

MASTER PLAN AND DESIGN CODES
FOR



Tradition. Community. Home.
A Traditional Neighborhood Development
LUBBOCK, TEXAS

STELLAR DEVELOPMENT
TOWN FOUNDER

ARCHITECTS SOUTHWEST
TOWN PLANNERS, ARCHITECTS

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VINTAGE TOWNSHIP
LUBBOCK, TEXAS

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T I T L E S H E E T

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AGE TOWNSHIP PRINCIPLES

ER OF NEW URBANISM (Program of New Urbanism)

For the New Urbanism urban development in central cities, the focus is on increasing separation by race and income, environmental quality of neighborhoods and walkability, and the creation of a more vibrant and economically diverse city.

For the restoration of existing urban centers and towns within urban regions, the reorganization of sprawling suburbs into compact neighborhoods and diverse districts, the conservation of central city and historic neighborhoods, and the creation of a more vibrant and walkable city are the focus.

For the physical substance by themselves will not solve social and economic problems. Community vitality, community stability, and walkability are essential to a vibrant and economically diverse city.

For the reorganization of public policy and development practices to address the needs of diverse communities, the focus is on increasing separation by race and income, environmental quality of neighborhoods and walkability, and the creation of a more vibrant and economically diverse city.

For the restoration of existing urban centers and towns within urban regions, the reorganization of sprawling suburbs into compact neighborhoods and diverse districts, the conservation of central city and historic neighborhoods, and the creation of a more vibrant and walkable city are the focus.

For the physical substance by themselves will not solve social and economic problems. Community vitality, community stability, and walkability are essential to a vibrant and economically diverse city.

Good Districts and Corridors

Good districts and corridors are the essential elements of a vibrant and economically diverse city. They form identifiable areas that are responsible for their maintenance and evolution. Good districts and corridors should be compact, pedestrian friendly, and oriented to a specific use. They should follow the principles of urban form when possible. Corridors are regional connectors of land that they range from boulevards and rail lines to streets and paths of daily living should occur within walking distance, allowing for a variety of uses. They should be designed to encourage walking, reduce the need for automobiles, and conserve energy. Good districts and corridors should be compact, pedestrian friendly, and oriented to a specific use. They should follow the principles of urban form when possible. Corridors are regional connectors of land that they range from boulevards and rail lines to streets and paths of daily living should occur within walking distance, allowing for a variety of uses. They should be designed to encourage walking, reduce the need for automobiles, and conserve energy.

1. Concentrations of civic, institutional, and commercial activity should be encouraged in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be placed and located to enable children to walk or bicycle to them.
2. The economic health and harmonious evolution of neighborhoods, districts, and corridors can be improved through specific urban design codes that serve as predictable guides for change.
3. A range of public, from not just a village greens to ball fields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

The Block, Street, and Building

1. A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.
2. Individual architectural projects should be seamlessly linked to their surroundings. This issue encompasses style.
3. The revitalization of urban places depends on safety and security. The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.
4. In a contemporary metropolis, development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.
5. Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.
6. Architecture and landscape design should grow from local climate, topography, history, and building practice.
7. Civic buildings and public gathering places require important steps to reinforce community identity and the culture of democracy. They deserve distinctive forms, because their role is different from that of other buildings and places that contribute to the fabric of the city.
8. All buildings should provide their inhabitants with a clear sense of location, weather, and time. Natural methods of heating and cooling can be more resource efficient than mechanical systems.
9. Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

A Traditional Neighborhood Development (TND) is a comprehensive planning system based on traditional town planning and community building principles. Its central focus is on the creation of a true sense of place which is unique and special as well as the establishment of a walkable environment. Such planning integrates various land uses such as residential, commercial, civic and open uses, all within walking distances of one another. Residential land uses offer a wide variety of housing in both size and style which appeals to a wide range of homeowners. Homes comply with a strict design code insuring the congruence of various architectural styles. Homes often have front porches for enhancing interaction with neighbors and the community and typically have rear entry garages. The design code results in homes having higher levels of architectural detail and character.

Commercial uses such as retail, restaurant, entertainment and office are located in a town center and in mixed-use buildings. Such buildings often have commercial uses on the first floor with housing on the floors above. A central plaza or square often is used for public events and activities. The town center is within walking distance of all homes in the neighborhood.

