

# Appendix



## Glossary of General Plan Terms

Most professional fields tend to develop a language of their own. These “words of art” have meanings not anticipated or adequately expressed in the dictionary. The following terms are included to define some of the more common planning, development, and environmental terms.

### ***100-Year Flood***

A flood of a magnitude that has a statistical probability of occurring once every 100 years or a one-percent chance in any given year. A 100-year flood is not the same as a 100-year storm. A 100-year flood would not likely occur from one storm, but from warm or rainy weather and heavy snowmelt.

### ***100-Year Storm***

The largest rainfall event expected to occur in a 100-year period. Such an event has a one percent chance of occurrence every year. A 50-year storm may occur on average once every 50 years and has a two-percent chance of occurrence every year.

### ***Abut***

To physically touch or border upon; or to share a common property line but not overlap.

### ***Access***

A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

### ***Access Management Plan***

A plan showing the design of access for every lot on a highway, segment developed jointly by the state, the municipality in which the highway is located, and the county, if a county road intersects the segment.

### ***Accessory Unit***

A second unit, typically a rental that is added to an existing single-family home.

### ***Acre***

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

### ***Activity Center***

A development style that may include a range of commercial services, urban support services and urban residential densities to attract or avoid vehicular trips. Uses might include grocery stores, restaurants, apartments, townhouses, fire stations, schools, parks, recreational uses, and public open space.

### ***Adaptive Reuse***

The modification of buildings to accommodate a land use other than that for which the building was originally constructed.

### ***Adverse Impact***

A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site proposed for development or on off-tract property or facilities.

### ***Aerial Map***

A map created from a process involving the taking of photographs from the air with predetermined reference points marked on the ground.

***Aesthetic***

The perception of artistic elements in the natural or created environment that is pleasing to the eye.

***Affordable Housing***

Housing with rents or mortgage costs that are 30 percent or less of the gross monthly income of a household at 80 percent or below the median income.

***Agriculture***

The production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including the breeding and grazing of these animals; trees and forest products; fruits; and nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

***Air Quality Standards***

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

***Amenity***

A natural or created feature that enhances the aesthetic quality, visual appeal, or makes more attractive or satisfying a particular property, place, or area.

***Annexation***

The incorporation of land area into an existing community with resulting change in the boundaries of that community.

***Appraisal***

An estimate or opinion of the value of real or personal property or an interest or estate in that property as determined by a qualified appraiser.

***Architectural Concept***

The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

***Area of Impact***

Also referred to as the Township's planning area. It is also the land area that surrounds the Township.

***Attributes***

Physical, natural, constructed, or demographic characteristics that define and describe a building, site, or entity.

***Average Setback***

The mean setback from a street right-of-way of buildings on both sides of a lot.

***Base Map***

A map having sufficient points of reference, such as state, county, or municipal boundary lines, streets, easements, and other selected physical features, to allow the plotting of other data.

***Base Zone***

The uses allowed and the accompanying development standards in areas covered by the designations on the zoning maps. These are noted in capital letters and often times followed by numbers.

***Berm***

A mound of earth or the act of pushing earth into a mound to provide screening or to improve the aesthetic character.

***Best Management Practice***

A practice or combination of practices, techniques, or measures developed, or identified by the designated agency and identified in the state water quality management plan which are determined to be the cost effective and practicable means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals.

***Bikeway***

A pathway, often paved and separated from streets and sidewalks, designed to be used by bikers.

***Block***

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

***Buffer***

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa.

***Building Codes***

Legislative regulations that prescribe the materials, requirements and methods to be used in the construction, rehabilitation, maintenance and repair of buildings. Salt Lake County has adopted the International Building Codes (IBC), developed by the International Conference of Building Officials.

***Building Envelope***

The designated area on a lot within which a building or other structure must be contained.

***Built Community***

Developed areas including homes, businesses, schools, golf courses, farms/agricultural operations, roads and sidewalks.

***Canal***

An artificial waterway for transportation or irrigation.

***Capital Improvement Program***

A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five-year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of the funds to finance the project, the agency or department responsible for the project and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

***Circulation***

Systems, structures, and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits and the handling of people and goods by such means a terminals, stations, warehouses, and other storage buildings or transshipment points.

