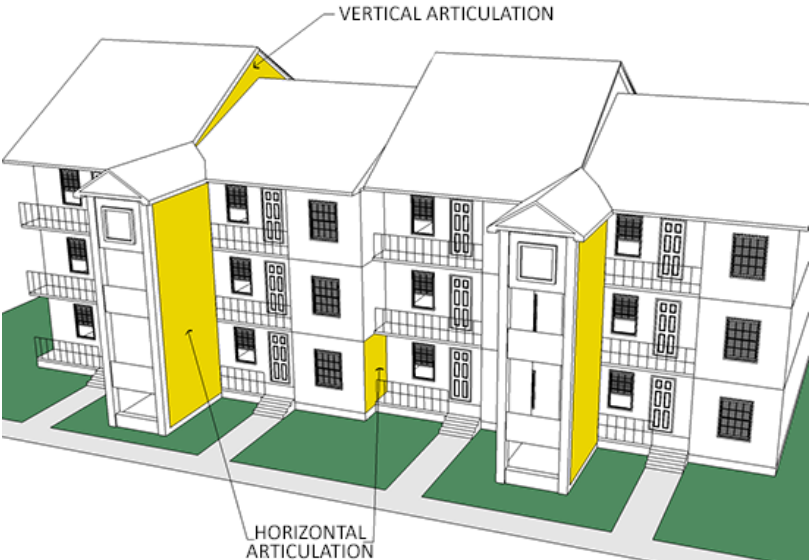
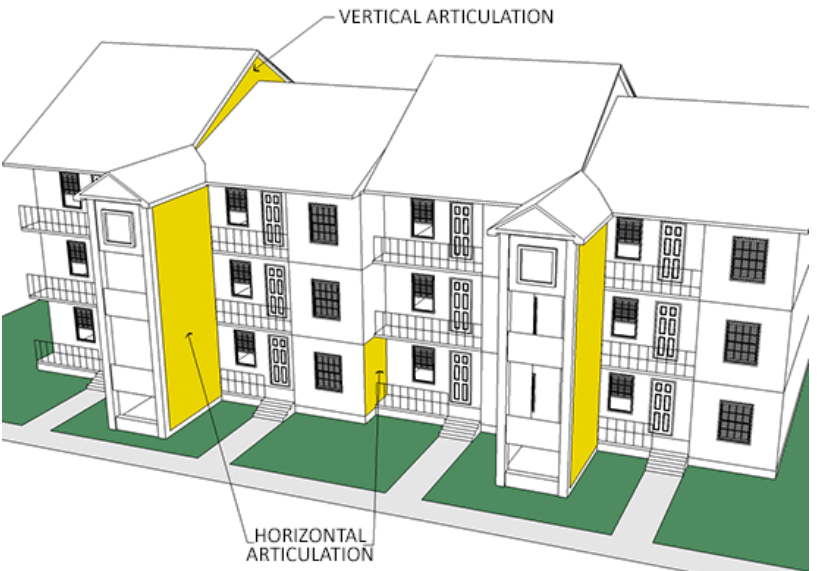
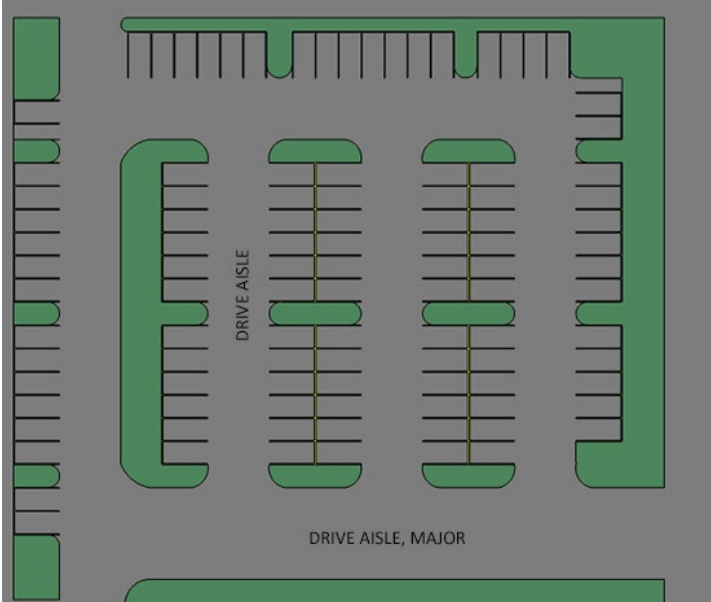


