where the residential environment is dominant and traffic is completely subservient.

Legislative Action:

A specific plan, zoning ordinance, or any other ordinance establishing or amending a comprehensive plan or a zoning code or ordinance.

Library or Museum:

A room or building for exhibiting, or an institution in charge of a collection of books; artistic, historical or scientific objects.

Light Trespass:

The shining of light produced by a luminaire beyond the boundaries of the property on the luminaire is located.

Lighting, Direct:

Lighting, the source of which is visible to a viewer.

Lighting, Flood-lit:

Lighting which is reflected from the surface of a sign or building.

Lighting, Indirect:

Illumination that is arranged so that the light is reflected from the sign to the eyes of the viewer.

Linear Pedestrian Shed:

A pedestrian shed that is elongated along a commercial corridor. The resulting pedestrian shed is shaped like a lozenge.

Liner Building:

A building specifically designed to mask a parking lot or a parking garage from a frontage.

Live-work:

A dwelling unit that contains a commercial component anywhere in the unit that is less than 500 sq. ft. in size. See also: **Work-live**.

Loading Space, Off-street:

A open off-street hard-surfaced area of land other than a street or public way, the principal use of which is for the standing, loading and unloading of motor vehicles to avoid undue interference with streets and alleys.

Lodging:

A facility that offers temporary shelter accommodations, or place for such shelter, open to the public for a fee, including, but not limited to inns, hotels, motels, and motor hotels. Bed and breakfast inns are not considered to be lodging services. See also: **Hotel**.

Long Pedestrian Shed:

A pedestrian shed of 1/2-mile radius used for mapping community types when a transit stop is present or proposed as the common destination.



Long-term Care Facility:

A facility that is intended to provide medical supervision for eight or more residents for periods of time exceeding 72 hours. The term “long-term care facility” also includes any facility outside of the service recipients home in which two or more unrelated persons receive long-term care services.

Lot:

A portion of a recorded subdivision intended as a unit for transfer of ownership or for development.

Lot Area:

The total area of a lot as defined by the closure of the rear, side and front lot lines.

Lot, Corner:

A lot which is bounded on two or more sides by street lines where the angle of intersection does not exceed 135°.

Lot Depth:

The distance between front and rear lot lines measured in the mean direction of the side lot lines.

Lot, Double Fronted:

A lot other than a corner lot having frontage on two parallel or approximately parallel streets. On a double fronted lot both street lines shall be deemed front lot lines.

Lot, Flag:

A lot which does not abut a public street other than by its driveway or other, typically narrow, strip of land.

Lot Frontage:

See: **Frontage**.

Lot, Interior:

A lot other than a corner lot.

Lot Line:

The boundary that legally and geometrically demarcates a lot.

Lot Line, Front:

The front lot line that abuts a public or private street. Also known as the “frontage line.”

Lot Line, Interior:

Any lot line other than one adjoining a road or public space.

Lot Line, Rear:

The boundary line of a lot that is opposite and most distant from the front lot line.

Lot of Record:

Any lot created by recordation of a plat in the real property records of Ada County, Idaho.

Lot, Through:

See: **Frontage, Double**

Lot Width:

The length of the principal frontage line.

Luminaire:

Broadly, all outdoor electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices permanently installed or portable, used for illumination or advertisement.

M:

Maintenance:

The replacing or repairing of minor parts of a building or structure that have degraded by ordinary wear or tear or by the weather.

Manufacturing:

Mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials.

Marquee:

Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Massing:

The shape and form of a building provided by all, or a combination of, architectural elements such as roof configuration, spacing between buildings, setbacks from the street right-of-way, proportion of fenestration and entryways, building form, exterior building materials, building scale, architectural styles, and landscape.

Material Change in Appearance:

A material change in the appearance of a building, structure, land use activity or development site may include, without limitation: the construction of a new building or structure; the reconstruction or alteration of the size, shape, or façade of an existing building or structure, including any of its architectural elements or details; commencement of excavation for construction purposes; and installation of freestanding walls, fences, steps, and pavements, or other appurtenant features.

Median:

The portion of a road that separates opposing traffic lanes.

Median, Raised:

A non-traversable median where curbs are used to elevate the surface of the median above the surface of the adjacent travel lanes. Pedestrians may normally cross a raised median but vehicles may not.

Mezzanine:

An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not

more than one-third of the area of the room in which the level or levels are located.

Mixed-use:

Multiple functions with the same building through adjacency, or in multiple buildings within the same area by adjacency.

Mobility:

The movement of people or goods within the transportation system.

Model Home:

A dwelling unit temporarily used as a sales office for a residential development under construction.

Modulation:

Design composition comprised of a rhythmic organization of parts.

Monitoring:

All procedures used to systematically inspect and collect data on operational parameters of a facility or use or on the quality of the air, groundwater, surface water or soils.

Monopole:

A wireless communication facility which consists of a monopolar structure, erected on the ground to support wireless communication facilities and connecting appurtenances.

Motel:

A building, or group of buildings on the same lot or parcel whether detached or attached, containing sleeping or dwelling units independently accessible from the outside, with garage space or parking space located on the lot or parcel and designed for, or occupied by, travelers. The term includes, without limitation, any buildings or building groups designated as auto courts, motor lodges, tourist courts or by any other title or sign intended to identify them as providing lodging to motorists.

