

## FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

# Design Guidelines and Standards Manual

Approved by the City Planning Commission on February 22, 2001  
as part of Ordinance No. 170,694

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# FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN DESIGN GUIDELINES AND STANDARDS MANUAL

## Section 1.

### INTRODUCTION

The Foothill Boulevard Corridor Specific Plan was established to ensure that land uses and development in the corridor occur in a manner that enhances and compliments the surrounding community. The intent of the specific plan is to have Foothill Boulevard function as a vibrant commercial area with adjacent multiple-family housing opportunities by regulating uses, building height, landscape, screening of unsightly views, and proper site designs.

This Design Guidelines and Standards Manual supplements the Foothill Boulevard Corridor Specific Plan. It has been written pursuant to the requirements of Section 5D of the Foothill Boulevard Corridor Specific Plan and assists in achieving the Specific Plan's objectives and purposes. The Design Manual provides guidelines and standards to improve the visual and physical appearance of commercial development, signs, multiple-family residences, and pedestrian areas. The intent of these guidelines and standards is to provide direction for the design of buildings and storefronts so that new development, alterations and/or remodels to existing structures make an aesthetic contribution to the built environment, provide public amenities, and increase neighborhood identity.

Where graphics are used to illustrate design concepts, they should be viewed as representations of the guidelines or standards to depict their meaning and intent, and are not meant to convey exact design requirements.

All projects, as defined by Specific Plan, shall comply with this Design Manual. The Design Manual, however, is only one source of reference. Developers and design professionals must also review the Foothill Boulevard Corridor Specific Plan and the current Los Angeles Municipal Code to ascertain other specific requirements for their individual projects.

## Section 2.

### SITE PLANNING

#### A. **Building Orientation: Major Activity Area No. 3**

**Guideline 1:** Orient structures toward the main commercial street on which a parcel is located and avoid pedestrian/vehicular conflicts.

**Standard 1a:** Buildings on lots fronting Foothill Boulevard or Commerce Avenue shall be built to the front lot line with surface parking located to the rear of structures.

**Standard 1b:** Primary ground floor entrances shall

front the public right-of-way.

**B. Parking Areas: Multiple-Family**

**Guideline 2:** Provide parking for multiple-family residential projects which is not visually dominant.

**Standard 2a:** Parking shall be located below the structure or towards the rear of the residential units.

**C. Circulation**

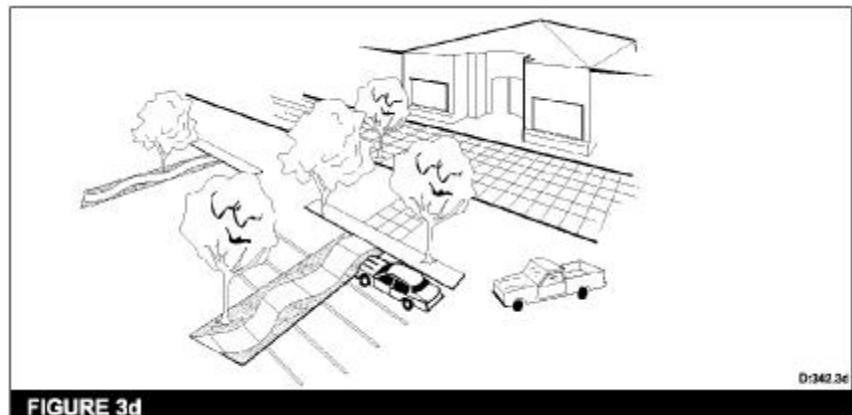
**Guideline 3:** Provide direct pedestrian access from public streets and parking areas, as well as from parking areas to the street.

**Standard 3a:** Where businesses are built to the front property line, front pedestrian entrances shall be provided.

**Standard 3b:** Loading areas shall be designed and located where there will be minimal negative impact on pedestrians, the flow of traffic, and on adjacent residential uses. Preferable location would be the rear of the establishment.

**Standard 3c:** Vehicular ingress and egress shall, wherever possible, be located off of a side street or an alley in order to minimize pedestrian and vehicular conflicts.

**Standard 3d:** Parking areas shall be designed to include landscaped pedestrian walkways which shall connect with other walkways /sidewalks on the project site.



**FIGURE 3d**

### Section 3.

## PHYSICAL DESIGN ELEMENTS

### A. Design: Shopping Centers

**Guideline 4:** Design shopping centers to avoid box-like bulky appearance by horizontal or vertical articulation, by use of varied materials, textures and/or colors or by providing visual breaks such as balconies, terraces, recesses, and step back features.



**Guideline 5:** Design all buildings within a shopping center to create a cohesive visual relationship between the buildings. This relationship can be established through exterior finish, color, architectural design elements, signage, and landscape.

**Standard 5a:** All buildings shall share at least two colors in common.

**Standard 5b:** All buildings shall share two primary exterior surface materials in common.

### B. Design: Major Activity Area No. 3

**Guideline 6:** The mass and proportion of all projects along Foothill Boulevard or Commerce Avenue should be at a pedestrian scale.

**Standard 6a:** Any building over one story shall provide a horizontal architectural element to create a distinct visual separation between the first and second floor.

**C. Building Materials**

**Guideline 7:** Use complementary building materials to those of surrounding structures. Indigenous or similar type materials are encouraged.