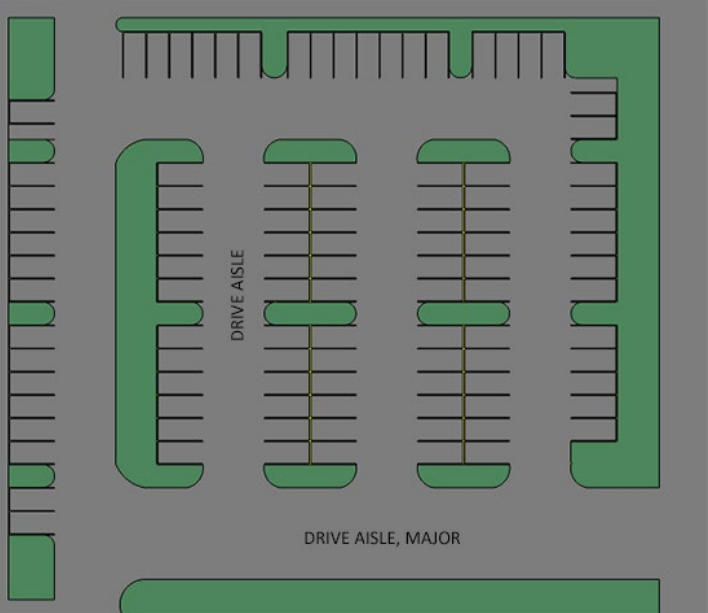
SUBCHAPTER 20. DEFINITIONS

- A. In this subchapter, the words “shall” and “must” are deemed as mandatory or directory, in accordance with the intent and context of its use, and the word “may” is deemed as permissive.
- B. Terms not defined herein will be construed in accordance with customary usage. Should any definition established by ordinance be later found to conflict with the definition of the same term made by applicable Texas law, the Texas statutory definition will supersede the definitions provided herein.
- C. List of defined terms:

AMENITY, PRIVATE	Private recreational facilities located in private parks, including but not limited to neighborhood swimming pools, clubhouses, tennis courts, basketball courts, practice fields with irrigation, and trails.
AMENITY, PRIVATE (EXCLUSIVE-CONTROLLED ACCESS)	Private recreational facilities located in private parks where entry is provided through controlled access gates and the facility is not open to the general public. (e.g., neighborhood swimming pools, clubhouses, etc.)
AMENITY, PRIVATE (NON-EXCLUSIVE)	Private recreational facilities located in private parks where controlled access gates are not installed.
ARTICULATION, HORIZONTAL	<p>A wall projection or recession of a building or structure. Horizontal Articulation does not include the project of an awning, canopy, portico, or other similar architectural detail.</p> 

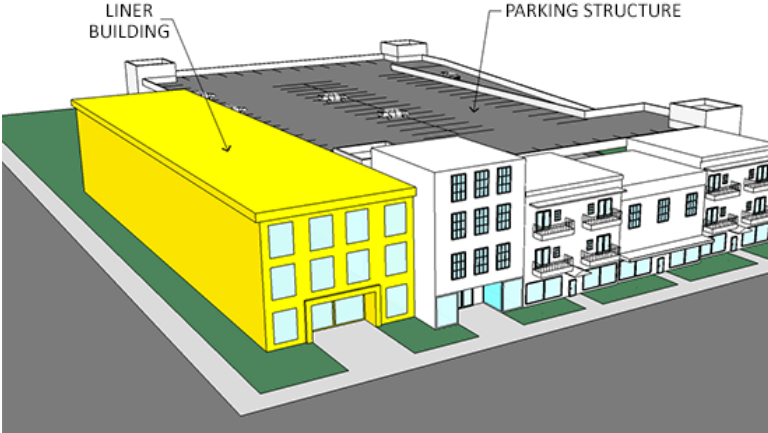
<p>ARTICULATION, VERTICAL</p>	<p>A vertical variation of the roofline that may be achieved through the use of a gabled, hipped, gambrel, or parapet roof forms.</p> 
<p>AUTOMOTIVE PARKING SURFACE LOT, COMMERCIAL</p>	<p>A business enterprise offering the temporary parking or storage of motor vehicles not to exceed seven (7) consecutive days in a parking lot, with or without covering. A fee may be charged to users of the parking area.</p>
<p>AUTOMOTIVE PARKING STRUCTURED, COMMERCIAL</p>	<p>A business enterprise offering the temporary parking or storage of motor vehicles not to exceed seven (7) consecutive days in an enclosed, structured floor area underneath all or part of any story of a structure, commonly called a parking garage.</p>
<p>AUTOMOTIVE PARTS SALES, INDOOR</p>	<p>Retail sales of automobile related parts and accessories where all operations are conducted indoors.</p>
<p>AUTOMOTIVE SALES AND RENTAL, RECREATIONAL</p>	<p>Sales and/or leasing of new and/or used recreational vehicles or boats, including, as an accessory use, repair work of recreational vehicles and boats. (Indoor and outdoor operations)</p>
<p>BUFFER/BUFFERING</p>	<p>The use of berms, plant material, fences, walls, or any combination thereof placed within a required bufferyard for the purpose of screening certain areas from other areas.</p>