Motor Home:

A vehicular-designed unit built on, or permanently attached to, a self-propelled vehicle chassis, van or chassis cab, which is an integral part of the complete vehicle, to provide temporary living quarters for recreational, camping or travel use.

Motor Vehicle:

See: **Vehicle**.



Mulch:

A protective covering placed around plants to prevent the evaporation of moisture, the freezing of roots and the growth of weeds.

Multi-family Dwelling:

See: **Dwelling, Multi-family.**

Multi-modal:

Refers to the availability of transportation options within a corridor whether it be walking, bicycling, driving and/or transit.

Museum:

See: **Library** or **Museum.**

N:

Natural Features or Conditions:

Components and processes present or produced by nature, including, without limitation: soil types; geology; slopes; vegetation; surface water; drainage patterns; aquifers; climate; floodplain ; aquatic life; and wildlife and/or conditions that would develop on a specific tract of land if all human interference were to be removed.

Natural Resource:

Existing natural elements relating to land, water, air, plant and animal life, including, without limitation, to soils, geology, topography, surface and subsurface waters, wetlands, vegetation and animal habitats.

Neighborhood:

A built environment planned for primarily residential development, including blocks, streets, squares and parks. A neighborhood shall be based upon a partial or entire pedestrian shed.

New Urbanism:

A multi-disciplinary development approach that is dedicated to configuring neighborhoods and diverse districts, conserving the natural environment and preserving the history and the community's built legacy. The new urbanist vision is to transform sprawl and establish compact, walkable, sustainable neighborhoods, streets, and destinations that are unique places of lasting value. Sometimes referred to as "Smart Growth."

Node:

An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar or related uses.

Noise:

Any sound that annoys or disturbs humans or causes or tends to cause an adverse psychological or physiological effect on humans.

Non-accessory Off-premise Sign:

A sign which is not related to the property upon which it is located, or to the activity being conducted thereon.

Non-buildable Area:

Lands with a slope greater than 25% are non-buildable areas and do not qualify as a development pocket, nor are they eligible to be calculated as open space for establishing a density bonus, unless classified as priority open space.

Non-conforming:

A use, lot, building, structure and/or development that existed prior to the adoption of an applicable law, code and/or regulation that does not presently conform to applicable laws, regulations or codes.

Non-point Source:

Generalized discharge of waste which cannot be located as to a specific source into a water bod .

Non-restrictive Median:

A median or painted centerline that does not provide a physical barrier between travel lanes in opposite directions or turning left, including continuous center turn lanes and undivided roads.

Nuisance:

An activity which unreasonably interferes with an individual's or the public's comfort, convenience or enjoyment such that it interferes with the rights of others by causing damage, annoyance, or inconvenience.

O:

Off-site:

Outside the limits of the lot or parcel on which an activity is conducted.

Off-street Parking Space:

The space required to park one vehicle, exclusive of access drives, not on a public right-of-way.

Office:

The facilities in which the administrative activities, record keeping, clerical work and other similar affairs of a business, profession, service, industry or government are conducted and, in the case of professions such as dentists, physicians, lawyers or engineers, the facilities where such professional services are rendered. Office use excludes retail, artisanal and/or manufacturing uses.

Office Building:

A building that is used primarily for conducting business within offices

Office Park:

A comprehensively planned and unified office-oriented development containing at least two separate buildings and protected by covenants and restrictions designed to control such as architectural design, building façades, landscape, screening and buffering and environmental protection. Office parks typically have a mixture of office, service, professional, and commercial activities and are designed to incorporate aesthetic and service amenities for the employees and patrons of the establishments located within the park.

On-site:

Within the limits of the lot or parcel on which the activity is conducted.

Open-air Business:

Any commercial establishment with the principal use of displaying products in an area exposed to open air on three or more sides, including, without limitation, rock yards, nurseries and garden supply stores, and lumber and building materials yards.

Open Space:

Land and water areas used for active and passive recreation, resource protection, as an amenity and/or bufferyard.



Orientation:
The placement of a sign in accordance with its principal visibility from a particular location.

Original Elevation:
See **Grade, Existing**.

Outbuilding:
An accessory building, usually located towards the rear of the same lot as a principal building. It is sometimes connected to the principal building by a backbuilding.

Outdoor Storage:
The storage of, without limitation, equipment, materials or supplies in an outdoor area accessory to a principal use.

Owner:
The owner or owners of the freehold estate of a lot or parcel or lesser estate therein.

Owners' Association:
An organization formed for the maintenance and operation of the common areas of a development, where membership in the association is automatic with the purchase of a dwelling unit or lot within the development.

P:

Parapet:
A low retaining wall at the edge of or along a roof.

Parcel:
A tract or portion of land other than a platted lot. Sometimes called section land, parcels are generally described by a metes and bounds legal description or references to quadrangular survey measurements utilizing sections, townships and ranges or government lots.

Park:
A public or private area of land, with or without buildings, intended for outdoor active and/or passive recreational uses.

Park and Ride Facilities:
Parking lots or structures located along transit routes designed to encourage transfer from private automobile to public transit or to encourage car pooling for purposes of commuting.

