

Glossary of Terms

This Glossary of Terms is primarily intended to help local officials and the public understand the terms that are commonly used in the process of making local land use and planning decisions. As in other professional disciplines, many of the terms used in planning and land use are technical. It is our hope that the glossary will be a handy reference that will make the topic of land use and planning less mysterious and more accessible to local officials and community residents alike.

Activity Center

An activity center is a walkable area that often includes a mix of land uses that attract people for shopping, work, school, recreation and/or socializing.



Alternative Modes

Alternative methods of travel other than the automobile, including public transportation (bus and other forms of public transportation), bicycles and walking.

Bike Lane

An on-street separately striped and signed lane for the movement of bicycles.



Boulevard

A multi-lane street of high visual quality, usually with a planted center median strip and street trees.

Build-to-Zone

An area of a lot designated for placement of a building facade along a street frontage, usually designated by a minimum and maximum setback.



Cluster Development

Refers to a residential development designed to preserve open space by grouping the homes on a portion of a property only, leaving the remainder as usable open space.



Connectivity

The degree to which the street, sidewalks, trails, and/or greenways systems in each area are interconnected.

Conservation Easement

A voluntary legal agreement entered between a landowner and a qualified conservation organization or a government entity. The easement permanently limits a property's land uses to protect the land as a natural resource.

Core Value

The root belief that guides behaviors, decisions, and actions.



Corridor

Any major transportation route; may also be used to describe land uses along these routes.

Density

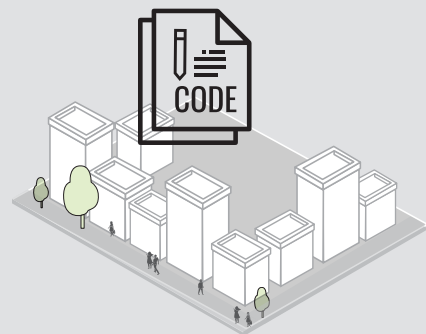
The number of residential dwelling units per acre of land. Densities specified in the comprehensive plan may be expressed in units per gross acre.

Development Pattern

The configuration or organization of the built environment.

Form-Based Code

A method of regulating development to achieve a specific urban form by controlling physical form primarily, with a lesser focus on land use. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.



Growth Management

A method to guide development to minimize the adverse impacts and maximize the health, safety and welfare of the community.

Land Use

A description and classification of how land is occupied or utilized, e.g., residential, office, parks, industrial, commercial, etc.

Market Geography

The general geographic area from which local businesses typically draw customers.

Mixed-use

Properties on which various uses like 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.

Mixed Housing

Mixed Housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes.



Multi-modal

A transportation system that uses a variety of modes to transport people and goods. Components may include vehicular roadways, transit (bus, rail), bikeways, pedestrian paths (sidewalks, trails), freight railways, and airplanes.

Open Space

Publicly or privately owned land that is devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, gardens, cemeteries, ponds, streams, etc.



Pedestrian Scale

Site and building design elements that are dimensionally smaller than those intended to accommodate automobile traffic. Examples include ornamental lighting no higher than twelve feet; bricks, pavers or other paving with small dimensions; a variety of planting and landscaping materials; arcades or awnings that reduce the perception of the height of walls; and signage and signpost details designed for viewing from a short distance.



Place Type

Short description of the general development pattern of an area based on the layout, design and intensity of land uses and other physical elements.

Planning Area

The geographic area for the City's long-range planning guidance. The Planning Area is generally defined by annexation agreements with neighboring jurisdictions. Those portions not within the city limits remain under county jurisdiction until annexed into the city.

Planning Principle

Statement of a desirable outcome that guide decisions and help to translate values into actions.

Quality of Life

The total experience of community life consisting of a series of factors, both tangible and intangible, such as: economic vitality, public safety, education, housing, environment, recreation, arts and culture, and community character.

Urban Street

A street abutted by a mix of higher intensity uses and generally characterized by active ground floor uses (retail, cafes, etc.), interesting and diverse architecture, and a high level of pedestrian activity. Parking is typically located to the rear or side of buildings.



Walkshed

The land area within a defined walking range of a specified location.