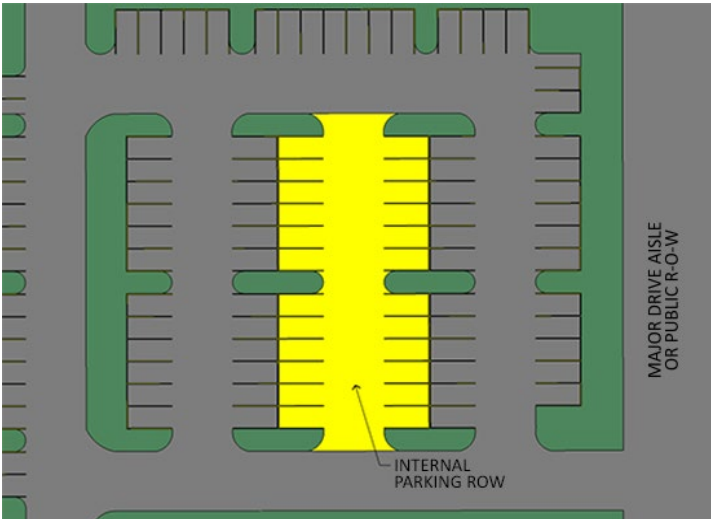
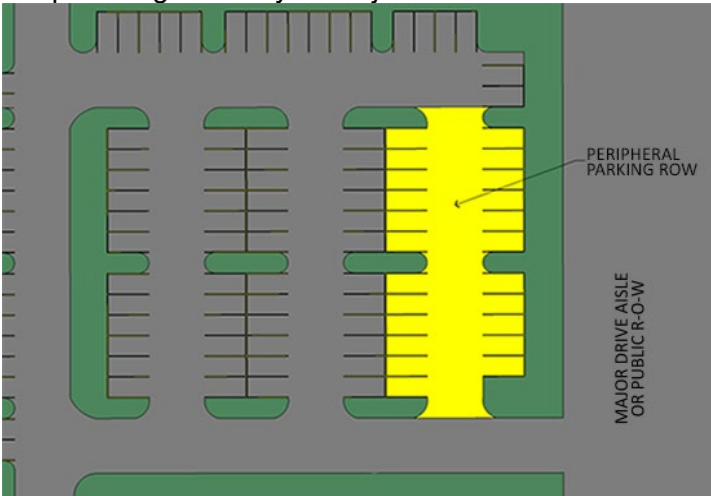
BUFFERYARD	An area of open space, landscaping and other improvements that serves as a visual separation between a residential land use and a more intense land use.
BUILD-TO LINE	An alignment that establishes a certain distance from the street setback line to a line along which the building, or a building's accompanying active space such as a patio, shall be built.
CONDOMINIUM (RESIDENTIAL)	A dwelling unit with an arrangement under which a tenant in an apartment building or a complex of multiple dwelling units holds the full title to a unit and has joint ownership in the common grounds.
Cottage Row	A series (at least 3 and no more than 6) small, single-family detached residential dwelling unit structures located on one lot or divided into individual lots, arranged in a row, fronting onto a common paved path/sidewalk connecting to the public sidewalk, with as few as one structure fronting onto a public street.
Cottage Court	A series of small, single-family detached dwelling unit structures located on one lot or divided into individual lots, arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private open space and becomes an important community-enhancing element.
DRIVE AISLE	<p>A circulation route for vehicular traffic through a parking lot, site or property, and may connect to a driveway intersecting with a public street.</p> 