Recommended building materials include: River rock; Bouquet Canyon Stone; common red or earth tone bricks and stone; lightly textured painted stucco; wood accents and wood trim for windows and doors; marble; tile; terrazzo.

Inappropriate building materials include: Metal (corrugated, exposed sheet metal, etc.); plastic or fiberglass; plywood or imitation wood siding; reflective, mirrored or opaque glass; imitation stone or masonry (natural veneers are acceptable); unfinished concrete and concrete block; bare aluminum (anodized is preferred); heavily textured plaster or stucco (combed finish, dash trowel finish, stipple-troweled finish); wood shakes or shingles. (Please note: some of these materials when used in moderation or as accents may be considered appropriate.)

**D. Building Colors**

**Guideline 8:** Use simple, harmonious color schemes to complement adjacent structures. A variety of paint colors may be used, natural and earth tone colors as well as subdued colors are recommended.

**Standard 8a:** For large scale areas, stark colors such as white or black shall not be used.

**Standard 8b:** Bright colors including fluorescent and day-glow are not permitted, except when used as accent.

**Standard 8c:** If masonry or brick is painted, it shall be painted the natural color of the original material or with colors in common with the main building.

**E. Exterior Buildings Walls & Facades**

**Guideline 9:** Employ decorative building materials, architectural elements, and landscape such as tile, brick, stone, marble, light elements (light sconce), wall insets for landscape, planters or trellises to provide relief to bland untreated portions of exterior building walls and facades.



**F. Parking Areas**

**Guideline 10:** Enhance the visibility and appearance of entrances and exits of parking areas through the use of space-defining elements in the landscape buffer such as a stone or masonry gateway, trellises, low walls, piers, bollards, arbors, hedges, trees or clustered landscape material.

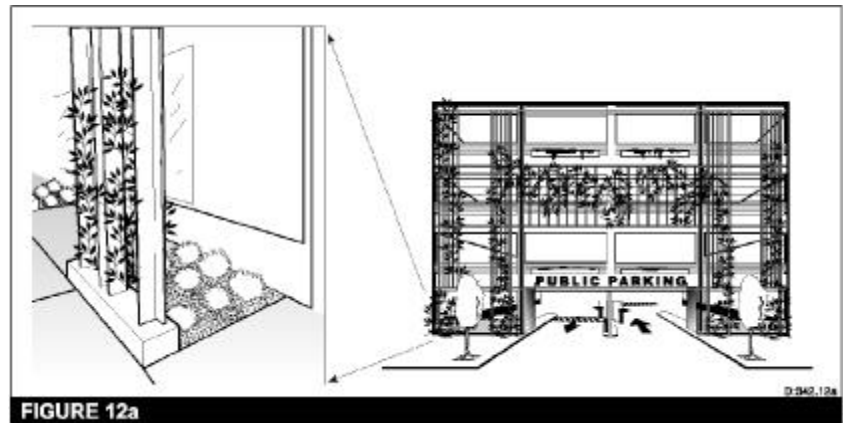
**Guideline 11:** Integrate parking structures with the design of the building they serve.

**Standard 11a:** At least two colors shall be in common between the main building and the parking structure.

**Standard 11b:** Two primary exterior surface materials shall be in common between the main building and the parking structure.

**Guideline 12:** Soften, buffer, and conceal views of parking areas from adjacent uses with sufficient planting material.

**Standard 12a:** Parking structures, garages, and surface parking areas shall be screened with shrubs and various plant species and may incorporate planters, planter boxes, trellises, etc. as part of the landscape design.



**G. Windows**

**Guideline 13:** Contribute to the overall transparency of the storefront through the use of doors and windows. Privacy can be accomplished through the use of cafe-style curtains which block views at lower levels while still maintaining some views and light into the interior.

**Standard 13a:** In Major Activity Areas (as defined by the specific plan), a minimum of 50 percent of the ground floor facade shall be transparent glass.

**Standard 13b:** Windows shall not be painted or covered over with any type of material including but not limited to lattices, paper, and plywood.

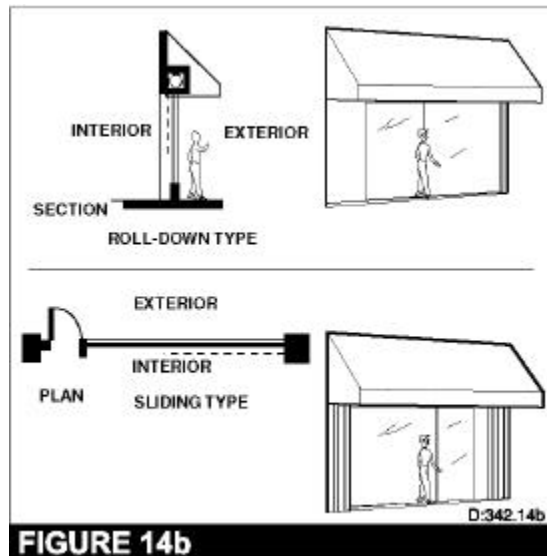
**Standard 13c:** Reflective or very dark tinted glass is not permitted at the ground floor and mirror/reflective glass or films are not permitted in any location.

**H. Security Devices**

**Guideline 14:** Ensure that security devices are not visible during store hours of operation or use alternatives such as interior electronic security, fire alarm systems or vandal-proof glazing. Security bars, gates, gates, and similar devices are preferred to roll shutters and grilles to allow after-hour window shopping and night security light spillage onto the sidewalk.

