

## **GLOSSARY**

**Absentee Owner** - A property owner who doesn't live in the jurisdiction where they own property.

**Accessory Apartment** - A secondary dwelling unit on a property which is in addition to, and secondary to another, primary housing unit.

**Accommodate** - The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

**Affordable Housing** - A general rule for determining housing affordability is that the sum total annual rent and other housing payments (including utilities) should not exceed 30% of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner; that is, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26-28% of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36% of the homeowner's income.

**Agriculture Land** - The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the necessary accessory uses for parking, treating or storing the produce.

**Annexation** - The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

**Apartment Unit** - One or more rooms

**Area of City Impact** - Required by state law (§67-6526) requires cities to specify an area outside the City limits which it expects to annex or is part of its trade area. Land use authority for this area is negotiated between the City and county.

**Bikeway** - A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

**Bicycle Route** - A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without specific bicycle route number.

**Bike Path** - A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right of way or within an independent right of way.

**Blighted** - A blighted area is one that has deteriorated or has been arrested in its development by physical, economic, or social forces.

**Buffer** - A vegetated strip or berm that helps to absorb excess stormwater, reduce the amount of pollutants entering creeks, streams, and natural areas, and mitigate aesthetic impacts of a project. Also, a strip of land or type of landscaping created to separate and protect one type of land use from another; for example, as a screen of planting or fencing to insulate the surroundings from the noise, smoke, or visual aspects of an industrial zone or junkyard.

**Building Codes** - Regulations that prescribe minimum standards for the construction and maintenance of buildings.

**Building Permit** - A permit issued for various types of building activity that authorizes structural, electrical, heating and cooling, plumbing, or demolition work.

**Built Environment** - The part of the environment formed and shaped by humans, including buildings, structures, landscaping, roads, signs, trails, and utilities.

**Capital Improvement Program (CIP)** - A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost establishments and the anticipated means of financing each project.

**Central Business District (CBD)** - The major commercial downtown center of a community.

**Circulation** - Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

**Commercial** - The distribution, sale, or rental of goods and the provision of other services.

**Community** - When used in a social or political context, refers to the group of people living in a particular area.

**Community Parks** - Community parks are large and intended to provide facilities of general community interest. These parks should provide for active and passive recreation for all ages and for family and organized recreation. They should be centrally located and readily accessible with approximately 3.5 acres per 1,000-people.

**Compatible Design** - The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.

**Comprehensive Plan** - A general policy statement of the City, including a general land use map, which integrates all functions, natural systems and activities relating to the use of land, which is required by Idaho State Statute (§67-6508).

**Community Character** - The features that define the built and natural environment within the community help to create its character. These include historic buildings, natural stream corridors, woodlands, residential neighborhoods of different types, building density and orientation (auto- or pedestrian-oriented), and the scale and quantity of signage.

**Community Development Block Grant (CDBG)** - Under the CDBG program, the U.S. Department of Housing and Urban Development (HUD) sponsors funds to local municipalities for projects. Eligible programs and projects include a wide range of community and economic development activities aimed at revitalizing decayed urban areas and benefiting low- and moderate-income persons.

**Community of Place** - A dynamic, diverse, compact and efficient center that has evolved and maintained at a human scale, with an easily accessible central core of commercial and community services, residential units and recognizable natural and built landmarks and boundaries that provide a sense of place and orientation.

**Condominium** - All the owners on a proportional, undivided basis own a building or group of buildings, in which dwelling units, offices or floor area are owned individually and structure, common areas and facilities.

**Cottage Industries** - A business or manufacturing activity carried on in a person's home.

**Cumulative Effects** - Effects on the environment that result from the incremental impacts of an action when added to other past, present, and reasonably foreseeable future actions, regardless of which agency or person undertakes such actions. Cumulative effects can result from individually minor, but collectively significant, actions taking place over a period of time.

**Density** - Density measures the amount of development located on a tract of land. For residential development, density is usually expressed as the number of housing units per acre. For non-residential development, density is usually expressed as the gross square footage of a building per acre (e.g., 10,000 square feet per acre).

**Density (Gross)** - Calculated by dividing the total number of units by the total acreage.

**Density (Net)** - Calculated by dividing the [total number of units] by the [total acreage minus all publicly dedicated land].

