

GLOSSARY

ACRE

A measure of land area containing 43,560 square feet.

ABUTTING/ADJACENT

Having a common border with, or separated from adjoining land, by rights-of-way, alley, or easement.

AESTHETIC

The perception of artistic elements, or elements in the natural or man-made environment which are pleasing to the eye.

AFFORDABLE HOUSING

As defined by the Federal Government, housing that costs no more than 30-35% of a household's gross income.

AGRICULTURE

Farming, ranching, animal husbandry, and horticulture - Land used for grazing domestic animals or land used to produce products that originate from the land's productivity.

AIR POLLUTION

The presence of contaminants in the air, in concentrations that interfere directly or indirectly with people's health, safety or comfort.

AIR QUALITY STANDARDS

The prescribed level of pollutants in the outside air that cannot be legally exceeded during a specified time in a specified geographical area.

ALLUVIAL

Describes soil that contains sediment deposited by water flow.

AMENITY

A natural or man-made feature that enhances or makes more attractive or satisfying a particular property.

ANNEXATION

The incorporation of land into a municipality, resulting in a change in the boundaries of that municipality.

APPLICANT

The landowner or authorized representative, including a corporation, partnership, or joint venture, requesting action on a development proposal or CMP amendment.

APPENDIX A

AQUIFER

An underground bed or stratum of earth, gravel or porous stone that contains water.

AQUIFER RECHARGE AREA

The exposed ground-level portion of the aquifer.

ARCHAEOLOGICAL SITE

Land or water areas containing material evidence of human life and culture of past ages.

AREA MEDIAN INCOME (AMI)

The median household income for a specified geographic area. In 2012, the Denver metro AMI was \$77,800.

ATTAINABLE HOUSING

A term used interchangeably with affordable housing.

BASIN

An area drained by the main stream and tributaries of a creek or river.

BEDROCK

In-place geological formations which cannot be removed with conventional excavating equipment, or which, upon excavation, include more than 60 percent formation fragments (by weight) that are retained in a one-quarter inch mesh screen.

BERM

Mound of earth used in landscaping for screening, definition of space, noise attenuation or decoration.

BEST MANAGEMENT PRACTICES (BMP)

Policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from development.

BUFFER

An area of land established to separate and protect one type of land use from another; to screen from objectionable noise, smoke, or visual impact; or to provide for future public improvements or additional open space.

CAPITAL IMPROVEMENT

Large scale physical assets constructed or purchased to provide, improve, or replace a costly public facility. The cost of a capital improvement is generally non-recurring and may require multi-year financing. "Capital Improvements" shall include physical assets providing additional capacity needed to accommodate the demand for public facilities generated by a proposed residential development and shall include, but not be limited to, water facilities, wastewater facilities, fire protection facilities, streets, public schools and regional parks.

CDOT

Colorado Department of Transportation

CLUSTERING

Designing the built environment to preserve important and unique natural features including open space, view shed corridors, wildlife corridors and habitat, and other environmentally sensitive areas.

CMP

Comprehensive Master Plan

COLLECTOR

A street which collects traffic from local streets and connects with major arterials.

COMMUNITY ACTIVITY CENTER

Development located, for the most part, in the urban area serving an area of three to five miles, characterized by pedestrian orientation; a mix of uses, gathering space for events or recreation, access to multi-modal transportation, and design that provides a coherent visual aspect to the built environment.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

A Federally funded program administered by the Department of Housing and Urban Development whose objectives are to benefit low- and moderate-income persons, aid in the prevention or elimination of slums and blight, and to address other community development needs that present a serious and immediate threat to the health and welfare of the community.

COMMUNITY LAND TRUST

A private non-profit corporation created to acquire and hold land for the benefit of a community and provide secure affordable access to land and housing for community residents.

COMMUNITY SEPARATORS

Land areas surrounding urban and rural town centers that create special definition of, and between, urban areas. These lands are conserved as open space, developed at low intensity and residential densities, use creative design techniques to mitigate visual impacts, and provide a sense of geographic separation.

COMMUNITY SERVICES

Activities that administer, monitor, and support programs and projects that promote the viability of a diverse and maturing community. Community services, as defined in the Comprehensive Master Plan, focus on housing issues, special districts, cultural and historic resources, and economic development.