Parking, Commercial:
The principal use of a lot or parcel as a parking lot or parking garage.

Parking Garage:
An attached or detached structure which is intended for the parking of vehicles and is available for use by the general public for free or for a fee.

Parking Lot:
An area not within a structure where vehicles may be parked for the purpose of temporary, daily or overnight off-street parking.

Parking, Off-street:
Space provided for vehicular parking off the dedicated road right-of-way, and including any area necessary for ingress or egress.

Parking Space:
Usable space within a public or private parking lot or parking garage, exclusive of access drives, aisles or ramps for one vehicle.

Parkway:
A multi-lane access road that does not provide access to abutting properties. Travel lanes of different directions are separated by a raised center median. Pedestrian

and bicycle access is provided via a multi-use trail or path separated from the travel lanes.

Pass-by Trips:
Vehicle trips that are made by traffic already using the adjacent roadway system and entering a site on the way to another destination.

Passage:
A pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages.

Path:
Any sidewalk, route, lane, path, corridor, open space or trail designated to move people by non-motorized means for transportation or recreation.

Path, Bicycle (Bike Path):
A hard surfaced path for bicycles. A bicycle path is separated from motorized vehicular traffic and located either within the road right-of-way or within an independent right-of-way.

Path, Micro:
A pathway providing access by way of a short travel link between points of destination. The length of a micro-pathway is generally less than 250 feet, or two lot depths.

Path, Multi-use:
A path that may be paved or unpaved does not permit motorized vehicles (except for publicly authorized emergency and service vehicles) and which may accommodate multiple non-motorized uses, including, without limitation, bicyclists, pedestrians, wheelchair users, joggers and pet owners.

Path, Pedestrian:
A public right-of-way or private easement across a block or within a block to provide access for pedestrians and which may, in addition to providing pedestrian access, be used for the installation of utilities.

Pavement Markings:
Painted or applied lines or legends placed on a roadway surface for regulating, guiding or warning traffic.

Pavement Width:
The width of a given travel lane, measured from back-of-curb to back-of-curb, or to the edge of pavement where

no curbs are required or exist.

Peak Period (Also Peak Hour):
The period or hour in which the heaviest traffic volume occurs on a road.

Pedestrian-oriented Development:
Development designed with an emphasis primarily on the streetscape design and on pedestrian access to a site and building, rather than auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the streetscape. Design qualities make walking attractive and include attractive places and desirable connectors on which to get there.

Pedestrian Shed:
An area centered on a common destination. A pedestrian shed is applied to determine the approximate size of a neighborhood. A standard pedestrian shed has a ¼-mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. The outline of the pedestrian shed must be refined according to actual site conditions, particularly along roads. A long pedestrian shed is ½-mile radius or 2640 feet, and may be used for mapping when transit is present or proposed.

Pedestrian Zone:
The walking area of the streetscape that remains clear, both horizontally and vertically, for the movement of pedestrians.

Penthouse:
An enclosed structure above the roof of a building, other than a roof structure or bulkhead.

Performance Guarantee or Performance Surety:
A financial guarantee to ensure that improvements, facilities, or work required will be completed in compliance with specifications of a development

Perimeter Landscaping:
The use of landscape materials adjacent to the outer boundary of a lot or parcel or the outer boundary of the developed area of a lot or parcel.

Person:
Includes, without limitation, a corporation, firm, partnership, association, organization and any other group acting as a unit as well as individuals.



Personal Service Establishment:

A facility engaged in the provision of services to persons and their apparel, including, without limitation, barber and beauty shops, coin-operated and full service laundries and dry cleaners, photographic studios, shoe repair and shoeshine shops, dance studios, schools and halls, and travel agencies.

Petroleum Products:

Petroleum-based substances comprised of a complex blend of hydrocarbons derived from crude oil.

Phased Subdivision Application:

An application for subdivision or site plan approval in which the applicant proposes to immediately subdivide or develop the property but will develop in one or more individual phase(s) over a period of time.

Physically Disabled Person:

An individual who has a physical impairment, including impaired sensory, manual or speaking abilities, that results in a functional limitation in gaining access to and using a building or facility.

Pilings:

Foundational structures placed into the earth to secure buildings and other structures.

Place of Worship:

A building or structure, or group of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith. The term "place of worship" is not to be construed in any way to include private residences within which religiously related gatherings are conducted.

Placemaking:

A holistic and community-based approach to the development and revitalization of cities and neighborhoods. Placemaking creates unique places with lasting value that are compact, mixed-use and pedestrian- and transit-oriented and have a strong civic character.

Planning Commission:

See: **Commission.**

Planning Director:

The Director of the Planning and Development Services Department of Boise City.

Planting Area or Planter:

The area within which vegetation is installed which provides a sufficient bed to maintain and ensure the survival of trees and other vegetation. The element of the streetscape that accommodates street trees.

Planting Strip:

That portion of a street cross-section that accommodates street trees, shrubs and/or ground cover.

Plat:

The drawing, map or plan of a subdivision, cemetery, townsite or other tract of land, or a replatting of such, including certifications, descriptions and approvals

Plat, Final:

A plat of a subdivision, dedication or any portion thereof prepared in substantial conformance with the approved preliminary plat. A final plat, upon its being filed and recorded in the appropriate public records, shall thereafter be known as an authorized plat, subdivision or dedication.