***Citizen Participation***

Public involvement in governmental policy formation and implementation.

***Cluster Development***

Residential development, usually reviewed under the regulations for a planned unit development, which utilizes a variety of densities and housing types in an effort to concentrate infrastructure and avoid sensitive environmental sites. It is a development technique in which certain lands are dedicated to open space, or other public or other uses not involving buildings, and the potential development density, or units per acre, is transferred to another portion of the project.

***Cohesiveness***

Unity of composition between design elements of a building or a group of buildings and the landscape development

***Community Association***

A homeowners association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.

**Community Character**

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.

**Community Development Block Grant (CDBG)**

A grant program administered by the U. S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities for housing rehabilitation and community development, including public facilities and economic development.

**Compatible**

Land uses capable of existing together without conflict or ill effects.

**Compatibility**

Harmony in appearance of two or more external design features in the same vicinity.

**Conditional Use Permit**

A special permit required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with surrounding development.

**Conservation**

The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

**Consistency**

A finding that a proposed zone change or other entitlement request is consistent with the various goals, objectives, and implementing policies of the various chapters and sections of the General Plan. Although the zone change application may not need to demonstrate an exact fit or complete “consistency” with the Land Use Plan Map, they must still be found to be consistent with other policies of the General Plan.

**Contiguous**

Next to, abutting, or touching and having a boundary, or portion thereof, that is coterminous.

**County Planning**

The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and legislation and policies enacted and adopted to achieve the goals and objectives as they relate to cities and communities.

**Cross-Access Agreement**

An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first one to develop will be required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access.

**Decibel**

A unit of sound pressure level (abbreviated dB) that is used to express noise level. The term dB(A) is the same concept, except that it is “A-weighted” to de-emphasize very low and very high frequency sounds and to provide a better correlation with subjective reactions to noise.

**Dedication**

The transfer of property by the owner to another party.

**Demography**

The study of population and its characteristics.

**Density**

The number of families, individuals, dwelling units, households, or housing structures per unit of land.

***Density Transfer Credits***

A process permitting unused allowable densities in one area to be used in another area. Where density transfer is permitted, the average density over an area will remain constant, but will vary by sub-area. Within a single development, the result will normally be a clustering of buildings on smaller lots with other land retained as open space.

***Design Guidelines***

A set of design parameters used to evaluate the acceptability of a project's design.

***Development***

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

***Development Regulation***

Any zoning, subdivision, site plan, official map, flood plain regulation, or other governmental regulation that affects the use and intensity of land development.

***Disinvestment***

A destructive process in which newer suburban areas become the focus of public and private investment at the expense of older areas. In this cycle, the bulk of public investment goes to finance roads, schools, parks, sewers and other facilities on the growing outer edges of a community, rather than to maintain and upgrade the older existing facilities. At the same time, private investors, and property owners follow the public subsidy to the outer edges, also abandoning the older areas. As a result, older areas of a community transition from well-maintained, owner-occupied developments to poorly maintained absentee-owner developments.

***Downzone***

To increase the intensity of use by increasing density or floor area ratio or otherwise decreasing bulk requirements.

***Drainageway***

Any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

***Dry-Line Sewer***

The installation of a sewage collection system that is not initially operational because downstream sewers are not yet constructed. Individual septic systems can be used until the downstream sewers are constructed. When that occurs, the dry-line sewer becomes operational and the septic system must be abandoned.

***Dwelling***

A structure or portion thereof that is used exclusively for human habitation.

***Easement***

A grant of the right to use land for a specific purpose or purposes, such as the right to install, access and maintain public utilities.

***Ecology***

The interrelationship of living things to one another and to their environment or the study of such relationships.

***Ecosystem***

The area that provides the biological and physical requirements to maintain the viability of plant or animal populations or associations. An ecological community, together with its environment. Functioning as a unit.

***Efficient Water Management***

Utilization of water saving irrigation technology and includes the selection of plant materials that require less water.

***Enhancement***

To make greater, as in value, beauty, or reputation; to augment.