CONJUNCTIVE USE WATER SYSTEM

Combined use of surface and ground water systems to optimize resource use and minimize adverse effects of using a single source.

CONSERVATION

A careful protection and use of something. Especially, the planned management of a natural resource to prevent exploitation, destruction, or neglect.

CONSOLIDATED PLAN

A local government's 5-year strategic plan for the Community Development Block Grant program that identifies the community's priority needs and objectives.

COVENANT

An agreement, relating to a restriction on the use of specific lands, between two or more parties, set forth in a deed, relating to a restriction on the use of specific lands.

C.R.S.

Colorado Revised Statutes

CULTURAL FACILITIES

A building or area designed and intended for intellectual or artistic activities, including a museum, art gallery, outdoor amphitheater, fairground, sports stadium/arena, performing arts center, or similar facility.

CULTURAL RESOURCES

Sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities.

DARK SKIES

The International Dark-Sky Association was formed in 1998 to address the problem of light pollution. The Association has developed model lighting ordinances, outdoor-lighting handbooks, and other public-education materials. The Association's recommendations are the basis for the County's dark sky practices and policies related to reducing or preventing light pollution.

DEDICATION

A setting aside of land for public use, made by the owner, and accepted for such use by or on behalf of the public.

DEED

A legal document conveying ownership interest of property.

DEED RESTRICTION

A clause in the deed of a housing unit or property that is meant to promote some public or private good, like the conservation of open space or the affordability of a housing unit.

DEMOGRAPHIC ANALYSIS

The statistical study of human populations especially with reference to size, density, distribution, and vital statistics.

DENSITY

The number of units per area of measure. For example, the number of dwelling units per acre, usually expressed for the gross acreage of the site.

DEPENDENT LIVING

Facilities designed for seniors who are in need of 24-hour nursing care that provide room and board, personal care, and protection supervision.

DEVELOPER

The legal or beneficial owner or owners of land included in a proposed development, including the holder of an option or contract to purchase, or other persons having proprietary interest in such land.

DEVELOPMENT

The process of converting land from one use to another, including the rezoning of land; division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and any mining, excavation, or landfill.

DEVELOPMENT REGULATION

Zoning, subdivision, site plan, floodplain regulations or other governmental restrictions or requirements for the use and development of land.

DISTRICT

A part, zone, or geographic area within the County, within which certain zoning or development regulations apply.

DOUGLAS COUNTY HOUSING PARTNERSHIP (DCHP)

A multi-jurisdictional housing authority formed as a cooperative effort between businesses and local and County governments to address the issue of affordable housing.

DRAINAGE

(1) An area for surface water runoff; (2) The removal of surface water or groundwater from land by drains, grading, or other means; including runoff controls to minimize erosion and sedimentation during and after construction or development; the means for preserving water quality; and the prevention or alleviation of localized flooding.

DRCOG

The Denver Regional Council of Governments (DRCOG) is a voluntary association of 55 county and municipal governments in the greater Denver area which work together to address issues of regional concern.

DWELLING UNIT (DU)

A building or portion thereof used exclusively for residential occupancy, including single-family, two-family, and multi-family dwellings, but not including mobile homes, hotels, motels, motor homes or tents. Manufactured homes certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq., as amended and Section 30-28-115 of the Colorado Revised Statutes shall be deemed a dwelling unit.

EASEMENT

An acquired right of use, interest, or privilege in land owned by another.

EASEMENT, AVIGATION

An air rights establishment which serves to notify landowners of the potential for aircraft overflight. In Douglas County, avigation easements associated with site plans or final plats located in certain airport overlay zones, as defined in the Douglas County Zoning Resolution, are granted to waive the owner's right to file complaints against the County, regarding aircraft activity associated with Centennial Airport.

ECOSYSTEM

The complexity of a community of organisms and its environments functioning as an ecological unit.

EFFLUENT

Liquid sewage discharged, with or without treatment, into the environment.

ENVIRONMENTAL CONSTRAINTS

Environmental conditions which affect or reduce the capability of the land to accommodate development.

ENVIRONMENTAL HAZARDS

Environmental conditions which pose a significant threat to life and property.

