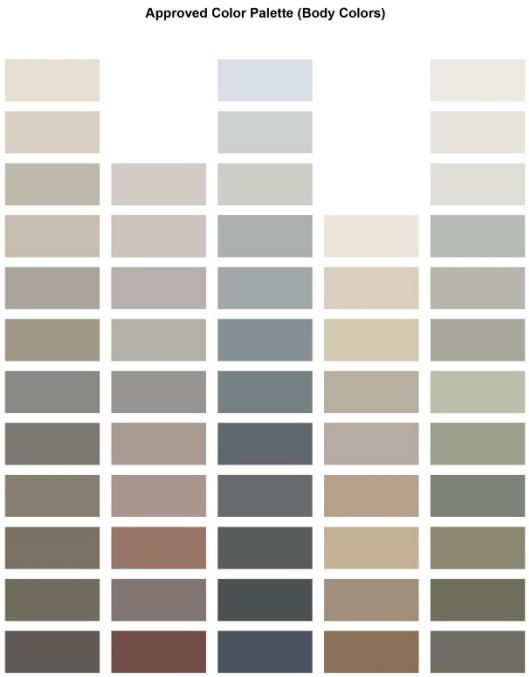
UNIFIED DEVELOPMENT ORDINANCE

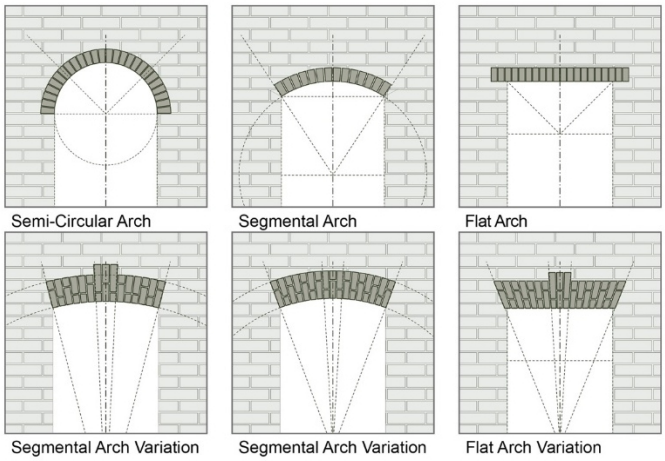
CHAPTER 19. DEFINITIONS

Approved Palette: When modifying facade material finishes, applied colors are based on this set, inspired by Brevard's natural setting and rustic vernacular styles. This palette serves as inspiration for potential colors, as opposed to an exhaustive list of options.



Arch: A curved, structural element that spans an opening and supports weight from above.

Arches

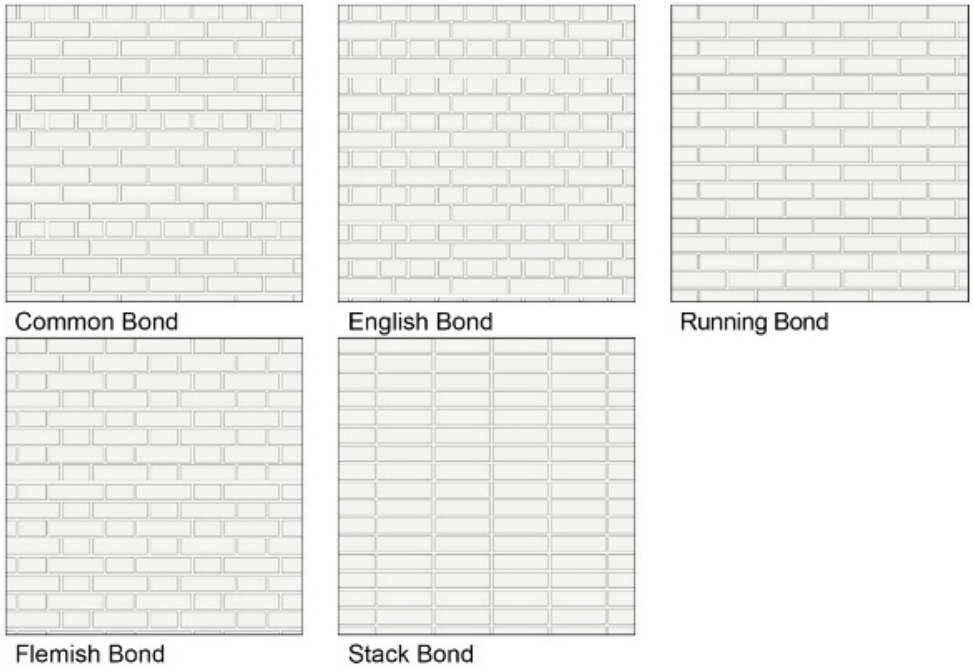


Bay: A building facade division between two vertical architectural elements, typically featuring a window or other opening.

Belt Course: A continuous row or layer of stones or brick set in a wall. Set in line with window sills, it helps to make the horizontal line of the sills visually more prominent. Also called a String Course.

Brick Bonds: Various uniform patterns in which brickwork can be laid for structural and aesthetic benefits. In Brevard, brick patterns reflect traditional load-bearing bonds or veneer patterns, including Common Bond, English Bond, Flemish Bond, and Running Bond.

