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APPENDIX C: GLOSSARY

Accessory Dwelling Unit: A second dwelling constructed within or separate to an existing single-family home, usually for use as a rental unit. An "accessory unit" is a separate dwelling, including kitchen, sleeping, and bathroom facilities. Also known as an "in-law" apartment.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utilities, and meets the needs of moderate, low-income, very-low households.

Arterial, Minor: A roadway which serves as a distributor of traffic from a principal arterial to less important streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor streets are more intensive than collectors, but less intensive than principal arterials.

Arterial, Principal: A roadway that connects regional arterial to major activity areas and directly to traffic designations. Principal arterials are the most intensive arterial classification, serve major traffic generators such as the Central Business District, major shopping and commercial districts, and move traffic from community to community.

Bicycle Lane: This facility provides separate lanes for each mode of travel. A bicycle lane is a clearly marked lane of travel on the side of a street or roadway, separated from the automobile lanes by painted strips, curbs or buttons.

Bicycle Path: This facility is physically separated from the roadway and its associated vehicular traffic. No motorized vehicles are permitted.

Block: The area formed by two facing block fronts bound on two sides by alley or rear property lines and on the other two sides by the centerline of platted streets, with no other intersecting streets intervening.

Buffer: Any structural, earth, or vegetative form located along a boundary for the purpose of minimizing impacts. Buffers may include, but are not limited to, vegetative strips of land, earthen berms, high shrubs, dense stands of trees, or fences.

Building: Any structure having four walls and a roof intended to be used for shelter or enclosure of persons, plants, animals and property.

Business District: A type of commercial area that serves the regional market, as well as local community. These districts vary in uses and intensities and may include office, retail, restaurant, entertainment, housing, hotel, and service businesses.

Cluster Development: A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

Collector Arterial: Roads that collect traffic from local access streets and convey it onto the arterial system.

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Commercial: Includes retail, office services, entertainment, recreation and/or light industrial uses, depending on the location. Retail uses are those that provide goods and/or services directly to the consumer. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to regional draws, such as Downtown.

Condominium: A building that the owner of one or more dwelling unit(s) is entitled to the exclusive right to share with other unit owners, the common areas and facilities are equivalent to duplex and multi-family dwelling units.

Conflicting Uses: Uses or activities that are not in harmony when sited together.

Consistency: The requirement that subdivision regulations, zoning regulations and capital improvement programs be consistent with the comprehensive plan and each of its elements, and that individual land use decisions also be consistent with the plan.

Density: The amount of residential land use activity for a given area. Usually refers to the number of dwelling units per acre.

Development Standards: In respect to any development, fixed requirements or standards imposed by regulation or ordinance under subdivision and zoning legislations.

Development: The construction or exterior alteration of one or more structures, or a change in the type of intensity of land use, or the dividing of land, or any project of a permanent or temporary nature requiring land use modification.

Duplex: A single structure containing two dwelling units, either side by side or above one another.

Dwelling Unit: One or more rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one family or household.

Easement: A right or privilege that a person may have on another's land, such as the right-of way or utility easement.

Facilities: Structural improvements which support the physical development of the City; as used here, it generally refers to municipal facilities which provides City services and/or supports the development of the City.

Family: An individual, or two (2) or more persons related by blood or marriage.

Floodway: The area that must be reserved in order to safely discharge the "one hundred year" flood. This area is specifically set forth by maps prepared under the National Flood Insurance Program (NFIP).

Flood Hazard Area: Frequently flooded areas are those lands which have a one percent or greater chance of flooding (being covered by water) in any given year. These areas include all areas designated as regulatory floodway and one hundred year floodplain by Federal Emergency Management Agency.

Goal: A goal is general statement of the desired long term future state towards which the Plan aims.

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Open Space: Areas either privately or publicly owned which the city has designated or targeted to be left in their natural state for protection; it includes undeveloped lands that are visually prominent, heavily wooded and vegetated areas, or other special environmental resource areas. These areas are intended to provide permanent buffers between incompatible land uses, prevent development of environmentally sensitive areas, and maintain areas of natural vegetation for wildlife habitat.

Gross Floor Area: The number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at floor line.

Housing Type: Different types of residences. Examples are single family attached and detached; duplexes, triplexes, and townhouses; and low-rise, mid-rise and high-rise multi-family apartments, condominiums, accessory dwelling units and manufactured housing.

Housing Unit: Any dwelling unit, housekeeping unit, guest room, dormitory, or single occupancy unit.

Industrial Activities: The processing of a raw material into a finished product, especially by means of a large-scale operation.

Infrastructure: The system of essential services, utilities, public and community facilities, e.g. water, sewer, power, roads, etc., which are necessary to enable urban development to function.

Intensity of Use: Refers to the manner in which land is used, zoned or planned. The more a site or area is developed and the busier its associated activities, the more intense the use becomes. The most intensive use of land is heavy industrial uses, with the least intensive use being open space. Generally refers to a hypothetical scale that places rural uses as least intense, proceeding through residential densities, commercial uses to industrial uses.

Manufactured Housing: A dwelling on one or more chassis for towing to the point of use and designed to be used with a permanent foundation as a residence on a year around basis and which bears an insignia issued by a state or federal regulatory agency indicating that the mobile manufactured home complies with all applicable construction standards. A recreational vehicle is not a mobile/manufactured home.

Mixed Use: The presence of more than one category of land use in a structure or parcel of land; for example, a mixture of residential units and offices in the same building.

Multi-Family Use: A structure or portion of a structure containing three or more dwelling units.

Net Site Density: Units per net residential, commercial or industrial development site area.

Objectives: Objectives are statements of the desired short-term and more measurable aims of the Plan; the objectives should show how a goal shall be pursued.

Policies: Policies are a definite course or method of action to guide and determine present and future decisions, both legislative and administrative.

Public Facilities: Include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, water systems, storm and sanitary sewer systems, parks and recreational facilities, and public

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safety facilities. These physical structures are owned or operated by a public entity that provides or supports a public service.

Public Services: Include fire protection and suppression, law enforcement, public health, solid waste, education, recreation, environmental protection, and other governmental services.

Public Uses: Generally refers to uses or land owned or operated by governmental agencies.

Semi-Public Uses: Refers to uses that serve public or general community needs of a non-business or non-profit character; but are not conducted by governmental entities.

Single-Family Unit: A detached structure containing one dwelling unit and having a permanent foundation.

Special Use: Uses which may be permitted in an area if certain conditions are present, or if certain conditions are met.

Steep Slope Area: Area that because of the susceptibility to erosion, sliding, or other geological event are not generally suited to locating commercial, residential, or industrial development consistent with public health or safety concerns. Geologically hazardous areas are characterized by slopes greater than 25% and known erosion, landslides, settling, rock slide, debris flow and/or seismic hazards as defined by the US Department of Agriculture Soil Conservation Service.

Stormwater: Water that is generated by rainfall and is often routed into a drainage system in order to prevent flooding.

Townhouse: A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space. Also referred to as "single family attached" housing.

Transitional Area: Refers to a change in use, either over time or through space; or both.

Transit-Oriented Development: A development pattern that is compact, pedestrian- and bicycle friendly, mixed-use development containing medium to high density residential, office and retail uses within a reasonable walking distance of central area for the purpose of reducing sprawl and automobile dependency by focusing medium and high density growth and infill development in centralized locations.

Treatment Plant: Facility that provides either primary or secondary treatment of wastewater prior to discharge into a receiving water.