ENVIRONMENTALLY SENSITIVE AREA

An area with one or more of the following characteristics:

1) slopes in excess of 20 percent; 2) floodplain; 3) soils classified as having a high water table; 4) soils classified as highly erodible; 5) land incapable of meeting percolation requirements; 6) land containing environmental hazards; 7) land formerly used for landfill operations or mining; 8) fault/earthquake areas; 9) stream corridors; 10) mature stands of native vegetation; 11) aquifer recharge areas; 12) high-impact wildlife areas and; 13) areas of high or prominent visibility.

EROSION

The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice and gravity.

FLOOD

The temporary inundation of otherwise normally dry land adjacent to a river, stream, lake, etc.

FLOODPLAIN, 100-YEAR

The area adjoining any river, stream, water-course, lake, or other body of standing water which is subject to inundation and flooding from the 100-year storm event runoff.

FLOOD WAY

That portion of the regulatory area required for the reasonable path or conveyance of the 100-year storm event runoff. This is the area of significant depths and velocities, and due consideration should be given to effects of fill, loss of cross-sectional flow area, and resulting increased water-surface elevations.

GOAL

The end result or ultimate accomplishment toward which an effort is directed.

GRADE-SEPARATED CROSSING

An intersection of two modes of travel, where one mode is elevated or depressed in relation to the other mode, permitting both modes to cross the same point at the same time.

GRADING

Any stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition.

GREEN BUILDING STANDARDS

Green building standards were developed by the U.S. Green Building Council, which established the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Green building standards promote the design, construction, and operation of energy and resource efficient structures.

GREEN INFRASTRUCTURE

Environmental systems comprised of water, wildlife, wildlife habitat, recreation, and sense of place.

GROUNDWATER

The supply of fresh water under the surface in an aquifer or soil that forms a natural reservoir.

HABITAT

The total of all the environmental factors of a specific place occupied by an animal species.

HISTORIC LANDSCAPE

A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein) associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

HISTORIC PRESERVATION

The protection, rehabilitation, and restoration of districts, sites, buildings, structures and artifacts significant in American history, architecture, archaeology, or culture.

HISTORIC PRESERVATION BOARD (HPB)

A volunteer group formed by Douglas County charged with identifying, preserving, and communicating the history of Douglas County.

HOMEOWNERS ASSOCIATION (HOA)

An association of homeowners within a residential area created to govern the area with powers including, but not limited to, the setting and collection of expense assessments from the members of the association, the control and maintenance of common areas, and the enforcement of protective covenants.

IMPROVEMENT

Any man-made, immovable item that becomes part of, placed upon, or is affixed to, real estate.

INCORPORATION

The act or process of forming or creating a municipality.

INDEPENDENT LIVING

Communities designed for seniors who are able to live on their own, but desire the security and conveniences of community living.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

A system or facility for treating, neutralizing, stabilizing, or disposing of sewage which is not part of or connected to a sewage treatment works. The typical components of an ISDS include a septic tank and soil absorption area. Some systems may also include a secondary treatment component between the septic tanks and absorption area. ISDS can serve single family residences and multi-family dwellings, as well as commercial, business, institutional, and industrial properties.

INFRASTRUCTURE

Facilities such as roads, water and sewer lines, treatment plants, utility lines, and other physical facilities in the built environment needed to sustain industrial, residential, or commercial activities.

INTENSITY OF LAND USE

The range or scale of concentration of development, often measured by floor-area ratios or building coverage.

INTERGOVERNMENTAL AGREEMENT (IGA)

A written agreement between two or more governmental jurisdictions.

INTERSECTION

Where two or more roads or other transportation routes cross at grade.

LAND DISTURBANCE

Any activity involving the clearing, cutting, excavating, filling, or grading of land, or any other activity that alters land topography or vegetative cover.

LAND USE

The human modification of the natural environment or wilderness into built environment such as fields, pastures, and settlements.

LAND USE PLAN

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

LANDFILL

A site for solid-waste disposal in which waste is buried between layers of earth.

LANDSCAPE

(1) An expanse of natural scenery; (2) the addition of lawns, trees, plants, and other natural and decorative features to land.

LARGE-LOT DEVELOPMENT

Residential development which occurs at a gross density range between one dwelling unit per 34.9 acres and one dwelling unit per 2.5 acres.

