



Glossary of Terms:

术语表:

Term	Definition
术语	定义
Advisory Neighborhood Commission (ANC)	An elected board representing a geographic subarea of the District of Columbia charged with advising on policies and programs affecting traffic, parking, recreation, street improvements, liquor licenses, zoning, economic development, police protection, sanitation and trash collection, and the District's annual budget. There are 37 ANCs in the District.
街区咨询委员会(ANC)	经选举产生、代表哥伦比亚特区各地理分区的一个委员会，其任务是就涉及交通、停车、娱乐设施、街道建设、售酒执照、土地规划、经济发展、治安保护、卫生与垃圾收集以及特区年度预算的政策与计划提供咨询意见。
Air Rights (Air Space Development)	Development that occurs in the space over a piece of property, structure, or surface feature such as a highway or rail yard.
空间权（空间开发）	一处物业、建筑结构或高速公路或铁路场站之类地表设施上部空间的开发利用。
Apartment	One (1) or more habitable rooms with kitchen and bathroom facilities exclusively for the use of and under the control of the occupants of those rooms.
公寓房	带有厨房和卫生间设施、专供房屋占有者使用并受其控制的一（1）间或多间可居住房间。
Apartment house	Any building or part of a building in which there are three (3) or more apartments, or three (3) or more apartments and one (1) or more bachelor apartments, providing accommodation on a monthly or longer basis.
公寓楼	其中包含三（3）间或多间公寓房、或三（3）间或多间公寓房与一（1）间或多间单身公寓房、按月或更长时间提供住宿的一座或部分建筑物。
Baist index	An index that delineates pages that comprise the four volumes of the Real Estate Atlas of Washington, DC published by Baist Company.
拜斯特指数	由 Baist 公司发布、包含四卷本华盛顿特区房地产地图在内的描述性文件的一种指数。
Basement	That portion of a story partly below grade, the ceiling of which is four feet (4 ft.) or more above the adjacent finished grade.
地下室	部分位于地平以下之楼层部分，其天花板在邻接竣工地平之上四（4）英尺或更高。
Building	A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel. When separated from the ground up or from the lowest floor up, each portion shall be deemed a separate building, except as provided elsewhere in this title. The existence of communication between separate portions of a structure below the main floor shall not be construed as making the structure one (1) building.
建筑物	一种带有一个由柱子或墙面支撑的屋顶、用于栖息、支持或容纳人员、动物或动产的建筑结构。除了在本所有权证其他地方规定的以外，当其从地面上或从最低楼面以上分离开后，每一个部分应视为一个独立建筑物。主楼楼面以下之建筑结构各独立部分之间的交通设施，不应视为致使该建筑结构成为一种（1）栋建筑物。

Building, accessory A subordinate building located on the same lot as the main building, the use of which is incidental to the use of the main building.

建筑物, 附属的 与主建筑物位于同一块土地上面之附属建筑物, 其用途具有作为主建筑物用途之附带性质。

Building Area The maximum horizontal projected area of a building and its accessory buildings. The term "building area" shall include all side yards and open courts less than five feet (5 ft.) in width, and all closed courts less than six feet (6 ft.) in width. Except for outside balconies, this term shall not include any projections into open spaces authorized elsewhere in this title, nor shall it include portions of a building that do not extend above the level of the main floor of the main building, if placed so as not to obstruct light and ventilation of the main building or of buildings on adjoining property.

建筑面积 一座建筑物及其附属建筑之最大水平投影面积。术语“建筑面积”应包括所有宽度小于五（5）英尺之侧院和开放式球场以及宽度小于六（6）英尺之所有封闭式球场。除了外伸的阳台, 本术语不应包括本所有权证在其他条款授权之开放空间内的任何投影面积, 也不包括一座建筑物未延伸到主建筑物主楼层水平线之上部分, 如果其位置并未阻碍主建筑或/和邻近物业上的建筑物之采光和通风的话。

Building Height The vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet.