**Design Standards** - The standards that set forth specific improvement requirements.

**Development** - Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, creating or terminating a right of access.

**Development Agreement** - The Local Land Use Planning Act allows cities and counties to use development agreements, which require an owner or developer to make a written commitment concerning the use or development of the subject parcel as a condition of rezoning. The agreements are binding and recorded so as to bind subsequent owners.

**Diversity/Difference** - Diversity implies the mixture of land use and /or densities within a given area.

**Duplex** - A building containing two single-family dwelling units separated from each other by an unpierced wall extending from basement to roof.

**Dwelling** - A building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multi-family dwellings.

**Dwelling, multi-family** - A dwelling containing three (3) or more dwelling units, not including hotels, motels, fraternity or sorority houses and similar group accommodations.

**Dwelling, single-family** - A building designed exclusively for occupancy by one (1) family, but not including mobile homes, otherwise provided herein.

**Dwelling, single-family attached** - A residential building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.

**Dwelling, single-family detached** - A single-family dwelling which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

**Dwelling, two-family** - A building occupied by two (2) families living independently of each other.

**Dwelling unit** - One (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

**Easement** - A right to land generally established in a real estate deed or on a recorded plat to permit the use of land by the public, a corporation or particular persons for specified uses.

**Economic Base** - The production, distribution and consumption of goods and services within a planning area. *Comment:* Economic base, as used in planning is commonly thought of as the sum of all activities that result in incomes for the area's inhabitants. The definition, however, is significantly broad to include all geographic and functional elements, which may have an impact on the planning area, although not physically part of the area.

**Economic Development** - The addition of a new economic activity.

**Environmental Protection Agency (EPA)** - The EPA is the federal source agency of air and water quality control regulations affecting a community.

**Established Areas** - An area where the pattern of development has been fixed and where this pattern is anticipated to be valid over the planning period. Generally all developed areas within the City limits, which are considered to be established at this point in the planning process.

**Exurban** - Exurbia or the "exurbs" are a type of spatial pattern of settlement that differs from their suburban counterparts. Exurbs are located at greater distances from urban centers than suburban developments and are comprised of a different mix of land uses and population. Active farms are interspersed with different ages and types of very low-density residential development, including roadside houses, new housing subdivisions, exclusive estates, and mobile homes. In addition, exurbia contains small, rural towns as well as newer edge-of-town retail, commercial, and industrial development. Exurbs are areas that are in transition from their traditional rural setting to something more urban. They are often transformed into suburbs or edge cities within a 20-30 year period.

**Farm Animals** - Animals commonly raised or kept in an agricultural, rather than an urban, environment, including but not limited to, chickens, pigs, sheep, goats, horses, cattle, llamas, emus, ostriches, donkeys and mules.

**Farm Labor Housing** - Housing for year-round and migrant or seasonal domestic farm laborers.

**Floodplain** - Lands which are within the floodway and the floodway fringe.

**Floodway** - The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Flood, 100 Year** - A flood with a 1% chance of occurring in any given year. This is the type of flood most commonly used for regulatory purposes.

**Freeway** - A divided arterial highway designed for the unimpeded flow of large traffic volumes. Access to a freeway is strictly controlled and intersection grade separations are required.

**Goal** - A statement of intention expressing community values and attitudes intended to provide a guide for action by the community.

**Greenway/Greenbelt** - An open area, which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

**Group Home** - A small homelike facility staffed by qualified professionals, and designed to fit into the neighborhood. The purpose of the facility is to provide living quarters and services for people having a particular disability.

**Home Occupation** - An occupation carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.

**Housing Units** - Where a person lives/dwells.

**Incompatible Land Uses** - The location of a more-intensive land uses adjacent to less-intensive land uses.

**Impact** - The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

**Impact Fees** - A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

**Implementation Programs** - Actions, procedures, or techniques that carries out the Comprehensive Plan policy through implementing a standard. Each policy is linked to a specific action-oriented implementing program.

**Infill Development** - See Odd-Lot Development.

**Infrastructure** - Facilities and services needed to sustain industry, commercial and residential activities (e.g. water and sewer lines, streets, roads, fire stations, parks, etc.).

**Land Development Regulations** - Generally, all ordinances and other tools (policies) used by the City/county to manage land use.