LOCAL IMPROVEMENT

A public improvement provided in a specific area that benefits that area and which is usually paid for by special assessment of benefiting property owners.

LOOP DRIVE

A road within a subdivision that turns back or reconnects to itself and provides only one access point to a collector or arterial road.

LOW-INCOME HOUSEHOLD

A household earning between 50% and 80% of the area median income.

MAJOR ARTERIAL

A street that collects and distributes traffic to and from major origin or destination points, which has access control, channelized intersections, and restricted parking.

MANUFACTURING

Establishments engaged in the mechanical or chemical transformation of materials or substances into new products. Also includes the assembling of component parts, the

manufacturing of products, and the blending of materials such as lubricating oils, plastics, or resins.

MASS TRANSIT

A public, common-carrier transportation system having established routes and schedules.

MASTER PLAN

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

MICRO ENTERPRISE (OR MICROBUSINESS)

A business with fewer than five employees and capital needs of less than \$35,000 that is generally unable to access commercial banking services.

MINING

The extraction of minerals, including solids such as coal and ores; liquids such as crude petroleum; and gases such as natural gases. The term also includes quarrying; milling such as crushing, screening, or washing; and other preparations customarily done at the mine site or as part of a mining activity.

MITIGATE

To make less severe; alleviate; relieve.

MIXED-USE DEVELOPMENT

The development of a tract of land, building, or structure in a compact urban form with two or more different uses, including residential, office, manufacturing, retail, public or entertainment.

MPA

Municipal Planning Area

MODERATE-INCOME HOUSEHOLD

A household earning between 80% and 120% of the area median income.

MULTIMODAL/MULTI-FUNCTIONAL TRANSPORTATION SYSTEM

Integration and coordination of multiple forms of transportation to provide travel options.

MUNICIPAL INFLUENCE AREA

Broad planning areas surrounding the municipalities as identified by each town or city during its master plan adoption process.

MUNICIPALITY

A public corporation created by the legislature for governmental purposes, that possesses local legislative and administrative powers.

NATURAL RECHARGE

Adding water to an aquifer by natural means such as from precipitation or from lakes and rivers.

NATURAL RESOURCES

The entire surface layer of the planet-- raw materials in the environment that are used or capable of being used for some purpose including minerals and fuels, forest and grazing resources, wildlife, and fisheries. These resources are managed with care, as they are part of the Earth's surface, and are of use and of value in that they contribute to the production of the necessities and amenities that people require or demand now and in the future.

NEIGHBORHOOD

An area of a community with characteristics that distinguish it from other community areas, and which may include distinct ethnic or economic characteristics, schools or social clubs, or boundaries defined by physical barriers such as major highways and railroads, or natural features such as rivers.

NEIGHBORHOOD CENTER

A development included within a residential community. A neighborhood center may include an elementary school, neighborhood park, small single and mixed-use retail and residential development, recreation center, and/or open space to provide a sense of community identity.

NOISE

Any undesired audible sound.

NON POINT SOURCE

Multiple, diffuse areas of land surface or points of origin which contribute pollutants to a water source.

NONRESIDENTIAL

Any business, commercial, or industrial development.

NONURBAN

Characterized by low-intensity development, with densities ranging from one dwelling unit per 2.5 acres to one dwelling unit per 35+ acres.

OBJECTIVE

A category related to a larger goal to which subject-specific policies are applied.

OFF-SITE

Located outside the lot lines, boundary lines, or property lines of the lot, parcel or property that is the subject of a development application.

ON-SITE

Located on the lot, parcel or property that is the subject of a development application.

OPEN LAND

Vast areas of unimproved land usually left in a natural state. Psychological and visual benefits usually extend beyond the immediate area or parcel of land.

OPEN SPACE

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. In some cases, open space may be improved such as golf-courses.

OVERLAND CONNECTION

A broad area to facilitate wildlife movement, typically within or between large blocks of wildlife habitat. Overland Connections are generally non-linear, not precisely defined, and may include various types of topography and vegetation.

PACKAGE-TREATMENT PLANT

Small, self-contained, sewage-treatment facility built to serve developed areas located outside sanitation district boundaries.

PARK

Any public or private land available for active and/or passive recreational uses, educational, cultural, and/or scenic purposes.

PEAK-HOUR TRAFFIC

The largest number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.