Plat, Preliminary:

A plat of a proposed subdivision of land showing required features that is submitted to the platting authority for purposes of preliminary consideration.

Plaza:

An open space, available for unstructured recreation and civic purposes, defined by building frontages and landscaping more formally disposed.

Plot Plan:

A "to scale" drawing of a lot or lots showing the actual measurements, the size and location of any existing building(s) or building(s) to be erected, the location of the lot in relation to abutting streets, use and development of the land and other such information. "Site plan" is a term often used interchangeably with plot plan.

Pollutant:

Any substance which causes or contributes to, or may cause or contribute to, environmental degradation when discharged into the environment.

Porch and Fence:

See: **Frontage Types**

Portable Sign:

See: **Sign, Portable.**

Portico:

An exterior appendage to a building, normally at the entry, usually roofed.

Principal Building:

See: **Building, Principal:**

Principal Use:

The primary or main use of the land, building or structure, as distinguished from a secondary or accessory use.

Private:

Anything not owned or operated by any government or any political subdivision.

Private School:

See: **School.**

Private Use:

One which is restricted to the occupants of a lot or building together with their guests, where compensation for such use is not received, and where no business or commercial activity is associated with such use or building.

Professional Engineer:

See: **Engineer.**

Professional Surveyor:

See: **Land Surveyor.**

Projected Traffic:

The number of vehicles, normally expressed as average daily traffic (ADT), forecast to travel over a segment of the street system.

Property Line:

See: **Lot Line.**

Property Owners Association:

See: **Owner's Association.**

Proportion:

Balanced relationship of parts of a building, signs and other structures, and landscape to each other and to the whole.

Public:

Anything owned or operated by any government or any political subdivision.

Public Notice:

Notice to the public of a hearing, meeting or decision as required by state and/or local law.

Public Schools:

See: **School.**

Public Use:

Any building, structure, or use owned and/or operated by the Federal government, State of Idaho, County, City, or any authority, agency, board, or commission of the above governments, that is necessary to serve a public purpose, such as, without limitation: government administrative buildings, post offices, police and fire stations, libraries, public health facilities, parks and community centers and public roads and streets.



R:

Rear Lane:

A vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements.

Rear Setback:

See **Setback, Rear**.

Rear Yard:

See: **Yard, Rear**.

Record Drawing:

A reproducible document conforming to the marked-up prints, drawings, and other data created after the construction process is complete showing the purported location of work elements and significant changes made during the construction process. Record drawings are based on unverified information provided by parties who are generally assumed reliable. Record drawings are sometimes referred to as “as-built” drawings.

Recorded/Record:

Document(s) being placed in the real property records of Ada County, Idaho.

Recreation Area:

A classification of land areas specifically providing for opportunities for passive and active recreational activities for residents of a development. Recreation areas are set aside and reserved for the common use of the residents of a development. Such areas may include, but are not limited to, tennis courts, swimming pools, athletic fields, picnic areas, paths and similar facilities.

Recreational Vehicle:

A vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Refuge Island:

A non-traversable section of median or channelization device on which pedestrians can take refuge while crossing a highway, street or road.

Religious Assembly:

See: **Place of Worship**.

Repair:

The reconstruction or renewal of any part of an existing structure for the purpose of its maintenance.

Residential Use:

Includes, without limitation, single- and multi-family dwelling units, townhouses, condominiums.

Resort:

A hotel or motel that serves as a destination point for visitors. A resort generally provides recreational facilities for persons on vacation. A resort is self-contained and provides personal services customarily furnished at hotels, including the serving of meals. Buildings and structures in a resort complement the scenic qualities of the location in which the resort is situated.

Restaurant:

Any place where food is prepared for service to the public on-site or off-site, or any place where food is served. Examples of such places include, without limitation, coffee shops, cafes, taverns, delicatessens and dining accommodations of public or private clubs.

Restaurant, Drive-in:

An establishment that delivers prepared food and beverages to customers in vehicles, regardless of whether the restaurant also serves prepared food and beverages to customers who are not in vehicles, for consumption primarily off the premises.

Restrictive Median:

See **Median, Raised**.

Resubdivision:

The changing of an existing parcel, street, lot or easement line in any recorded subdivision.

Retail Activities or Retail Uses:

Includes sales of merchandise at retail prices, personal and business services, restaurants, galleries, and similar uses.

Retail Establishment:

A building, property, activity or use, the principal purpose of which is the sale of goods, products or materials directly to the consumer for use by the consumer.

Retaining Wall:

A human-made barrier constructed for the purpose of stabilizing soil, retarding erosion, or terracing a parcel or site.

Retention Pond:

A natural or human-made structure that provides for the storage of stormwater runoff by means of a permanent pool of water. See also: **Detention Pond**.

Revegetation:

The replacement of trees and landscape plant materials.

Review Analyst:

The Subdivision Review Analyst of the City.

Rezoning:

A change in the wording, context or substance of a zoning ordinance or zoning map.

Ridge:

The peak of a roof. Also, the horizontal member at the peak into which the rafters join.