Brick Bond Types



Brick Finish: A final coating or texture applied to bricks to create a desired look or to protect them from the elements. In Brevard, bricks should express warm, natural colors, including shades of brown, tan, red, orange or yellow, reflecting the natural color of local soils.

Brick Finish, Color and Bond Examples



Decorative brickwork in the parapet



Red brick with common bond



Herringbone brick pattern in parapet



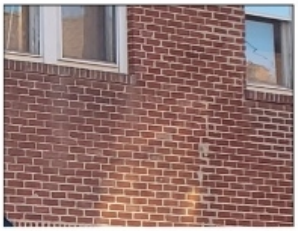
Red brick with running bond and soldier course



Red brick wall with a structural pilaster



Multi-color brick with semi-circular arch



Red brick with running bond



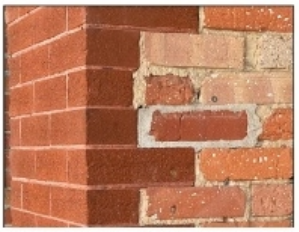
Red brick with common bond and quoining



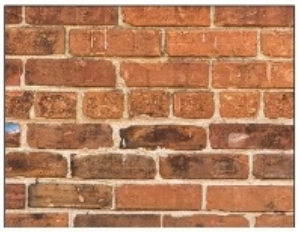
Red brick wall with structural pilaster and flat arch



Multi-color brick with extruded mortar



Red brick with flush mortar is used as veneer

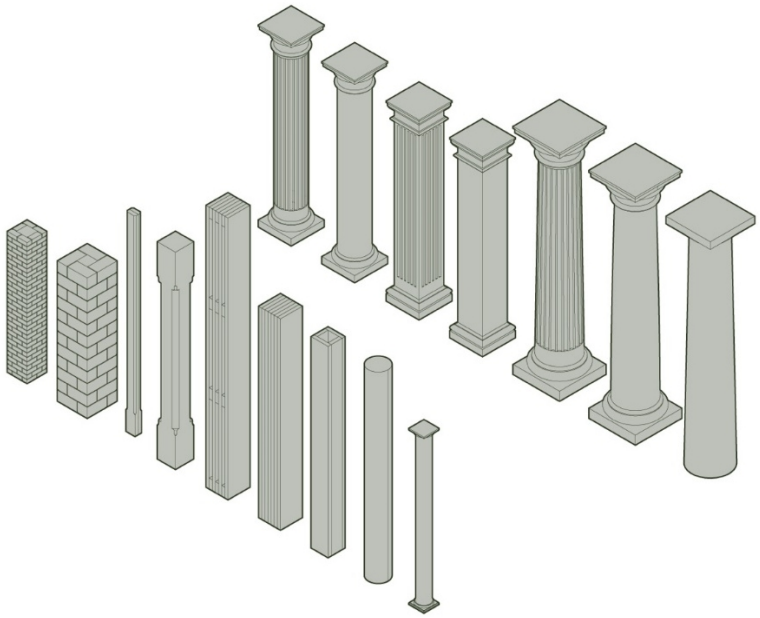


Red brick with common bond and concave mor-

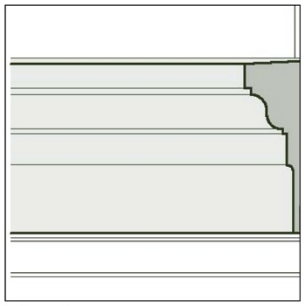
Clear Height: The distance from the ground or floor to the lowest hanging overhead obstruction.

Clerestory Window: A Window placed high on the wall, above eye level, to allow natural light and ventilation into a space.

Column: A vertical structural element, consisting of a rounded or square shaft with a capital and base.



Cornice: A horizontal molded projection crowning a building or architectural element, such as at the junction between the roof and the wall or above a main entrance or porch.



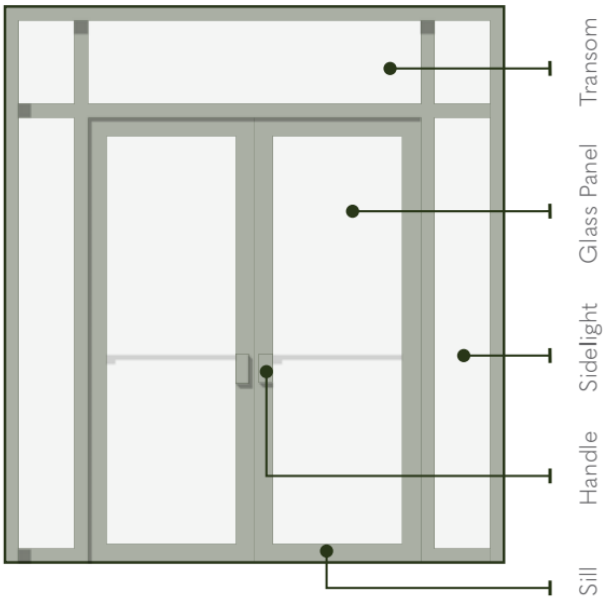
Cornice

Display Window: A large window within a Shopfront frontage that is designed to display items for sale and attract customers to the store.

Door: Operable barriers installed at building ingress and egress points.

