

A

ACCESSORY DWELLING UNIT: A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure. (*Livermore, California*)

ACRE: A land area of 43,560 square feet. (*Pima County, Arizona*)

ACREAGE, GROSS: The total area within a parcel of land. (*Mission Viejo, California*)

ACREAGE, NET: The remaining area after all deductions are made, including streets, easements for access, and street dedications. (*North Liberty, Iowa*)

ADMINISTRATIVE APPROVAL: Any decision made by the director of community development, or his or her designee that does not require approval by a legislative body or appointed board or commission. (*Moorpark, California*)

AESTHETIC: Pleasing in appearance. (*Merriam-Webster*)

AFFORDABLE HOUSING: (1) Housing renting for a monthly rent of not more than 30 percent of the total monthly household income of low-income households (defined to be a household earning less than 80 percent of the median annual income adjusted for household size, as determined by the United States Department of Housing and Urban Development); or (2) housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments that do not add up to more than 30 percent of the total monthly household income of low-income households (defined to be a household earning less than 80 percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development). (*Redmond, Washington*)

AGRICULTURAL LAND: Lands classified by the U.S. Soil Conservation Service as predominately Class I-VI soils, and other lands in different soil classes which are suitable for farm use, taking into consideration soil fertility, suitability for grazing and cropping, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, and accepted farming practices. Lands in other classes that are necessary to permit farm practices to be undertaken on adjacent or nearby lands shall be included as agricultural lands in any event. (*Deschutes County, Oregon*)

AIR POLLUTION: (*See also ozone; smog*) Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way. (*California Planning Roundtable*)



AMENITY: Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as a unified building design, recreational facilities (e.g., a swimming pool or tennis courts), security systems, views, landscaping and tree preservation, or attractive site design. (*American Planning Association*)

ANNEXATION: The process used by a municipality to add surrounding fringe areas to the city or town thus extending the city's municipal services, regulations, voting privileges, and taxing authority to new territory. (*Municipal Research and Services Center, and Austin, Texas*)

APARTMENT: A room or suite of rooms, with toilet and culinary accommodations, used or designed for use as a residence by a family, located in a building containing two or more such rooms or suites. (*Ames, Iowa*)

APPEAL AUTHORITY: The person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of land use application or a variance. (*Utah State Legislature*)

ARCHITECTURE: The art and science of designing and constructing buildings adapted to their purposes, one of which is beauty. (*Coral Gables, Florida; Milwaukee, Wisconsin*)

AUTO-ORIENTED DEVELOPMENT: (*See also [pedestrian oriented development](#)*)
Development designed with an emphasis on customers who use autos to travel to the site, rather than those with an emphasis on pedestrian customers. This type of development usually has more than the minimum required number of parking spaces. The main entrance is oriented to the parking area. In many cases, the building will have parking between the street and the building. Other typical characteristics are blank walls along much of the façade, more than one driveway, and a low percentage of the site covered by buildings. (*Portland, Oregon*)

B

BIG BOX RETAIL ESTABLISHMENT: A large-scale, singular, self-service retail or wholesale user, who occupies no less than 75,000 square feet of gross floor area, typically requires high parking to building ratios, has a regional sales market, and sells food, drugs, household merchandise, clothing, and a variety of other retail goods. The store may, in some cases, include limited medical services, such as a dentist's office. (*Redmond, Washington and Peoria, Illinois*)



WASATCH FRONT REGIONAL COUNCIL

BILLBOARD: A freestanding ground sign located on industrial, commercial, or residential property if the sign is designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located. (*Utah State Legislature*)

BIODIVERSITY: (See also *ecosystem*) Includes genetic diversity within species, species diversity within a community, and diversity in a full range of biological communities. An area is considered biologically diverse when it includes rich and stable populations of native species that are naturally distributed across the landscape. (*Monterey County, California*)

BIRTH RATE: The average annual number of births during a year per 1,000 population at midyear. Also known as the crude birth rate. (*US Census Bureau*)

BLIGHT: Unsightly condition including the accumulation of debris, litter, rubbish, or rubble; fences characterized by holes, breaks, rot, crumbling, cracking, peeling, or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or damaged; and any other similar conditions of disrepair and deterioration regardless of the condition of other properties in the neighborhood. (*Lincoln, Nebraska*)

BONUS PROVISION: (See also *density bonus, housing; incentive zoning*) Inducements given to developers under the provisions of incentive zoning. (*American Planning Association*)

BOULEVARD: (See *street, boulevard*)

BROWNFIELD: (See also *greenfield*) Abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. (*United States Environmental Protection Agency*)

BUFFER: A strip of land, fence, or border of trees, etc., between one use and another, which may or may not have trees and shrubs planted for screening purposes, designed to set apart one use area from another. An appropriate buffer may vary depending on uses, districts, size, etc. and shall be determined by the appropriate local board. (*Pomfret Township, New York*)

BUILD-OUT: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (*California Planning Roundtable*)

BUILDING FOOTPRINT: The area of a lot or site included within the surrounding exterior walls of a building or portion of a building, exclusive of courtyards. In the absence of surrounding exterior walls, the building footprint shall be the area under the horizontal projection of the roof. (*Renton, Washington*)

BUILT ENVIRONMENT: The elements of the environment that are generally built or made by people as contrasted with natural processes. (*Renton, Washington*)



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BUSINESS: (See also *commercial*; *retail*) Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease, or exchange of goods, and/or the provision of services. (*Thornton, Colorado*)

BY RIGHT: (See also *permitted use*) Refers to uses requiring a permit with no public hearing required. (*Pomfret Township, New York*)

C

CAPITAL IMPROVEMENT PLAN: A community's present and near-future financial plan that matches future capital improvement costs, such as sewers, hospitals, and roads, to anticipated revenues. The planning and zoning commission should be given authority to develop and review the capital improvements program proposal, thereby linking planning to the annual budgetary process. Capital improvements programs are usually prepared for five or six years and updated annually. (*Iowa State University Extension Service*)

CENTRAL BUSINESS DISTRICT: The major shopping area within the city usually containing, in addition to retail uses, government offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; appropriate industrial activities; and transportation activities. (*Iowa State University Extension Service*)

CHARRETTE: A public design workshop in which designers, property owners, developers, public officials, environmentalists, citizens, and other persons or group of people work in harmony to achieve an agreeable project. (*Monroe County, Florida*)

CHARTER SCHOOL: Includes: (a) an operating charter school; (b) a charter school applicant that has its application approved by a chartering entity in accordance with Title 53A, Chapter 1a, Part 5, The Utah Charter Schools Act; and (c) an entity who is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building. (*Utah State Legislature*)

CHICANE: A movable barrier used in motor racing; sometimes placed before a dangerous corner to reduce speed as cars pass in single file. (*WordNet 3.0, Princeton University*)

CITY COUNCIL: The body established under and by the authority of the laws of the state for the enactment of ordinances and the enforcement thereof and having the ultimate authority for the amendment or repeal of any provision of this code. (*Hedwig Village, Texas*)

CITY PLANNING: Furthering the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations. (*American Planning Association*)



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CIVIC CENTER: (See also *town center*) An area developed or to be developed with any of the following public buildings or uses, including offices, libraries, playgrounds, parks, assembly halls, police stations, fire stations. (*Santa Clara County, California*)

CLUSTER DEVELOPMENT: A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features. (*Omaha, Nebraska*)

COHORT: A group of individuals born in the same calendar year or group of years. (*US Census Bureau*)

COMMERCIAL: (See also *business; retail*) A land use or other activity conducted with the intent of realizing a profit from the sale of goods or services to others. (*Ocean City, Maryland*)

COMMERCIAL DISTRICT: That portion of the city with designated land uses characterized by commercial office activities, services, and retail sales. Ordinarily these areas have large numbers of pedestrians and a heavy demand for parking space during periods of peak traffic or a sustained high pedestrian volume and a continuously heavy demand for off-street parking space during business hours. This definition applies to densely developed business areas outside of, as well of those that are within, the central part of the city. (*Renton, Washington*)

COMMUNITY CHARACTER: (See also *sense of place*) The image of a community or area as defined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services. (*Brunswick, Ohio*)

COMMUNITY EVENT: Something sponsored by the community for the general public which occurs in a certain place during a particular interval of time.

