

APPENDIX A

GLOSSARY OF TERMS



Accessory Dwelling Unit (ADU)

Accessory dwelling, accessory dwelling unit means a small, secondary leaseable housing unit on a lot with a single-family dwelling. Accessory dwellings are generally limited in size. They can be attached to the primary dwelling or not attached. An accessory dwelling may also be located above a garage that is either attached to the primary dwelling or free-standing.

Active Recreation

Recreational activities that require the use of organized play areas, such as playing fields, swimming pools, and basketball courts. Contrasted to "passive recreation" which does not require the use of such areas.

Affordable Housing

Housing that can be rented or purchased by a household with very low-, low-, or moderate-income for less than 30 percent of that household's gross monthly income. This often refers to housing either managed by a non-profit for the purpose of providing affordable housing, or whose resale price or rent is somehow restricted.

Amendment

A formal County Commission change or revision to the General Plan, including either the Plan's text or its maps.

Bicycle Facilities

A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping of all bikeways, and shared roadways not specifically designated for bicycle use.

Buildout

The point at which all land eligible for development under the General Plan has been developed to its maximum allowed level.

Conservation Easements

A Conservation Easement is a legally binding agreement made voluntarily between a landowner (public or private) and a qualifying organization (also public or private, the owner of the Conservation Easement), in which permanent limits are placed on a property's use and development. A Conservation Easement is an encumbrance on the land, recorded in the local property records, and is binding on all current and future owners of the land. The organization that owns the Conservation Easement is responsible for ensuring that the uses of the land and other activities comply with the terms of the Conservation Easement. Conservation easements are intended to limit land uses to protect it from development that would otherwise be allowable under existing zoning entitlements. Land owners may receive income, estate, and/or property tax benefits from the creation of the Conservation Easement, and the land remains in private ownership.

Cluster Development

The main objective of Cluster Development is to allow residential, or even commercial, development while still protecting the area's environmental features, allowing for more open space, and protecting farmland and the character of rural communities. Cluster developments differ from traditional developments in several ways. Cluster developments usually site homes on smaller lots and there is less emphasis on minimum lot size. However, the total number of homes, or density, on a given acreage does not necessarily increase over that allowed in a traditional subdivision design. The same number of homes are clustered on a smaller portion of the total available land. The remaining land, which would have been allocated to individual home sites, is used as protected open space and shared by the residents of the subdivision and possibly the entire community.

Density

In the context of planning, density is the amount of development within a given area. As part of a long-range planning process, stakeholders often discuss the most desirable densities for different areas of their communities. When referring to density for residential areas, it is usually expressed in dwelling units per acre (du/acre). Nonresidential density is most often calculated as a measurement of floor area ratio (FAR). The American Planning Association defines FAR as the total floor area of all buildings or structures on a zoning lot divided by the total square footage of said lot. The maximum allowable FAR is represented as a number (e.g., 0.20, 0.50, or 3.0).

Density Bonus

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals. Increasing development density may allow for increases in developed nonresidential square footage or increases in the number of developed residential units. This tool works best in areas where growth pressures are strong and land availability limited or when incentives for attaining the goals outweigh alternative development options. A density bonus is commonly used to promote conservation or improvement of natural resources and open space. A community may allow a developer to build more units than is permitted in an area in exchange for permanently protecting green spaces or by making environmental improvements such as with landscaping or developing a nature trail in a project area.

Donations

When a landowner transfers agricultural or open space land or the rights to develop such land to a governmental entity, a land trust, or land conservation organization in the form of a charitable gift. This tool is private and completely voluntary. It provides long-term agricultural land protection, tax benefits may accrue to donor, and a possible increase in adjoining property values. Disadvantages include maintenance and organizational costs to manage the property by the recipient organization.

Downzoning

Downzoning is when the zoning is changed to reduce maximum density or limit land uses. This tool can be used as a way to preserve neighborhood character and enhance environmental protection. It may create non-conforming uses and possible loss in property value.