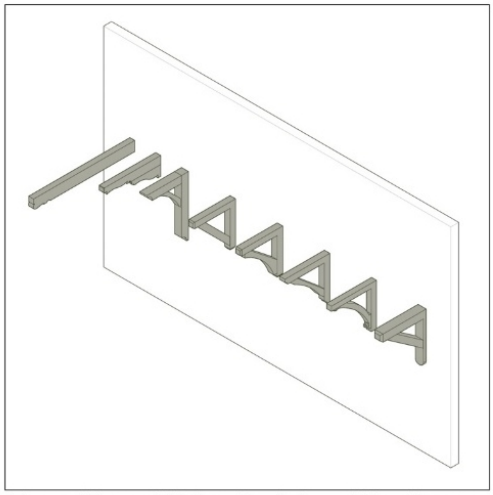


Door Surround: The functional and decorative framing structure surrounding a door.

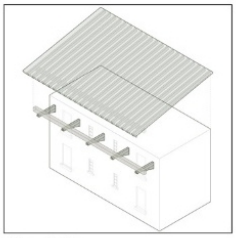


Exposed Structures: Structural supports, typically constructed of wood, that may be added to a building exterior for functional and aesthetic reasons. Depending on the architectural style, these may include rafters, brackets, knee braces, trusses, and more.

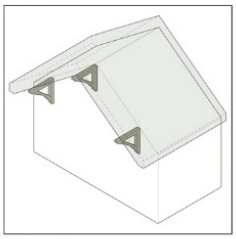
Exposed Wood Structures



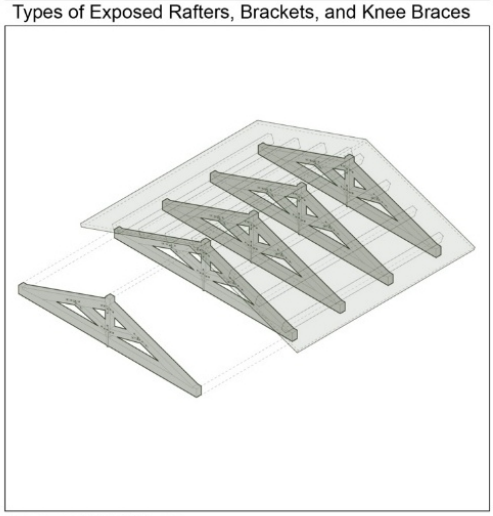
Types of Exposed Rafters, Brackets, and Knee Braces



Bracket



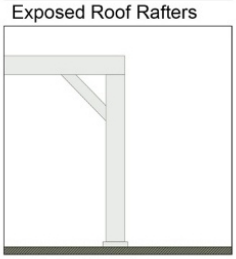
Knee Brace



Exposed Roof Truss



Exposed Roof Rafters



Post and Lintel

Fascia: The plain, wide band above a Shopfront and its Transom Windows that can be used for the placement of signage. This area above the Shopfront can also be referred to as a Signband.

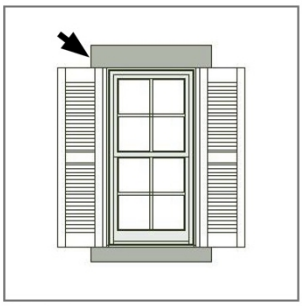
Fenestration: Openings on a building facade, such as Windows and Doors. Fenestration expresses each floor of the building.

Golden Section: Canon of proportion based on the ratio of two unequal parts where the ratio of the smaller to the larger is the same as the ratio of the larger to the whole.

Horizontal Banded Windows: A horizontal band of three or more windows separated by mullions. They are most commonly found in industrial and institutional buildings where there is a need for greater natural light in the interior space.

Horizontal Organization: Breaking up long facades into smaller building increments or bays. May also be referred to as Rhythm.

Lintel: A horizontal beam that spans openings in a building, such as doors or windows. Lintels can be decorative, structural, or both.



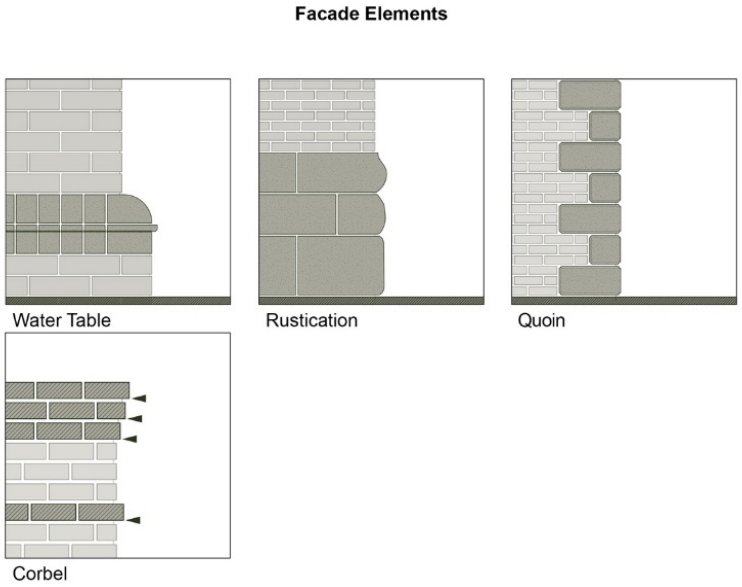
Lintel

Masonry Stylization: Stylistic masonry features that can be applied to the facade to express weatherproofing, structure, and building function. These may include:

A. Horizontal masonry features for weatherproofing purposes, such as Water Tables, Belt Courses, String Courses, and Parapets.