COMMUNITY GARDEN: A piece of land cultivated by members of a community, especially in an urban area. A community garden encourages an urban community's food security, allowing citizens to grow their own food or donate what they have grown. (*Webster's New Millennium Dictionary of English*)

COMMUTE MODE: The type of conveyance used in transportation, including single-occupancy motor vehicle, rideshare vehicle (carpool or vanpool), transit, bicycle, and walking. (*Tucson, Arizona*)

COMMUTER RAIL: (See also *transit, light rail*) The portion of passenger railroad operations that carries passengers within urban areas, or between urban areas and their suburbs. (*Sacramento Regional Transit District*)



WASATCH FRONT REGIONAL COUNCIL

COMPONENT METHOD: A method of estimating or projecting a population in which separate components of population change (fertility, mortality, and migration) area used to derive the total population. When such projections are made also by age and sex, the procedure is known as the cohort component method. *(US Census Bureau)*

COMPREHENSIVE PLAN: *(See also [general plan](#); [master plan](#))* The adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water. *(Growing Smart Legislative Guidebook)*

CONDITIONAL USE: A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. *(Utah State Legislature)*

CONDOMINIUM: A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. *(North Liberty, Iowa)*

CONFORMING: In compliance with the regulations of the pertinent zoning district. *(Hawaii County, Hawaii)*

CONGESTION MANAGEMENT PLAN: A mechanism employing growth management techniques, including traffic level-of-service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and / or reducing the cumulative regional traffic impacts of development. *(California Planning Roundtable)*

CONSERVATION EASEMENT: *(See [easement](#), [conservation](#))*

CONSTITUTIONAL TAKING: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the: (a) Fifth or Fourteenth Amendment of the Constitution of the United States; or (b) Utah Constitution Article I, Section 22. *(Utah State Legislature)*

CONTIGUOUS: Land abutting other land which is not separated by streets, ways, pipelines, electric power lines, conduits, or rights-of-way owned by other persons. *(Milwaukee, Wisconsin)*

CORRIDOR: A broad geographical band that follows a general directional flow connecting major sources of trips that may contain a number of streets, highways, and transit route alignments. *(Sacramento Regional Transit District)*



WASATCH FRONT REGIONAL COUNCIL

CORRIDOR PRESERVATION REVOLVING LOAN FUND: This program was established by the Utah Legislature in 2005 and provides funds to municipalities for corridor preservation. Respective county councils of governments (COG) have the duty, under the legislation, to prioritize the use of these funds for the purposes of corridor preservation, provided that the corridor to be preserved is first identified in the Regional Transportation Plan (RTP) adopted by the area Metropolitan Planning Organization (MPO). The Utah Department of Transportation has responsibility for the Corridor Preservation Revolving Loan Fund, which can be used for the acquisition of properties within a corridor, the development of which have the potential to substantially impair the viability of the corridor for transportation purposes. These financial resources are made available for hardship and pre-emptive acquisitions only if there is a willing seller. Eminent domain cannot be used for corridor preservation property acquisition. (*Wasatch Front Regional Council*)

COST-BENEFIT ANALYSIS: (*See also [fiscal impact analysis](#)*) An analytic method whereby the actual and hidden costs of a proposed project are measured against the benefits to be received from the project. It is not synonymous with the weighing or balancing of environmental and other impacts or benefits of a proposal. (*Iowa State University Extension Service and Renton, Washington*)

COUNCIL OF GOVERNMENTS (COG): Voluntary associations of local government officials and entities. (*Handbook for Planning Commissioners in Missouri*)

COUNTY: (*See also [jurisdiction](#)*) A form of regional municipal government; also, the territory lying within the boundaries of such government. (*New York Planning Federation*)

CUL-DE-SAC: (*See [street, cul-de-sac](#)*)

CULTURAL CENTER: (*See also [cultural resource](#)*) A use providing for display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres. (*Burien, Washington*)

CULTURAL RESOURCE: (*See also [cultural center](#)*) Those resources that possess qualities of significance in national, state, or local history, architecture, archaeology, and culture and which are present in districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association. (*Jacksonville, Florida*)



DEATH RATE: The average annual number of deaths during a year per 1,000 population at midyear. Also known as the crude death rate. (*US Census Bureau*)

DECENTRALIZATION: (*See [leapfrog development](#); [sprawl](#)*)



WASATCH FRONT REGIONAL COUNCIL

DENSITY: (See also *intensity*) The number of dwelling units permitted per net acres of land. (*Coral Gables, Florida*)

DENSITY BONUS, HOUSING: (See also *bonus provision; incentive zoning*) A legally binding agreement between a developer and the city to ensure that the requirements of the local affordable housing requirements are satisfied. The agreement, among other things, shall establish: the number of target units, their size, location, terms, and conditions of affordability, and production schedule. (*San Juan Capistrano, California*)

DESTINATION RETAIL: Retail businesses that generate a special purpose trip and that do not necessarily benefit from a high-volume pedestrian location. (*California Planning Roundtable*)

DEVELOPABLE LAND: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas. (*California Planning Roundtable*)

DEVELOPABLE PROPERTY: Property or a lot upon which significant site improvements, such as utility installations, paving, and, in many instances, the construction of one or more structures has occurred. (*Thornton, Colorado*)

DEVELOPER: Any individual, corporation, partnership, or entity which owns property that is subject to the standards and regulations set forth in local law or which finances, manages, designs, administers, or invests in (including in-kind contributions) the development or redevelopment of the property. (*Loveland, Colorado*)

DEVELOPMENT: Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use; any activity that alters a shore, beach, river, stream, lake, pond, canal marsh, dune area, woodlands, wetland, endangered species habitat, aquifer or other resource area, including coastal construction or other activity. (*Growing Smart Legislative Guidebook*)

DEVELOPMENT ACTIVITY: Means: (a) any construction or expansion of a building, structure, or use that creates additional demand and need for public facilities; (b) any change in use of a building or structure that creates additional demand and need for public facilities; or (c) any change in the use of land that creates additional demand and need for public facilities. (*Utah State Legislature*)

DEVELOPMENT INCENTIVE: Measure that can be taken, usually by a governing agency, to encourage certain types of developments. (*Washtenaw County, Michigan*)

DEVELOPMENT, HIGH-INTENSITY: Land uses with higher impacts from density or uses (i.e., multifamily, industrial, commercial uses). (*Renton, Washington*)



WASATCH FRONT REGIONAL COUNCIL

DEVELOPMENT, LOW-INTENSITY: Land uses that have fewer impacts from density or uses (i.e., large-lot single family, natural open space areas). (*Renton, Washington*)

DISTRICT: (See *zoning district*)

DOWNZONING: (See also *upzoning*) A change in the zoning classification of land to a designation requiring less intensive development, such as a change from multi-family to single family or from commercial to residential. A change in the opposite direction would be considered upzoning. (*Bellingham, Washington*)

DWELLING: A building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more families, but not including hotels, motor lodges, or other accommodations for the transient public. (*Stonington, Connecticut and Wood River, Illinois*)

DWELLING, ATTACHED: A dwelling which is joined to another dwelling at one or more sides by a party wall or walls, excluding accessory dwellings. (*Mora, Minnesota and Beaverton, Oregon*)

DWELLING, DETACHED: A dwelling which is entirely surrounded by open space on the same lot and is not attached to any other dwelling, excluding accessory dwellings. (*Mora, Minnesota and Beaverton, Oregon*)

DWELLING, MULTIFAMILY: A dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, and including apartments, group homes, row houses, and condominiums; also multiple dwellings. (*Stonington, Connecticut*)

DWELLING, SEMI-DETACHED: A building containing two attached dwelling units that share a common wall at the lot line and that are on separate lots. (*Cecil County, Maryland*)

DWELLING, SINGLE-FAMILY: A detached building designed exclusively for and occupied exclusively by one family. (*Columbia County, Washington; Muskegon, Michigan; Wood River, Illinois*)

DWELLING, SINGLE-FAMILY ATTACHED: A residential structure designed to house a single-family unit from lowest level to roof, with a private outside entrance, but not necessarily occupying a private lot, and sharing a common wall adjoining dwelling units. (*Johnstown, Colorado*)

DWELLING, SINGLE-FAMILY DETACHED: A dwelling unit owned in fee and located on an individual lot which is not attached to any other dwelling unit by any means. (*Lake Elsinore, California*)

E

EASEMENT: The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities. (*California Planning Roundtable*)

EASEMENT, CONSERVATION: A nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality. (*Muskegon, Michigan*)

ECONOMIC DEVELOPMENT: (See also *business; commercial; retail*) Any change in community that enables greater production, increased employment, and a better distribution of goods and services. (*Interstate 81 Corridor Council*)

ECOSYSTEM: (See also *biodiversity*) Systems which predominantly consist of or are used by those communities of plants, animals, bacteria, and other flora and fauna which occur endogenously on the land, in the soil, or in the water. (*Temple Terrace, Florida*)

EMINENT DOMAIN: The authority of a government to take, or to authorize the taking of, private property for public use. (*Iowa State University Extension Service*)

EMPLOYMENT CENTER: An area of higher-intensity uses that typically employ hundreds of people that is contained by a boundary to prevent it from encroaching on adjacent areas and/or neighborhoods. (*Renton, Washington*)

ENVIRONMENT: The physical conditions which exist within the area that will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance. (*California Environmental Quality Act*)

ENVIRONMENTALLY SENSITIVE AREA: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Additionally, environmentally sensitive areas may include one or more of the following characteristics: slopes in excess of 20 percent; floodplain; soils classified as having a high water table; soils classified as highly erodible, subject to erosion, or highly acidic; land incapable of meeting percolation requirements; land formerly used for landfill operations or hazardous industrial use; fault areas; stream corridor; estuaries; mature stands of vegetation; aquifer recharge and discharge areas; habitat for wildlife; or any other area possessing environmental characteristics similar to those listed herein. (*Imperial Beach, California and Loveland, Colorado*)