Rights-of-Way:

Improved or unimproved public property owned by, dedicated to, or deeded to the public for the purpose of providing vehicular, pedestrian and other public use. Such public property provides circulation and travel to abutting properties and includes, without limitation, streets, sidewalks, landscape, public utilities and open public space.

River:

That portion of the Boise River that runs through Harris Ranch.

Roof:

The outside top covering of a building or structure.

Roof, Flat:

A roof which is not pitched and the surface of which is parallel to the ground.

Roof, Gable:

A ridged roof forming a gable at both ends of the building or structure.

Roof, Gambrel:

A ridged roof with two or more slopes on each of two

sides and forming a gable at both ends of the building or structure.

Roof, Hip:

A roof with sloping ends and sides.

Roof Line:

The highest edge of the roof or the top of parapet, whichever establishes the top line of the structure when viewed in a horizontal plane.

Roof, Mansard:

A roof with two slopes on each of four sides, the lower slope being steeper than the upper slope.

Roof, Pitched:

A shed, gabled, or hipped roof having a slope or pitch of at least two feet rise for each 12 feet of horizontal distance.

Roof, Shed:

A roof with one slope.

Rowhouse:

See: **Dwelling, Townhouse**.



S:

Sanitary Restriction:

The requirement that no building or shelter which will require a water supply facility or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from Central District Health and the City approving plans and specifications either for public water and/or sewage facilities.

Scenic Resources:

Features which characterize an area by giving it a special visual identity or which present unique vistas or landscapes, including but not limited to such features as rivers, highways or parkways and scenic values.

School:

An institution of learning for minors, whether public or private which offers instruction in those courses of study required by the State Board of Education to a group of children. This definition includes nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of learning, but it does not include a vocational or professional institution or any institution of higher education, including a college or university.

School, Business or Trade:

An institution or facility, other than a college or university, which may be operated as a commercial venture, and which provides part-time or full-time education beyond the high school level and does not provide lodging or dwelling units for students or faculty.

School, Trade Or Vocational:

An institution or facility conducting instruction in the technical or trade skills such as business, secretarial training, medical-dental technician training, beauticians, barbers, electronics, and automotive technician training.

Screening:

The method by which a view of one site from an adjacent right-of-way or another adjacent site, or the impact of noise, is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features.

Self-service Storage:

A building or group of buildings or portions thereof which are designed or used exclusively for storage of excess

property of an individual, family or business. buildings are divided into individually accessed units. This shall not be deemed to include the day-to-day operations of businesses of any kind.

Service Drive:

A privately owned and maintained drive that provides access to parking lots and spaces, loading spaces, drive-up windows or other areas that require access.

Service Station:

See: **Gasoline Service Station.**

Setback:

The space on a lot or parcel required to be left open and unoccupied by buildings or structures, either by regulations or by delineation on a recorded subdivision plat.

Setback, Front:

The minimum distance any building or structure must be separated from the front lot line.

Setback, Rear:

The minimum distance any building or structure must be separated from the rear lot line.

Setback, Side:

The minimum distance any building or structure must be separated from the side lot line.

Shade Tree:

A tree in a public place, street right-of-way, or special easement, planted to provide canopy that will obscure the sun and heat from the ground.

Shopping Center:

A group of related retail establishments which are planned, developed, owned, and managed as a single operating unit, including any mall or covered mall. The establishments contained within the shopping center unit are related to each other and the market area served in terms of size, type, location, and market orientation. On-site parking is provided in direct relationship to the characteristics of the establishments contained within the center. The term "shopping center" also includes a building or buildings containing two or more stores that are used primarily for retail sales but may include commercial trade or professional uses.

Shrub:

A relatively low-growing woody plant, smaller than a tree,

consisting of several small stems from the ground or small branches near the ground; a shrub may be deciduous or evergreen.

Side Setback:

See: **Setback, Side.**

Side Yard:

See: **Yard, Side.**

Sidewalk:

The walking portion of the pedestrian zone, paved or otherwise surfaced, intended to be exclusively for pedestrian activity.

Sideyard Building:

See: **Building, Sideyard.**

Sight Triangle:

See: **Clear Vision Triangle.**

Sign:

Any display or device consisting of attached or painted letters, symbols or designs, and including any moving parts, lighting, sound equipment, framework, background material or structural support, which display or device is intended to communicate business identification, an advertisement, announcement, direction or other message or attract, distract, hold, direct or focus attention.

Sign Area:

Includes the entire face of the sign, frame and art work and shall include any spacing between letters, figures and designs but shall not include the bracing or structure of the sign.

Sign, Banner:

Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business are not considered banners.

Sign, Canopy:

Any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.

Sign, Construction:

Any sign which warns persons of construction or demolition for a project or which describes the project and indicates the builder, architect or others involved in the project.

Sign, Copy:

Any combination of letters or numbers which is intended to inform, direct or otherwise transmit information.

Sign, Copy Area:

The area of the sign occupied by copy. It is computed by measuring the area enclosed by straight lines drawn to enclose the extremities of the letters or numbers.

Sign, Directional:

A sign which foremost contains words such as "entrance," "enter," "exit," "in," "out," or other similar words or a sign containing arrows or characters indicating traffic directions and used either in conjunction with such words or separately.