B. Structural expression techniques, such as Quoining, Rustication, Corbeling, Lintels, and Arches.

C. Functional expression purposes, such as Signbands.



Massing: How the primary building mass relates to building extensions, building frontages, and building wings.

Metal Finish: Treating a metal surface to create a desired appearance and/or strengthen its performance. In Brevard, natural coloration, weathering (corten) steel, and paint can be used to achieve a rustic effect.

Metal Siding Examples



Corrugated corten steel



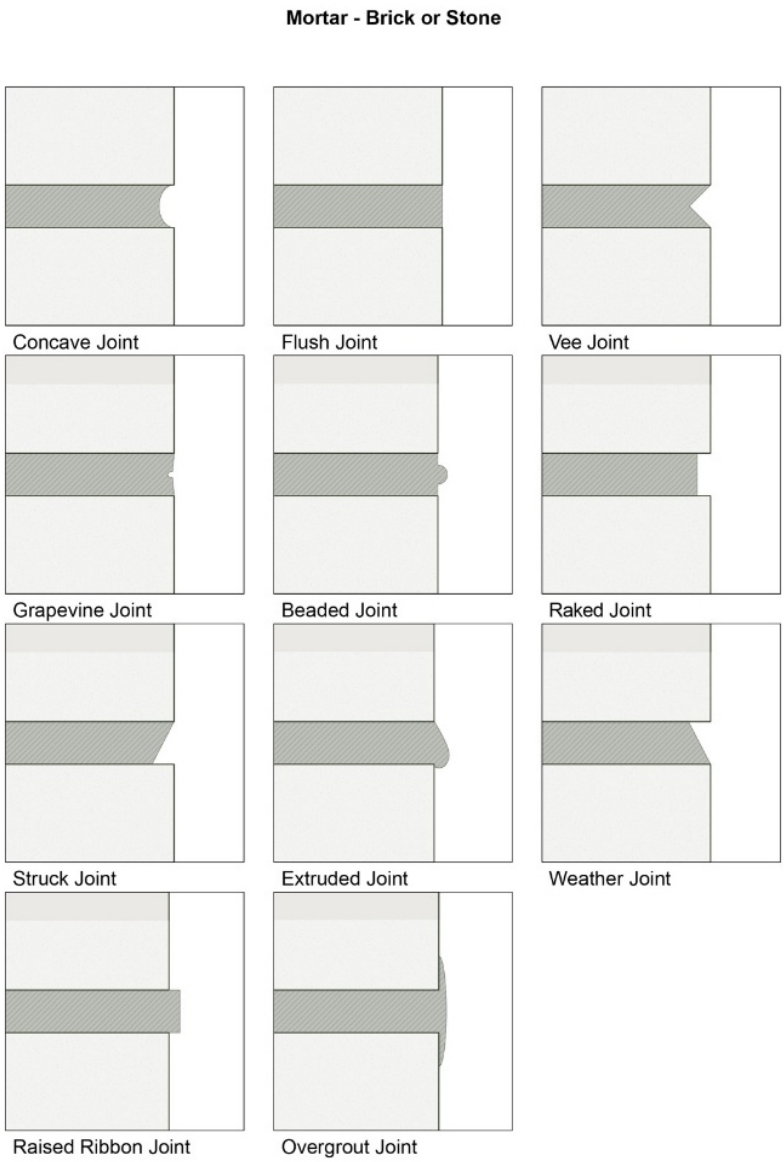
Metal siding with color finish



Metal siding with weathered finish

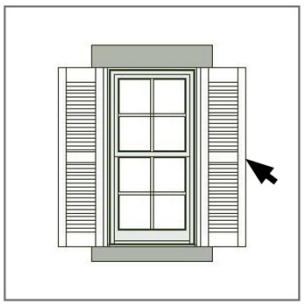
Monitor: A raised structure running along the ridge of a double-pitched roof, with its own roof running parallel to the main roof. The long sides of monitors usually contain Clerestory Windows or louvers to light or ventilate the area under the roof. Monitors are usually located on industrial buildings.

Mortar: The bonding agent used to join masonry building blocks. Mortar can be applied in many styles, such as Concave, Vee, Grapevine, or Flush to maximize durability and weatherproofing for the exposed materials. For the best appearance, mortar should be lighter in color than the brick it is paired with.



Mullion: A vertical bar located between individual panes of glass on a window.

Operable Shutters: Hinged, movable panels fixed outside a window that can be closed for security, storms, privacy or to keep out light. Shutters can be paneled or louvered. Unlike fixed, decorative shutters, operable shutters are designed to open and close, and are sized to fit the window opening.



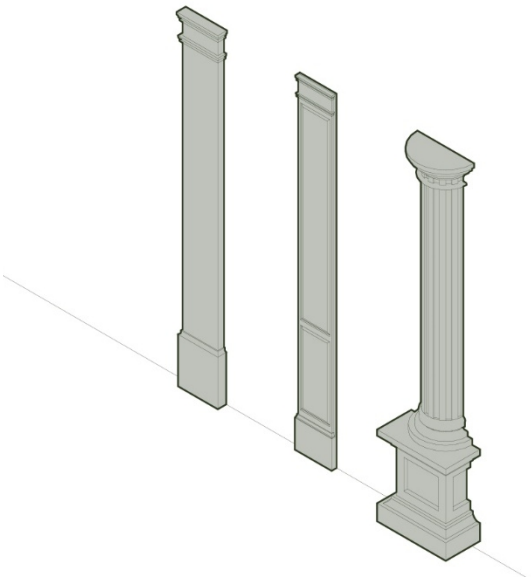
Operable Shutters

Parapet: Low wall projecting from the edge of a platform, terrace, roof, or exterior wall of a building.