**Standard 14a:** Exterior security bars, gates, grilles, and similar devices shall be prohibited.

**Standard 14b:** Interior security bars, gates, grilles, and similar devices must recess into pockets or receptacles to provide complete concealment when they are retracted.



**I. Awnings & Canopies**

**Guideline 15:** Use awnings to create shade and add architectural design interest.

**Standard 15a:** Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.

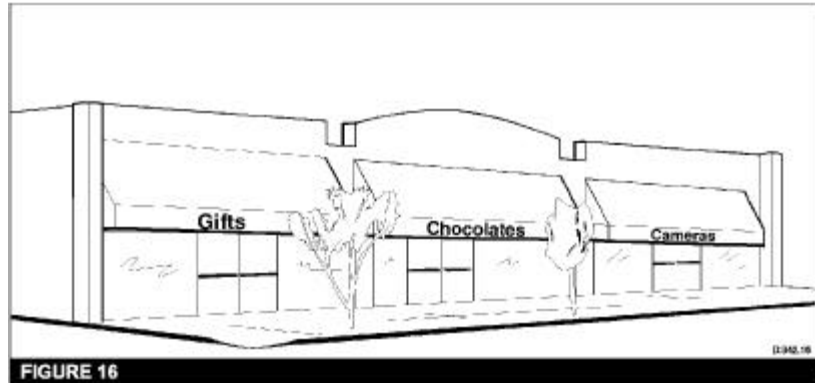
**Standard 15b:** Metal and plastic awnings or canopies are permitted only where the building



design incorporates other metal or plastic architectural elements.

**Standard 15c:** Awnings and canopies shall not be internally illuminated.

**Guideline 16:** Individual awnings and canopies for each structural bay of a storefront are preferable to one unified awning or canopy covering several bays.



**Standard 16a:** Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.

**J. Lighting**

**Guideline 17:** All lighting fixtures should be compatible with the architectural design of the building. Accent lighting of buildings and landscape to highlight features and elements is encouraged, such as the use of shaded gooseneck lights, indirect lighting, cove lighting or "wall washing," rim lighting or eaves, and overhead down lighting.



**Guideline 18:** Provide exterior lighting for pedestrian walkway and vehicular access way illumination for safety and security, without excessive light levels or glare.

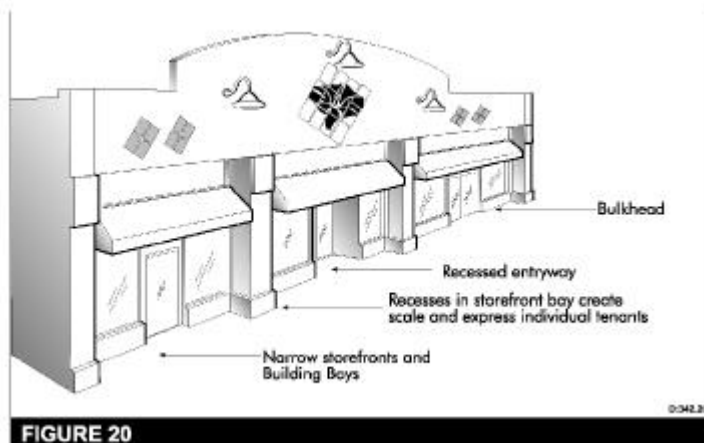
**K. Franchise Architecture**

**Guideline 19:** Modify standard franchise or corporate architectural design plans for buildings and signs to conform to these guidelines and standards.

**Standard 19a:** Standard architectural building and sign designs, including color pallets that are part of a corporate trademark or identity, shall be modified to be consistent with the Foothill Boulevard Corridor Specific Plan provisions, guidelines, and standards.

**L. Store Front Articulation: Major Activity Area No. 3**

**Guideline 20:** Create visual interest by providing for breaks in the street wall. Avoid large unbroken surfaces on the storefront by articulating the design of projects to provide variation and visual interest.



**Standard 20a:** Architectural elements such as modulated facades, display windows, recessed entry ways, bulkheads, or canopies shall be used.

**M. Entryways: Major Activity Area No. 3**

**Guideline 21:** Design storefront entryways to become prominent in the facade design and to create an inviting entrance to the store.

**Standard 21a:** Entryways shall be recessed a minimum of two feet from the front lot line.

**Standard 21a:** Entryways shall be illuminated.

**Standard 21a:** Entryways shall be enhanced through architectural treatments, such as tiling on the floor around the doorway or individual awnings.

**N. Bulkhead: Major Activity Area No. 3**

**Guideline 22:** Use bulkheads to ease window maintenance and provide variation in the front plane of the facade.

**Section 4.**

**SIGNS**

**A. Design**

**Guideline 23:** Provide compatibility for project signs with regard to height, size, shape, location, and colors.

**Standard 23a:** Projects shall submit a sign plan with detailed elevations illustrating the number, location, size and color of proposed signs.

**Guideline 24:** Integrate signs with the building and landscape to complement the facade or architectural element on which it is placed.

**Standard 24a:** Signs shall not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

**Guideline 25:** Consider alternative designs for signs such as a village pedestrian sign (as defined by the specific plan), projecting signs over doorways, channel letters mounted to a building projection or channel letters mounted on raceways.

**B. Sign Materials**

**Guideline 26:** A mixed-media approach where signs are composed of several different materials and treatments is encouraged (e.g. channel letters with some exposed neon as a graphic accent).

