

Key Terms and Definitions



Access Control- The process of managing access to land development to preserve the safety and efficiency of the transportation system.

Brownfield - any land or premises which has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilized. It may also be vacant, derelict or contaminated. Therefore a brownfield site is not necessarily available for immediate use without intervention. (<http://www.urbanmines.org.uk/definition2.html>)



Buffering - A strip of land reserved for plant material, berms, walls, or fencing to serve as a visual and/or sound barrier between properties, often between abutting properties and properties in different zoning districts. Landscaping, berms, fencing or open space can also be used to buffer noise, light and related impacts from abutting properties. (<http://www.ci.muskegon.mi.us/Business/Zoning/Definitions.html>)



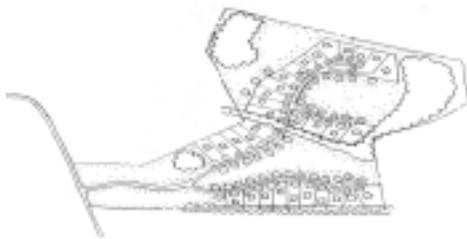
Build-to Lines – A line usually fixed parallel to the lot line on which the foundation of the building must sit.

Board of Zoning Appeals (BZA) – The duty of this board is to hear and determine appeals on orders, requirements, or decisions made by administrative officials in connection with the county zoning ordinances.

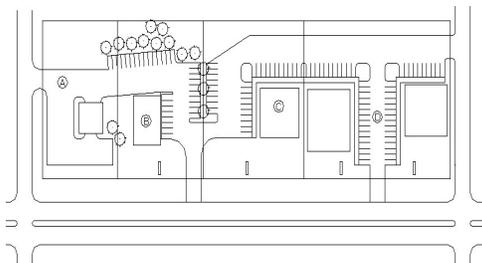
Community Needs Survey – Method of determining areas of inadequate services through a polling of the local residents.

Commuter & Light Rail - Commuter rail is a mode of public transportation that is based on passenger trains operating on railroad tracks and providing regional service. Commuter rail uses rail infrastructure (e.g., tracks and signal systems) and equipment similar to those in use by mainline freight and intercity passenger railroads. Depending on the location and the operator, commuter rail may share tracks with other users or may operate exclusively on dedicated tracks. Service may be all-day or only during peak hours, use electric or diesel locomotives, single-level or bi-level railcars, high or ground level platforms, and a traditional fare collection by conductors or barrier-free proof-of-payment. Generally, commuter rail systems are integrated with other regional transit providers to permit transfers throughout the metropolitan region. (<http://www.pb4d.com/neorail/commuterrail/whatis1.html>)

Comprehensive Plan - A master plan to guide the long-term physical development of a particular area. (http://www.buyersresource.com/Glossary/MASTER_PLAN.html)



Conservation Design Subdivision - A residential development where fifty percent or more of the developable land area is designated as undivided, permanent open space; thereby permanently protecting agriculturally, environmentally or historically significant areas within the parcel. The remaining developable land is subdivided into buildable lots. (<http://www.jccn.iowacity.ia.us/~jcgovis/zoning/sensitiveareas/csd.htm>)



Corridor Preservation - Refers to any technique that state and local governments use to protect existing transportation corridors or planned corridors from inconsistent development in an effort to minimize negative environmental, social, or economic impacts.

County Commissioners - Madison County is governed by a Board of Commissioners consisting of three elected persons. The commissioners are elected from separate districts, but by vote of the county as a whole. Commissioner districts must be redrawn at least once every 10 years, and may be redrawn in any odd-numbered year. The terms of office of county commissioners are four years on a staggered basis. In general, the Board of Commissioners is responsible for the administration of county business. The commissioners may enact ordinances to meet local conditions and exercise other authority vested in the board by the state legislature, they are the executive and legislative branch of the county government.

County Council- The fiscal ranch of the county government.



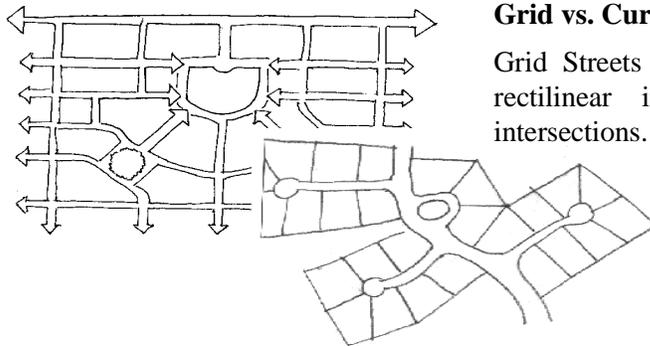
Cul-de-sac - A local street one end of which is closed and consists of a circular turn-around.

Flood Plain – Normally dry land adjacent to a body of water that is susceptible to inundation by flood waters.

Functional Class - Functional classification is the grouping of highways, roads and streets by the character of service they provide and was developed for transportation planning purposes. Basic to this process is the recognition that individual routes do not serve travel independently in any major way. Rather, most travel involves movement through a network of roads. Comprehensive transportation planning, an integral part of total economic and social development, uses functional classification to determine how travel can be channelized within the network in a logical and efficient manner. Functional classification defines the part that any particular route should play in serving the flow of trips through a highway network.