Parapet Gable Roof: A type of gable roof treatment where the building walls on each end of the gable roof extend above the roof level and are capped with waterproof coping.

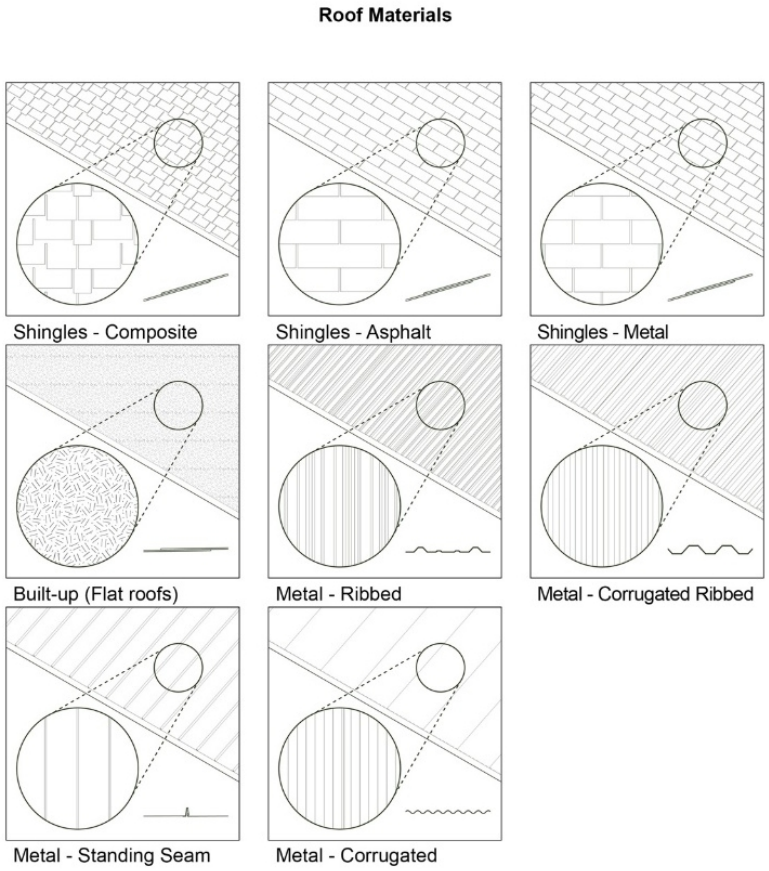
Pediment: A structural and decorative gable directly supported by posts or columns, typically located above an entrance. Pediments are distinct features from the building roof.

Pilasters: A vertical architectural element, resembling a column, that is embedded into or attached to a wall.



Proportion: Time-tested ratios in design such as the Golden Section, squares, and circles.

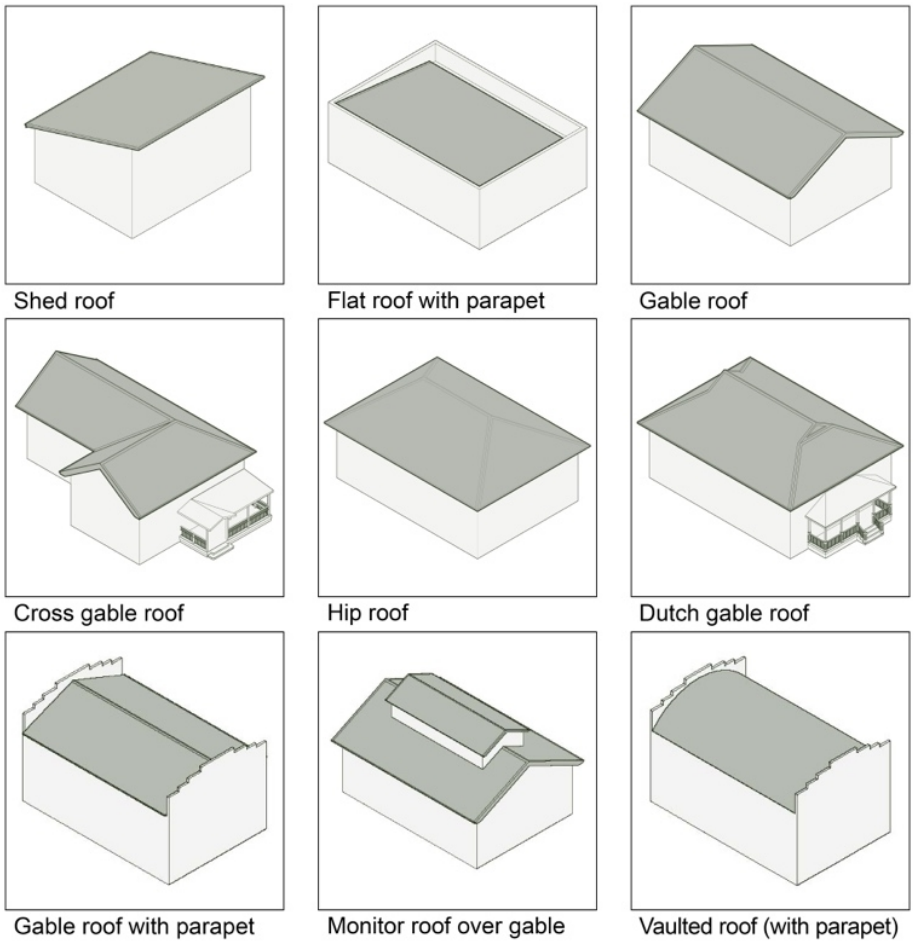
Roof Material: The material used on the outermost roof layer. Roof materials may include shingles, metal, or conventional flat roof systems, and use natural colors such as browns, tans and grays.