Civic uses such as libraries, schools, and churches are integrated into the fabric of the neighborhood and reflect the community's culture and enhance its social fabric. Open space is threaded throughout the neighborhood and represented in various forms such as large parks, pocket parks, greenways, etc. Open space allows the community to experience the outdoors, immerse with one another and engage in recreation. Ideally, a park is located within a 5 minute walk of every home.

Buildings and the spaces in between them are given equal importance in the community's design. The built environment is planned such that a human scale (a comfortable scale) is achieved. Buildings sit closer to streets and one another. Streets are narrower and one-way streets are encouraged with the specific goal of slowing traffic. All streets are lined with trees. Sidewalks are wide and separated from the street by planted strips. Open spaces are defined and articulated in ways that feel safe and inviting. Such designs enhance pedestrian walkability.

The Traditional Neighborhood Development seeks to design and create a neighborhood which promotes community and is socially and economically viable for many generations.

DEVELOPMENT TEAM CORE VALUES

Development Team Mission:

To create a nationally recognized, award winning, traditional neighborhood.

Development Team Core Values:

1. **Design Character:** Uniqueness and Quality of Planning and Design creating a special sense of place
 2. **Diversity:** Provide a rich variety of choice to appeal to a wide range of people
 3. **Affordability:** Be attuned to market conditions and customer needs
 4. **Profit:** Development project be financially successful / economically viable
 5. **Partnerships:** Utilize shared resources - to think unconventionally
 6. **Resilience:** - to create spaces
 7. **Legacy:** - to receive national recognition
- Be sustainable for generations, be an example for future development

THE MASTER PLAN

The Master Plan for Vintage Township seeks to define the community by means of strategy, design, and governance. The Master Plan is the framework from which all growth shall be defined and nurtured. The purpose for such documents is to ensure that the original intent of the community is maintained throughout its construction thereby establishing the historical integrity and functional continuity of the town.

TERMS AND DEFINITIONS - VINTAGE TOWNSHIP

Street Lamp: A light standard between eight and fourteen feet in height equipped with an incandescent or metal halide light source.

Street Vista: The view framed by buildings at the termination of the axis of a street.

Street Wall: A masonry or wood wall no less than seventy-five percent opaque built along the frontage line and between seven and fourteen feet in height. Any opening must be gated. The percent opaqueness shall be calculated including all openings.

Terrace: An upper level outdoor living area without a solid roof.

Through Street: Through streets may provide primary access to and/or border but not pass through a neighborhood proper. In the event through streets border or pass through a neighborhood proper, there shall be between the frontage line and the street lanes a sidewalk of not less than six feet, at least one lane of parking, at least one ten foot travel lane and a planted area with trees planted no further than fifty feet apart. Through streets will generally be constructed in accordance with the existing City of Lubbock road and street regulations as supplemented by the Vintage Township street plat.

Tower: A small room, porch, or deck which protrude from the maximum height allowed for a residence.

Townhouse: A residential dwelling attached to a similar dwelling.

Tract: A separately platted portion of land containing a use held in common.

Transom: A small hinged window above another window or door. The horizontal cross piece to which such a window is hinged.

Tree (Shade): A deciduous tree of wide canopy resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

Tree (Street): A deciduous tree resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

Tree Lawn: See definition of Parkway.

Utility Alcove: A utility niche located on lots, intended for use by public utilities (see plat).

Village Center: The dense multifunctional social condenser of a neighborhood. It is usually at a central location, within walking distance of the surrounding, primarily residential areas. (Duany Plater-Zyberk & Company, C3.2)

Village Edge: The least dense, most purely residential sector of the neighborhood. The size varies in proportion depending on whether the model is more rural (village-like) or more urban (town-like). (Duany Plater-Zyberk & Company, C3.2)

Village General: The sector that is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood. (Duany Plater-Zyberk & Company, C3.2)

Village House: A one and a half or two-story single family detached house on a small lot, often with rear loaded parking. Parking must be rear loaded on lots narrower than 30 feet. (Zimmerman/Volk Associates, Inc.)