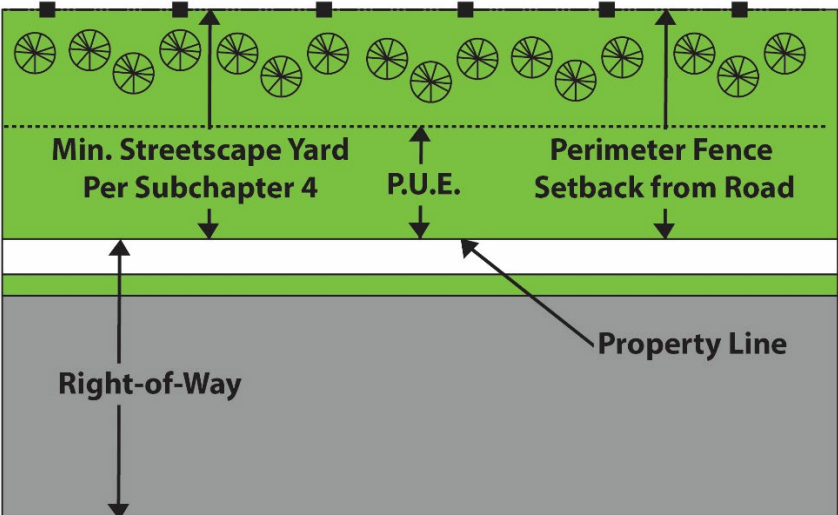
<p>DRIVE AISLE, MAJOR</p>	<p>A primary circulation route for vehicular traffic through a development which provides access to two (2) or more lots or access through a relatively large lot or tract of land with multiple buildings. Major drive aisles typically intersect with public right-of-way or other major drive aisles. (Private streets within a residential condominium are examples of major drive aisles.)</p> 
<p>DWELLING/ DWELLING UNIT</p>	<p>A building or a portion of a building designed and used exclusively for residential purposes accommodating one family, including those residences with a legally operating home occupation.</p>
<p>DWELLING, LIVE-WORK UNIT</p>	<p>A dwelling unit, part of which may be used as a business establishment if the dwelling unit is used as the principal residence of the business operator. Typically, the business operation is limited to the first story with the residence to occupy the second and third stories.</p>
<p>DWELLING, MULTI-FAMILY</p>	<p>A residential structure providing complete, independent living facilities for three or more families or households independently of each other including permanent provisions for living, sleeping, cooking, eating, and sanitation.</p> <p>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</p>

<p>DWELLING, MULTI-FAMILY NEIGHBORHOOD-SCALE</p>	<p>A Multi-Family Dwelling, as defined above, with 5 to 8 dwelling units in a structure or structures on a single lot, oriented towards a public street or common area with parking in court, tuck-under or garage configurations to the rear.</p> <p>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</p>
<p>DWELLING, MULTI-FAMILY SUBURBAN</p>	<p>A Multi-Family Dwelling, as defined above, with multiple dwelling units in a low-rise structure or structures accessed by exterior doorways/breezeways/open-air stairways, typically oriented towards lawn and landscape areas with surface parking in front and around. Commonly called a garden apartment.</p> <p>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</p>
<p>DWELLING, MULTI-FAMILY URBAN</p>	<p>A Multi-Family Dwelling, as defined above, with multiple dwelling units in a mid-rise structure or structures, accessed by interior conditioned corridors, stairs or elevators, designed to an urban context oriented towards public streets or major drive aisles in walkable settings, with parking facilities integrated contextually into the design of the structures typically in a structured parking or tuck-under design on a single lot. Example forms include multi-story wraps with central parking structures and multi-story over podium garage.</p> <p>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</p>
<p>DWELLING, SINGLE FAMILY, ATTACHED</p>	<p>A dwelling unit with ground floor entry located on a fee simple lot or condominium which is joined to another dwelling on one or more sides by a party wall or abutting separate wall and which is designed for occupancy by not more than one family and is located on a single lot. A single family attached dwelling shall be limited to a single common wall. This may be in the form of two units on the same lot (see also Dwelling, Two Family), or each unit on a separate lot under fee-simple ownership with a party wall.</p>

DWELLING, SINGLE FAMILY, DETACHED	A dwelling unit designed and constructed for occupancy by not more than one family, located on a lot or separate building tract, and having no physical connection to a building located on the same or any other lot or tract. This may take the form of a dwelling unit on a single lot under fee-simple ownership, or multiple detached dwelling units on a single lot under a condominium regime
DWELLING, TOWNHOME/TOWNHOUSE	A dwelling unit, generally having two or more floors and with ground floor entry, which is joined to a similar dwelling unit on one or more sides by a common party wall or abutting separate wall, and which is designed for occupancy by not more than one family. A Townhouse may be known as a row house (3 or more together) or single family attached unit (2 together). This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity), or each unit on a separate lot under fee-simple ownership with a party wall at the lot line.
DWELLING, TWO-FAMILY	A residential structure providing complete, independent living facilities for two separate families, including permanent provisions for living, sleeping, cooking, eating, and sanitation. This may take the form of a duplex on a single lot under fee-simple ownership (both units owned by a single party), a duplex on a single lot operating under a condominium regime in which each unit is owned by separate parties, multiple duplexes on a single lot operating under a condominium regime in which each unit is owned by separate parties, or multiple duplexes on a single lot under fee-simple ownership (all units owned by a single party).
DWELLING UNIT, ACCESSORY	A residential dwelling unit that is no more than half the gross floor area of the first floor of the principal structure, is integrated in appearance with the principal structure, and is located within the principal structure setbacks. Shall only be permitted when the owner of the primary Dwelling Unit resides in the primary Dwelling Unit.
FUEL STATION	A retail outlet for the dispensing of vehicular fuels/charging to the general public. Facilities may include a Convenience Store and/or a Car Wash.