Acceptable sign materials and treatments include, but are not limited to:

1. Reverse channel letters with clear acrylic backing.

2. Dimensional geometric shapes.
3. Painted metal.
4. Screens, grids, or mesh.
5. Etched, polished, or abraded metal.
6. Neon.
7. Opaque materials.
8. Tiled signs.

Prohibited sign materials and treatments:

1. Exposed fastenings, unless fastenings make an intentional design statement.
2. Simulated substances (i.e., wood grained plastic laminates, etc.) or the use of building wall covering (i.e., stucco, etc.).

**C. Sign Lighting  
Guideline 27:**

Illuminate signs using a variety of lighting techniques. Signs may use creative methods of internal and external illumination. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront.

Acceptable lighting techniques include, but are not limited to:

1. Internal illumination.
2. Halo illumination.
3. Open channel neon.
4. Fiber optics.
5. Front lighting, baffled and obscured in channels where possible.
6. Cove lighting.
7. Gooseneck lamps.

Prohibited lighting techniques:

1. Signs shall not include lighting that flashes, blinks, moves, has the appearance of movement or has changes in hue or intensity of illumination.
2. Awning signs and canopy signs shall not be internally illuminated.

**D. Sign Proliferation**

**Guideline 28:** Signs should not create visual clutter.

**Standard 28a:** Sign text shall be limited to business identification.

**Guideline 29:** Reduce on-site sign clutter by locating signs appropriately to provide identification for businesses and to assist pedestrians and vehicular traffic in locating their destination.

**Standard 29a:** Signs such as but not limited to company logos, identifying symbols, names, text messages or other forms of business identification shall not be located on outdoor patio umbrellas, telephone booths, trash receptacles or other similar site furniture, objects or structures.

**Standard 29b:** An awning sign shall not exceed 50 percent of the valence width.

**Standard 29c:** One village pedestrian sign (as defined by the specific plan) may be permitted underneath an awning, perpendicular to the face of the building not to extend beyond the lowest part of the awning.



**Standard 29d:** Directory signs or kiosks may be considered for private arcades and should be on private property located in courtyards, access ways, or passages. Directory signs or kiosks may be considered in the public right-of-way, subject to review and approval by the Planning Department, Public Works, and the Cultural Affairs Department.

## Section 5.

## LANDSCAPE

In addition to the design guidelines and standards contained in this Design Manual, the City of Los Angeles Landscape Ordinance (Ord. No. 170,978) applies to all projects within the Foothill Boulevard Corridor Specific Plan.

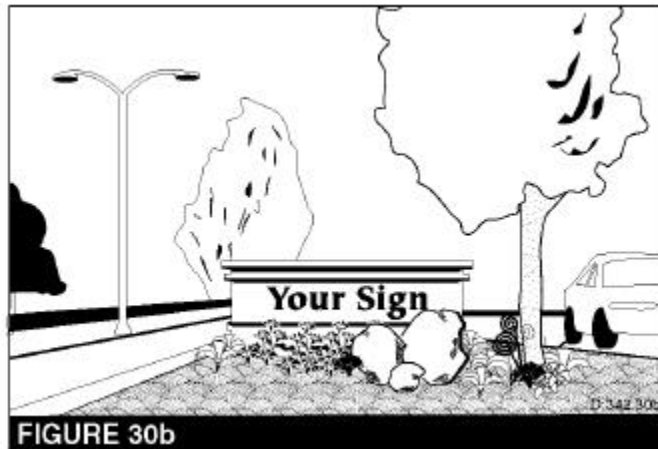
### Softscape

#### A. Design

**Guideline 30:** Provide and design landscape to complement project architecture, enhance parking lots, soften the way in which a building, parking lot or vacant parcel meets the sidewalk, and screen unappealing elements from view.

**Standard 30a:** Landscape areas, including vine pockets, shall use an automatically controlled irrigation system.

**Standard 30b:** A minimum 5-foot radius of landscaped material shall surround a pole sign and a minimum 2-foot radius of landscaped material shall surround an information (directional) sign. Landscape material shall include both softscape and hardscape materials that complement the project signs, buildings and landscape.



**Standard 30c:** Yards required by the underlying zone shall be landscaped, except for necessary driveways and walkways.

**Standard 30d:** Gas stations shall install landscaped islands along the property line between places of egress and ingress.

**Standard 30e:** Within required landscape buffers, automobile sales lots shall provide a minimum 1-foot high decorative wall between the landscape and the vehicles. Pilasters or decorative bollards may substitute for the decorative wall. If material is used to link the pilasters and bollards, the material must be rust resistant and decorative; metal is preferred.

**B. Plant Material**

**Guideline 31:** Use a complimentary variety and density of plant materials including but not limited to non-deciduous, drought tolerant, native trees, shrubs, perennials, flowers, ground cover, and vines, of various heights and species.

**Standard 31a:** Non-plant materials such as river rock, crushed rock, redwood, bark chips, pebbles and stone or masonry slabs shall be used to accent and enhance the overall landscape plan but not be used in-lieu of plant materials.

**Standard 31b:** The use of columnar species such as palm trees in the interior of the project site is limited to accenting planters and landscape areas.