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TERMS AND DEFINITION

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S AND DEFINITIONS - VINTAGE TOWNSHIP

ited but open gallery or arcade along the front or side of a lot at an upper level.

ly planted portion of land containing a use held privately.

: boundaries that legally and geometrically demarcate the edges of private ownership and intended primarily for the construction of any Platet-Zybeck & Company, H22)

the dimension of the frontage line (the lot boundary that coincides with the fronting thoroughfare), (Duaney Platet-Zybeck & Company,

the largest part of the front fascia. It includes the front door of the

A traditional, pedestrian serving thoroughfare with features that include a median, serving a compact mix of land uses, potentially including office and residential. Main Streets have parallel parking on both sides of the street, and activity is more intense, and where the uses are more compact and activity is more intense, and parking is specified. Buildings front the sidewalk to optimize use of the street. Motor vehicle mobility is subordinate to pedestrian mobility. (HPP)

Frontage Building: A small scale, two- or three-story apartment building with a street facade resembling a large detached house. Shall have no more than one parking space per building. (Zimmerman/Volk Associates, Inc.)

A building equipped by design for public assembly.

Residential: Any dwelling structure consisting of more than one

secondary framing member to hold panes with window, window door.

Waterways, wetlands, and nature preserves to be preserved and

I House: A two story, single family detached house relatively close to the street, detached, or open parking whether rear located or attached to the facade. (Zimmerman/Volk Associates, Inc.)

I Proper: The built-up area of a TND including blocks, streets, and

A double curve formed by a union of a convex and concave curve in an S-shape.

Open Space: Area free of buildings that, together with a well designed system of thoroughfares, provides a public realm at all scales of urbanism, from the region to the block. (Duaney Platet-Zybeck & Company, H1)

Outlooker: A member which projects and supports that part of the roof construction beyond the face of gable.

Out Building: A separate or attached building additional to the principal building adjacent with the rear lot line of a maximum of two stories, and having a maximum building footprint of 800 square feet (ft²). The architectural character shall match that of the principle structure.

Overhead Connector: A walk, deck, or similar structure that connects the house with an outbuilding or garden structure at any level other than the first floor.

Park: An outdoor public tract naturally landscaped, not more than ten percent paved and surrounded by the frontage line of lots on at least fifty percent of its perimeter. Parks may contain wetlands and could include any amenities that support recreational use intended.

Parkway: (Tree Lawn) The area between the property line and back of street curb along all streets, this zone is typically located in public right-of-way and is not part of the lot. This area generally consists of regularly spaced canopy-type street trees, sodded lawn, street lighting, signage, monumentation and utilities where required. These provide a consistent edge treatment, shade and enhancement for the public streets in the community. Maintenance of the Parkway/Tree Lawn Zone shall be the responsibility of the adjacent landowner, except as otherwise determined by the Developer.

Patio: A hard surfaced area without a solid roof structure.

Pediment: A wide, low pitched gable surrounding the fascia of Greekian styled building.

Pergola: An open air garden structure with a trellis roof.

Porch Gallery, Veranda: A covered outdoor area attached to a house.

Porch: A large and imposing doorway entrance or gate.

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

Preserve: A designation applied to areas intended to never be urbanized.

Primary Residence: The primary dwelling structure on a lot.

Privacy Fence: See Garden Wall

Private: That which is neither public nor civic.

Private Yard: See definition of Back Yard. (Landscape Code)

Release: A designation applied to areas intended for temporary preservation until release for urbanization. A release is the process of redesignating reserved land for urbanization according to established criteria.

Setback: The placement of a building or structure from property line to exterior of wall. Roofs are permitted to overhang setback by 24" at all setbacks including a "0" lot line.

Shared Parking: Where day, night, or weekend/holiday schedules allow for the use of parking spaces by more than one user such as with meeting halls, religious buildings, and dwelling retail combinations.

Side Yard Setback: The minimum distance from the side property line adjacent to another lot or public right-of-way to any part of the house or ancillary structure.

Single Family Dwelling: A dwelling consisting of one dwelling unit.