The term curb shall refer to a curb at grade. In the case of a property fronting a bridge or a viaduct, the height of the building shall be measured from the lower of the natural grade or the finished grade at the middle of the front of the building to the highest point of the roof or parapet.

In those districts in which the height of building is limited to forty feet (40 ft.), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.

In those districts in which the height of the building is limited to sixty feet (60 ft.), in the case of a building located upon a terrace, the height of building may be measured from the top of the terrace to the highest point of the roof or parapet, but the allowance for terrace height shall not exceed five feet (5 ft.).

Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

建筑物高度 从正对建筑物正面中点之路缘石水平到屋顶或栏杆最高点之间测量的垂直距离。

‘路缘石’指处于同一水平线的一块路缘石。如果是正对桥梁或高架桥的物业, 建筑物之高度应从天然地平低点或该建筑物正面中点处之竣工地平到屋顶或栏杆最高点之间进行测量。

在那些建筑物高度限制在四十（40）英尺的地区, 建筑物之高度可以在该建筑物正面中点处之竣工地平到最高楼层天花板之间进行测量。

在那些建筑物高度限制在六十（60）英尺的地区, 如果建筑物建在台地上, 建筑物高度可以在台地顶点到屋顶或栏杆最高点之间进行测量, 但是台地高度容差不应超过五（5）英尺。

如果建筑物从所有地界线移动了相当于其地平以上拟议高度的距离, 其高度应从该建筑物正面中点处之天然地平到屋顶或栏杆最高点之间进行测量。

如果建筑物之正面邻接一（1）条以上街道，可以使用任何正面来决定该建筑物的最大高度；但是该建筑物高度的基面应由选择作为建筑物正面之街道宽度来决定。

Building Line A line beyond which property owners have no legal or vested right to extend a building or any part of the building without special permission and approval of the proper authorities; ordinarily a line of demarcation between public and private property, but also applied to building restriction lines, when recorded on the records of the Surveyor of the District of Columbia.

红线 没有相关部门的特别允许和批准，物业所有者不拥有法定或归属权利将一座建筑物或建筑物之任何部分延伸超越的一条线；一般情况下作为公共与私有物业之分界线，但是在记录进入哥伦比亚特区测量师档案中时，也适用于建筑限制线。

Campus Boundary The grounds of a school, college, university, academy, hospital, or other large institution.

单位边界 一所学校、学院、大学、研究院、医院或其他大型机构的地界。

Cellar That portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.

地窖 其天花板距离邻接竣工地平上不到四（4）英尺之楼层部分。

Central Employment Area (CEA) A legal definition used primarily by the federal government in the location of projects, leasing of space, determination of parking standards, etc. and synonymous with the major concentration of federal and commercial land uses in the core of the District of Columbia.

中央就业区(CEA) 主要由联邦政府在项目位置、空地空房租、停车标准确定等方面使用的一个法律定义，与哥伦比亚特区核心区中联邦与商业用地的高度集中状况同义。

Community-based residential facility A residential facility for persons who have a common need for treatment, rehabilitation, assistance, or supervision in their daily living. Includes designated “community residence facilities” and other types of facilities such as emergency shelters and substance abusers homes.

社区居住设施 为那些具有治病、康复、帮助或日常生活监管共同需要的人提供的居住设施。包括专用“社区住宅”和其他类型的设施，比如紧急避难所和戒毒/戒酒所。

Comprehensive Plan A long-range (20-25 year) plan containing maps and policies to guide the future physical development of a city or county. In DC, consists of “District” elements prepared by the Office of Planning and “Federal” elements prepared by the National Capital Planning Commission.

综合计划 包括指导一个城市或国家未来物理发展的地图和政策在内的一种长期（20-25年）计划。在特区，计划由规划办公室撰写的“特区”部分和由全国首都规划委员会撰写的“联邦”部分组成。

Dwelling A building designed or used for human habitation. When used without a qualifying term, it shall mean a one-family dwelling.