WASATCH FRONT REGIONAL COUNCIL

ESPLANADE: (See also *riverwalk*) Waterfront area devoted to public use; includes both upland walkways and open space. (*Tacoma, Washington*)

EXPRESSWAY: (See also *freeway; highway*) A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at major intersections. (*Grant County, Kentucky; Racine County, Wisconsin*)

EXURBAN AREA: (See also *suburban; urban fringe*) The region that lies beyond a city and its suburbs. (*California Planning Roundtable; Chattahoochee Hill Country (Georgia) Alliance*)

F

FAIR-MARKET VALUE: The price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. (*Blacksburg, Virginia*)

FARMERS MARKET: (See also *flea market; swap meet*) An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site. (*Loveland, Colorado*)

FEASIBILITY STUDY: An analysis of a specific project or program to determine if it can be successfully carried out. (*Iowa State University Extension Service*)

FEE: A payment of funds to the city for any of the applications or other entitlements. (*San Juan Capistrano, California*)

FIRE HAZARD ZONE: An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs. (*California Planning Roundtable*)

FISCAL IMPACT ANALYSIS: (See also *cost-benefit analysis*) A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects. (*California Planning Roundtable*)



WASATCH FRONT REGIONAL COUNCIL

FLEA MARKET: (See also *farmers market; swap meet*) A building or open area in which stalls or sales areas are set aside, and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old obsolete, or antique, and may include the selling of new or used goods at retail by business or individuals who are generally engaged in retail trade. Rummage sales and garage sales are not considered to be flea markets. (*Waukesha, Wisconsin*)

FLOATING ZONE: An unmapped zoning district where all the zone requirements are contained in the ordinance and the zone is fixed on the map only when the application for development meeting the zone requirements is approved. (*Iowa State University Extension Service*)

FLOOD: An overflow of surface water onto lands not normally covered by water. Floods have these essential characteristics: the inundation of land is temporary and results from unusually heavy precipitation; and the land is inundated by overflow for a lake, pond, stream, and/or wetland, or is flooded by natural runoff. (*Grand Traverse County, Michigan*)

FLOOD PLAIN: Land that: (a) is within the 100-year flood plain designated by the Federal Emergency Management Agency; or (b) has not been studied or designated by the Federal Emergency Management Agency but presents a likelihood of experiencing chronic flooding or a catastrophic flood event because the land has characteristics that are similar to those of a 100-year flood plain designated by the Federal Emergency Management Agency. (*Utah State Legislature*)

FOOTPRINT: (See *building footprint*)

FORECAST GROWTH: Current estimate of population and employment growth for a locality or region, prepared by the Governor's Office of Planning and Budget based on defined assumptions and generally accepted scientific methods. (*Renton, Washington*)

FREEWAY: (See also *highway; expressway*) A multilane highway for continuous traffic flow with all crossroads separated in grade and with full control of access. (*Solon, Ohio*)



GARDEN: A public, park like place, sometimes having displays of animals or plants. (*Webster's New World Dictionary and Thesaurus*)



WASATCH FRONT REGIONAL COUNCIL

GATED COMMUNITY: Residential areas that restrict access to normally public spaces. These are subdivisions of usually high-end houses located mostly in suburbs, but some more recently in inner-city areas. The type of gates can range from elaborate guard houses to similar electronic arms. Residents may enter by electronic cards, identification stickers, codes, or remote control devices. Visitors must stop to be verified for entry. (*American Planning Association*)

GATEWAY: An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination. (*American Planning Association*)

GENERAL PLAN: (*See also comprehensive plan; master plan*) A document that a municipality adopts that sets forth general guidelines for proposed future development of the land within the municipality. (*Utah State Legislature*)

GENTRIFICATION: The rehabilitation and resettlement of low and moderate income neighborhoods by middle and high income professionals. (*American Planning Association*)

GEOGRAPHIC INFORMATION SYSTEM (GIS): A computer system that stores and links non-graphic attributes or geographically referenced data with graphic map features to allow a wide range of information processing and display operations, as well as map production, analysis, and modeling. (*Bloomington, Indiana*)

GEOLOGIC HAZARD: Means: (a) a surface fault rupture; (b) shallow groundwater; (c) liquefaction; (d) a landslide; (e) a debris flow; (f) unstable soil; (g) a rock fall; or (h) any other geologic condition that presents a risk: (i) to life; (ii) of substantial loss of real property; or (iii) of substantial damage to real property. (*Utah State Legislature*)

GRADE SEPARATION: The physical development of structures or intersections that separate motor vehicles from motor vehicles; motor vehicles, pedestrians, and bicyclists from trains; motor vehicles from pedestrians and bicycles, as well as pedestrians from bicycles. (*Tempe, Arizona*)

GRANDFATHERED: Describes the status accorded certain properties, uses, and activities that legally exist prior to the date of adoption of the zoning ordinance or provisions of the zoning ordinance. (*Cecil County, Maryland*)

GREEN BUILDING: Structures that incorporate the principles of sustainable design—design in which the impact of a building on the environment will be minimal over the lifetime of that building. Green buildings incorporate principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse. (*United State Environmental Protection Agency*)

GREENFIELD: (*See also brownfield*) Farmland and open areas where there has been no prior industrial or commercial activity, and therefore where the threat of contamination is much lower than in urbanized areas. (*American Planning Association*)



WASATCH FRONT REGIONAL COUNCIL

GREENWAY: A linear park, alternative transportation route, or open space conservation area approved by the local commission that provides passive recreational opportunities, pedestrian and / or bicycle paths, and / or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the commission. (*Nashville and Davidson County, Tennessee*)

GREYFIELD: Older, economically obsolete development. The term is commonly applied to malls that are past their prime and are experiencing declining levels of occupancy. (*Saratoga Springs, New York*)

GROUNDWATER RECHARGE: The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage. (*California Planning Roundtable*)

GROWTH MANAGEMENT: (*See also smart growth*) The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (*California Planning Roundtable*)

GROWTH PROJECTION: (*See forecast growth*)

GROWTH RATE: The average annual percent change in the population, resulting from a surplus (or deficit) of births over deaths and the balance of migrants entering and leaving a country. The rate may be positive or negative. Also known as population growth rate or average annual rate of growth. (*US Census Bureau*)

H

HABITAT: The sum total of environmental conditions of a specific place that is occupied by an organism a population, or a community. (*Environmental Protection Agency*)

HIGHEST AND BEST USE: (*See also taking*) The use of property that will bring to its owner the greatest profit if offered for sale. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. Ordinances are sometimes challenged as they apply to particular sites because they prevent the highest and best use. Where the ordinance is found to be a valid exercise of the police power (*viz.*, it accomplishes a demonstrable public purpose and is based on a plan), such arguments are seldom decisive. But where a court does not find in the ordinance a public benefit overriding the loss to the property owner of the highest and best use, the court may find that there has been a taking of property without due process of law and declare the provisions of the ordinance invalid. (*American Planning Association*)



HIGHWAY: (See also *expressway*; *freeway*) A general term denoting a public way for purposes of vehicular travel including the entire area within the right-of-way. (*Suffolk, Virginia*)

HISTORIC PRESERVATION: The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition. (*California Planning Roundtable*)

HOMEOWNERS ASSOCIATION: An incorporated nonprofit organization operating under recorded land agreements through which: (a) each lot and/or homeowner in a planned unit or other described land area is automatically a member; (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property; and (c) the charge if unpaid becomes a lien against the property. (*Edmond, Oklahoma*)

HUMAN SCALE: The perceived size of a building relative to a human being. A building is considered to have good human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size. (*Burien, Washington*)

HYDROLOGY: The science of dealing with the properties, distribution, and circulation of water. (*Concord, North Carolina*)

I

IMPACT: The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions. (*California Planning Roundtable*)

IMPACT FEE: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. (*California Planning Roundtable*)

IMPERVIOUS SURFACE: (See also *pervious surface*) Any material which prevents, impedes, or slows infiltration or absorption of storm water directly into the ground at the rate of absorption of vegetation bearing soils, including building, asphalt, concrete, gravel, and other surfaces. (*Traverse City, Michigan*)



WASATCH FRONT REGIONAL COUNCIL

IMPROVEMENT ASSURANCE: A surety bond, letter of credit, cash, or other security: (a) to guaranty the proper completion of an improvement; (b) that is required as a condition precedent to: (i) recording a subdivision plat; or (ii) beginning development activity; and (c) that is offered to a land use authority to induce the land use authority, before actual construction of required improvements, to: (i) consent to the recording of a subdivision plat; or (ii) issue a permit for development activity. (*Utah State Legislature*)

IMPROVEMENT ASSURANCE WARRANTY: A promise that the materials and workmanship of improvements: (a) comport with standards that the municipality has officially adopted; and (b) will not fail in any material respect within a warranty period. (*Utah State Legislature*)

INCENTIVE ZONING: (*See also bonus provision; density bonus, housing*) The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low and moderate income housing, or plans for public plazas and courts at ground level—are included in a project. (*California Planning Roundtable*)

INDUSTRIAL PARK: A planned area for industrial use, usually on the outskirts of a city. (*Webster's New World Dictionary and Thesaurus*)

