



# Glossary

**17.99.590 Definitions.**

**Access Road** The road providing direct access to a parcel or project.

**Activity Center** An area of concentrated activity where multiple uses are clustered in such a manner as to be mutually supportive of one another and to promote pedestrian movement.

**Arch** A structural device, especially of masonry, forming the curved, pointed, or flat upper edge of an opening or a support, as in a bridge or doorway.

**Balcony** A platform projecting from the wall of a building and surrounded by a railing, balustrade, or parapet.

**Baluster** An upright support of a handrail or a guardrail.

**Balustrade** A row of balusters topped by a handrail.

**Basic Structure** A residential building mass measuring 25 by 40 by 27 with a pitched roof of at least 8/12, located in the historic district.

**Building Footprint** The outer perimeter of a building excluding eave overhangs and other cantilevered portions of the building projecting no more than 18 inches and no wider than 10 feet.

**Building Front** Usually the building facade where architectural detailing is emphasized most, and is typically the facade where the primary entrance is located and typically faces the street.

**Bay Window** A compartment projecting outward from the wall of a building and containing a window or windows.

**Bracket** A supporting member for a projecting architectural element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece of triangular truss.

**Colonnade** A series of columns set the same distance apart to support a roof.

**Column** A vertical shaft or pillar that supports, or appears to support, a load.

**Common Area** An on-site outdoor space designed for outdoor activities and leisure for customers of nonresidential development.

**Connectivity** Cumulatively, the primarily physical but also visual elements of environmental design that serve to connect buildings to the site, parts of the site to each other and, significantly, a project site to the greater community.

Such connections recognize the local pedestrian and trail systems, as well as emergency service routes.

**Corbel** A projection of a building, sometimes to support a load and sometimes for decorative effect. Corbels are often found in masonry detailing where rows of bricks project progressively forward, with the forwardmost projection occurring at the top of the corbel.

**Cornice** A horizontal molded projection that crowns or completes the top of a wall or building. A fascia is not part of a cornice.

**Dense Vegetative Buffer** A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:

1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:
  - a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and
  - b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet.
2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width.
3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons.
4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area.
5. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative buffer requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall buffer area meets the intent of providing screening and physical separation.

**Design Review Board (DRB)** The official body responsible for design review recommendations for the city of Gig Harbor as defined in Chapter 2.21 GHMC.

**Dormer** A window set vertically in a small gable projecting from a sloping roof, or the gable holding the dormer.

**Drip Line** The most extreme reach of a tree's branches beyond its trunk, or one and one-half feet of space from the trunk for every inch of trunk diameter as measured four and one-half feet above grade, whichever is greater.

**Eaves** The projecting overhang at the lower borders of a roof.

**Elevation** A view or scaled drawing of the side, front or rear of a particular structure without any allowance for the laws of perspective.

**Facade** Any elevation of a building.

**Fascia** A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the eaves of a pitched roof. The rain gutter is often mounted to it.

**Fenestration** The arrangement and design of windows and doors in a building.

**Gable** The portion, above eaves level, of an end wall or truss of a building enclosed by the sloping ends of a pitched or gambrel roof. In the case of a pitched roof this takes the form of an isosceles triangle that forms the entire end, or the upper half of the end, of a gambrel roof.

**Gambrel Roof** A gable roof design, but with two pitches on each side of the ridge, the lower slope having the steeper pitch.

**Harbor Basin** The area defined on the city's height restriction map (see GHMC 17.62.020).

**Hierarchy** Architecturally, hierarchy refers to the visual order of building design. Hierarchy is achieved when one building is visually more prominent or stately than surrounding buildings, or in the case of a single building, hierarchy is achieved when a building includes both prominent and subordinate design elements (e.g., small roof forms cascading down onto progressively larger roof forms).

**Hip** One of the sloped faces of a hipped roof, usually referring to the narrow end.

**Hipped Roof** A roof with pitched or sloped roof planes on all sides, usually of the same pitch.

**Historic District** The historic district includes the downtown business district, all waterfront districts, the RB-1, B-2 and C-1 districts abutting Harborview and North Harborview Drives, (excluding the B-2 district at the intersection of Harborview Drive and Burnham Drive), the area bordered by Harborview Drive, Rosedale Street and Stinson Avenue, the parcel on the southwest corner of the Rosedale Street/Stinson Avenue intersection, and all the parcels having frontage on the following streets: Harborview Drive lying south of North Harborview Drive, Rosedale Street extending from Harborview Drive to Stinson Avenue,

and Stinson Avenue extending from Rosedale Street to Harborview Drive.

**Industrial Building, Structure or Site** Any building, structure or site located outside the city's historic district which is not visible beyond 800 feet of any public right-of-way outside the city's employment district (ED), which is not visible beyond 800 feet of any defined parkway or enhancement corridor, and which is principally used for any of the following uses: research and development facilities, light assembly and warehousing, light manufacturing, distribution facilities, contractor's yards and related on-site offices, mini-storage facilities, auto body/detail shops, service and retail uses which support on-site and are ancillary to any of the above stated uses.

**Knee Brace** Similar to a bracket and often found below eave overhangs either as a support brace below the eaves or for decorative purposes.

**Landmark Structure** A structure which is conspicuous or visually distinct from surrounding structures, usually because of superior quality of materials, design and/or increased height (as allowed by code), combined with a more stately form of architecture.

**Lofty** In architectural terms, a design that provides visual emphasis to height and verticality, achieved with wall planes that are taller than they are wide; tall, narrow windows; steep-pitched roofs or prominent crowning details.

