

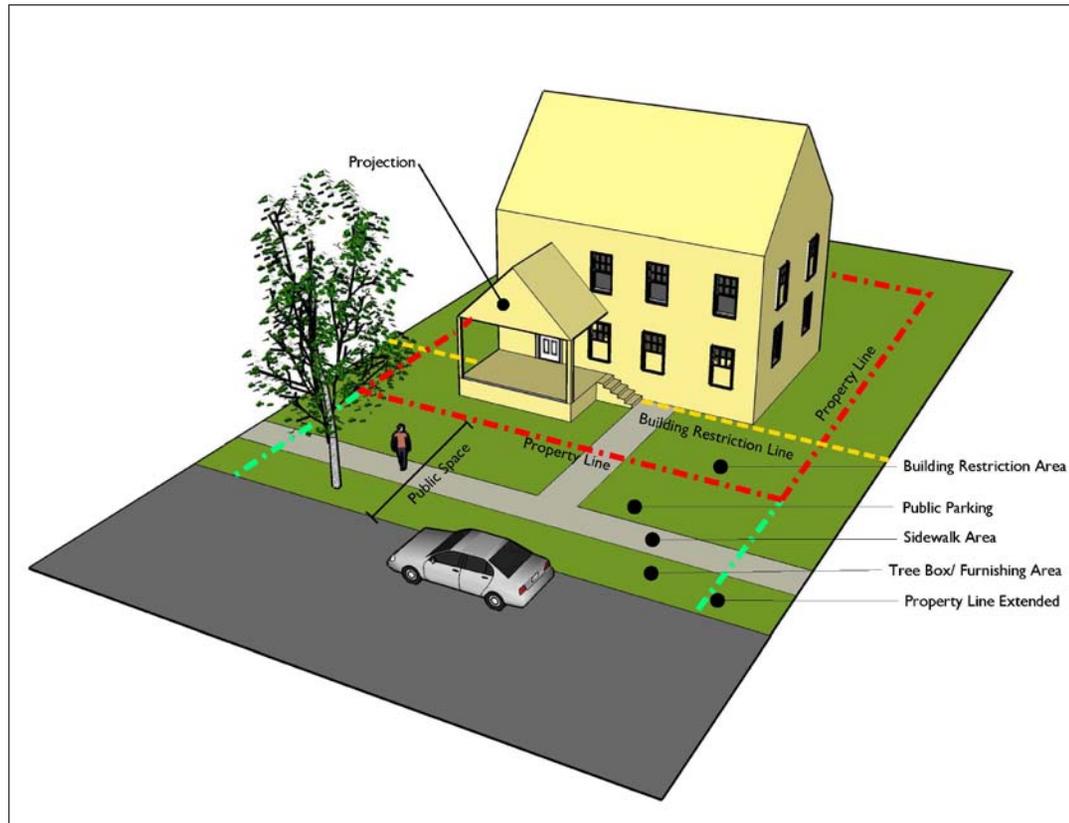
Public Space: Important Definitions

Understanding these terms and concepts is important for correctly interpreting the guidelines, standards, and regulations that apply to the District's public space.

Building Restriction Line: A required set-back a certain distance from the public right-of-way within which no building may take place and upon which the District's public space regulations apply.

Party Line Extended: Sometimes known as "property line extended" - the term "party lines extended" means lines through the corners of the property and perpendicular to the street.

Projection: Sometimes known as an "encroachment" - a structure that extends beyond a property line or building restriction line that is a privilege. Projections cannot be claimed as a right, and require a permit. The building code establishes limitations on projections that may be granted, but proposed projections may be further restricted or refused if the code official considers such action best for the public interest.



Property Line: The line delineating the boundaries of public space and private property.

Public Parking Area: "Public Parking" means that area of public space devoted to open space, greenery, parks, or parking that lies between the property line, which may or may not coincide with the building restriction line, and the edge of the actual or planned sidewalk that is nearer to the property line, as the property line and sidewalk are shown on the records of the District. This area often includes spaces that appear to be front yards with private landscaping that create park-like settings on residential streets.

Public Right-of-Way: The surface, the air space above the surface (including air space immediately adjacent to a private structure located on Public Space or in a Public Right-of-Way), and the area below the surface of any public street, bridge, tunnel, highway, lane, path, alley, sidewalk, or boulevard.

Public Space: All the publicly-owned property between the property lines on a street, park, or other public property, as such property lines are shown on the records of the District, and includes any roadway, tree space, sidewalk, or parking between such property lines.

Tree Box/Furnishing Area: The area of the roadside that provides a buffer between the pedestrians and vehicles, which contains primarily landscaping such as a continuous planting strip in residential areas.

Sidewalk Area: Sometimes known as the “pedestrian clear zone” – this is the walking zone on the sidewalk that must remain clear, both horizontally and vertically.