Square: An outdoor public tract specifically defined by its surrounding buildings as a room that is defined by its walls, and adjacent to streets on at least two sides. Squares shall be partially paved and surrounded by shop front use or row house use lots on at least sixty percent of its perimeter. One third of the sixty percent may be substituted by a natural special border such as a water front for at least one side. Commercial uses shall be permitted on all of the surrounding lots.

Stairs: are for the purpose of accessing floors or levels beyond the first floor.

Stoops/Steps: are for the purpose of accessing the first floor or level.

Story: A habitable level within a building no more than fourteen feet in height from finished floor to finished ceiling.

Street: A general, traditional thoroughfare serving pedestrian mobility, with two or four travel lanes and parking generally on one or two sides. Motor vehicle mobility is vital, but subordinate to pedestrian mobility. In low volume areas requiring very distinct speed control, yield streets are specified where two opposing vehicles meeting would require one to slow and pull aside. Green Streets have added separation via wider plantings/trips. (HPP)

Street Edge: A marking structure stretching along the frontage line or coplanar with the facade, designed to remedy a gap of spatial definition or to mask parking. A street edge shall consist of one or a combination of the following: a solid masonry wall, matching the finish of the principal structure; a fence not less than 50% opaque; or a dense hedge (Duaney Platet-Zybeck & Company)