**Mansard** A roof having on each side a steeper lower part and a shallower upper part. Also called a mansard roof. A simulated mansard roof includes a short, steep-pitched roof form located at the upper edge of one or more exterior walls, in a parapet-like fashion.

**Marquee** A roof-like structure, made of solid materials, projecting over an entrance to a building and connected to the wall with no columnar support. The front of the marquee is often hung from chains or rods extending out from the face of the building.

**Mass/Massing** The physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together.

**Muntins** The glazing bars which hold smaller panes of glass within the sash of a window. These are commonly referred to as window grids.

**Neck-Down** A section of street where the street pavement width is reduced to accommodate a sidewalk which flares out beyond the parking lane of the street. The purpose of a neck-down is to reduce the street pavement width where pedestrians cross.

**Palladian Window** A tripartite window opening with a large arched central light and flanking rectangular side lights.

**Parapet** A low protective wall (usually solid) along the edge of a roof or balcony.

**Parkway** A visually distinct roadway which connects activity centers and serves as a gateway into a defined area of the city.

**Pediment** A wide, low-pitched gable surmounting the facade of a building in a classical style; also any similar triangular crowning elements used over doors, windows, and niches.

**Perspective Drawing** A three-dimensional representation of a building or site providing the appearance of depth as seen by normal binocular vision.

**Pitch** The angle of a roof pitch, usually expressed as a ratio of units of vertical distance to 12 units of horizontal distance. For example, 8/12 means eight units of vertical rise to every 12 units of horizontal run.

**Plan Drawing** A drawing representing a downward view of an object or building, or a horizontal section thereof. A floor plan drawing of a building will show the arrangement of walls, partitions, rooms, doors and windows.

**Porch** A covered entrance to a building, fully open on at least one side facing the street except for columns, balustrades or safety rails, and directly accessible to pedestrians from the street or driveway.

**Portico** A walkway or porch with a roof supported by columns, often at the entrance of a building.

**Primary Structure** A nonindustrial and nonresidential structure designed to serve as a focal point to the site and to suggest a point of activity. On parcels with more than one structure, it is the primary or anchor tenant building. Structures joined to a primary structure with minor connections such as breezeways or low walls shall be considered separate structures.

**Primary Walkway** The main pedestrian walkway which connects a building's entrance to the public right-of-way (see "Secondary Walkway" definition).

**Prominent Facade** Prominent facades include all building facades visible from waterways, public rights-of-way, or from any customer or client parking or pedestrian area within a defined activity center. Prominent facades also include facades which face the road(s) providing primary access to the building's site.

**Prominent Parcel** Parcels which are prominently visible either because of their corner location or because, when viewed from a distance on the road providing access to the parcel, they serve as a view terminus (see city of Gig Harbor visually sensitive areas map, Appendix A of this chapter).

**Quoin (Koin)** Dressed stones or brick at the corners of a building, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

**Rehabilitation** The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

**Renovation** The act of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

**Restoration** The act of or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**Sash** A frame in which the panes of a window are set (see "Window Parts" definition).

**Secondary Walkway** A pedestrian walkway which provides for pedestrian movement between buildings without depending on parking lots or landscaping areas for this purpose.

**Shed Roof** A roof having a single slope.

**Siding** Material used for the finished surface of a building.

**Significant Trees** A tree having a trunk diameter of at least six inches as measured 54 inches above grade. A tree growing with multiple stems shall be considered significant if at least one of the stems, measured at a point six inches from the point where the stems digress from the main trunk, is at least four inches in diameter. Alders (*Alnus rubra*), Cottonwood (*Populus algeiros*), and trees in the Poplar species shall not be considered a significant tree. A dead tree or a tree that has been identified by a qualified arborist

as substantially diseased or damaged shall not be considered a significant tree.

**Significant View** Territorial view sheds as seen (in most cases) from strategic locations in the city's right-of-way (see city of Gig Harbor visually sensitive areas map, Appendix A of this chapter).

**Sill** The horizontal supporting member at the base of a window.

**Spandrel** The triangular space between the left or right exterior curve of an arch and the rectangular framework surrounding it. Also the space between two arches and horizontal molding or cornice above them.

**Spandrel Glass** Glass, often reflective, designed to be used as building siding.

**Stately** In terms of structures, a design having lofty dignity due to increased emphasis on height, vertical proportions, hierarchy in roof design and added emphasis on trim details in prominent locations (e.g., the front entry). (See also "Lofty".)

**Saltbox** A gable (not gambrel) roofed structure, except that the rear slope is typically about twice the length of the front slope, often with a reduced pitch on the lower portion of the rear slope.

**Story** The horizontal division between a floor and an adjacent ceiling or floor.

**Transit Stop** An area designated as a waiting area for riders of mass transit.

**Visual Terminus** The point at which a view terminates, e.g., a distant object to which the eye is drawn in a view. Visual termination may also occur in building design when architectural details provide a statement of completion, as in the peak of a pitched roof or a projecting cornice which provides a visual cap to a building.

**Wall Plane** The surface generated by a straight line moving at a constant velocity with respect to a fixed point, such that a straight line joining any two of its points lies wholly on the surface of any of various upright constructions presenting a continuous surface and serving to enclose, divide, or protect an area.

**Window Parts** The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in 19th-century houses windows are

arranged side by side and divided by heavy vertical wood members called mullions.

**Xeriscape** The concept of landscaping with plants that use little or no supplemental irrigation.

(Ord. 1347 §§ 72 – 75, 2016; Ord. 1307 § 70, 2014).