住宅 设计或用于人类居住的建筑物。在用于无须资格年限的情况下，应是一种单户住宅。

Dwelling, multiple A building containing three (3) or more dwelling units or rooming units, or any combination of these units totaling three (3) or more.

住宅，多单元 一种包含三（3）个或更多居住单元或生活单元或者任何总数达三（3）个或更多此类单元组合的建筑物。

Dwelling, one-family A dwelling used exclusively as a residence for one (1) family.

住宅，单户 一种只用于一（1）个家庭使用的住宅。

Dwelling, one-family detached A one-family dwelling, completely separated from all other buildings and having two (2) side yards.

住宅，单户独立 一种与所有其他建筑物完全分开并拥有两（2）个侧院的单户住宅。

Dwelling, one-family semi-detached A one-family dwelling, the wall on one (1) side of which is either a party wall, or lot line wall, having one (1) side yard.

住宅，单户半独立 一种其屋墙之一（1）边为分隔墙或地界墙并拥有一（1）个侧院的单户住宅。

Dwelling, row A one-family dwelling having no side yards.

住宅，连排 一种没有侧院的单户住宅。

Dwelling, two-family A dwelling used exclusively as a residence for two (2) families living independently of each other. A two-family dwelling is a flat.

住宅，双户 一种只用于两（2）个家庭独立居住的住宅。公寓楼也是一种双户住宅。

Dimensions A number in inches that represents the measurement of where the zoning boundary is located relative to the property line.

尺寸 一种以英寸为单位、代表相对于该物业界限的土地规划边界所在位置的测量数字。

Family One (1) or more persons related by blood, marriage, or adoption, or not more than six (6) persons who are not so related, including foster children, living together as a single house-keeping unit, using certain rooms and housekeeping facilities in common; provided, that the term family shall include a religious community having not more than fifteen (15) members.

家庭 一（1）个或多个有血缘关系、姻缘关系或抚养关系或者包括寄养儿童在内的不超过六（6）个不具有此类关系的、作为一个单独居家单元生活在一起、共同使用某些房间和居家设施的人；此外，‘家庭’一词也包括拥有不超过十五（15）个成员的宗教社团。

Floor Area Ratio (FAR)	<p>A measure of density, intended to give some flexibility of design; can be expressed in one of the following ways:</p> <p>a). $FAR = \text{Gross Floor Area} / \text{Lot Area}$</p> <p>b). $\text{Gross Floor Area} = FAR \times \text{Lot Area}$</p> <p>It is most commonly used in form “b” since the FAR and Lot Area of a parcel is predetermined and the gross floor area is what is unknown in most cases.</p> <p>For example a building with an FAR of 1.0 can take many different forms; e.g., a 1-story building over the entire lot; a two-story building over 1/2 of the lot; a four-story building over 1/4 of the lot; or any combination thereof.</p>
容积率(FAR)	<p>一种密度单位，用以表述设计的某种灵活度；可以用以下一种方式来表述：</p> <p>a). $FAR = \text{建筑面积} / \text{占地面积}$</p> <p>b). $\text{建筑面积} = FAR \times \text{占地面积}$</p> <p>最常用“b”来表示，因为一笔土地的 FAR 和占地面积是预先知道的，而建筑面积在大多数情况下是不知道的。</p> <p>例如，一座容积率为1.0的建筑物，可以呈现许多不同的形式：如，在整片土地上修建一座一层楼房屋；在1/2土地上修建一座两层楼的楼；在1/4土地上修建一座四层楼的大楼；或者其中的任意组合。</p>
Front yard	The area between the front of a structure (e.g., the portion facing the street) and the street, including portions of the side yard located in front of the structure.
前院	一个建筑结构正面（比如，临街的一边）与街道之间的区域，包括正前面的侧院区域。
Gross Floor Area	The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings.
总建筑面积	该片土地上所有建筑物若干层楼面的水平面积之和，从外墙之外面到分隔两（2）座建筑物的隔墙中心线之间进行测量。
Historic district	Area within a city or county formally recognized by the local, state, or federal government for its concentration of historic or notable structures.
老区	一个城市或一个郡内因为其密集的历史或著名建筑物而被地方、州或联邦政府正式划定的区域。
Lot	The land bounded by definite lines that, when occupied or to be occupied by a building or structure and accessory buildings, includes the open spaces required under this title. A lot may or may not be the land so recorded on the records of the Surveyor of the District of Columbia.
占地	当被一座建筑物或建筑结构及其附属建筑物占用或将被占用后由确定界线合围的土地，包括本所有权证所要求的开放性空间。一笔土地可以或不可以为哥伦比亚特区测量师档案中所记录的该片土地。
Lot Occupancy (lot coverage)	That portion of a lot which is covered with buildings or structures; usually expressed as a maximum percentage; e.g., a maximum lot coverage of 40 percent means that no more than 40 percent of the lot area may be built over with buildings or structures.