Roof Pitch: The slope or incline of a roof, expressed as the ratio of vertical rise over horizontal run.

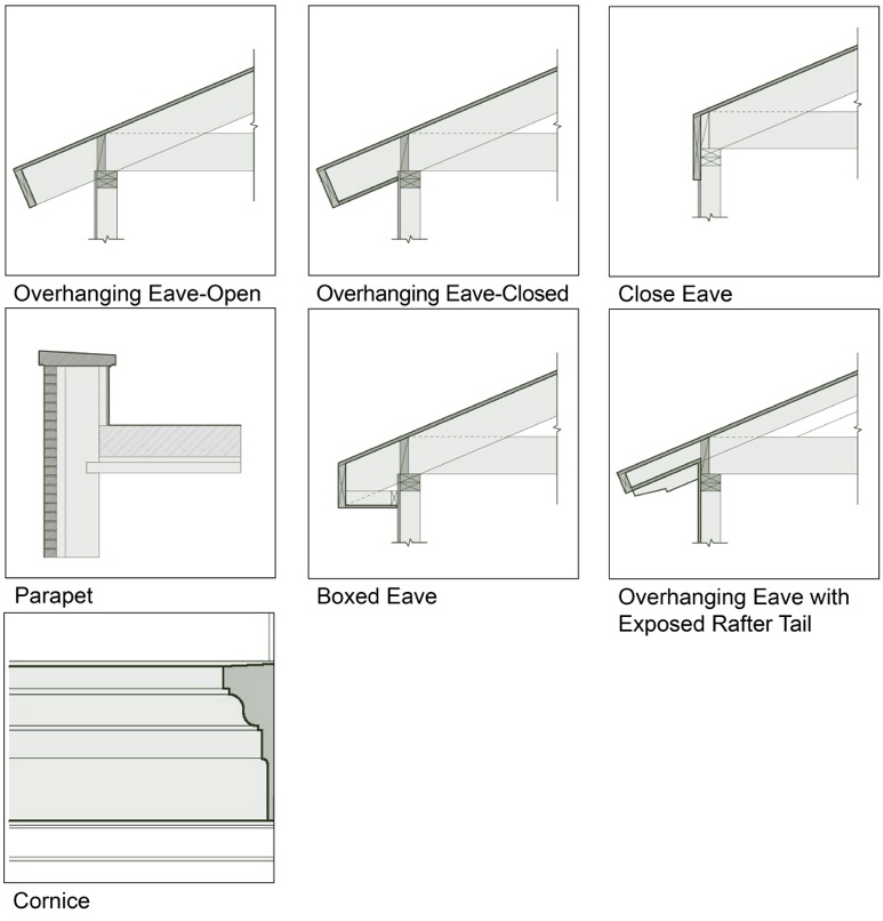
Roof Shape: The shape of a building roof, which is highly related to architectural style. Common examples include Gable, Hip, Flat, and Shed.

Roof Shapes



Roof-Wall Junction: The area where the roof meets the building wall. Junction types are selected based on roof shape and include Parapet, Parapet with Cornice, Projecting Eaves, Close Eaves, and Boxed Eaves.

Roof-Wall Junction

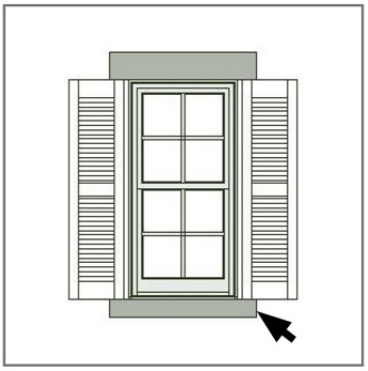


Rhythm: The repetition of elements to create a sense of movement, harmony, and balance in a space. It can be achieved through the consistent use of lines, shapes, colors, textures, lighting, and patterns.

Sidelite (or Sidelight) Window: A narrow, vertical fixed window that is usually placed on either side of an exterior door.