**C. Location**

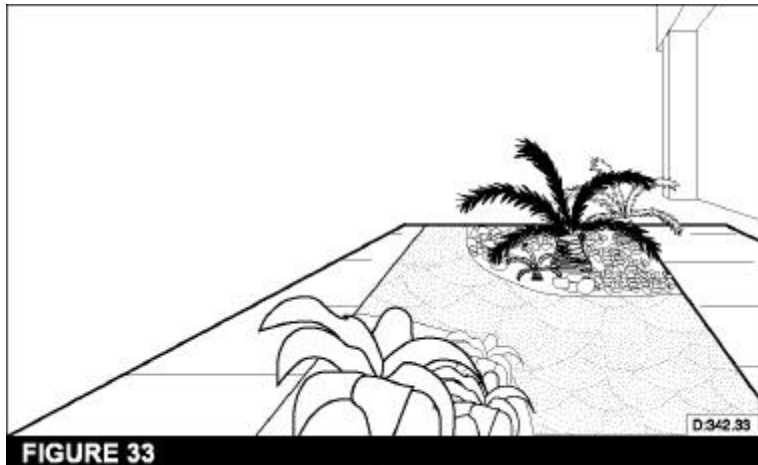
**Guideline 32:** Locate landscape to improve and soften building appearance, create shade, and provide pedestrian and visual amenities through the use of planters or landscape insets.

**Standard 32a:** Where there are landscape buffers or landscape yards, 24-inch box trees shall be planted at a ratio of one per 20 lineal feet.

**Standard 32b:** Where movable planters are used to buffer patio/outdoor dining areas from parked vehicles and street traffic they shall not impede pedestrian flow.



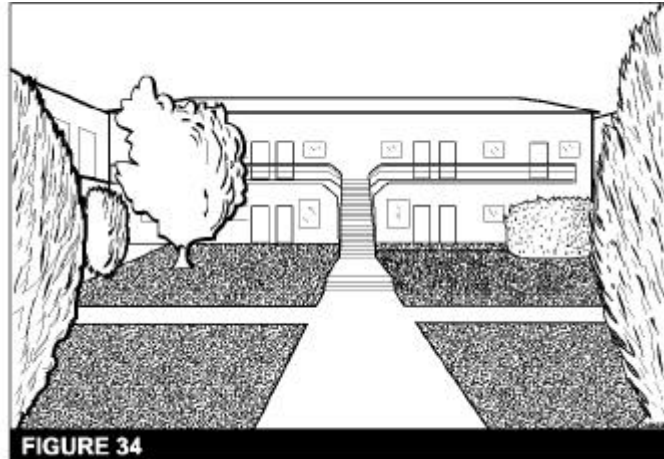
**Guideline 33:** Cluster some landscape material in buffer areas to create visual pleasing highlights, such as a grouping of perennials and river rock.





**D. Open Space: Multiple-Family Residential**

**Guideline 34:** Design multiple-family residential projects, of five or more units around landscaped open space focal points or courtyards to serve as an amenity for residents.



**Standard 34a:** Useable contiguous open space shall be provided for outdoor activities and recreational amenities. Open space may include pedestrian walkways.

**E. Street Trees**

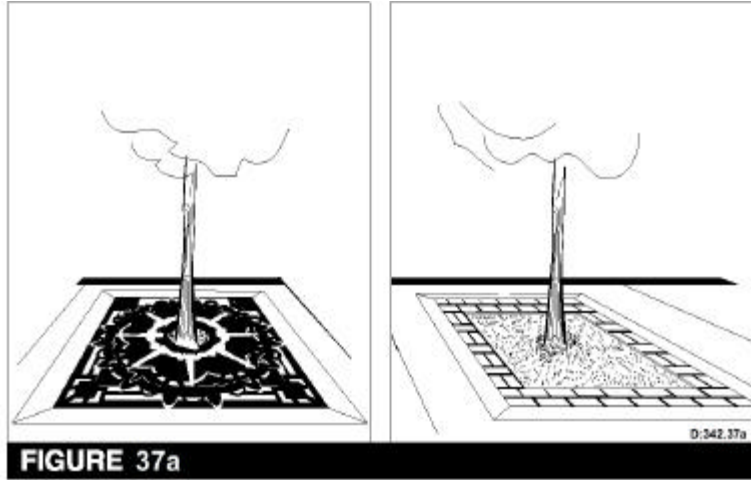
**Guideline 35:** Provide shade and create space that is designed to human scale, comfort, and function.

**Standard 35a:** Palm trees and other columnar species are not permitted as street trees; rather, the use of branching, pedestrian scale trees are preferred.

**Guideline 36:** Select street trees to provide shade and color for multiple-family residential projects and shade, color, and semi-unobstructed views for commercial projects.

**Guideline 37:** Protect tree bases and roots from soil compaction due to pedestrian activities.

**Standard 37a:** In Major Activity Areas (as defined by the specific plan), metal street tree grates, decorative permeable stone/concrete grates or tree well defining materials such as concrete/brick borders, permeable surfaces such as decomposed granite or interlocking bricks, and landscape material shall be used.