Sign, Freestanding:

Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Sign Height:

The vertical distance measured from the adjacent street grade or upper surface of the curb, whichever permits the greatest height, to the highest point of said sign, including ornamental features.

Sign, Identification:

A sign that refers only to the principal use of the lot or parcel upon which the sign is located.

Sign, Illuminated:

A sign which uses a source of illumination.

Sign, Maintenance:

Replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear, or damage beyond the control of the owner.

Sign, Marquee:

A sign attached to or hung from a marquee, canopy or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line or street lot line.

Sign, Portable:

A sign, usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character.



Sign, Projecting:

Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Sign Structure:

Any structure which supports, has supported or is capable of supporting a sign, including decorative cover.

Sign, Suspended:

A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Sign, Temporary:

A sign constructed of cloth, fabric or other lightweight temporary material with or without a structural frame intended for a limited period of display; including decoration displays for holidays or public demonstrations.

Sign, Wall:

Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, Window:

Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

Single-family Dwelling:

See: **Dwelling, Single-family Attached; Dwelling, Single-family Detached.**

Site:

See: **Lot or Parcel.**

Site plan:

A drawing showing the general layout of a proposed development which may include, without limitation, the location of buildings, parking areas, buffers and landscape, drainage, floodplains, open space, walkways, means of ingress and egress, utility services, signs, lighting and screening devices, the boundaries of the site, and any other information that reasonably may be required.

Slope:

A vertical rise in feet measured over a horizontal distance,

expressed as a percentage, measured generally at right angles to contour lines.

Slope Protection Area:

This is a non-buildable area with a slope greater than 25%.

Smart Growth:

Land use development practices that create more resource efficient and livable communities with accessible land use patterns. It is an alternative to sprawl development patterns.

Sound Level:

The intensity of sound, measured in decibels, produced by an operation or use.

Specific Plan:

A document encompassing a specific geographic area that is prepared for the purpose of specifically implementing the Comprehensive Plan by: (i) applying the policies of the Comprehensive Plan to the specific geographic area; and (ii) containing specific regulations applicable to the focused development scheme.

Square:

An open space available for civic purposes and commercial activities, defined by building frontages and landscaping more formally disposed.

Stable, Private:

An accessory building in which horses are kept for private use and not for remuneration, hire, or sale.

Staff:

The staff of the City of Boise Planning & Development Services Department.

Stakeholders:

Groups or individuals that have an interest (stake) in the outcome of the planning or project development process. Typical stakeholders include elected officials, appointed commissioners, metropolitan planning organizations, state and local departments of transportation, transit authorities, utility companies, business interests, neighborhood associations and the general public.

Stone Masonry, Rubble:

Stone masonry composed of irregular-shaped units bonded by mortar.

Stoop:

See: **Frontage Types**

Stormwater:

Collectively, stormwater run-off, snow melt run-off, and surface run-off and drainage.

Story:

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than 6 feet above grade, such basement or cellar shall be considered a story.

Stream:

A watercourse or body of running water flowing continually or intermittently in a channel on the surface of the ground or in a cavern below the surface.

Street:

The public or private right-of-way or private property and related improvements which provides vehicular and pedestrian access to adjacent properties. The term "street" includes also the terms highway, thoroughfare, parkway, thruway, road, avenue, boulevard, lane, place and other such terms.

Street, Boulevard:

A street divided by a landscaped, raised center island. Travel lanes of different directions are often separated by a raised center median.

Street Frontage:

See: **Frontage.**

Street Furniture:

Those features associated with the furnishings zone of the streetscape that are intended to enhance the streetscape's physical character and use by pedestrians, such as benches, trash receptacles, planting containers, pedestrian lighting and kiosks.

Street Hardware:

Objects other than buildings or street furniture that are part of the streetscape. Examples are: non-street light fixtures, utility poles, traffic lights and their fixtures and fire hydrants

Street, Through:

A street which provides access between two other streets.

Street Tree:

A tree selected for its large canopy at maturity.

Streetscape:

The portion of the right-of-way that typically includes the planting area and sidewalk, from the back of the curb to the front property line of adjoining parcels. The streetscape is further divided into a series of zones that emphasize different functions including the pedestrian and furnishing zones.

Streetscreen:

A freestanding wall, fence or hedge built along the frontage line, or co-planar with the façade, often for the purpose of masking a parking lot from the road. Streetscreens have openings no larger than necessary to allow automobile and pedestrian access.

Structure:

Anything constructed or erected, which requires permanent location on the ground or is attached to something having location on the ground. "Buildings" are "structures" that may be occupied. "Structures," unless they are "buildings," may not be occupied.

Structure, Temporary:

A moveable structure not designed for human occupancy or for the protection of goods or chattel.

Subdivide:

The division of a lot, tract, or parcel of land into two or more lots, parcels or other divisions of land for the purpose of transfer of ownership.

Subdivider:

Any person who undertakes the subdivision of land and any person having such a proprietary interest in land to be subdivided as will authorize an application to subdivide such land, or the authorized agent of such person.

