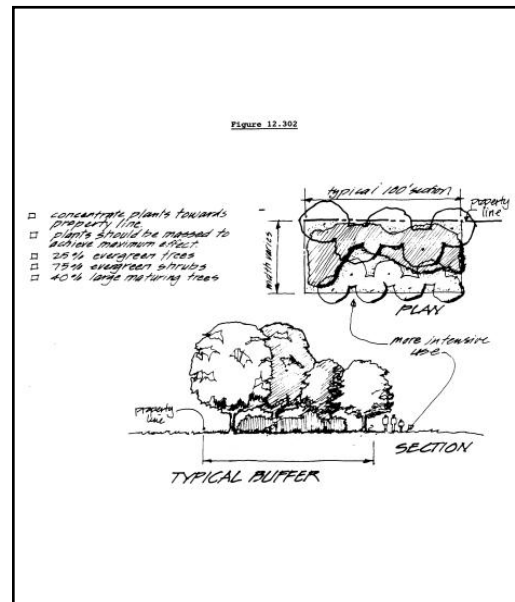


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GLOSSARY

Transition: Refers to minimizing potential adverse impacts between land uses that are of different type, intensity and/or scale. Buffers and screens are two of the tools often used to help create such a transition. Site and building design elements, open space, and height restrictions can also help to create a transition between land uses. Sometimes land uses themselves can serve as a transition, providing a more gradual change in use, intensity or scale between different uses. These tools, and others, can be used alone or in combination to create a transition appropriate for a specific situation. The specific details of when and how the different tools are to be used are defined in the Zoning Ordinance and/or Area Plans.

- **Buffer:** A strip of land with natural or planted vegetation located between a use or structure and a side or rear property line intended to separate and partially obstruct the view of two abutting land uses or properties from one another. A buffer area may include any required screening for the site, and ranges in width depending on the types of land uses on either side. The zoning ordinance dictates the specific requirements for buffers between zoning districts.



Wall with landscaping screen parking from adjacent land uses.

- **Screening:** A fence, wall, hedge, landscaping, earth berm, buffer area or any combination of these provided to create a visual and/or physical separation between certain land uses. Screening may be located on the property line or elsewhere on the site. Screening requirements are detailed in the zoning ordinance, and at times in Area Plans as well, with specific standards for minimum and maximum wall/fence height, appropriate types of materials for walls and fences, and landscaping materials and spacing.

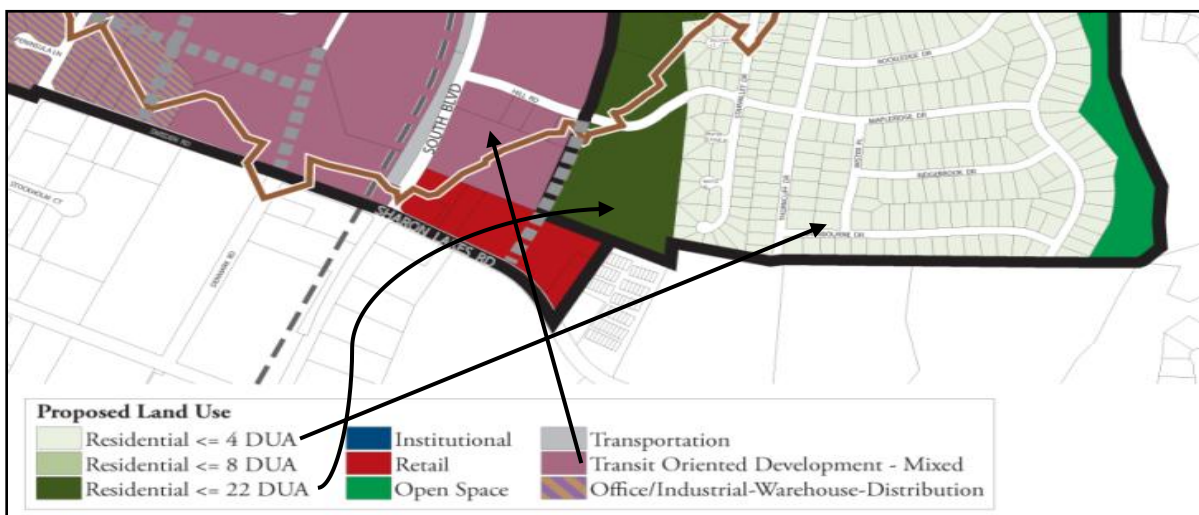
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- **Site/Building Design Elements:** Site and building design are frequently used to provide a transition between single family housing and more intense development located across the street. The site and building for the more intense use is designed to mimic or complement the characteristics of the facing single family housing. Design elements may include, but are not limited to: multiple building entrances, façade variations, roofline variations, reduced building mass, stoops and porches, and parking located to the side or rear of the structure. Site and building design elements may be addressed in an area plan or through zoning.



Facade Treatment on Parking Deck

- **Height:** A height plane, or the gradual increase in height from low rise development to mid or high rise development, is another type of transition. Use of a height plane ensures that there is a separation between low scale buildings and mid or high rise buildings.
- **Land Use:** Land uses may also be used as a transition, for example using moderate density residential in between transit oriented development (TOD) which is a more intense land use, and single family residential which is a less intense land use (see illustration below). The land use designations are identified during the area planning process and adopted as the future land use policy for the area.



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- **Open Space:** In some cases, urban plazas or open space may provide a transition by providing additional separation between uses. Urban open spaces may be recommended through the area planning process.