## Hardscape

### **A. Pedestrian Walkways**

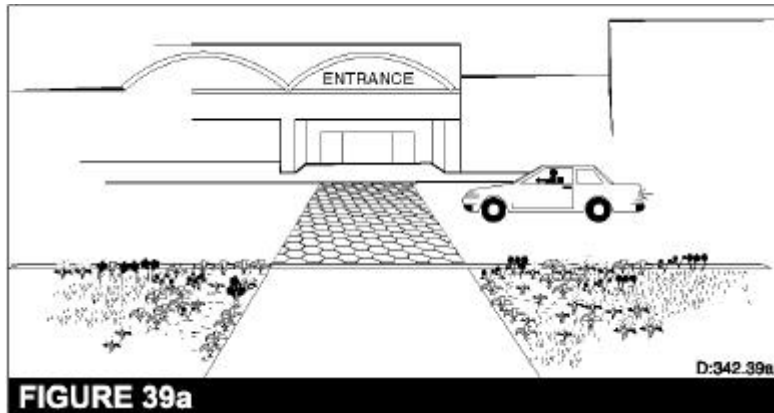
**Guideline 38:** Provide a safe, attractive shopping environment by incorporating pedestrian amenities such as walkways, shade, lighting, landscape, and gathering areas.

**Standard 38a:** Where shopping center buildings and mini-malls include pedestrian walkways along building frontage, they shall be designed at a minimum width of 10 feet.

**Standard 38b:** Where pedestrian walkways are provided, storefronts shall provide awnings, canopies or trees to shade at least 50 percent of the pedestrian walkway.

**Guideline 39:** Large areas of continuous, plain concrete are not desirable. Intersperse paved areas with other paving materials, architectural elements or landscape to emphasize entries, walkways, pedestrian activities and places of special interest.

**Standard 39a:** Where walkways are used, especially where vehicles cross pedestrian walkways, materials for the paved areas shall consist of stone pavers, integrated color concrete, stamped concrete, interlocking concrete pavers, tile and/or brick pavers, permeable materials (e.g. turf block or turf stone) or similar materials.



**Standard 39b:** Paving materials shall be complementary with the project structures; indigenous or similar materials are encouraged, such as Bouquet Canyon Stone and river rock.

**Standard 39c:** Where rock salt treated concrete, stamped concrete, colored concrete, and plain concrete are used, they shall vary the pattern, material, color, or use decorative materials such as aggregate, ornamental inserts or pavers at a minimum of every 5 feet.

**Standard 39d:** Asphalt shall be prohibited with the exception of vehicular pathways (e.g. driveways), parking lots, and bike paths.

**Guideline 40:** Highlight landscape features and light pedestrian walkways through use of lighting.

**Standard 40a:** If freestanding piers or bollards are used, they shall include low level safety lighting (i.e. internally or around the base).

**Guideline 41:** Incorporate landscape elements and permeable materials such as turf block and turf stone where feasible.

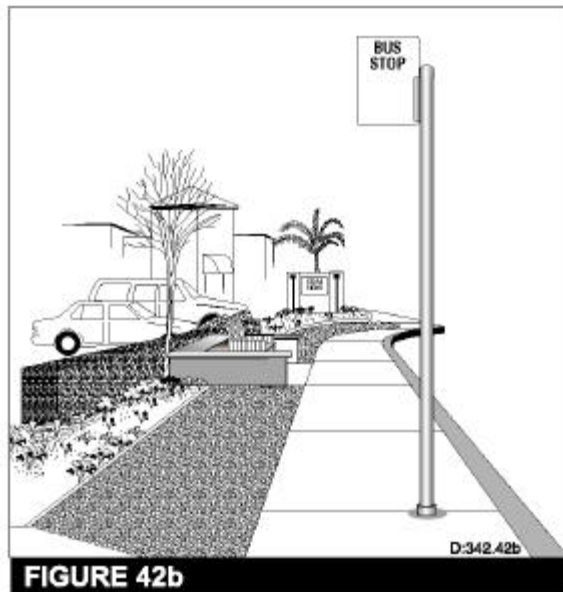
**B. Street Furniture**

**Guideline 42:** When required by the specific plan, install street furniture that encourages pedestrian activity or physical access to buildings and which is aesthetically pleasing, functional and comfortable. Street furniture may include such elements as bus and pedestrian benches, bus shelters, kiosks, trash receptacles, newspaper racks, bicycle racks, public telephones, landscaped planters, drinking fountains, and bollards.

**Standard 42a:** If planters are used, except those adjacent to storefronts, they shall be properly maintained and provided with drainage and irrigation.

**Standard 42b:** Projects fronting on a public street which include an existing or proposed bus stop, shall provide required street furniture within a bus stop waiting area. This waiting area shall be incorporated into the landscape buffer and meet the following conditions:

1. A minimum of one bus bench, one trash receptacle, and two bicycle racks shall be provided within the bus stop waiting area.
2. The bus stop waiting area shall be a minimum of 6 feet wide and 15 feet long and shall be of smooth, level impermeable surface or decorative material.
3. There shall be a minimum 1-1/2 foot high decorative wall surrounding the waiting area. The materials used for the decorative wall shall incorporate rock and stone work used for project buildings and/or indigenous rock and stone identical or similar to river rock and Bouquet Canyon Stone. The wall shall include a capstone.
4. A minimum of two 24-inch box shade producing trees should be planted adjacent to the waiting area.