Subdivision:

The division of a lot, tract or parcel of land into two or more lots for the purpose of sale, or building development, whether immediate or future, including dedication of streets. The term "subdivision" does not apply to a property line adjustment that establishes buildable parcels with boundaries which differ from existing buildable parcel and/



or buildable lot boundaries; and the division of land into parcels of five acres or more which are not zoned for or intended to be used for residential development purposes when the dedication of public streets or construction of private streets is not required.

Substantial Damage:

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the assessed value of the structure before the damage occurred.

Substantial Modification:

Alterations to a building that are valued at more than 50% of the replacement cost of the entire building.

Superstore:

See: **Big Box Retail.**

Surface, Impervious:

See: **Impervious Surface.**

Swale:

A depression within which stormwater may drain during inclement weather but which does not have a defined bed or banks.

Swimming Pool:

A recreational facility designed and intended for water contact activities. If private, the pool serves a single-family dwelling(s), duplex dwellings, or multi-family dwellings or combinations thereof, including pools owned or controlled by a neighborhood club or similar organization. If public, the pool is open to the general public for a fee or admission charge.

T:

Telecommunications Facility:

A real property entity consisting of one or more of the following: a building, a structure, a utility system, pavement, and underlying land.

Temporary Sign:

See: **Sign, Temporary.**

Temporary Use or Structure:

See: **Use, Temporary.**

Terminated Vista:

A location at the axial conclusion of a road.

Terrace or Light Court:

See: **Frontage Types**

Theater:

A building used primarily for the presentation of live stage productions, performances or motion pictures.

Thoroughfare:

Major streets (and rights-of-way, including improvements between the pavement edge and the right-of-way line) that fall under the conventional functional classes of arterials and collector streets. Thoroughfares are multi-modal in nature and are designed to integrate with and serve the functions of the adjacent land uses.

Through Street:

See: **Street, Through.**

Tract:

A generic term that does not denote a specific conditions such as lot (which is platted) or parcel (which is unplatted). Used when speaking of both platted and unplatted lands.

Traditional Neighborhood Development (TND):

A community type based upon a standard pedestrian shed oriented toward a common destination consisting of a mixed-use center or corridor. See: **Village.**

Traditional Urban Environments:

Places with development pattern, intensity and design characteristics that combine to make frequent walking and transit use attractive and efficient choices, as well as provide for automobiles and convenient and accessible parking. Traditional urban environments typically have

mixed land uses in close proximity to one another, building entries that front directly on the street, building, landscape, and thoroughfare design that is human scale, relatively compact development, a highly-connected, multi-modal circulation network, usually with a fine "grain" created by relatively small blocks, thoroughfares and other public spaces that contribute to "placemaking" (the creation of unique locations that are compact, mixed-use, and pedestrian and transit oriented, that have a strong civil character and with lasting economic value) .

Trail:

See: **Path.**

Transect:

A continuum of contexts ranging from the natural and agricultural (parks, open space, farmland) to varying intensities of urbanism (from suburban to urban core).

Transition Line:

A horizontal line spanning the full width of a façade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Trip Generation:

The number of trips entering plus the total number of trips exiting a site over a designated period of time caused, attracted, produced and otherwise generated by a specific land use, activity or development.

Triplex Dwelling:

See: **Dwelling, Townhouse.**

Trout streams:

All streams or portions of streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown, or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year.

U:

Use:

The purpose and activity for which a building, structure, lot or parcel is occupied, arranged, designed or intended, or for which building, structure, land or parcel is or may be occupied or maintained.

Use, Seasonal:

Any temporary use where products are sold in connection with a holiday season or the growing season. Examples of these uses shall include, without limitation: produce stands, fireworks stands, pumpkin lots, and Christmas tree lots.

Use, Temporary:

Any activity on a site approved by the planning director for a limited time of operation. Such uses include, without limitation, seasonal or holiday sales of products or placement of temporary structures on a lot incidental to construction occurring on the lot, outdoor display of garden and related supplies, and/or any other uses which the planning director may deem as able to function without permanent permits for a short time as allowed by this code.

Utilities:

Services and facilities provided by public agencies and publicly-regulated private service providers such as electrical and gas service, water (domestic and irrigation), sewage disposal, drainage systems, and solid waste disposal.



V:

Values:

Attributes and characteristics regarded by a community as having ultimate importance, significance, or worth. Values encompass the natural and built environments, social structure, people and institutions. The term often refers to a set of principles, standards, or beliefs concerning the elements of the community that are of ultimate importance.

Variance:

A grant of relief from the strict requirements of a law, regulation or code that permits development or construction in a manner that would otherwise be prohibited by the law, regulation or code.

Vehicle:

Any self-propelled device in, upon, or by which any person or property may be transported upon a public highway excepting devices moved by human power or used exclusively upon stationary rails or tracks.

View Corridor:

The line of sight identified as to height, width, and distance of an observer looking toward an object.

Village:

A village is usually a TND Community Type standing isolated in the countryside, but with a strong center due to its proximity to a transportation corridor. See: **Traditional Neighborhood Development**.

W:

Walkable:

Streets and places designed to provide safe and comfortable facilities for pedestrians that are safe and easy to cross for people of all ages and abilities. Walkable streets and places provide a comfortable, attractive and efficient environment for the pedestrian including an appropriate separation from passing traffic, adequate width of streetscape to accommodate streetscape functions, human-scaled lighting, well-marked crossings, protection from the elements (such as trees for shade, awnings or arcades to block rain), direct connections to destinations in a relatively compact area, attractive places to gather or rest such as plazas and visually interesting elements (such as the Streetscape itself or architecture of adjacent buildings).