INFANT MORTALITY RATE: The number of deaths of infants under 1 year of age from a cohort of 1,000 live births. Denoted ${}_1q_0$ or IMR, it is the probability of dying between birth and exact age 1. (*US Census Bureau*)

INFILL DEVELOPMENT: Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development. The use of infill development, among others, promotes the best use of resources and also will tend to have a positive impact upon the tax and other fiscal policies. (*Topeka, Kansas*)

INFRASTRUCTURE: Those man-made structures which serve the common needs of the population, such as: potable water systems; waste-water disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas, or other utilities; bridges; roadways; bicycle paths or trails; pedestrian sidewalks, paths, or trails; and transit stops. (*Loveland, Colorado*)

INTENSITY: (*See also density*) The level of concentration of activity occurring on a site or in an area. Intensity is often used interchangeably with density. (*Scottsdale, Arizona*)



WASATCH FRONT REGIONAL COUNCIL

INTERCHANGE: A grade separated intersection with one or more turning lanes for travel between intersections legs. (*Racine County, Wisconsin*)

INTERCONNECTED STREETS: (See *street, grid system*)

INTERGOVERNMENTAL AGREEMENT: A contractual agreement between the jurisdiction and another governmental entity. IGAs with municipalities are the jurisdiction's primary means of achieving coordinated planning for the areas adjacent to town limits. The agreements define appropriate future urban areas and establish standards and procedures for development in these areas. (*Larimer County, Colorado*)

J

JURISDICTION: Any governmental unit or political division or subdivision including but not limited to: township, village, borough, parish, city, county, state, commonwealth, province, freehold, district, or territory over which the governmental unit exercises power and authority. (*San Diego, California*)

L

LAND ASSETS: Those infrastructure investments under public ownership, or maintained for public benefit, that are necessary to support development and redevelopment and to protect the public health, safety, and environment by providing for the preservation and public control of existing land resources that are sensitive to, and necessary to support, growth and development in other locations, and include but not limited to parks, open space, and farmland retention. (*New Jersey State Plan*)

LAND CONSERVATION: Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal means. (*Newport, Rhode Island*)

LANDSCAPE: To make (a plot of ground more attractive), as by adding lawns, bushes, etc. (*Webster's New World Dictionary and Thesaurus*)

LAND USE: The occupation or use of land or water area for any human activity or any purpose. (*California Planning Roundtable*)

LAND USE APPLICATION: An application required by a municipality's land use ordinance. (*Utah State Legislature*)



WASATCH FRONT REGIONAL COUNCIL

LAND USE AUTHORITY: A person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application. (*Utah State Legislature*)

LAND USE CLASSIFICATION: (See also *North American Industry Classification System (NAICS)*; *Standard Industrial Classification (SIC)*) A system for classifying and designating the appropriate use of properties. (*California Planning Roundtable*)

LAND USE ORDINANCE: A planning, zoning, development, or subdivision ordinance of the municipality, but does not include the general plan. (*Utah State Legislature*)

LEAPFROG DEVELOPMENT: (See also *growth management*; *smart growth*; *sprawl*) Development that occurs well beyond the existing limits of development and thus leaves intervening vacant land behind. This bypassing of the next-in-line lands at the urban fringe results in the haphazard shotgun pattern of urbanization known as "sprawl." (*Handbook for Planning Commissioners in Missouri*)

LEGISLATIVE BODY: The municipal council. (*Utah State Legislature*)

LIFE EXPECTANCY AT BIRTH: The average number of years a group of people born in the same year can be expected to live if mortality at each age remains constant in the future. (*US Census Bureau*)

LOCALLY UNWANTED LAND USE (LULU): A term that has been applied to projects that have historically generated intense local opposition to their location. It is often used in referring to such land uses as prisons, hazardous waste facilities, landfills, power plants, and other uses perceived by the public as posing a health or safety risk. (*Volusia County, Florida*)

LOT: (See also *parcel*) A piece or parcel of land occupied or intended to be occupied, or capable of being occupied, by a permitted principal building or a group of such buildings and accessory buildings, or utilized for a principal use and uses accessory thereto, together with such open spaces as are required by code. (*Santa Rosa, California*)

M

MASTER PLAN: (See also *comprehensive plan*; *general plan*) A comprehensive long-range plan intended to guide growth and development of a community or region and one that includes analysis, recommendation, and proposals for the community's population economy, housing, transportation, community facilities, and land use. (*Iowa State University Extension Service; Sheridan, Wyoming*)



McMANSION: An excessively large home built on relatively small acreage. A McMansion often denotes a home with a larger footprint than a median home, an indistinct architectural style similar to others nearby, and is often located in a newer, larger subdivision or replaces an existing, smaller structure in an older neighborhood. (*Webster's New Millennium Dictionary of English & Wikipedia*)

MEMORIAL: Anything meant to help people remember a person or event, as a monument or holiday. (*Webster's New World Dictionary and Thesaurus*)

METES AND BOUNDS: A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or, in rural areas, a tree or other permanent feature. It is the most precise of the three most common forms of urban land description (the others are by street number of house and by blocks and lots in tract subdivision). (*Handbook for Planning Commissioners in Missouri*)

METROPOLITAN: Of, relating to, or characteristic of a large important city. (*California Planning Roundtable*)

METROPOLITAN PLANNING ORGANIZATION (MPO): 1) Regional policy body, required in urbanized areas with populations over 50,000, and designated by local officials and the governor of the state. Responsible in cooperation with the state and other transportation providers for carrying out the metropolitan transportation planning requirements of the federal highway and transit legislation. 2) Formed in cooperation with the state, develops transportation plans and programs for the metropolitan area. For each urbanized area, a Metropolitan Planning Organization (MPO) must be designated by agreement between the Governor and local units of government representing 75% of the affected population (in the metropolitan area), including the central cities or cities as defined by the Bureau of the Census, or in accordance with procedures established by applicable State or local law. (*Federal Highway Administration*)

MICROCLIMATE: The climate of a small, distinct area, such as a city street or a building's courtyard; can be favorably altered through functional landscaping, architecture, or other design features. (*California Planning Roundtable*)

MIXED USE DEVELOPMENT: A project which integrates a variety of land uses including residential, office, commercial, service, and employment and can result in measurable reductions in traffic impacts. (*San Juan Capistrano, California*)

MONTAGE: A single pictorial composition made by juxtaposing or superimposing many pictures or designs. (*The American Heritage Dictionary of the English Language*)



WASATCH FRONT REGIONAL COUNCIL

MOUNTAINLAND ASSOCIATION OF GOVERNMENTS (MAG): (See *metropolitan planning organization MPO*) a political subdivision of the State of Utah, an intergovernmental agency working for all of the cities/towns of Summit, Utah and Wasatch Counties, and the counties of Summit and Wasatch. The Association is governed by the Executive Council, with input from a series of Program Advisory Boards and other coordinating agencies. (See *www.mountainland.org*)

MODE: A specific form of transportation, such as automobile, subway, bus, rail, or air. (*Federal Highway Administration*)

MODERATE INCOME HOUSING: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. (*Utah State Legislature*)

MULTI-MODAL: The availability of transportation options using different modes within a system or corridor. (*Federal Highway Administration*)

MUNICIPALITY: An incorporated city or town. (*Concord, North Carolina*)



NATURAL DISASTER: Any event or force of nature that has catastrophic consequences, such as avalanche, earthquake, flood, forest fire, hurricane, lightning, tornado, tsunami, and volcanic eruption. (*Webster's New Millennium Dictionary of English*)

NATURAL HAZARD AREA: An area subject to natural events known to result in death or endangerment of the works of man, such as stream flooding, ground water, flash flooding, erosion or fluvial deposits, landslides, earthquakes, weak foundation soils, and other hazards unique to a local or regional area. (*Deschutes County, Oregon*)

NATURAL INCREASE: The difference between the number of births and the number of deaths. (*US Census Bureau*)

NATURAL RESOURCE: Existing natural elements relating to land, water, air, plant and animal life, including but not limited to soils, geology, topography, surface and subsurface waters, wetlands, vegetation, and animal habitats. (*Concord, North Carolina*)

NEIGHBORHOOD: An area of a community with characteristics that distinguish it from other community areas and that may include schools, or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers. (*Iowa State University Extension Service*)



WASATCH FRONT REGIONAL COUNCIL

NEIGHBORHOOD ASSOCIATION: A group of people who are residents, property owners, business owners, or representatives of a nonprofit entity, such as a church, that are organized within the recognized boundary of an established neighborhood area for the purpose of discussing a broad range of issues affecting the neighborhood and the community. (*Beaverton, Oregon*)

NEIGHBORHOOD PLAN: The master plan for a particular neighborhood or district that provides specific design standards and guidelines regulating the development and use of the property. (*Orlando, Florida*)

NEOTRADITIONAL DEVELOPMENT: (*See also New Urbanism; traditional neighborhood development; traditional neighborhood district*) An approach to land-use planning and urban design that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, a central public gathering place, interconnecting streets and alleys, and edges defined by greenbelts or boulevards. The basic goal is integration of the activities of potential residents with work, shopping, recreation, and transit all within walking distance. (*California Planning Roundtable*)

