

Article XIV: Definitions³⁶

§ 25-105. Rules of Construction and Interpretation

- (a) Intent**
All provisions, terms, phrases, and expressions contained in this code shall be construed according to this code’s stated purpose and intent.
- (b) Lists and Examples**
Unless otherwise specifically indicated, lists of items or examples that use terms such as including, such as, or similar language are intended to provide examples, and not to be exhaustive lists of all possibilities.
- (c) References to Other Regulations, Publications, and Documents**
Whenever reference is made to an ordinance, resolution, statute, regulation, or document, that reference shall be construed as referring to the most recent edition of such regulation (as amended), resolution, statute, or document or to the relevant successor document, unless otherwise expressly stated.
- (d) Public Officials and Agencies**
All public officials, bodies, and agencies to which references are made are those of the City of Kirkwood, Missouri, unless otherwise expressly stated.
- (e) Delegation of Authority**
Whenever a provision appears requiring the head of a department or another officer or employee of the City to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate the responsibility to subordinates, unless the terms of the provision specify otherwise.
- (f) Technical Words**
Technical words and phrases not otherwise defined in this code that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.
- (g) Mandatory and Discretionary Terms**
The word “shall” is always mandatory, and the words “may” or “should” are always permissive.
- (h) Conjunctions**
Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

 - (1)** “And” indicates that all connected items, conditions, provisions, or events shall apply.
 - (2)** “Or” indicates that one or more of the connected items, conditions, provisions, or events shall apply.

³⁶ The definitions in this article are only partial and reflect the terminology used within the articles that are subject to the current review.

- (i) Tense and Usage**
Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular shall include the plural, and the plural shall include the singular.
- (j) Gender**
The masculine shall include the feminine, and vice versa.
- (k) Meaning**
For the purpose of this code, words and phrases shall have the meanings set forth in this chapter.
- (l) Other Terms Not Defined**
Words and phrases not otherwise defined in this code shall be construed according to the common and approved usage of American English. For the interpretation of uses, the Director of Public Services may utilize outside sources as specified in Section <> or as defined in Merriam-Webster's or other commonly accepted dictionaries.

§ 25-106. General Definitions

Accessory Structures, Minor

Structures that are 120 square feet or less and 15 feet or less in height.

Architectural Detailing

Unique details and components, such as decorative moldings or architectural ornamentation, which define the nature and quality of the building.

Building Elements

The building character is composed of many different elements, such as roofs, coping, doors, and windows. Building's architectural style should determine relationships between these various building elements. A change in the wall plane of a façade should be in keeping with the architectural style of the building and should be significant enough to affect the building mass. Repeating elements, such as dormers (bays/display windows/storefronts), can be more effective when they are equally sized and the spaces between them are of an equal proportion. Where effective, there is also often a relationship to other elements on the façade or roof. It is also very effective to maintain a relationship to other elements on the façade or roof.

Character

Building, site, or element that plays an important role in determining the purpose and/or the function of a streetscape or structure.

Consistent with the Architectural Style

Elements identified as being characteristic of a particular architectural style that are described in the "Identifying Features, Principal Subtypes, and Variants and Details" contained in "A Field Guide to American Houses" by Virginia and Lee McAlester.

Façade

An exterior building wall.

Historic Features

Building elements or features that were part of the structure for over 50 years, or elements that have been indicated as character defining by the Secretary of the Interior, Landmarks Commission of the City, or the Architectural Review Board.

Human Scale

Building, site, or architectural element that is scaled in relation to pedestrians

Infill Lot

A lot located adjacent to or between two improved lots.

Materials, High-Quality

The building materials that have a manufacturer's warranty for the material and color fastness greater than 20 years.

Materials, Regional

Material that is produced, harvested or has final assembly less than 500 miles from Kirkwood, Missouri, City center.

Neighborhood Context

The three houses on either side of the subject property and seven houses across the street on the same block.

Parapet

A wall extending above a roof around the exterior.

Primary Façade

The side of the building that faces the public right-of-way, and/or is the primary entrance to the structure. Depending on how a building is placed on the site can have a great deal of influence on what will ultimately become its primary façade. Traditionally, the primary façade is the façade which faces the street on which it is located and which displays its street address; however, multi-tenant or mixed-use developments may result in the primary façade facing an interior court, parking lot, or pedestrian way which is separate from its street frontage/street address. With these types of developments particular attention will be paid to how equal weight is placed on both the primary and street frontage so as not to interrupt the original streetscape.

Remote Walls

A wall not visible from any public right-of-way.

Roof, Gable

A roof created from straight slopes falling from the ridge to eave, creating a triangle part of a building on the side or front façade.

Roof, Hip

A roof formed by four triangular shaped sides which meet at a pointed peak.

Roof, Mansard

A hipped roof containing a flat top and two roof pitches. A low-sloped roof pitches from the flat top then breaks to a steep pitch (almost vertical) above the exterior wall.

Roof, Primary

The roof over largest volume of the house.

Roof, Secondary

The roof(s) over areas other than the largest volume of the house.

Roof, Shed

A roof formed by a single, sloping plane from one end of building mass to the other.

Streetscape

The continuation of the building massing of the primary façades at the front of the site helps to create the street wall. Effective streetscapes have a consistent front setback, are pedestrian friendly, and are not largely concealed or interrupted by parking.

Traditional Masonry Unit Sizes

In order to be in keeping with the context of other brick masonry buildings within Kirkwood a traditional unit size should be used. A traditional masonry unit size (standard/modular/norman) will result in three courses being equal to approximately