

(23) Dwelling, Duplex—A structure containing two dwelling units, one above the other.

(24) Dwelling, Semi-Detached—A structure containing two dwelling units side by side with a common wall or common accessory structure (such as a carport).

(25) Dwelling, Two-Family—A semi-detached dwelling, or a duplex.

(26) Dwelling, Multi-Family—A structure containing more than two dwelling units. For purposes of this Subtitle, a row of townhouses shall not be considered a multi-family dwelling.

(27) Dwelling, Town House—A single family dwelling constructed as part of a series, all of which are either attached to the adjacent dwelling or dwellings by party walls, or located immediately adjacent thereto with no visible separation between walls.

~~(27) Development—Any improvement of a site. The term may refer to the improvement itself, or to both the improvement and the site as a unit (as in the term “Multi-family development”).~~

(28) Essential Services—See “Public Utilities”.

(29) Establishment—Headquarters of a single business. The term includes both tenants and owners of the business property they occupy.

(30) Expressway—See “Highway”.

(31) Facade—(Area of)—The measurement of the surface area for a single elevation of a structure.

(32) Floor Area—The sum of the gross horizontal areas of all of the stories of a structure measured from the exterior faces of the exterior walls or from the center line of party walls, including any basement floors, interior balconies and mezzanines, elevator shafts and stairwells, enclosed porches, and the floor area of any accessory structure located on the same lot. Parking areas not part of a structure shall not be considered as part of the floor area.

(33) Floor Area Ratio—The floor area of a structure divided by the gross area of the site.

(34) Floor Area, Premium—The floor area permitted in addition to that ordinarily allowed, granted in exchange for public open space and parking areas provided in excess of that ordinarily required.

(35) Floor Area, Usable—The sum of the gross horizontal area of all of the floors of a structure measured from the interior faces of the exterior walls or from the interior faces of the party walls, not including any basement, elevator shaft, lobby, corridor or other service areas.

(36) Freeways—See “Highway”.

(37) Green Area—Space associated with, and located upon, the same tract of land as the major structure or group of structures which it serves to provide light and air, or scenic, recreational or