NET MIGRATION RATE: The difference between the number of migrants entering and those leaving a country in a year, per 1,000 midyear population. May also be expressed in percent. A positive figure is known as a net immigration rate and a negative figure as a net emigration rate. (*US Census Bureau*)

NEW URBANISM: (*See also neotraditional development; traditional neighborhood development; traditional neighborhood district*) The process of reintegrating the components of modern life—housing, workplace, shopping, and recreation—into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework. Initially dubbed “neotraditional planning,” the principles that define new urbanism can be applied successfully to infill and redevelopment sites within existing urbanized areas. (*Congress for the New Urbanism*)

NIMBY (not in my back yard): (*See locally unwanted land use (LULU)*)

NODE: An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar or related uses. (*Concord, North Carolina*)

NOMINAL FEE: A fee that reasonably reimburses a municipality only for time spent and expenses incurred in: (a) verifying that building plans are identical plans; and (b) reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans. (*Utah State Legislature*)

NONATTAINMENT: (*See also air pollution*) The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (*California Planning Roundtable*)



WASATCH FRONT REGIONAL COUNCIL

NONCOMPLYING STRUCTURE: A structure that: (a) legally existed before its current land use designation; and (b) because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land. (*Utah State Legislature*)

NONCONFORMING USE: A use of land that: (a) legally existed before its current land use designation; (b) has been maintained continuously since the time the land use ordinance governing the land changed; and (c) because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land. (*Utah State Legislature*)

NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) MANUAL: A system for classifying establishments by the type of economic activity in which they are engaged. This is a common code between the United States, Mexico, and Canada and is replacing the Standard Industrial Classification (SIC). (*US Census Bureau*)

NUISANCE: Anything, condition, or conduct that endangers health and safety, or unreasonably offends the senses, or obstructs the free use and comfortable enjoyment of property, or essentially interferes with the comfortable enjoyment of life. (*Wood River, Illinois*)

O

OFFICE PARK: A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics, and compatibility. (*Schaumburg, Illinois*)

OFFICIAL MAP: A map drawn by municipal authorities and recorded in a county recorder's office that: (a) shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities; (b) provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and (c) has been adopted as an element of the municipality's general plan. (*Utah State Legislature*)

OPEN SPACE: Any land or area, the preservation of which in its present use would: (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) enhance recreation opportunities. (*Redmond, Washington*)



WASATCH FRONT REGIONAL COUNCIL

ORDINANCE: (See also *regulation*) A law or regulation set forth and adopted by a governmental authority, usually a city or county. (*Jefferson County, Colorado*)

OVERLAY ZONING DISTRICT: A special district or zone which addresses special land use circumstances or environmental safeguards and is superimposed over the underlying existing zoning districts. Permitted uses in the underlying zoning district shall continue subject to compliance with the regulations of the overlay zone or district. (*Merrimack, New Hampshire*)

OZONE: (See also *air pollution; smog*) A gas that is a variety of oxygen. The oxygen gas found in the air consists of two oxygen atoms stuck together; this is molecular oxygen. Ozone consists of three oxygen atoms stuck together into an ozone molecule. Ozone occurs in nature; it produces the sharp smell you notice near a lightning strike. High concentrations of ozone gas are found in a layer of the atmosphere—the stratosphere—high above the Earth. Stratospheric ozone shields the Earth against harmful rays from the sun, particularly ultraviolet B. Smog's main component is ozone; this ground-level ozone is a product of reactions among chemicals produced by burning coal, gasoline, and other fuels, and chemicals found in products including solvents, paints, hairsprays, etc. (*Environmental Protection Agency*)



PARCEL: (See also *lot*) A contiguous quantity of land, in the possession of or owned by or recorded as the property of the same claimant or person. (*Vernal, Utah*)

PARK: Any public or private land available for recreational, educational, cultural, or aesthetic use. (*Mankato, Minnesota*)

PARK-AND-RIDE FACILITY: Parking lots or structures located along public transit routes designed to encourage transfer from private automobile to mass transit or to encourage carpooling for purposes of commuting, or for access to recreation areas. (*North Liberty, Iowa*)

PATH, MULTI-USE: A pathway, which may be paved or unpaved, and is physically separated from motorized vehicular traffic by an open space or barrier and is either within the highway right-of-way or within an independent tract, or easement. Multi-use path activities may include walking, hiking, jogging, horseback riding, bicycling, and roller skating. (*Concord, North Carolina*)

PAVEMENT, PERMEABLE: (See also *pervious surface*) A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable pavement system utilizes either porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded coarse aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures, and water which allow for passage of runoff and air. (*Concord, North Carolina*)

PEDESTRIAN-ACCOMMODATING DEVELOPMENT: (See also *auto-oriented development*) Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and they are not emphasized by the design of the site. (*Portland, Oregon*)

PEDESTRIAN MALL: An area or space of street or public square, or portions of same, given over entirely to pedestrian traffic. Such an area usually forms a line in the regular street plan of a city where the need for a vehicular right-of-way is not great and such traffic can be routed around the mall area. (*Ocean Shores, Washington and Dewey Beach, Delaware*)

PEDESTRIAN ORIENTED DEVELOPMENT: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. Pedestrian oriented development is designed so a person can comfortably walk from one location to another, encourages strolling, window-shopping, and other pedestrian activities, provides a mix of commercial and civic uses (offices, a mix of different retail types, libraries and other government and social service outlets), and provides visually interesting and useful details such as: public clocks; benches; public art, such as murals and sculptures; shade structures, such as canopies and covered walkways; decorative water fountains; drinking fountains; textured pavement, such as bricks or cobblestones; shade trees; interesting light poles; trash bins; transit system maps; covered transit stops; and street-level retail with storefront windows. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and they are not emphasized by the design of the site. (*Portland, Oregon and Austin, Texas*)

PEDESTRIAN SCALE: Site and building design elements that are dimensionally smaller than those intended to accommodate automobile traffic flow and buffering. Examples include ornamental lighting no higher than 12 feet; bricks, pavers, or other paving modules 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. (*Beaverton, Oregon*)



PERMITTED USE: (See also *by right*) Any use which is or may be lawfully established in a particular district(s), provided it conforms with all the requirements applicable to that district(s). (*Wood River, Illinois*)

PERVIOUS SURFACE: (See also *impervious surface; pavement, permeable*) A surface that presents an opportunity for precipitation to infiltrate or percolate into the ground. (*New Castle County, Delaware*)

PLACEMAKING: The art of creating public places that uplift and help people connect to each other. It is making a “Public Space a Living Space.” (*Project for Public Spaces*)

PLAN FOR MODERATE INCOME HOUSING: A written document adopted by a city legislative body that includes: (a) an estimate of the existing supply of moderate income housing located within the city; (b) an estimate of the need for moderate income housing in the city for the next five years as revised biennially; (c) a survey of total residential land use; (d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and (e) a description of the city's program to encourage an adequate supply of moderate income housing. (*Utah State Legislature*)

PLANNED COMMUNITY: A large-scale self-contained complex of residential, commercial, and industrial uses in the form of a planned development in conjunction with a master plan with an interrelated system for transportation, utilities, recreational areas, and other public facilities, all of which constitute a separate community. (*Deschutes County, Oregon*)

PLANNED DEVELOPMENT: Land, under unified control, to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. May include principal and accessory structures and those uses substantially related to the character and purposes of the planned development. (*Garrett, Indiana*)

PLANNED UNIT DEVELOPMENT (PUD): A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development. (*California Planning Roundtable*)

PLANNING COMMISSION: A group of people appointed by the city council or county commission that administers planning and land-use regulations for the city and provides recommendations on a wide array of land-use and land-use policy issues. (*Kennewick, Washington*)

PLAT: A map or other graphical representation of lands being laid out and prepared in accordance with Section 10-9a-603, 17-23-17, or 57-8-13. (*Utah State Legislature*)



WASATCH FRONT REGIONAL COUNCIL

PLAZA: (See also *public space*) An area generally open to the public and used for passive recreational activities and relaxation. Plazas are paved areas typically provided with amenities, such as seating, drinking and ornamental fountains, art, trees, and landscaping, for use by pedestrians. (*Portland, Oregon*)

POCKET PARK: A very small park or outdoor area for public leisure, especially an urban plaza or courtyard with benches and fountains. (*Based on the Random House Unabridged Dictionary*)

POLICE POWER: (See also *eminent domain*) The right of government to regulate personal conduct and the use of land in order to protect that public health, safety, and welfare. The use of police power by a unit of government must follow “due process” and be “reasonable,” but the government does not have to pay compensation for related losses. In this last respect, it differs from the government’s use of eminent domain (where just compensation is mandatory). (*Iowa State University Extension Service*)

POLLUTION: (See also *air pollution; water pollution*) The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal, or plant life, or property, or unreasonably interfere with the enjoyment of life or property. (*Temple Terrace, Florida*)

POPULATION PROJECTION: A prediction of a future demographic condition that will occur if the assumptions inherent in the projection technique prove true. (*American Planning Association*)

POTENTIAL GEOLOGIC HAZARD: An area that: (a) is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area’s potential for geologic hazard; or (b) has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area. (*Utah State Legislature*)