Dwelling Unit

The term "dwelling unit" means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family.

Entitlement

Entitlements are legal rights granted by a local governing agency, generally through zoning, to allow identified uses to occur on a parcel of property. Entitlements describe the types and intensity of uses allowed, and generally establish dimensional requirements for structures, such as allowable heights and setbacks. Land entitlements are the foundation of property use and development.

Estate Subdivision

Is a voluntary development pattern that reduces total overall development density by containing larger minimum lot sizes than otherwise allowed by the zone in exchange for relief from typical subdivision standards (i.e. reduced infrastructure requirements).

Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the Valley or a particular part of the Valley. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature such as a creek.



Land Use Code

A set of land use regulations enacted by the County to create zones that permit certain land uses and prohibit others. Land uses in each zone are regulated according to type, lot size or density, height, and, in some zones, the coverage of buildings.

Mixed Use

A development type in which various uses, such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or on nearby sites.

Mobility

The ability to move from one place to another, or to transport goods from one place to another.

Planned Residential Unit Development

A Planned Residential Unit Development (PRUD) is a development which the regulations of the zone, in which the development is situated, are waived to allow flexibility and initiative in site, building design and location in accordance with an approval plan and imposed general requirements. PRUDs are intended to allow for diversification in the relationship of various uses and structures.

Purchase of Development Rights (PDR)

The Purchase of Development Rights (PDR) is a transaction in which a willing landowner voluntarily conveys development entitlements to another party, thereby agreeing to limit the use of the property. Creation of a Conservation Easement is a common method for the purchase of development rights, generally resulting in the retirement and non-use of the purchased rights. Another method of PDR is the acquisition of development rights for relocation and use on another parcel of property, also called "Transfer of Development Rights" (TDR). TDR is only possible if allowed by the jurisdictional local government.

Quality of Life

The personal perception of the physical, economic, and emotional well-being that exists in the community.

Streetscape

Pedestrian and landscape improvements in the right-of-way, generally occurring between the curb and the right-of-way line. Streetscape generally includes sidewalks, street trees, pedestrian lighting, fencing, furnishings, and landscaped areas, including medians and irrigation.

Transfer Of Development Rights (TDR)

Means a right to develop and use land that originates by an ordinance that authorizes a land owner in a designated sending zone to transfer land use rights from a designated sending zone to a designated receiving zone. Transfer of Development Rights is a tool that establishes areas within a community, which define areas for preservation (sending areas), and areas for more growth (receiving areas). Sending areas can be areas of agricultural land, open space, historic properties or any other properties that are important to the community. Receiving areas are areas that the community has designated as appropriate for development. The advantages of TDRs are that they can permanently protect land from development pressure, the landowner is reimbursed for not developing their land, local government can target locations effectively, it utilizes free market mechanisms, and the land remains in private ownership and on the tax roll.

Unplatted

Platted property is described by a Lot and Block, which refers to a recorded subdivision, or plat. Unplatted property refers to land that has not been platted or plotted. It is simply defined by the "metes and bounds" description (such as 42°N12'3"E 200 feet; then 65°N0'0"E 1000 feet).

Walkable

An area designed and constructed in such a way to provide and encourage pleasant, easy and efficient pedestrian movement. Features of a walkable neighborhood may include: sidewalks separated from auto traffic by a planted buffer; continuous sidewalks; safe and well-marked street crossings; short blocks and/or mid-block pedestrian connections; street trees and pleasant streetscapes; windows oriented to the street; a sense of safety; and destinations (parks; shops; gathering places; schools; places of worship) within walking distance.

Zoning Map

The Map that depicts the division of the Valley into zones in which different uses are allowed and different building and lot size restrictions apply. The zoning map is regulatory in nature and applies to currently allowed uses; it should not be confused with the Future Land Use Map, which guides desired future land uses.