GROSS DENSITY	The calculation of single-family residential units per acre within a subdivision, including the calculation of the area of parks and roads within the subdivision, or on an individual platted lot. (This definition does not apply residential condominiums and multi-family developments.)
GROSS FLOOR AREA (G.F.A.)	Except as may be otherwise indicated in these regulations, Gross Floor Area shall be construed as the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and including outside decks and/or patios Uses for commercial purposes.
LINER BUILDING	<p>A building that wraps around a parking Lot or parking Structure in order to mask it from the street.</p>  <p>The diagram shows a 3D perspective view of a building complex. On the left, a yellow rectangular building with multiple windows is labeled 'LINER BUILDING'. To its right is a larger, multi-story white building with a flat roof. Behind the white building is a large, dark grey rectangular area labeled 'PARKING STRUCTURE'. The buildings are situated on a green lawn area next to a grey street.</p>
Mixed-Use	The integration of uses from different categories, most commonly commercial and residential uses, with commercial uses facing and having direct access from a street or major drive aisle with residential units (or variety in commercial uses) directly above or on the ground level secondary frontages. This definition refers to “vertical” mixed use with uses occupying different levels of a single building or structure and does not refer to “horizontal” mixed use where one or more distinct uses occupy the same building or development but are of the same general category (i.e., retail and pharmacy) are occupied by the same user performing work that is of different occupational classifications (i.e., office-warehouse) or uses that are separated on the ground by a property line and a common fence or street (i.e., commercial and multi-family on separate lots.)

OFFICE, PROFESSIONAL OR HEADQUARTERS	The use of a site for the provision of administrative, executive, management. This use includes administrative offices and services including real estate, insurance, property management, personal and/or family counseling, investment, title companies, personnel, travel, and secretarial.
PARKING LOT	An open area or garage used for the temporary parking of motor vehicles when such use is not accessory to any other use.
PARKING ROW, INTERNAL	<p>A parking row not adjacent to a public right-of-way or major drive aisle.</p> 
PARKING ROW, PERIPHERAL	<p>A parking row adjacent to a public right-of-way or major drive aisle and contains a minimum of one (1) landscape median adjacent to the public right-of-way or major drive aisle.</p> 

PARKING SPACE	A part of a Vehicular Use Area designed to be used for parking of a motor vehicle.
PARKING STRUCTURE	An above grade, ramp access, open-air structure specifically designed to accommodate vehicle parking.
STREETSCAPE YARD	<p>A space designated within the street yard intended to enhance the pedestrian experience with improvements, including but not limited to, a sidewalk, street trees and shrubs, pedestrian scale lighting, signage, and furniture, including outdoor display and outdoor seating/dining.</p>  <p>The diagram illustrates the layout of a streetscape yard. It shows a green rectangular area representing the 'Streetscape Yard' within a larger grey area representing the 'Right-of-Way'. The green area contains several circular symbols representing trees and shrubs. A dashed line at the top of the green area is labeled 'Min. Streetscape Yard Per Subchapter 4'. A vertical double-headed arrow in the center of the green area is labeled 'P.U.E.'. A vertical double-headed arrow on the right side of the green area is labeled 'Perimeter Fence Setback from Road'. A horizontal line at the bottom of the green area is labeled 'Property Line'. A vertical double-headed arrow on the left side of the grey area is labeled 'Right-of-Way'.</p>
Triplex and Quadplex	A multi-family building designed as a single structure containing three (3) or four (4) separate living units on one lot, each of which is designed to be occupied as a separate residence for one family.
UNIFIED DEVELOPMENT AGREEMENT	A type of restrictive covenant placed two or more tracts of land where the owners of the properties have shared facilities that require cooperation between the owners for operation and maintenance. (e.g., drainage, utilities, parking, reciprocal access drives, etc.)