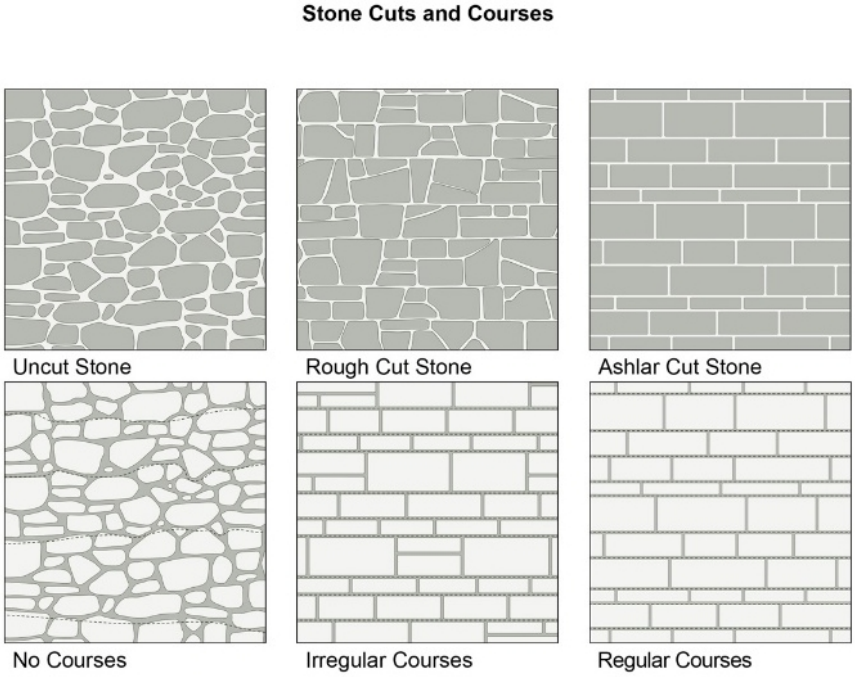
Signband: The plain, wide band above a Shopfront and its Transom Windows, that can be used for the placement of signage. This area above the Shopfront can also be referred to as the Fascia.

Sill: A horizontal beam that forms the bottom of a window or doorway. A sill can be made of timber, stone or brick and the exterior of the sill may be tilted to shed rainwater.



Sill

Stone Courses: Similar to Brick Bonds, Stone Courses are horizontal layers of stones arranged uniformly in a wall for structural and aesthetic benefits. In Brevard, rough cuts are most reflective of the community's natural surroundings.



Stone Finish: The texture and appearance of stone materials. In Brevard, river rock or granite quarry rock reflect locally available stone.

Stone Type, Cut, and Course Examples


Rough cut stone with irregular courses


Uncut river rock with no courses

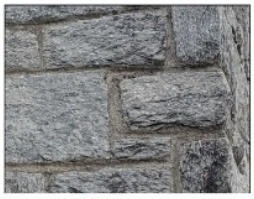

Uncut river rock with no courses


Rough cut river rock veneer with irregular courses

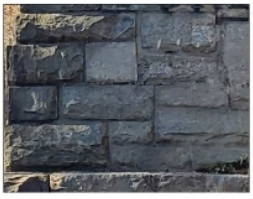

Rough cut stone veneer with irregular courses


Rough cut river rock veneer with irregular courses


Rough cut granite with irregular courses


Ashlar cut granite with regular courses


Rough cut granite veneer with irregular courses


Ashlar cut granite with regular courses


Rough cut stone with regular courses


Ashlar cut granite with regular courses

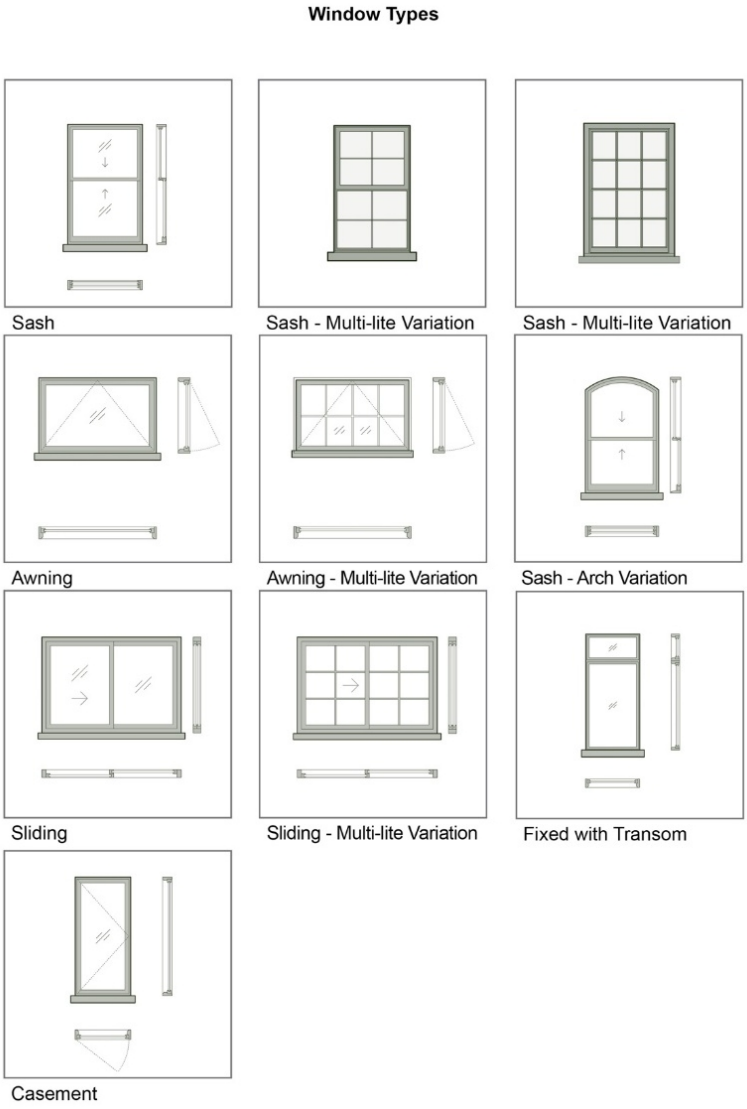
String Course: A horizontal band, often projecting, extending across the face of a wall. The band can be composed of a course of bricks, stone, or other materials. It can also be referred to as a Belt Course.

