

APPENDIX: DEFINITIONS

The following definitions are recommended for use with this *District*. In some cases, the terms may conflict with definitions in the Versailles-Midway-Woodford County Zoning Ordinance. In such cases, the definitions within this document will govern the construction of this development. Certain terms in this document are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

ARTISANAL WORKSHOP

Shops of special trade including the manufacturing, compounding, assembling, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, cooperage, woodworking, and other artistic endeavors and similar trades. Retail sales of products made on the premises are encouraged. The building footprint is a maximum of 5000 square feet.

BUILDABLE AREA

The building can be placed only within the BUILDABLE AREA (excepting roof eaves). Note that the BUILDABLE AREA sets the limits of the building footprint now and in the future; additions must be within the designated area. The BUILDABLE AREA is illustrated in and set by the BUILDING PLACEMENT STANDARDS.

COMMON ACCESS EASEMENTS

An unobstructed passageway for two or more lots, typically crossing or occupying a portion of more than one lot, that provides access to garages, utilities and services such as garbage collection. COMMON ACCESS EASEMENTS have a minimum 30 foot width to allow truck/vehicle movement.

COMMON LOT LINES

Lot lines shared by private lots, generally side lot lines, perpendicular to the STREET.

CORNER LOT

A lot in which one side lot line is adjacent to the STREET. Special build-to and landscape requirements may apply.

GARDEN WALL

A masonry or iron fence required along the STREET FRONTAGE of all lots.

GREEN, SQUARE

Common areas located within the *District*, as designated on the regulating plan. The green is a primarily unpaved, formally configured, small common lawn or park. The square is generally paved, appropriate to a more highly trafficked area. Both types should be surrounded by canopy street trees. Their dimensions shall be no less than a 1:5 ratio, with a minimum tract dimension of 25 feet on one side. Situated at prominent locations and often dedicated to important events and/or citizens, greens and squares may contain play equipment but not ball fields and courts.

LOT FRONTAGE

LOT FRONTAGE refers to the lot lines that coincides with the STREET Right of Way and generally the shorter lot dimension (also known as STREET FRONTAGE).

PEDESTRIAN PATHWAY

PEDESTRIAN PATHWAYS are interconnecting paved walkways that provide pedestrian passage through blocks running from STREET to STREET. These PATHWAYS should not be less than 20 feet in width and should provide an unobstructed view through the block.

SIDEWING

The portion of a building extending along a side lot line toward the ALLEY or garage. This may be built initially or as a later addition. The SIDEWING sits within the BUILDABLE AREA of the lot as shown in the BUILDING PLACEMENT STANDARDS.

STREET, STREET FRONTAGE, AND SIDE STREET

1. STREET includes all PUBLIC SPACE (STREETS, CIVIC GREENS, SQUARES, and parks) -- but not COMMON ACCESS EASEMENTS.
2. STREET FRONTAGE refers to the lot lines that coincides with the STREET Right of Way and generally the shorter lot dimension. (also known as LOT FRONTAGE)
3. SIDE STREET is the STREET of the lesser Right of Way, generally with the longer lot line along it.

STREET BUILDING LINE (SBL)

The SBL is the line on the regulating plan where the building footprints must be placed, generally up to one foot from the street frontage (a build-to line, not a setback), unless otherwise indicated on the regulating plan. Exceptions, such as a stepped-back wall, are allowed only in the middle of the block (away from the corners of the buildings).

STREET TREE

A deciduous canopy tree as listed in the Canopy Shade Tree list. STREET TREES are of a hardy species, and large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

STREET TREE ALIGNMENT LINE

A generally straight line that STREET TREES are to be planted along. This alignment is parallel with the STREET and unless specified in the REGULATING PLAN is set 5 feet off the curb-face.

STREETSCAPE

This term refers to the various components that make up the STREET, both in the Right of Way, and on private lot frontages. It includes pavement, parking spaces, planting areas, STREET TREES, streetlights, sidewalks, GARDEN WALLS, etc.

"WHERE CLEARLY VISIBLE FROM THE STREET"

Many requirements of this Code apply only where the subject is "clearly visible from the STREET." Note that the definition of STREET includes parks, CIVIC GREENS, SQUARES, and all public areas except ALLEYS/COMMON ACCESS EASEMENTS. The intent here is to restrict control to the public realm where it has significance and limit public interference in the private realm. Something visible only from the opening in a GARDEN WALL at the COMMON ACCESS EASEMENT is not "CLEARLY VISIBLE FROM THE STREET."

WORKING COURTYARD

The open portion of the lot behind the building or GARDEN WALL where production, transfer, storage and such work activities may take place. Parking, truck loading docks, etc. are located in the WORKING COURTYARD.