PROJECTIONS: Data on population and vital rates derived for future years based on statistics from population censuses, vital registration systems, or sample surveys pertaining to the recent past, and on assumptions about future trends. (*US Census Bureau*)

PUBLIC ART: Any visual work of art, accessible to public view, on public or private property within the city neighborhood environs including residential, business, or industrial buildings, apartment and condominium complexes, parks, multiple-use structures, and similar facilities. The work of art may include but need not be limited to sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, or ceramics. Media may include but need not be limited to steel, bronze, wood, plastic, stone, and concrete. (*Trenton Township, Ohio*)



WASATCH FRONT REGIONAL COUNCIL

PUBLIC FACILITIES: The erection, construction, alteration, operation, or maintenance of buildings, power plants or substations, water treatment plants or pumping stations, sewage disposal or pumping plants, and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail or passenger bus transport, communication, public water, and sewerage services. (*Escondido, California*)

PUBLIC HEARING: A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. (*Utah State Legislature*)

PUBLIC MEETING: A meeting that is required to be open to the public under Title 52, Chapter 4, Open and Public Meetings Act. (*Utah State Legislature*)

PUBLIC SPACE: Open space, including any park, lake, stream, stadium, athletic field, playground, school yard, street, avenue, plaza, square, bus, train or railroad depot, station, terminal, cemetery, open space adjacent thereto, or any other place commonly open to the public, including but not limited to areas on private property commonly open to the view by the public. (*Champaign, Illinois*)

PUBLIC TRANSPORTATION: (*See also transit*) Services provided for the public on a regular basis by vehicles such as bus or rail on public ways, using specific routes and schedules, and usually on a fare-paying basis. (*Sacramento Regional Transit District*)

PURCHASE OF DEVELOPMENT RIGHTS (PDR): (*See also transfer of development rights (TDR)*) A public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property. PDR programs are strictly voluntary and are usually funded by the sale of bonds or property tax revenues. (*Washtenaw County, Michigan*)

Q

QUALITY OF LIFE: The personal perception of the physical, economic, and emotional well-being that exists in the community. (*Larimer County, Colorado*)

R

RAILS-TO-TRAILS: A federal act to give interested parties (governments) the opportunity to use railroad rights-of-way, which might otherwise be abandoned, for recreational use. (*Green Bay, Wisconsin*)



RECEIVING ZONE: An area of a municipality that the municipality's land use authority designates as an area in which an owner of land may receive transferable development rights. (*Utah State Legislature*)

RECORD OF SURVEY MAP: A map of a survey of land prepared in accordance with Section 17-23-17. (*Utah State Legislature*)

RECREATION: The refreshment of body and mind through forms of play, amusement, or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive, such as enjoying the natural beauty of the shoreline or its wildlife. (*Renton, Washington*)

REDEVELOPMENT: Any proposed expansion, addition, or major façade change to an existing building, structure, or parking facility. (*Wheeling, Illinois*)

REGION: An area encompassing land in more than one municipality that is bound together by shared characteristics. (*New Jersey State Plan*)

REGIONAL: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area. (*California Planning Roundtable*)

REGIONAL GROWTH COMMITTEE: The Regional Growth Committee (RGC) serves as the policy advisory body to the Regional Council on long-range transportation planning and related land use and other growth issues. The RGC is responsible for the Regional Long-Range Transportation Plan and developing regional growth planning strategies in cooperation and coordination with local governments, the Utah Department of Transportation (UDOT), the Utah Transit Authority (UTA), and other organizations and stakeholders. Further, the Regional Growth Committee's role is to provide overall direction and guidance to the Regional Council staff and Subcommittees in carrying out the programs and activities associated with the objectives listed below. (*Wasatch Front Regional Council*)

REGULATION: (*See also ordinance*) A rule or order prescribed for managing government. (*California Planning Roundtable*)

RELIGIOUS INSTITUTION: A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. (*Plymouth, Minnesota*)

RENEWABLE ENERGY SYSTEM: Any facility or installation such as a windmill, hydroelectric unit or solar collecting or concentrating array, which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat, or from biomass, for offsite use. (*Moorpark, California*)



WASATCH FRONT REGIONAL COUNCIL

REPLACEMENT LEVEL FERTILITY: The average number of children each woman would have to bear for a population to remain the same size over the long term. Conventionally taken to be an average of 2.1 children per woman. (*US Census Bureau*)

RESEARCH PARK: (See also *office park*) A tract of land developed according to a master site plan for the use of a subdivision of industries and their related commercial uses, and that is of sufficient size and physical improvement to protect surrounding areas and the general community and to ensure a harmonious integration into the neighborhood. (*North Liberty, Iowa*)

RESIDENTIAL: Activities within land areas used predominantly for housing. (*Temple Terrace, Florida*)

RESTRICTIVE COVENANT: A written agreement executed by and between a property owner and the city whereby the property owner for a specified consideration by the city agrees to certain conditions, restrictions, and/or limitations on the use, maintenance, or sale of his property. Such restrictive covenant shall be recorded in the public record and shall run with the land and shall be binding upon the property owner, his successors, and assigns. (*Coral Gables, Florida*)

RETAIL: (See also *business; commercial*) The selling of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license. (*Lake Elsinore, California*)

REUSE: To use again, especially after salvaging or special treatment or processing. (*The American Heritage Dictionary of the English Language*)

REZONING: (See *zoning amendment*)

RIGHT-OF-WAY: A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities. (*Clark County, Nevada*)

RIPARIAN BUFFER: A vegetated buffer strip along a watercourse that filters storm water and provides wildlife habitat. (*Wayne County, Ohio*)

RIVERWALK: (See also *esplanade*) A publicly owned or privately owned way, generally open to the sky and unobstructed by buildings, that runs along the river edge and is open to the public during specified times. It may include, without limitation, any combination of open space, paved areas, landscaped areas, pedestrian paths, and pedestrian furnishings. (*Chicago, Illinois*)

ROUNDBOUT: (See also *traffic calming*) A raised island that is usually landscaped and located at the intersection of two streets used to reduce traffic speeds and accidents without diverting traffic onto adjacent residential streets. (*American Planning Association*)



WASATCH FRONT REGIONAL COUNCIL

RUN WITH THE LAND: A covenant, restriction, or permission that is binding on the present and all future owners of the property. For purposes of zoning, variances and special exceptions run with the land so long as any and all conditions are met. (*Dodge City, Kansas*)

RURAL: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses, or open space uses. (*Renton, Washington*)

S

SANITARY SEWER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems. (*Utah State Legislature*)

SCHOOL SITE: A site that is operated as a primary or secondary school and which contains all improvements required by local, state, or federal regulations necessary for general primary or secondary academic instruction. (*San Jose, California*)

SENDING ZONE: An area of a municipality that the municipality's land use authority designates as an area from which an owner of land may transfer transferable development rights to an owner of land in a receiving zone. (*Utah State Legislature*)

SENSE OF PLACE: (*See also [community character](#)*) The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place. (*Scottsdale, Arizona*)

SETBACK: The minimum distance by which any building or structure must be separated from a street right-of-way or lot line. (*Blacksburg, Virginia*)

SHOPPING CENTER: A group of retail and other commercial establishments that is planned, owned, and managed as a single property. On-site parking is provided. The center's size and orientation are generally determined by the market characteristics of the trade area served by the center. The two main configurations of shopping centers area malls and open-air strip centers. (*International Council of Shopping Centers*)

SHOPPING CENTER, COMMUNITY: A center that typically offers a wider range of apparel and other soft goods than the neighborhood center does. Among the more common anchors are supermarkets, super drugstores, and discount department stores. Community center tenants sometimes contain off-price retailers selling such items as apparel, home improvements/furnishings, toys, electronics, or sporting goods. The center is usually



WASATCH FRONT REGIONAL COUNCIL

configured as a strip, in a strip line, or “L” or “U” shape. Of the eight center types, community centers encompass the widest range of formats. For example, certain centers that are anchored by a large discount department store refer to themselves as discount centers. Others with a high percentage of square footage allocated to off-price retailers can be termed off-price centers. (*International Council of Shopping Centers*)

SHOPPING CENTER, NEIGHBORHOOD: A center designed to provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood. Roughly half of these centers are anchored by a supermarket, while about a third have a drugstore anchor. These anchors are supported by stores offering drugs, snacks and personal services. A neighborhood center is usually configured as a straight-line strip with no enclosed walkway or mall area, although a canopy may connect the storefronts. (*International Council of Shopping Centers*)

SHOPPING CENTER, OUTLET: usually located in rural or occasionally tourist locations, outlet centers consist mostly of manufacturers’ outlet stores selling their own brands at a discount. These centers are typically not anchored. A strip configuration is most common, although some are enclosed malls, and others can be arranged in a “village cluster.” (*International Council of Shopping Centers*)

SHOPPING CENTER, POWER CENTER: A center dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or “category killers” (i.e., stores that offer tremendous selection in a particular merchandise category at low prices). The center typically consists of several freestanding (unconnected) anchors and only a minimum number of small tenants. (*International Council of Shopping Centers*)