**Land Trusts** - Nonprofit organizations whose primary purpose is the preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

**Land Use** - A description of how land is occupied or utilized.

**Land Use Map** - A map showing the existing and proposed location extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

**Livability** - Those aspects of the community, perceived by residents, which make community a nice place to live.

**Long Range** - Refers to a time span of more than five years.

**Maintain** - Support, keeps, or continues in an existing state or condition without decline.

**Manufactured Home** - A double-wide structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

**Master Plan** - A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

**Mixed Use** - Properties on which various uses, such as office, commercial, institutional and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Mobile Home** - A factory-built house that is transported to the site and installed. The term "mobile homes" is used for such houses that were produced prior to June 15, 1976, when the federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.

**Multi-Use Building** - A building containing two or more distinct uses.

**Natural Hazard** - A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

**Neighborhood** - A local area whose residents are generally conscious of its existence as an entity. In planning literature, a “neighborhood unit” is a planned residential area organized on the principle that elementary schools, parks, playgrounds, churches and shopping are within walking distance of each residence. Heavy traffic is routed around the neighborhood, not through it.

**Neighborhood Parks** - A neighborhood park is medium sized, containing facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided. They should be approximately 2-acres per 1,000 residents.

**Objective** - The objective statement defines the meaning of the goal; describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

**Odd-Lot Development** - The development of new housing or other buildings on scattered vacant sites in a built up area.

**Off-Street Parking** - A temporary storage area for motor vehicles, that is directly accessible to an access aisle and which is not located on a dedicated street right-of-way.

**On-Street Parking** - A temporary storage area for motor vehicles, which is located on a dedicated street right-of-way.

**Open Space (Usable)** - Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas. The term “open space”.

**Pedestrian Walkway (Sidewalk)** - A secured path for walking.

**Planning Period** - The period of time between 2005 and the year 2025 pertaining to the comprehensive plan.

**Planned Unit Development (PUD)** - A project of a single owner or a group of owners acting jointly, involving a related group of residences, businesses, or industries and associated uses. Planned as a single entity, the project is subject to development and regulations as one (1) land-use unit rather than as an aggregation of individual buildings located on separate lots. The planned unit development includes usable, functional open space for the mutual benefit of the entire tract; and is designed to provide variety and diversity through the variation of normal zoning and subdivision standards so that maximum long-range benefits can be gained, and the unique features of the development or site preserved and enhanced while still being in harmony with the surrounding neighborhood. Approval of a planned unit development does not eliminate the requirements of subdividing and recording a plat.

**Policy** - A decision-making guideline for actions to be taken in achieving goals. The policy is the official position of the City related to a given land use issue. Policies guide actions in recurring situations.

**Public Land** - Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

**Public Participation** - The active and meaningful involvement of the public in the development of the comprehensive plan.

**Public Facility and Utilities** - Refers to key facilities, types and levels of the following: fire protection, police protection, schools, libraries, sanitary facilities, storm drainage facilities, government administrative services, energy and other services deemed necessary by the community for the enjoyment of urban life.

**Quality of Life** - Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, public safety and services and inclusionary practices.

**Residential Area** - A given area of the community in which the predominant character is residential. Uses which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted. In certain instances, existing lots of record and development patterns may exceed comprehensive plan densities.

**Review** - An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the City may involve public hearings, formal approval or denial of development proposals, etc., as provided for in City ordinances.

**Rezoning** - Rezoning means the process and action of reclassifying a parcel, parcels or geographic area from one zone classification to a new zone classification.

**Ridesharing** - Sharing a ride (and related costs), usually to an employment location with other commuters, usually by carpooling or vanpooling.

**Right-of-Way (ROW)** - The lines that form the boundaries of a right-of-way.

**Rural Character** - The acknowledgment of the role of agriculture and the responsibility of those who use the land for that purpose. Rural areas include the mixture of agricultural uses, green fields, open space, rangeland, forest, high desert and other rural land characteristics with minimum residential development, unless it's associated with agricultural land use. County land use ordinances, such as, subdivision, planned unit developments and planned communities, may not threaten rural character; however, ordinances should take in account these attributes. To minimize the impacts to rural character, buffer zones, open space or better landscaping guidelines should be considered.

**Rural Lands** - All lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

**Scenic Byway Program** - Roadways that provide an enjoyable and relaxing experience or that offer cultural or historical enrichment to travelers are legislatively designated as part of a Scenic Byway System. Scenic byways are typically secondary roads having significant cultural, historic, scenic, geological, or natural features. They often include vistas, rest areas, and interpretive sites in harmony with the scenic characteristics of the road. The Federal-Aid Highway Program includes limited funding for such statewide systems.

**Sense of Place** - The characteristics of an area that make it readily recognizable as being unique and different from its surroundings and having a special character and familiarity.