TERMS AND DEFINITIONS - VINTAGE TOWNSHIP

- Civic Uses:** Premises used by organizations considered to support the common good and therefore accorded special treatment within traditional neighborhood developments. Civic Uses include educational, cultural, social, service, and religious not-for-profit organizations. (Duany Plater-Zyberk & Company, M4.9)
- Cladding:** Exterior surface material of a building.
- Clapboard Siding:** A siding commonly used as an exterior covering on a building of frame construction applied horizontally and overlapped with the grain running lengthwise, thicker along the lower edge than along the upper edge.
- Classical Proportions:** A series of ratios developed over the course of centuries and believed to result in pleasing proportions for buildings and building elements. Based on Greek and Roman principles, various systems for classical proportions were developed and modified through the centuries. In the United States, there are a number of publications with these principles including *The American Vitruvius*.
- Classical Orders:** The design of systems of columns and cornices derived from Ancient Roman and Greek precedents defined by the triviality and modified by the ages by Italian, French, and English Architects. This system of columns controls the dimensions of the cornice they carry. Columns within VINTAGE TOWNSHIP are based upon Charles Kendall's ordinance of the five types of columns are Tuscan, Doric, Ionic, Corinthian and Composite.
- Columnade:** A row of columns supported by columns.
- Commercial Street:** Appropriate for commercial buildings at Center and Core Zones. Trees are confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. (Duany Plater-Zyberk & Company, G1.2)
- Commercial User:** A general category of building use which includes office, retail, and manufacturing uses but excludes residential, lodging, and civic. (Duany Plater-Zyberk & Company, M4.9)
- Corinthian:** Designating the most ornate of the three classical orders of Architecture marked by a slender fluted column having an ornate bell shaped capital decorated with acanthus leaves.
- Corner Lot:** A lot situated at the juncture of two or more streets.
- Cornices:** An ornamental molding at the meeting of the roof and wall, usually consist of bed molding, soft fascia and crown molding.
- Cottage House:** A relatively small single family detached house on a small lot, usually with rear loaded parking. Cottage houses can be grouped, facing a street, small common or green in a court. A cottage court is often, but not always, arranged in a U-shape. Units are separated from the common area only by a sidewalk, path or non-vehicular way. Parking is from rear lanes, alleys or in a common, rear loaded lot. (Zimmerman/Volk Associates, Inc.)
- Courtyard:** An open space surrounded by walls and buildings measured 12'-0" at its minimum depth.
- Courtyard Apartment Building:** A pedestrian oriented equivalent to conventional garden apartments, either for rent or for sale. A courtyard building is three or more stories, and can be combined with nonresidential uses on the ground floor. The building can be configured in a U-shape or open square, with parking integral to the building, below grade, or in an open lot to the rear. The courtyard apartment building has a relatively shallow setback from the street; in town center or urban locations, the structure is built to the sidewalk edge and, to provide privacy and a sense of security, the first living floor is elevated significantly above grade. (Zimmerman/Volk Associates, Inc.)
- Curb Radius:** The curved edge of the street at an intersection measured at the inner edge of the outer most curb.
- Deck:** Any wooden platform without a solid roof structure.
- Dentils:** One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.
- Doric:** The column and entablature developed by the Dorian Greeks. Sturdy in proportion with a simple cushion capital.
- Dormers:** A structure projecting from a sloping roof usually housing a window or ventilating louver.
- Drive:** A special traditional thoroughfare serving pedestrian mobility, similar to a street, with developed, urban character on one side and natural area on the other (such as a Plaza, wetland or wooded area). Auto mobility is secondary. (TRF)
- Driveway:** A vehicular access way within a private lot connecting a garage to a thoroughfare. (Duany Plater-Zyberk & Company, TR6.1)
- DRB:** Design Review Board.
- Eaves:** The lowest overhanging part of sloping roof.
- Edge House:** A large single family detached house designed for an edge or boulevard condition, often with front loaded parking. As with the neighborhood house, the garage, attached or detached, is set well back from the front facade. (Zimmerman/Volk Associates, Inc.)
- Facade:** The front most component of a facade which includes porches, galleries, arcades, etc. used to establish the edge of a setback parallel to a frontage line.
- Facade:** The wall of a building parallel to and corresponding to a frontage line.
- Fence:** A semi-transparent property edging 2'-6" to 3'-6" high, made of painted wood, ornamental iron, masonry, a combination of the above, or a hedge generally used to separate the front yard (semi-public) from sidewalk (public) area.
- Footprint:** The total area of structure as measured at the ground level. The enclosed space is located above a porch or cantilevered out in footprint of heated and cooled space shall include the enclosed level.
- Freestanding:** A plain or decorated horizontal part of an establishment architecture and cornice.
- Frontage Line:** (Right-Of-Way, sym) The lot line which contains the structure.
- Front Yard:** The area between the property line and the front including the areas on each side back to the garden wall. On a lot that faces the street, the side yard area between the property line and/or garden wall or fence shall be defined as the purpose of landscape treatments. Front yards, while primarily an important part of the community character and, as such by the landscape code.
- Gable:** The vertical triangular portion of the end of a building sloping roof from the level of the cornice or eaves to the ridge.
- Garage:** An enclosed structure to shelter automobile.
- Garden Structure:** Pavilions, gazebos, arbors, pergolas, and structures no more than one story in height.
- Garden Wall:** An opaque fence or wall not exceeding seven feet in height, constructed of masonry, stone, and/or ornamental iron, natural stained wood, masonry, stone, and/or ornamental iron above, generally used to separate sidewalks or a back yard or alley (public) area.
- Green:** A medium sized public space available for unstructured recreation, characterized by building facades, its landscape consisting of naturally disposed and requiring only limited maintenance any amenities that support recreational use intended. (Duany Plater-Zyberk & Company, E1)
- Hipped Roof:** A roof which slopes upward from all four sides requiring a hip rafter at each corner.
- Ionian:** The classical order of Architecture designated by the I characterized by its capital with large volutes. Fasciated, entablature usually dentils in the cornice and by its elegant detailing.
- Light:** An aperture through which daylight is admitted into a space of glass, a window, or component of a window.
- Live Work Unit:** A rear yard, fully mixed-use building type used to separate the front yard (semi-public) from sidewalk (public) area.

S AND DEFINITIONS - VINTAGE TOWNSHIP

Design Code, any capitalized terms not defined below shall have the same meaning as defined in the Declaration of VINTAGE TOWNSHIP, such as incorporated herein and made a part hereof. In addition, the following shall have the meanings indicated below:

1) Neighborhood Development (NND)

and neighborhood shares the following conventions:

neighborhood is physically underused and limited in scale. Buildings, shops, workplaces and civic buildings are located in scale with the neighborhood and all in close proximity.

streets serve the needs of the pedestrians and the automobile equitably.

formally defined squares and pads provide places for formal public activity and recreation.

buildings on a clear edge delineates the public space and the street interface.

buildings and squares reinforce the elements of the neighborhood becoming symbolic of community identity and providing places of purposeful assembly for social, cultural, and religious activities.

neighborhoods promote social objectives.

distances within walking distances most of the activities of daily living, including dwelling, shopping and working, the elderly and the young gain independence of movement.

reducing the number and length of automobile trips, traffic congestion is minimized and road construction is limited. Organizing appropriate building densities public transit becomes a viable alternative to the automobile.

providing defined public spaces such as streets and squares, citizens come to know each other and to watch over their collective security.

d) By providing a full range of housing types and work places, age and economic class are integrated and the bonds of an authentic community are formed.

e) By providing suitable civic buildings, democratic initiatives are encouraged and the balanced evolution of society is secured.