SHOPPING CENTER, REGIONAL: A center that provides general merchandise (a large percentage of which is apparel) and services in full depth and variety. Its main attraction are anchors: traditional, mass merchandise, or discount department stores or fashion or specialty stores. A typical regional center is usually enclosed with an inward orientation of the stores connected by a common walkway and parking surrounds the outside perimeter. (*International Council of Shopping Centers*)

SHOPPING CENTER, SUPERREGIONAL: Similar to a regional center, but because of its larger size, a superregional center has more anchors and a deeper selection of merchandise, and draws from a larger population base. As with regional centers, the typical configuration is as an enclosed mall, frequently with multiple levels. (*International Council of Shopping Centers*)

SHOPPING CENTER, THEME/FESTIVAL: A shopping center that employs a unifying theme carried out by the individual shops in their architectural design and, to an extent, in their merchandise. The biggest appeal of these centers is to tourists. Center can be anchored by restaurants and entertainment facilities. These centers, generally located in urban areas, tend to be adapted from older, sometimes historic buildings, and can be a part of mixed-use projects. (*International Council of Shopping Centers*)



WASATCH FRONT REGIONAL COUNCIL

SHOPPING MALL: Malls are typically enclosed, with a climate-controlled walkway between two facing strips of stores. The term represents the most common design mode for regional and superregional centers and has become an informal term for these types of centers. (*International Council of Shopping Centers*)

SIDEWALK: An improved pedestrian surface that is typically located adjacent to a roadway. (*Farragut, Tennessee*)

SIDEWALK CAFÉ: An area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area or pedestrian plaza area of the public right-of-way and used exclusively for dining, drinking, and pedestrian circulation. (*Sandy, Oregon*)

SLOPE, UNSTABLE: An area susceptible to a landslide, a mudflow, a rockfall or accelerated creep of slope-forming materials. (*Concord, North Carolina*)

SMART GROWTH: (*See also [growth management](#)*) Planning, regulatory, and development practices and techniques founded upon and promoting the following principles: (1) using land resources more efficiently through compact building forms, infill development, and moderation in street and parking standards in order to lessen land consumption and preserve natural resources; (2) supporting the location of stores, offices, residences, schools, recreational spaces, and other public facilities within walking distance of each other in compact neighborhoods that are designed to provide alternate opportunities for easier movement and interaction; (3) providing a variety of housing choices so that the young and old, single persons and families, and those of varying economic ability may find places to live; (4) supporting walking, cycling, and transit as attractive alternatives to driving; providing alternative routes that disperse, rather than concentrate, traffic congestion; and lowering traffic speeds in neighborhoods; (5) connecting infrastructure and development decisions to minimize future costs by creating neighborhoods where more people use existing services and facilities, and by integrating development and land use with transit routes and stations; and (6) improving the development review process and development standards so that developers are encouraged to apply the principles stated above. (*Growing Smart Legislative Guidebook*)

SMOG: (*See also [air pollution](#); [ozone](#)*) A mixture of pollutants, principally ground-level ozone, produced by chemical reactions in the air involving smog-forming chemicals. A major portion of smog-formers come from burning of petroleum-based fuels such as gasoline. Other smog-formers, volatile organic compounds, are found in products such as paints and solvents. Smog can harm health, damage the environment, and cause poor visibility. Major smog occurrences are often linked to heavy motor vehicle traffic, sunshine, high temperatures, and calm winds or temperature inversion (weather condition in which warm or cold air is trapped close to the ground). Smog is often worse away from the source of the smog-forming chemicals, since the chemical reactions that result in smog occur in the sky while the reacting chemicals are being blown away from their sources by winds. (*Environmental Protection Agency*)



WASATCH FRONT REGIONAL COUNCIL

SPECIAL SERVICE DISTRICT: A subarea of a community designated by city ordinance to assess payments for construction or installation of public facilities that primarily benefit the property owners within the district. (*Renton, Washington*)

SPECIFIED PUBLIC UTILITY: An electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1. (*Utah State Legislature*)

SPRAWL: The process by which the spread of development across the landscape far outpaces the 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 other features usually associated with sprawl (e.g., the lack of transportation choices, relative uniformity of housing options, or the difficulty of walking) are the results of these conditions. (*Tompkins County, New York*)

SQUARE: (*See also plaza*) Open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings. (*Austin, Texas*)

STANDARD INDUSTRIAL CLASSIFICATION (SIC): (*See also land use classification; North American Industry Classification System (NAICS)*) A classification pursuant to the SIC manual issued by the federal Office of Management and Budget (OMB). (*Henrico County, Virginia*)

STREET: A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement, or other way. (*Utah State Legislature*)

STREET, ARTERIAL: Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common. (*California Planning Roundtable*)

STREET, BOULEVARD: A broad thoroughfare with landscape, sidewalk, or pedestrian improvements, often with a landscaped median or center divider, that functions as a linear open space. (*Renton, Washington*)

STREET, COLLECTOR: Relatively low-speed (25-30 mph), relatively low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network. (*California Planning Roundtable*)



WASATCH FRONT REGIONAL COUNCIL

STREET, CUL-DE-SAC: A local street having one end open to vehicular traffic and the other end permanently closed with a vehicular turn-around. (*Tallmadge, Ohio*)

STREET, FURNITURE: Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks, etc. (*Larkspur, California*)

STREET, FUTURE: An area designated on a map as a "future street" which is proposed to be used as a new or enlarged public right of way at some time in the future as may be necessary to provide access to certain property or as may be necessary to provide for adequate street widths. (*Glendale, California*)

STREET, GRID SYSTEM: A street system based upon a standard grid pattern (i.e., checkerboard blocks); however, offset intersections, loop roads, and cul-de-sacs as well as angled or curved road segments may also be used on a limited basis. The block pattern is characterized by regular (i.e., rectangular or trapezoidal) blocks and irregular polygons do not predominate. (*Renton, Washington*)

STREET, LOCAL: A street used primarily for access to abutting properties, providing for minimum speeds and traffic volumes. (*Wood River, Illinois*)

STREET WALL: The main wall of a structure, that is closest to and most nearly parallel with an adjacent street. (*Pittsburgh, Pennsylvania*)

STREETSCAPE: A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting. (*Hudson, Ohio*)

STRIP DEVELOPMENT: A form of development characterized by the following: (1) the primary uses are commercial or retail in nature; (2) the development site takes direct access from an arterial or collector road; (3) the site contains parking located above ground level and lying between the accessed roadway and the primary buildings; and (4) the site is characterized by substantial frontage along the road or roads from which it takes primary or secondary access, or by numerous points along a roadway serving primarily retail or commercial uses. (*Concord, North Carolina*)

SUBDIVIDE: To divide a parcel of land, whether improved or unimproved, into two or more contiguous lots or parcels of land in accordance with the local code. (*Milwaukee, Wisconsin*)



WASATCH FRONT REGIONAL COUNCIL

SUBDIVISION: (a) Any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

(b) "Subdivision" includes: (i) the division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument; and (ii) except as provided in Subsection (44) (c), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

(c) "Subdivision" does not include: (i) a bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance; (ii) a recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if: (A) no new lot is created; and (B) the adjustment does not violate applicable land use ordinances; (iii) a recorded document, executed by the owner of record: (A) revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property; or (B) joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joiner does not violate applicable land use ordinances; or (iv) a recorded agreement between owners of adjoining subdivided properties adjusting their mutual boundary if: (A) no new dwelling lot or housing unit will result from the adjustment; and (B) the adjustment will not violate any applicable land use ordinance.

(d) The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a subdivision under this Subsection (44) as to the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's subdivision ordinance. (*Utah State Legislature*)

SUBSIDIZE: A federal, state, or local grant or aid that is extended to the construction or rehabilitation of housing, roads, or utilities. A subsidy may include, but shall not be limited to: a payment in money; a donation of land or infrastructure; financing assistance or guarantees; a development or impact fee exemption; tax credits; full or partial property tax exemption; or a density bonus or other regulatory incentive. (*Growing Smart Legislative Guidebook*)

SUBURBAN: Low to medium development patterns that surround the urban areas of a city. The suburbs are often residential in character with single-family detached houses as the primary use of land. Increasingly, the suburbs contain employment and service centers as well as residential areas. The automobile historically determines the form of the suburbs. (*Tompkins County, New York*)



WASATCH FRONT REGIONAL COUNCIL

SUSTAINABLE DEVELOPMENT: The term refers to achieving economic and social development in ways that do not exhaust a country's natural resources. See, also, Ashford (1995) and The World Commission on Environment and Development (1987). In the Commission's words: "...sustainable development is ... a process of change in which the exploitation of resources, the direction of investments, the orientation of technological development, and institutional change are made consistent with the future as well as present needs" (Ibid: 9). (*US Census Bureau*)

SWAP MEET: (*See also farmers market; flea market*) Any indoor or outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and where a fee may be charged to prospective buyers for admission, or a fee may be charged for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. "Swap meet" is interchangeable with and applicable to: flea markets, auctions, open air markets, farmer's markets, or other similar named or labeled activities; but the term does not include the usual supermarket or department store retail operations. (*Redondo Beach, California*)