净占地面积（占地覆盖率） 一笔土地上被建筑物或建筑结构所覆盖的部分；通常以最大百分比表示；比如，一个最大占地覆盖40%的意思是，占地面积中不超过40%的土地可以被建筑物或建筑结构所占用。

Lot, width of The distance between the side lot lines, measured along the building line; except that, in the case of an irregularly shaped lot, the width of the lot shall be the average distance between the side lot lines. Where the building line is on a skew, the width of the lot shall be the distance between side lot lines perpendicular to the axis of the lot taken where either side lot line intersects the building line.

占地，宽度 侧边界线之间的距离，与红线相向测量；此外，如果占地形状不规则，占地宽度应为侧边界线之间的平均距离。如果红线为一斜线，占地宽度应为垂直于任意一条侧边界线与红线相交处之占地轴线的侧边界线之间的距离。

Map Amendment A petition to the Zoning Commission to change the zoning designation on a property.

地图修正案 向土地规划委员会提出改变某一物业之土地规划的要求。

Map Index An index of the 18 tiles that define the areas of the DC Zoning Map.

地图指数 一个界定 DC 土地规划地图区域的18瓦指数。

Matter of right (zoning) The land uses and development densities and structural dimensions to which a property owner is entitled by zoning, with no additional special permission or approval required.

权利事宜（土地规划） 一个物业业主无须另外特别许可或批准，根据土地规划有权拥有的土地使用和开发密度及结构尺寸。

Natural grade The undisturbed level formed without human intervention or, where the undisturbed ground level cannot be determined because of an existing building or structure, the undisturbed existing grade.

天然地平 未受到人为干扰而形成的原状地平水准，或者指那些原状地面水平因为现有建筑物或建筑结构而无法确定时的原状现有地平。

Nonconforming structure A structure, lawfully existing at the time this title or any amendment to this title became effective, that does not conform to all provisions of this title or the amendment, other than use, parking, loading, and roof structure requirements. Regulatory standards that create nonconformity of structures include, but are not limited to, height of building, lot area, width of lot, floor area ratio, lot occupancy, yard, court, and residential recreation space requirements.

不合格建筑结构 一种在本所有权证或本所有权证的任何修正稿有效期存在的不符合本所有权证或其修正稿之所有规定之建筑结构，不仅指使用、停车、装载和屋顶结构要求。判定建筑结构不合格的法规标准包括、但不限于建筑物高度、占地面积、占地宽度、容积率、净占地面积、庭院、球场和住宅娱乐空间要求。

Overlay A zoning designation that modifies the basic underlying designation in some specific manner.

重叠 一种以某些特殊方式修改基本潜在规划的土地规划方案。

Parcel Lot Land often not residing within a square, most of which were created in 1905 by Act of Congress. All the unsplit land from Washington County merged with the city of Washington to form the District of Columbia.