Walkway:

See: **Path, Pedestrian**.

Wall, Parapet:

See: **Parapet**.

Wall Sign:

See: **Sign, Wall**.

Warehouse:

Storage of materials, equipment, or products within a building for manufacturing use or for distribution to wholesalers or retailers.

Warehousing, Wholesale and Distribution:

An establishment offering wholesaling, storage, and warehousing services within a completely enclosed building, such as wholesale distributors, storage warehouses, and moving and storage companies.

Water-wise:

Knowledgeable site planning, plant selection and irrigation design directed toward reducing water consumption in the landscape.

Watercourse:

Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, including any area adjacent thereto subject to inundation by reason of overflow of floodwater.

Wholesale Sales:

The business of selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, to other wholesalers and to members of such business.

Wireless Communication Facility:

Any unstaffed facility that transmits and/or receives signals by electromagnetic or optical means, including, without limitation, antennas, microwave dishes, satellite dishes or similar structures supporting such equipment.

Wireless Communication Facility, Alternative Design:

Human-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of wireless communication facilities.

Wireless Communication Facility, Attached:

An antenna array that is attached to an existing building or structure with any accompanying pole or device that attaches the antenna array to the existing building or structure, transmission cables, and an equipment facility which may be located either inside or outside of the attachment structure. Such structures shall include, without limitation, utility poles, signs, and water towers.

Work-live:

A mixed-use unit with a substantial commercial component that may accommodate employees and walk-in trade. See also: **Live-work**.

Y:

Yard:

A space on the same lot with a principal building, open unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.

Yard, Front:

The yard extending across the full width of the lot adjacent to the front street line. For corner lots, either street may be designated as the front. Once chosen, the front yard designation and associated rear and side yards may not be changed. Building design shall match respective yard types.

Yard, Interior Side:

A space extending from the front yard to the rear yard between the principal building and the side lot line, which side lot line does not abut a public or private right-of-way, measured perpendicular from the side lot line to the closest point of the principal building.

Yard, Rear:

An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot.

Yard, Required:

The open space abutting lot lines and extending inward there from, thus defining the buildable portion of a lot. See also: **Setback**.

Yard, Side:

A space extending from the front yard to the rear yard between the principal building and the side lot line, measured perpendicular from the side lot line to the closest point of the principal building.

Yard, Street Side:

A space extending from the front yard to the rear yard between the principal building and the side lot line, which side lot line abuts a public or private right-of-way, measured perpendicular from the side lot line to the closest point of the principal building.

Yard Waste:

Decomposable waste materials generated by yard and lawn care and includes leaves, grass trimmings, brush, wood chips, and shrub and tree trimmings.



Z:

Zero Lot Line Development:

The location of a building on a lot in such a manner that one or more building sides have no (zero) side or rear building setback (or yard requirements) and rests directly on a side or rear lot line. A zero lot line development is one where houses in the development on a common street frontage are shifted to one side of their lots.

Zoning Certificate:

A notation attached to a building permit, occupancy permit or business license, or issued separately by the City to certify that the building, structure, use, or occupancy specified is in compliance with relevant zoning regulations and approvals.



TABLE OF ABBREVIATIONS

AASHTO	American Association of State Highway Officials	HRDRB	Harris Ranch Design Review Board	RES	Residential
ACHD	Ada County Highway District	HRSPC	Harris Ranch Specific Plan Code	RODEL 1	Interactive Roundabout Design
ADA	Americans with Disability Act	Ht.	height	ROW	Right-of-Way
ADT	Average Daily Traffic	IIHS	Insurance Institute for Highway Safety	S	Sidewalk
ANSI	American National Standards Institute	in.	inches	SB	Setback
ASFH	Area of Special Flood Hazard	IPCO	Idaho Power Company	SE	southeast
ASTM	ASTM International, formerly American Society for Testing and Materials	ITD	Idaho Transportation Department	sf	square feet
BL	Bicycle Lane	km/h	kilometers per hour	sq. ft.	square feet
BOC	Back of Curb	LOS	Level of Service	ST	Street
CC&R's	Covenants, Conditions & Restrictions	LTL	Left Turn Lane at Intersection	SW	southwest
cfs	cubic feet per second	m	meters	TND	Traditional Neighborhood Development
cu. yds.	cubic yards	M	Median	TW	Travel Way
du	dwelling units	max	maximum	Typ.	Typical
DU/AC	dwelling units per acre	min	minimum	UWI	United Water Idaho
EPA	Environmental Protection Agency	mph	miles per hour	WB	West Bound
E/W	east/west	NAP	Not a Part		
FEMA	Federal Emergency Management Agency	NE	northeast		
FHWA	Federal Highway Administration	NW	northwest		
ft.	foot or feet	OS	Open Space		
GM	Green Median	P	Parking		
		PI	Planting		
		PLD	Porous Landscape Detention Facilities		



THIS PAGE LEFT INTENTIONALLY BLANK
(counted in the page numbering of Harris Ranch Specific Plan)