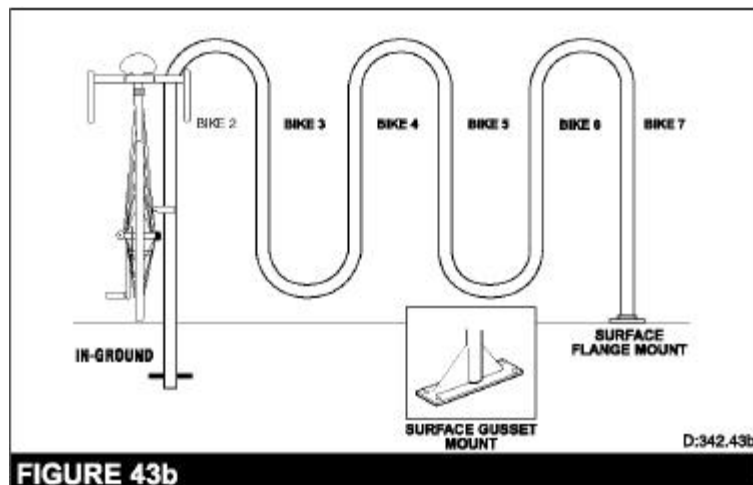


C. **Bicycle Parking**

**Guideline 43:** Locate bicycle parking so that it is convenient and easily accessible.

**Standard 43a:** Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall have a minimum of six feet of overhead clearance.

**Standard 43b:** Bicycle parking shall include bicycle racks which shall be the Brandir Ribbon Rack® model or of a comparable style which can give the applicant credit under TDM plans and can be customized easily for the appropriate number of bike spaces.



Section 6.

**FREESTANDING WALLS & FENCE TREATMENT**

**Guideline 44:** Use materials that complement existing buildings when freestanding walls are used to provide security, screening and privacy. Materials may include masonry and wrought iron, with incorporated landscape.

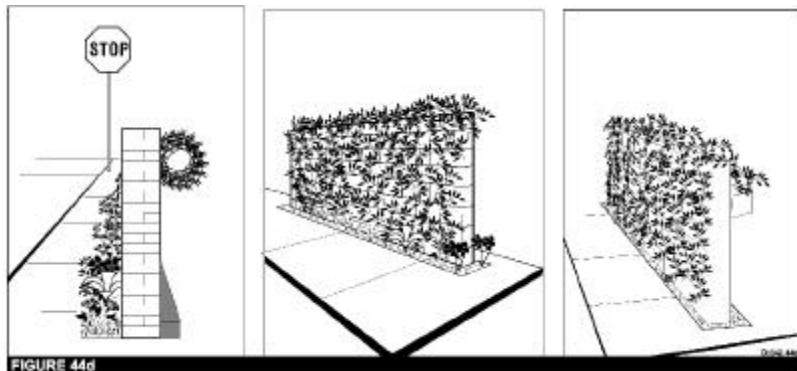
**Standard 44a:** If solid walls are used, they shall be decorative walls and include graffiti-resistant materials.

**Standard 44b:** If walls or fences are used for multiple-family residential, commercial or industrial projects, they shall not be made of chain-link material; except where chain-link fencing is used for

other projects; such as, educational facilities, the fencing shall be coated with a dark color of nylon or similar substance.

**Standard 44c:** Non-decorative walls, corrugated metal or other type of solid metal, and plywood or rustic wood fences are not permitted.

**Standard 44d:** Security devices such as razor or barbed wire are allowed provided they are not visible from Foothill Boulevard or Commerce Avenue. An alternative to such devices is to incorporate landscape species such as Bougainvillea and Rosa along the length of the wall and/or as a top accent.



**Guideline 45:** Landscape freestanding walls and fences with a variety of plant material including but not limited to clinging vines, tall growing shrubs and trees.

**Standard 45a:** Where the landscape buffer for street front vehicular use areas contains a freestanding wall or fence, there shall be a minimum 3-foot wide landscape area between the right-of-way and the wall or fence.

**Guideline 46:** To maintain an open character and retain visibility, provide pedestrian openings for walls and fences along streets and walkways of commercial projects.

**Standard 46a:** When feasible, freestanding walls on lot lines shall allow for pedestrian linkage between adjacent similar uses and the public right-of-way.

**Standard 46b:** Pedestrian walkways shall be used where pedestrian linkage is provided from the right-of-way or another development.



## Section 7.

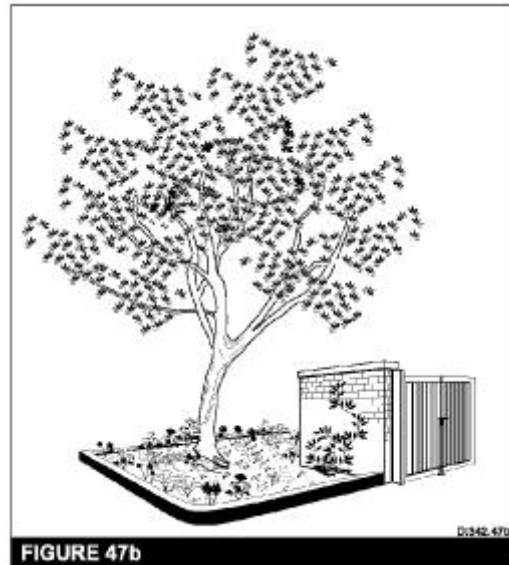
### UTILITIES & SERVICE AREAS

**Guideline 47:** Screen and locate utilities, storage areas, loading docks, mechanical equipment and other service areas from public view. This can be accomplished through internal attic mounting, roof setbacks, location in wall or landscape enclosures or architectural integration with the design of the building.