地块 往往不处于一个方形地块内、其大部分由1905年之“国会法”划拨之土地。所有由华盛顿郡划出之未分割土地与华盛顿市合并组成哥伦比亚特区。

Percentage of lot occupancy A figure that expresses that portion of a lot lying within lot lines and building lines that is occupied or that may be occupied under the provisions of this title as building area; except as provided in the Waterfront Districts wherein lot occupancy shall be calculated in accordance with § 932, and Mixed Use Districts wherein the percentage of lot occupancy may be calculated on a horizontal plane located at the lowest level where residential uses begin.

建筑物净占地百分比 一个表达边界线和红线内本所有权证规定为建筑面积占用或可能占用的土地部分数据；但滨水区的净占地面积应根据第932条规定计算，混合使用区的净占地百分比可以根据处于住宅开始使用时最低水准的水平面来进行计算。

Planned Unit Development (PUD) A large-scale development in which conventional zoning standards (such as setbacks and height limits) are relaxed in order to conserve sensitive areas, promote the creation of public amenities such as parks and plazas, and encourage the mixing of different land uses.

计划单元开发(PUD) 一种大型开发形式，其中传统的土地规划标准（如后退量和高度限制）有所放松，以便保留敏感区域，促进公园和大型卖场这类公共设施的创设和鼓励不同土地用途的混合。

PUD amenity A feature provided by the developer of a planned unit development (PUD) that provides a benefit not only to the occupants of the PUD but also to the surrounding area or to the City as a whole (for example, a park).

PUD 福利设施 一种由计划单元开发（PUD）的开发商提供的功能性设施，不仅为 PUD 的业主也为附近区域或整个城市提供的一项福利（例如，一个公园）。

Record Lot Defined by the DC Surveyor. These are official, platted, recorded subdivision lots created by the D.C. Surveyor's Office in compliance with the Subdivision Ordinance of the District of Columbia. These typically must have public street frontage.

在档土地 由 DC 测量师界定。这些是哥伦比亚特区测量师办公室根据哥伦比亚特区土地分割条例划拨的正式、已绘制成图和记录入档的小块土地。这些土地通常必须留有公共街边空地。

Reservations Lands acquired for use by the Federal Government after the original founding of the city. There are presently more than 750 U.S. Reservations in D.C. These were acquired by the Federal Government through purchase, condemnation, dedication or gift. The majority of U.S. Reservations in Washington are under the jurisdiction of the National Park Service.

保留地 城市最初建立之后，联邦政府购买后使用的土地。目前在哥伦比亚特区有750多个保留地。这些土地由联邦政府通过购买、没收、捐献或馈赠而获得。在华盛顿的绝大多数美国保留地由全国公园服务处监管。

SSL Square, Suffix, and Lot. The identifier is used by the District of Columbia to uniquely locate property primarily for the purpose of taxation.

SSL 方形地块、后缀与小块地。这种识别方法是哥伦比亚特区用来准确找到物业所在地，主要用于征税目的。

Setback The minimum distance on the interior perimeter of a property line that is required to be kept free of structures, e.g., the required front, rear, and side yards.

后移量 一条其间不能修建任何建筑结构 – 比如要求留作前院、后院和侧院用地 -- 的物业边界线的内周长之最短距离。

Single Member District Single Member Districts are boundaries, within ANCs, developed by the DC City Council. Each SMD has approximately 2,000 residents represented by a commissioner that is elected to the Advisory Neighborhood Commission.

单一代表区 单一代表区是 ANC 内的边界线，由 DC 城市理事会制定。每一个 SMD 拥有大约2,000名居民，由选举产生的一位专员代表居民参加街区咨询委员会工作。

Special Exception A conditionally permitted use in a particular zone district; that is, a use that is permitted provided certain specific criteria are met.