Special Definitions

* Important. Read these definitions before an attempt is made to apply this code.

Alley: A traditional walkable thoroughfare serving the pedestrian mobility and access needs at the rear of residential units in other than the town center. Other functions include trash removal and utility service. Utilities are usually placed in lanes. Driveways run to swales with grass areas at the edges of the travel way. Pavement is generally 9 to 10 feet wide with two way "yield street" traffic flow at 15 mph. Windows facing the lane help maintain security. Garage apartments can help provide this added security. (HPB).

Alley Zone: The Alley Zone includes the areas between the alley pavement and the rear garden wall or other structure. Part of the Alley Zone is in the public right-of-way and the rest is on the Private Lot. Landscape improvements in the Alley Zone are an important part of the community and are subject to the requirements of the Landscape Code. Maintenance of landscaping in the Alley Zone is the responsibility of the adjacent Homeowner.

Apartments: A dwelling not coinciding with an individual lot such that the lot is shared with other apartments and/or another use category.

Auxiliary Structure: Buildings used for uses other than housing, i.e. greenhouses, garden structures, sheds, etc. The architectural character including colors, details, and materials shall match that of the principle structure.

Back yard: (Private Yard) The area(s) that are at the back of a building, normally separated by building and/or garden wall from the street and alley. These areas are generally landscaped for the enjoyment of the individual homeowner and as such, when garden walls are present, are not subject to all of the requirements imposed on the more public landscapes in the community. (Landscape Code)

Balustrade: An entire railing system along the edge of a balcony, including a top rail and its balusters and sometimes a bottom rail.

Bay Window: A recess or opening in a wall, or an extension of a building wing.

Bay: A part of a structure as a building that is marked off by vertical elements.

Bikeway: Thoroughfares dedicated specifically to, or suitable for, bicycle use. The general network of thoroughfares, if correctly dimensioned, is generally usable by cyclists sharing lanes with motor vehicles moving slowly. Specialized accommodation is required only where the speed of traffic precludes sharing. (Quary Plier-Zybeck & Company, FZ)

Block: The aggregate of lots and allies circumscribed by public use tracks, generally streets.

Boulevard/Avenue: A principal traditional thoroughfare designed to encourage pedestrian mobility and connecting centers within communities. Avenues and boulevards generally serve multiple land uses and have center medians, street trees, sidewalks and parallel parking. Buildings are near the sidewalk to optimize pedestrian access and mobility. Auto mobility is secondary. (HPB)

Building Cover: The horizontal land area occupied by a building at finished grade, excluding open porches, loggias, projections, and overhangs of less than two feet.

Bungalow Court: A semipublic landscaped area between front yard lot lines for homes that face one another without a street or alley between them. Bungalow courts provide access via sidewalks to the front of homes that do not front on a street.

BTL: Built-to-line.

Carport: An open air structure with a weatherproof roof to shelter automobile no more than one story in height.

Chamfered: A right angle corner cut symmetrically at forty-five degrees.

Charleston Side Yard: This is a residential building type that occupies one side of a lot leaving a generous side yard for placement of a garden or providing front access to outbuildings behind. This house type responds to climatic orientation with a one- or two- story porch oriented with respect to prevailing winds and sun. The landscape treatment of side yard area should reflect the importance of the interior-exterior relationship.

Civic Building Reservation: The systematic reservation of sites for civic buildings. Civic sites should be associated with honored locations at plazas or squares, or at the termination of vistas. (Quary Plier-Zybeck & Company, M44)

ARCHITECTURAL STANDARDS

"We shape buildings, thereafter they shape us." - Winston Churchill

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