PLANNED DEVELOPMENT (PD)

An area of land controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses or any combination of the foregoing.

PLANNING COMMISSION

The duly created (by appointment) body charged with the responsibility for reviewing and making recommendations regarding development applications and for the preparation of master plans.

PLAT

(1) A map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) A map of a subdivision.

POINT SOURCE

An identifiable stationary source contributing pollutants from a single location or point of origin.

POLICY

A definite course or method of action to guide and determine present and future decisions to move toward the attainment of specific objectives and more encompassing goals.

POLLUTANT

Any introduced gas, liquid or solid that makes a resource unfit for a specific purpose.

PRIVATE ACTIVITY BOND (PAB)

A Federally tax-exempt bond issued by local government on behalf of private developers working on projects that have some public benefit.

PROJECTION

An estimate of future possibilities based on a current trend.

PUA

Primary Urban Area

PUBLIC HEARING

A meeting announced and advertised in advance, open to the public, with opportunity for public participation.

PUBLIC IMPROVEMENT

Any improvement, facility, or service, together with its associated public site or right-of-way, necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

PUBLIC NOTICE

The advertisement in a newspaper of general circulation in the area, or written or posted notice, indicating the time, place and nature of a public hearing.

PUBLIC UTILITY

A closely regulated private enterprise that has an exclusive franchise for providing a public service.

QUARRY

A place where rock, ore, stone, and similar materials are excavated for sale or for off-tract use.

RECHARGE

The addition to, or replenishing of, water in an aquifer.

RECREATION, ACTIVE

Leisure-time activities, usually of a more formal nature and performed with others, and often requiring equipment and at such prescribed places as sites, or fields.

RECREATION, PASSIVE

Any leisure-time activity not considered active.

RECREATIONAL FACILITY

A place designed and equipped for the conduct of sports, leisure-time activities and other customary and usual recreational activities.

REGIONAL CENTER

These centers are built on the foundation of a larger service area of ten to thirty miles, focusing on easy access to a convenient mix of shopping, restaurants, and other services.

RESIDENTIAL DENSITY

The number of dwelling units per acre of residential land.

REZONE

To change the zoning classification of particular lots or parcels of land.

RIGHT-OF-WAY

A strip of land acquired by reservation, dedication, purchase, prescription or condemnation and intended to be occupied by a road, cross-walk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar uses.

RIPARIAN

Relating to, or located on, the bank of a natural watercourse.

RUNOFF

The portion of rainfall, melted snow or irrigation water that flows across the ground's surface and eventually is returned to streams.

RURAL AREA

Large tracts of land, typically used for ranching or farming operations. A maximum density of one (1) dwelling unit (du) per 35 acres, greater densities may be achieved through the County's Rural Site Plan process.

RURAL SITE PLAN

A rural residential development type that is an alternative to 35 acre divisions. Rural site plans may allow for a density greater than one dwelling unit per 35 acres.

SCALABLE INFRASTRUCTURE

Infrastructure designed so as to allow for economical future expansion via component addition to an existing engineered sub-structure.

SCENIC AREA

An open area where the natural features are visually significant or geologically or botanically unique.

SCREENING

A method of visually shielding or obscuring one abutting or nearby structure or use from another by fences, walls, berms or densely planted vegetation. (See Buffer.)

SEDIMENT

Deposited silt that is being or has been moved by water or ice, wind, gravity or other means of erosion.

SEMI-RURAL AREA

Defined at a density that can range from one dwelling unit per 2.5 acres to one dwelling unit per 17.49 acres. Greater densities, up to one dwelling unit per 2.0 acres, can be achieved as the result of a density bonus or approved PD zoning.

SENIORS

The population age 65 years and older.

SETBACK

The required minimum horizontal distance between the location of structures or uses and the related front, side, or rear lot line measured perpendicular to such lot line.

SEWAGE

Any liquid waste containing animal or vegetable matter in suspension or solution, or the water-carried waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers, or any other source of water-carried waste of human origin.

SEWER

Any pipe or conduit used to collect and carry away sewage or storm water runoff from the generating source to treatment plants or receiving streams.

SINUOSITY

A river or stream's tendency to move back and forth across a floodplain, in an S-shaped pattern, over time.