**Sprawl** - The process in which the spread of development across the landscape far outpaces population growth. The landscape sprawl creates has four dimensions: 1) a population that is widely dispersed in low-density development; 2) rigidly separated homes, shops, and workplaces; 3) a network of roads marked by huge blocks and poor access; and 4) a lack of well-defined, thriving activity centers, such as downtowns and town centers. Most of the other features usually associated with sprawl - the lack of transportation choices, relative uniformity of housing options, or the difficulty of walking - are a result of these conditions.

**Street, Alley** - A minor or secondary way that is used primarily for vehicular service access to the back of properties otherwise abutting on a street.

**Street, Arterial** - A street which functions primarily to move large volumes of traffic and secondarily to provide access to abutting property. It is usually a continuous thoroughfare, which connects major traffic generators. Curb cut, driveway and other regulations control access to adjacent properties.

**Street, Collector** - A street which functions primarily to move traffic from local streets to the arterial street system. It secondarily supplies abutting properties with the same degree of service as a local street.

**Street, Local** - A street which is intended solely for access to adjacent properties within local areas.

**Strip Commercial and Industrial** - A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

**Subdivision** - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

**Tax Increment** - Additional tax revenues that result from increases in property values due to new development within a redevelopment area.

**Telecommuting** - An arrangement in which a worker is at home or in a location other than the primary place of work, and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

**Transfer Development of Rights Program** - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such transfer is permitted. *Comment:* Transfer of development rights, or transfer of development credits, is a relatively new land development control tool used to preserve open space and farmland. Presently, the most common use of this method has been for historic preservation in urban areas.

**Transit-Oriented Development** - The concentration of development at nodes along public transit corridors, either light rail or bus routes.

**Transitional Use** - A permitted use or structure of an intermediate intensity of activity or scale and located between a more-intensive or less-intensive use.

**Trip Capture** - A traffic percentage reduction that can be applied to the trip generation estimates for individual land uses to account for trips internal to the site. These internal trips

are not made on the major street system but are made by either walking or by vehicles using internal roadways.

**Urban** - All population and territory within the boundaries of urbanized areas and the urban portion of places outside of the urbanized area that have a decennial census population of 2,500 or more (U.S Census Bureau).

**Urban Area** - A highly developed area that includes, or is appurtenant to, a central City or place and contains a variety of industrial, commercial, residential and cultural uses.

**Urban Land** - Land that is developed at urban densities or that has urban services.

**Urban Service Boundary** - That area which can be served economically and efficiently by City utilities.

**Urbanization** - The process of converting land from rural to urban.

**Variance** - Exceptions to zoning laws granted in accordance with the provisions of state zoning enabling laws.

**Walkable** - A distance of one-quarter (1/4) mile or within a five (5) to ten (10) minute walk.

**Walkway** -

A) A right-of-way dedicated to public use that is not within a street right-of-way, to facilitate pedestrian access through a subdivision block by means of a hard surface path.

B) Any portion of a parking area restricted to the exclusive use of pedestrian travel.

**Wireless Telecommunications Equipment** - Any equipment used to provide wireless telecommunication service, but which is not affixed to or contained within a wireless telecommunication facility, but is instead affixed to or mounted on an existing building or structure that is used for some other purpose. Wireless telecommunication equipment also includes a ground mounted base station used as an accessory structure that is connected to an antenna mounted on or affixed to an existing building.

**Wireless Telecommunication Facility** - Any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage and other accessory structures used to provide wireless telecommunication services.

**Wetlands** - Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support,

a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county or the City.

**Zero-Lot Line** - A detached single-family unit distinguished by the location of one exterior wall on a side property line.

**Zoning** - Local codes regulating the use and development of property. The zoning ordinance divides a community into land use districts or "zones," represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

**Zoning Map** - The maps which are a part of the zoning ordinance, delineating the boundaries of zone districts.

**Sources:**

Many of the terms in this glossary were derived from the following sources:

Monterey County, CA: Glossary of Planning Terms

Delaware, OH: Comprehensive Plan, Glossary of Planning Terms

Sacramento Transportation and Air Quality Collaborative: Glossary of Terms, Land Use Planning

Ithaca Tompkins County Transportation Council: Long Range Plan, Glossary

City of Boise, Comprehensive Plan, Glossary

Tompkins County Environmental Management Council: Unique Natural Areas Inventory of Tompkins County, Glossary