特别例外 特定区域内一种有条件获准的土地用途；也就是说，在某些具体标准达标后获准的土地用途。

Square A unit of land defined by the DC Surveyor that normally consists of a single city block and contains record and tax lots.

方形地块 由 DC 界定的一种土地单位，通常由一个单一城市街区构成，包括一些入档和征税土地。

Story The space between the surface of two (2) successive floors in a building or between the top floor and the ceiling or underside of the roof framing. The number of stories shall be counted at the point from which the height of the building is measured.

层 一座建筑物内两（2）个连续楼层表面之间或顶层楼面与天花板或房顶框架下缘之间的距离。楼层数字应从建筑物高度测量点开始计算。

Structure Something constructed, especially a building or a part of a building, but also including fences, trellises, gazebos, and similar standing features.

建筑结构 建造的某种结构，尤其是指一座建筑物或建筑物之一部分，但也包括围栏、棚架、凉亭和类似直立结构。

Suffix A directional letter (i.e. N, S, E, or W) that follows the Square number.

后缀字母 一种跟在方形地块码号后面表示方向的字母（如北、南、东或西）。

Tax Lots A unit of land assigned by the real property tax administration that usually resides within a square. Often referred to as A&T lots or simply tax lots. These lots are strictly for real estate taxation purposes.

征税地块 一种由房地产税务部门规定的土地单位，通常位于一个方块地之内。常常成为 A&T 地块或简称征税地块。这些地块严格规定仅为征收房地产税之用途。

Transferable Development Rights	A method of protecting sensitive land or historic buildings in which the right to develop these properties is transferred to other, less sensitive sites.
可转移开发权	一种其物业开发权可转移至其他不敏感地方以保护敏感土地或历史建筑物的方法。
Use, accessory	A use customarily incidental and subordinate to the principal use, and located on the same lot with the principal use.
用途, 附属的	一种习俗上在主要用途之外附加和从属之用途, 位于与主要用途同一块土地上。
Yard	An exterior space, other than a court, on the same lot with a building or other structure. A yard required by the provisions of the Zoning Regulations shall be open to the sky from the ground up, and shall not be occupied by any building or structure, except as specifically provided in the Zoning Regulations. No building or structure shall occupy in excess of fifty percent (50%) of a yard required by the Zoning Regulations.
庭院	与一座建筑物或其他建筑结构处于同一块土地上但不属于球场的的一个外在空地。土地规划规定的庭院应从地面向上向空中开放, 不应被任何建筑物或建筑结构所占用, 但土地规划中有特殊规定的除外。建筑物或建筑结构不应占有土地规划要求的一个庭院超过百分之五十 (50%) 的土地。
Yard, rear	A yard between the rear line of a building or other structure and the rear lot line, except as provided elsewhere in this title. The rear yard shall be for the full width of the lot and shall be unoccupied, except as specifically authorized in the Zoning Regulations.
庭院, 后方	一种位于建筑物或其他建筑结构之后边界线与后分界线之间的庭院, 但本所有权证其他条款规定的除外。后院应占有整个土地宽度且不应有任何建筑物或建筑结构, 但获得土地规划特殊授权的除外。
Yard, rear, depth of	The mean horizontal distance between the rear line of a building and the rear lot line, except as provided elsewhere in the Zoning Regulations.
庭院, 后院深度	建筑物后边界线与后土地边界线之间的水平中数距离, 但土地规划中其他条款规定的除外。
Yard, side	A yard between any portion of a building or other structure and the adjacent side lot line, extending for the full depth of the building or structure.
庭院, 侧边	位于建筑物或其他建筑结构与邻接侧边土地边界线之间的任何部分, 延伸贯穿该建筑物或建筑结构的整个深度。
Zoning District	A portion of the community designated by the local zoning regulations for certain types of land uses, such as single family homes or neighborhood commercial uses.
小块土地地区	该社区由本地土地规划部门指定用于某些土地用途类型 – 比如, 独户家庭或街区商业用途 – 的土地部分。