**Standard 47a:** All service areas shall be enclosed or completely screened through the use of a wall enclosure and/or landscape.



**Standard 47b:** Wall enclosures shall use decorative walls using graffiti-resistant material and screened with adequate landscape, including clinging vines.



**Standard 47c:** All architectural screening devices (e.g. parapets) shall be designed as an integral part of the building architecture.

**Standard 47d:** Exterior wall-mounted or ground-mounted equipment shall be located to the rear of the site and concealed by an architectural barrier, wall enclosure or solid landscape barrier.

**Standard 47e:** Mechanical equipment (e.g., air conditioners) shall not be permitted in window or door openings facing Foothill Boulevard or Commerce Avenue.

**Standard 47f:** New utility service shall be located underground, where determined physically feasible by the Department of Water and Power.

**Guideline 48:** Design easily accessible and regularly maintained trash and recycling areas.

**Standard 48a:** Trash and recycling areas shall be designed as a smooth, level impermeable surface, located with access to a water line, provided with a drain routed to the sanitary sewer, and include a self-closing solid gate.

**Guideline 49:** Screen shopping cart storage areas from parking lots and off-site views.

**Standard 49a:** Shopping cart storage areas adjacent to buildings shall be incorporated into the design of the building (e.g. through the use of a low wall).

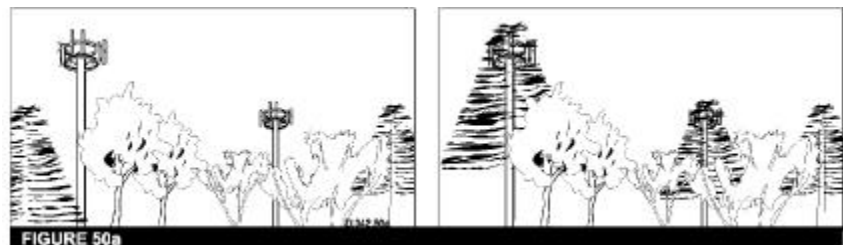


**Section 8.**

**WIRELESS TELECOMMUNICATION ANTENNAS & FACILITIES**

**Guideline 50:** Screen all cellular antennas, cells, wireless communication facilities, and power supply boxes from public view.

**Standard 50a:** Freestanding unmanned wireless telecommunications facilities, including radio or television transmitters, shall be designed as a faux pine tree or other similar type of structure which blends in with the environment in which it is placed.



**Standard 50b:** Building and roof mounted antennas and other telecommunication equipment shall be painted and textured to integrate into the architecture of the existing structures to which they are attached or they shall be effectively screened by the use of parapets or similar architectural elements.

**Standard 50c:** Accessory equipment (e.g. power supply boxes) shall be effectively screened through placement underground, internally within building structures, on rooftop locations behind architectural elements or when above ground, placed behind a landscaped wall or a landscape solid barrier.

## Section 9.

### DEFINITIONS

**Articulation:** Clear and distinct separation between design elements.

**Awning:** A roof-like cover extending over or in front of a door or window as a shelter or decorative element.

**Banner:** A display used to identify or advertise a community and/or community event, usually located on street or pedestrian lights or flag-like displays on the edging of buildings to add color and identity to a facade.

**Bollard:** A vertical, freestanding, short post used as a barrier to vehicles.

**Bulkhead:** The lowest portion of a storefront, separate from the upper glass.

**Canopy:** A projecting horizontal architectural element of a building having the form of a flat band.

**Cabinet/Box/Can Sign:** A sign whose text, logos and/or symbols are placed on the plastic face(s) of an enclosed cabinet attached to a building, structure, pole or freestanding. The plastic face may or may not be translucent and the sign may or may not be illuminated.

**Channel Letters:** Three-dimensional individually cut letters or figures, illuminated or unilluminated, affixed to a structure.

**Decorative Wall:** Brick, masonry block, stone, or concrete walls incorporating surface treatments for design relief (split-face, slump, scored, exposed aggregate, stamped, color variety, etc.) The wall shall include a top cap and both sides of the wall must be decorative.

**Eave:** The portion of a sloped roof which overhangs the wall.

**Facade:** The front of a building; also, any other face (as on the street or court) of a building given special architectural treatment.

**Kiosk:** A small, light structure with one or more open sides often within an existing developed area.

**Lattice:** A framework or structure of crossed metal or wood strips.

**Parapet:** The extension of an exterior building wall above the roof structure.

**Pier:** A stout column or pillar.

**Raceway:** A channel expressly designed to hold and protect electric wires and cables.

**Service Area:** Any location containing open storage, loading docks or non-public entrances, trash and/or recycling receptacles, or other utility uses.

**Shopping Center:** Any unified development consisting of more than two businesses, attached or unattached, on one or more lots, that are under one ownership, or share common parking, service or other facilities.

**Structural Bay:** Any division of a wall marked off by vertical supports.

**TDM:** Transportation Demand Management, a program designed to encourage people to change their mode of travel from single occupancy vehicles to other transportation modes.

**Terrazzo:** A mosaic flooring consisting of small pieces of marble or granite set in mortar and given a high polish.

**Trellis:** A frame of lattice work used as a screen or as a support for climbing plants.

**Valence:** Front vertical portion of an awning.

**Veneer:** A thin sheet of a material--such as a protective or ornamental facing of brick, stone or wood--of superior value or quality affixed to an inferior material.

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