T

TAKING: (*See also highest and best use; police power*) A real estate term traditionally used to mean acquisition by eminent domain but broadened by the U.S. Supreme Court to mean any government action that denies economically viable use of property. More recent federal and state legislative proposals would consider any government program causing a "substantial" reduction in property values to be a taking. (*California Planning Roundtable*)

TEARDOWN: (*See also infill development*) The construction or remodeling of single-family homes to the maximum allowable size permitted by land-use and zoning regulation in neighborhoods distinctly characterized by considerably smaller homes. (*Glendale, California*)

TOWN CENTER: (*See also civic center*) A location within the city containing an orderly mix of land uses that meets the daily needs of area residents. This mix is intended to contain convenience retail, food services, personnel, and business service uses; community facilities including parks, schools, libraries, and places of worship; and residential uses of a density and location that would accommodate direct pedestrian linkages to the nonresidential facilities. These should be arranged in a manner that creates a mixture of land uses with pedestrian orientation, plazas, open spaces, and mass transit opportunities. (*Temecula, California*)



WASATCH FRONT REGIONAL COUNCIL

TOWNHOUSE: Single-family attached unit in structures housing three or more dwelling units, contiguous to each other only by the sharing of one common bearing wall; such structures are to be of the townhouse or rowhouse type as contrasted to multiple-dwelling apartment structures. No single structure shall contain in excess of eight dwelling units and each dwelling unit shall have separate and individual front and rear entrances. (*Robbinsdale, Minnesota*)

TOWNSCAPE: The physical elements of the urban landscape and includes the natural setting, street patterns, water courses, and overall building placement, height, scale, color, wall types, and prominent views. (*Santa Fe, New Mexico*)

TRACT HOUSE: A dwelling in a residential development containing houses similar in size and appearance. (*Lake Elsinore, California*)

TRADITIONAL NEIGHBORHOOD DEVELOPMENT: (*See also [neotraditional development](#); [New Urbanism](#); [traditional neighborhood district](#)*) A development that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street, front porches on houses, pedestrian-orientation, compatible and mixed land uses, village squares and greens. (*Henderson, Nevada*)

TRADITIONAL NEIGHBORHOOD DISTRICT: (*See also [neotraditional development](#); [New Urbanism](#); [traditional neighborhood development](#)*) A district that encourages mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A traditional neighborhood district diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A traditional neighborhood district is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. Its design adopts the urban conventions which were the norm in the United States from colonial times until the 1940s. (*Austin, Texas*)

TRAFFIC CALMING: A concept fundamentally concerned with reducing the adverse impact of motor vehicles on built-up areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment. (*University of Leeds, Institute for Transportation, UK*)

TRANSFER OF DEVELOPMENT RIGHTS (TDR): (*See also [purchase of development rights \(PDR\)](#)*) The entitlement to develop land within a sending zone that would vest according to the municipality's existing land use ordinances on the date that a completed land use application is filed seeking the approval of development activity on the land. (*Utah State Legislature*)

TRANSIT: (*See also [public transportation](#)*) Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: commuter rail, light rail, bus rapid transit, express bus, and local fixed route bus. (*Temple Terrace, Florida*)



WASATCH FRONT REGIONAL COUNCIL

TRANSIT, LIGHT RAIL: Street cars or trolley cars that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Vehicles are each electrically self-propelled. (*Temple Terrace, Florida*)

TRANSIT ORIENTED DEVELOPMENT (TOD): A mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car. TOD development also maximizes investment in transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines; development in such areas is designed to make transit use as convenient as possible. (*California Planning Roundtable and Palo Alto, California*)

TRANSIT STATION: Any structure or transit facility that is primarily used, as part of a transit system, for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another. (*Concord, North Carolina*)

TRANSPORTATION FACILITIES: Individual modal or multi-modal conveyances and terminals; within a corridor, facilities may be of local, regional, or statewide importance. Examples of facilities area highways, rail transit lines, transit stations, bicycle paths, airports, and sea or river ports. (*Oregon Department of Transportation*)



UNINCORPORATED: The area outside of the incorporated area of a city or town. (*Utah State Legislature*)

UPZONING: (*See also downzoning*) A change in zoning allowing more intensive development. More intensive development is indicated by an increase in density, a broadened range of authorized uses, an increased floor area ratio, a shift from residential to commercial development, or a shift from commercial to industrial development. (*Rochester, Minnesota*)

URBAN: (*See also urban center*) Of, relating to, characteristic or, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, as well as the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be nonurban or rural. (*California Planning Roundtable*)



WASATCH FRONT REGIONAL COUNCIL

URBAN CENTER: (See also *urban*) An area of statewide importance; a large settlement that has a high intensity of population and mixed land uses, including industrial, commercial, residential, and cultural uses; the historical focus for growth in the major urban areas of the state. (*New Jersey State Plan*)

URBAN DESIGN: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture. (*California Planning Roundtable*)

URBAN FRINGE: (See also *exurban*) Land at the edge of an urban area usually made up of mixed agricultural and urban land uses. This is probably the most critical area within an urban area and requires adequate controls wisely administered by a coordinated effort of city and county officials. (*Iowa State University Extension Services*)

URBAN GROWTH BOUNDARY (UGB): (See also *growth management*) Urban growth boundaries provide for an orderly and efficient transition from rural to urban land use. Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors: (1) demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC (Land Conservation and Development Commission) goals; (2) need for housing, employment opportunities, and livability; (3) orderly and economic provision for public facilities and services; (4) maximum efficiency of land uses within and on the fringe of the existing urban area; (5) environmental, energy, economic, and social consequences; (6) retention of agricultural land with four levels of priority; (7) compatibility of the proposed urban uses with nearby agricultural activities. (*Oregon's Statewide Planning Goals*)

URBAN HEAT ISLAND: A metropolitan area which is significantly warmer than its surrounding rural areas. The temperature difference usually is larger at night than during the day and larger in winter than in summer, and is most apparent when winds are weak. The main cause of the urban heat island is modification of the land surface by urban development; waste heat generated by energy usage is a secondary contributor. As population centers grow they tend to modify a greater and greater area of land and have a corresponding increase in average temperature. (*Wikipedia*)

UTILITY CORRIDOR: Rights-of-way or easements for utility lines on either publicly or privately owned property. (*California Planning Roundtable*)



VEHICLE MILES OF TRAVEL (VMT): The number of miles traveled nationally by vehicles for a period of 1 year. VMT is either calculated using 2 odometer readings or, for vehicles with less than 2 odometer readings, imputed using a regression estimate. (*Federal Highway Administration*)



WASATCH FRONT REGIONAL COUNCIL

VILLAGE: A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services. It often incorporates local-scale economic and social functions that are integrated with housing. A village typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation. This term does not necessarily refer to the form of incorporation of a municipality and is often smaller than a municipality. (*New Jersey State Plan*)

VILLAGE CENTER: (See *town center*)



WASATCH FRONT REGIONAL COUNCIL (WFRC): (See *metropolitan planning organization MPO*) The Regional Council consists of 18 elected officials representing local governments from Salt Lake, Davis, Weber, Morgan, and Tooele counties. The Council also includes 7 no-voting members representing the Utah State Senate, the Utah House of Representatives, the Utah League of Cities and Towns, the Utah Association of Counties, the Utah Department of Transportation, the Utah Transit Authority, and Envision Utah. Transportation planning in the region is a cooperative effort of state and local agencies, and as the MPO, the WFRC is responsible for coordinating this transportation planning process. (See www.wfrc.org)

WALKABLE: Capable of or suitable for being walked (e.g., a very walkable city; a walkable distance). (*Merriam-Webster*)

WATER POLLUTION: (See also *pollution*) The man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of the waters of the state, including but specifically not limited to alterations resulting from the concentration or increase of natural pollutants caused by man-related activities. (*Concord, North Carolina*)

WETLAND: Those areas that are inundated or saturated by surface 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. (*Loveland, Colorado*)

WILDFIRE: (See *fire hazard zone*)

X

XERISCAPING: A set of garden design and landscape maintenance principles that promote good horticultural practices and efficient use of water. The term “xeriscape” is a registered trademark of the National Xeriscape Council and means water-conserving, drought-tolerant landscaping. (*Oviedo, Florida*)

Z

ZERO LOT LINE DEVELOPMENT: A planned unit development in which a structure is sited on two or fewer lot lines with no yard, permitting site design flexibility while increasing the quantity of usable open space on the lot. (*Conyers, Georgia*)

ZONING: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas. Also, a program that implements policies of the general plan. (*California Planning Roundtable*)

ZONING AMENDMENT: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area. (*California Planning Roundtable*)

ZONING DISTRICT: A section of the city in which zoning regulations and standards are uniform. (*Wood River, Illinois*)

ZONING MAP: A map, adopted as part of a land use ordinance that depicts land use zones, overlays, or districts. (*Utah State Legislature*)

Source: While individual sources have been provided for each definition, this glossary was substantially compiled using *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, and published by the American Planning Association. *A Planners Dictionary* is available for purchase from the American Planning Association Store at <http://www.planning.org/APAStore/Search/Default.aspx?p=2431>