(<http://www.wsdot.wa.gov/ppsc/hsp/hsphomepage/definition%20of%20functional%20class.htm>)

Goals and Objectives – Goals refer to general statements describing a future condition desired by a community. Objectives refer to statements that describe an activity recommended for accomplishment in pursuit of a said goal. Goals and objectives form the basis for the strategies and actions which seek to accomplish these objectives and are the basis for the ordinances.



Grid vs. Curvilinear Streets

Grid Streets are a web of intersecting streets that are rectilinear in their alignment and orthogonal at intersections.

Curvilinear Streets are a web of intersecting streets that do not intersect at right angles but follow the curve of the land.

Incorporated – Formed into a legal corporate body with identifiable limits, such as a city or town.



Infill – Vacant or underutilized parcels in otherwise built-up areas.

Infrastructure – Physical structures that form the foundation for development including public sewage and water systems, waste management facilities, electric power, communications and transportation corridors and facilities, and oil and gas pipelines.



Land Use – The way in which the land is used or type of activity the land is used for. Land use is controlled by zoning and ordinances.



Leapfrog Development - Development occurring beyond but not independent of an urban area, such that the space between becomes developed as well eventually. (http://membres.tripod.fr/Alain_Michel/Barcelo_UNO_2.htm)

Mixed Use – An are used partly for residential use and partly for community or commercial use.

Multi-Modal (Transportation Alternatives) – A transportation system that allows for multiple travel choices (ie public transit, walking, rail, bicycling, automobile, etc.) in reaching a destination.



Natural Resources – Materials and capacities, such as mineral deposits and waterways, supplied by nature.



Pedestrian Friendly – Uses that generate pedestrian interest, safety, and activity or that are within a suitable walking distance from each other.



Plan Commission – A nine member board consisting of elected officials and appointed county citizens who exercise zoning jurisdiction and ordinances for the unincorporated areas of the county and formulate and recommend adoption of plans for community betterment.

Plan Commission Director – The Office of the Plan Commission handles the day-to-day administrative work of the Plan Commission and Board of Zoning Appeals under the supervision of the Director of the Plan Commission. The office manages the submission and review of petitions for variances, rezoning, and platting

Planned Unit Development (PUD) - A Planned Unit Development (PUD) is a type of planning approval which provides greater design flexibility by allowing deviations from the typical development standards required by the Zoning Code. The intent is to encourage better designed projects than can sometimes be accomplished through compliance with all development requirements, in exchange for providing greater benefits to the community. (<http://www.ci.milpitas.ca.us/40274.html>)

Purchase of Development Rights (PDR) – The acquisition, by purchase, of development rights to farmland for the purpose of permanent protection.

Planning Office/Department – This office has the responsibility of carrying out the long range planning for the county. The Plan Commission’s main tool for long range planning is the County Comprehensive Plan. Based on this plan, the County develops Zoning and Subdivision ordinances.



Rural Character – is defined by rolling topography, country roads, open space, fence rows, barns, silos, large tracts of agricultural fields, protected natural resources, river corridors, and woodlands, where development is low density to support agriculture as a viable way of life and not suburban in nature.



Setback lines - The required minimum horizontal distance between the building line and the related front, side, or rear property line.



Sprawl - Sprawl is low-density development outside compact urban and village centers along highways and in rural countryside. (<http://www.vtsprawl.org/Newsletter2/DetailedResearch.htm>)

Subdivision Ordinance – An ordinance that regulates (and result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space, and public areas and the designation of the location of utilities and other improvements.



Suburban – Developed areas outside of the traditional core or business district of a town or city.

Transfer of Development Rights (TDR) - The conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance.

Transition Area – Uses which by their nature or level and scale of activity act as a transition or buffer between two or more incompatible uses.



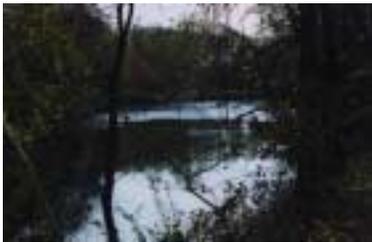
Unincorporated – Area of a county lying outside the jurisdictional limits of all cities and towns within that county.

Urban – A place larger than a village or a town, usually consisting of more than 2,500 people, with a distinctive way of life in terms of employment patterns and lifestyle.

Visual Preference Survey – Process of evaluation of a public area in which residents are asked to rate a series of development-oriented slides on a scale of -10 (undesirable) to +10 (desirable). Results are then statistically processed through a computer to process an overall public opinion of different types of development/design.



Wetlands - "Wetlands" is a general term used to describe areas that are neither fully terrestrial nor fully aquatic. These areas range in character from the majestic cypress swamps of the southern United States to shallow, unimpressive depressions that hold water at most only a few weeks out of the year. Wetlands are important for many reasons. Some provide critical habitat for migratory waterfowl, while others check flooding and siltation on our waterways. Some act as filters - removing and sequestering contaminants that might otherwise find their way into our drinking water, while others provide us with recreational opportunities such as fishing and boating. (<http://agen521.www.ecn.purdue.edu/AGEN521/epadir/wetlands/definition.html>)



Zoning Ordinance - An exercise of police power by a municipality to regulate and control the character and use of property to protect public safety, health and welfare. (http://www.buyersresource.com/Glossary/ZONING_ORDINANCE.html)