SITE PLAN

The development plan for one or more lots, which shows the existing and proposed conditions of the lot, including topography, vegetation, drainage, floodplains, and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made.

SLOPE

The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

SOIL

All unconsolidated mineral and organic material of whatever origin that overlies bedrock and can be readily excavated.

SOLID WASTE

Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing.

SPECIAL DISTRICT

A quasi-municipal entity created under State statute to provide specifically identified services or infrastructure, with the ability to issue debt, and assess taxes and fees.

STEEPLY DIPPING BEDROCK

Steeply dipping, expansive claystone bedrock, usually encountered at shallow depth. Uneven ground deformations can occur in such areas, resulting in the growth of elongate heave features or narrow bands of highly expansive rock.

STREET

That portion of the right-of-way for the use of motorized vehicles, bicyclists, pedestrians and other modes of mobility that is: (1) an existing state or municipal road; (2) shown upon a plat approved pursuant to law; (3) approved by other official action; or (4) is shown on a recorded plat.

STRIP DEVELOPMENT

Commercial or retail development, usually one lot deep that fronts on a major street.

SUA

Separated Urban Area

SUBDIVISION

The division of a lot, tract, or parcel of land into two or more plats, sites, or other divisions of land for the purposes, whether immediate or future, of sale or a building or development. It includes replat and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

SUBSIDENCE

The gradual sinking of land as a result of natural or man-made causes.

SURFACE WATER

Water on the earth's surface exposed to the atmosphere such as rivers, lakes and creeks.

SUSTAINABLE WATER SUPPLY

A water supply that will not fail under reasonably foreseen technical, financial, legal, or water supply conditions.

TOWN SITE

Historic areas, depicted on plats or maps conveyed or known by identifiers such as lots, blocks, streets, highways, parks, or squares. These areas are, for the most part, undeveloped lots in remote areas laid out prior to May 5, 1972 when Senate Bill 35 was adopted, providing subdivision powers to the County.

TRANSIT

Usually local transportation, especially of people, by public conveyance.

TRANSIT DEPENDENT

People or groups, like the elderly, the young, individuals with disabilities, low income households, and households without a private vehicle, reliant on public or mass transit for their transportation needs.

TRANSIT-ORIENTED DEVELOPMENT

Compact public and private development that supports transit use by emphasizing pedestrian and transit access, clustering development, and mixing land uses and activities at and around transit stations.

TRANSPORTATION DEMAND MANAGEMENT

Methods for managing existing resources to improve travel within a region.

TRANSPORTATION SERVICES

Provision of safe transportation for the transit dependent.

TRASH TRANSFER SITE

A facility at which refuse, awaiting transportation to a disposal site, is transferred from one type of containerized collection receptacle and place into another, or is processed for compaction.

TRIP GENERATION

The total number of trip ends produced by a specific land use or activity.

UNDEVELOPED LAND

Land in its natural state before development.

URBAN

Development characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres, whether for ownership; interval ownership; lease; or transient use, and all commercial, business, and industrial use including business, commercial, and industrial zoning within a planned development that are of a similar scale and character. In some instances, developments with densities greater than one dwelling unit per 2.5 acres may be categorized as semi-rural, rather than urban.

USE

The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.

VIEW SHED

The natural environment that is visible from one or more viewing points that may be of particular scenic or historic value.

WASTEWATER

Water carrying wastes from homes, businesses and industries that is a mixture of water and dissolved or suspended solids.

WATER POLLUTION

The addition of pollutants to water in concentrations or in sufficient quantities to result in measurable degradation of water quality.

WATERSHED

All the land area that drains into a particular body of water.

WILDLIFE LINK

A connection to facilitate wildlife movement between Wildlife Movement Corridors and/or blocks of wildlife habitat that does not necessarily occur naturally or follow an existing natural feature. Wildlife links are generally linear, and may require plantings and/or earthwork to make them functional.

WILDLIFE MOVEMENT CORRIDOR

A corridor to facilitate wildlife movement, typically between blocks of habitat. Wildlife Movement Corridors are generally linear in nature and may include rivers, streams, canals, canyons, strips or ground with woody vegetation or undulating topography, or set-asides within development.

ZONING

The dividing of a county or municipality into districts, and the establishment of regulations governing the use, placement, spacing and size of land and buildings.