Transom Window: A secondary window placed directly above a Window, Display Window, or Door that is used to provide additional light or ventilation into the interior. Transom Windows can be Fixed (non-operable), Awning, or Hopper type of windows.

Vaulted Roof: A broad, curved roof supported with trusses, usually located on large, open floor plan buildings. Most often found on industrial or institutional buildings.

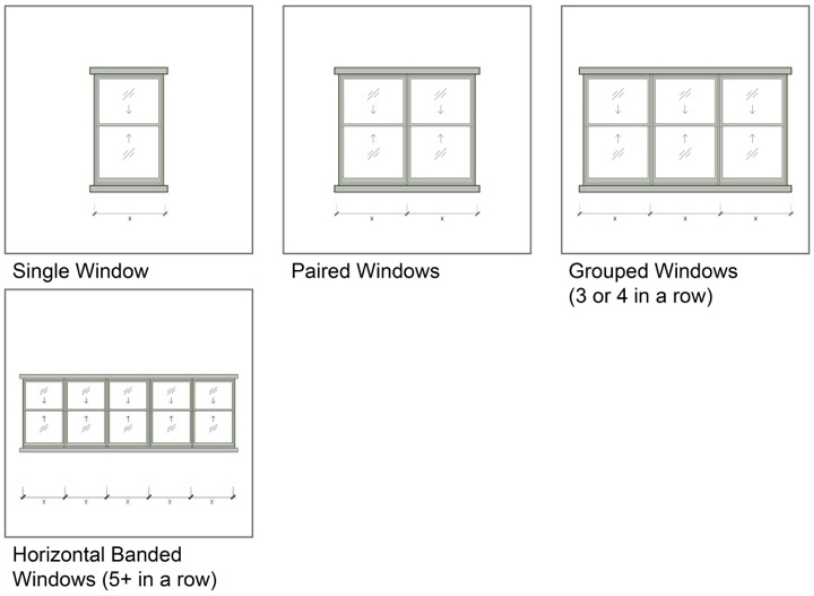
Vertical Organization: Dictates the hierarchy of building design, including the division of the building into base, middle and top portions.

Window: An opening in a wall or roof to allow for light and air penetration into a building interior.



Window Grouping: Arrangements of multiple windows to allow for greater transparency.

Window Grouping



Single Window

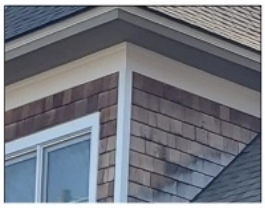
Paired Windows

Grouped Windows
(3 or 4 in a row)

Horizontal Banded
Windows (5+ in a row)

Wood Finish: Application of a finish can be used to alter the appearance of wood products, as well as strengthen their durability for use on a facade.

Unpainted Wood Examples



Unpainted wood shingles



Unpainted wood shingles



Unpainted wood plank siding with half-timbering



Unpainted board and batten siding



Unpainted vertical plank siding



Unpainted wood logs as an exterior material



Unpainted board and batten siding



Unpainted wood shingles



Unpainted wood logs with visible clay chinking



Upainted board and batten siding



Unpainted wood shingles



Unpainted rustic wood siding

Painted Wood and Painted Wood Substitutes Examples


Painted board and batten siding

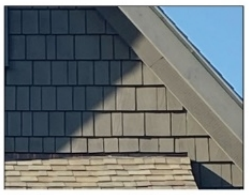


Painted board and batten siding that is weathered


Painted wood shingles


Painted fiber cement plank siding


Painted wood shingles


Painted wood shingles


Painted fiber cement board and batten siding

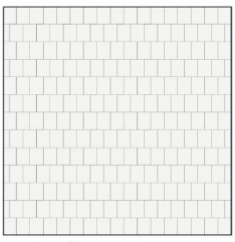

Painted board and bat-ten wood siding

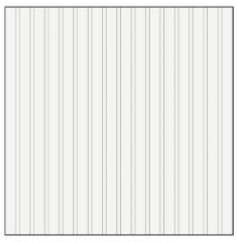

Painted fiber cement plank siding

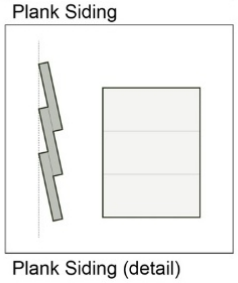
Wood Siding: Patterns of stacking and arranging wood on a facade, such as plank siding, board & batten siding, and shingles.

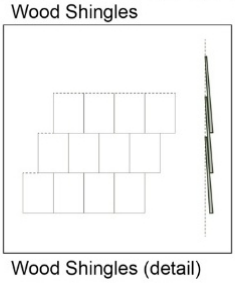
Wood Siding Patterns

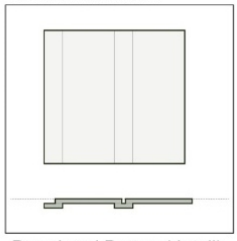

Plank Siding


Wood Shingles


Board and Batten


Plank Siding (detail)


Wood Shingles (detail)


Board and Batten (detail)