***Environment***

The totality of circumstances surrounding an organism or a group of organisms, especially: a) The combination of external physical conditions that affect and influences the growth, development, and survival of organisms. b) The complex of social and cultural conditions affecting the nature of an individual or a community.

***Environmental Impact Statement (EIS)***

A statement of the effect of proposed development, and other major private or governmental actions, on the environment.

***Environmental and Wildlife Values***

Features of the ecosystem, which sustains the indigenous flora and fauna, and is necessary to the survival of those species.

***Erosion Control***

Methods of protecting land from water and wind erosion. This includes preventing natural flora and landforms from disturbance, and/or working the land and planting various species in areas susceptible to surficial wash and channelization from precipitation and wind. Planting under these conditions is referred to as erosion control, reclamation, or dry land planting. Plant selection is limited to species that can adapt to the region climate and average annual precipitation.

***Exaction***

Contributions or payments required as an authorized precondition for receiving a development permit.

***Excavation***

Removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic substances, other than vegetation, from water or land, on or beneath the surface, whether exposed or submerged.

***Exception***

Permission to depart from the design standards in the ordinance.

***Façade***

The exterior walls of a building exposed to public view or that wall viewed by persons not within the building.

***Family***

A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

***Fence***

A artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

***Fire Flow***

The minimum number of gallons per minute that are need to fight a fire in a structure, for two continuous hours through fire hydrants in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code.

***Flood***

The temporary overflowing of water onto land that is usually devoid of surface water.

***Floodway Fringe***

The area that lies between the floodway and the outside boundary of the 100-year flood. Also known as the 100-year floodplain. Development is permitted in this area subject to compliance with standards for finished floor elevation and/or flood proofing.

***Floodway***

The river channel and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

***Floor Area Ratio (FAR)***

A measure of the amount of floor area that can be built on a site based on a predetermined ratio of allowable floor area to lot area. Floor Area Ratio is calculated as “the sum of the horizontal areas of the several floors inside the exterior walls of a building or portion, and divided by the lot area.” Floor Area Ratios are generally used to control building heights and/or bulk.

***Forest***

Areas or stands of trees the majority of which are greater than twelve inches caliper, covering an area greater than one-quarter acre; or groves of mature trees without regard to minimum area consisting of substantial numbers of individual specimens.

***Frontage***

That side of a lot abutting on a street; the front lot line.

***Gateway/Gateway Treatment***

A major corridor of entry into a County or community that will tend to create initial impressions of the County for visitors. Gateway streets should be subject to enhanced design review standards such as signage, landscaping, architecture, vehicular access, and materials.

***Geologic***

Natural features such as rock outcrops, ridges, gulches, etc., which pertain to geology. The structure of a specific region of the earth’s crust.

***Geologic Feature***

Natural features such as rock outcrops, ridges, gulches, etc., which have become landmarks and are considered to be of some value to the community worth consideration or preservation.

***Geologic Hazards***

Conditions or events, such as the flood plains, steep unstable slopes, or seismic fault lines, which present development constraints and safety concerns for life and property.

***Grading***

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

***Gross Acreage***

A measure of land area in which the amount of land credited to a parcel or parcels includes the area out to the centerline of abutting public streets or other public rights-of-way. The Land Use Map residential density designations are based upon gross acreage rather than net acreage, which counts only the legal parcel area minus any land that must be dedicated to public street or other public right-of-way.

***Growth Management***

A process of managing the growth and development of a community in such a way that the amount and location of growth that occurs is anticipated by local agencies and necessary public services are planned and financed to occur in conjunction with the growth and resulting need for those services. Growth management is not taken to mean neither the setting of arbitrary caps on development nor the establishment of a preferred rate of growth. However, growth may be purposely slowed or delayed if it is apparent that essential services will be overwhelmed by growth. When a method is found to plan and finance the necessary services, growth may be allowed to resume at the market pace.

***Highest and Best Use***

The use of a property that will bring to its owners the greatest profit. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. Highest and best use may not be the same as the use planned for an area through the land use map.

***Historic Area***

A district or zone designated by a local authority or state or federal government within which buildings, structures, appurtenances, and places are of basic and vital importance because of their association with history; or because of their unique architectural style and scale, including color, proportion, form, and architectural detail; or because of their being part of or related to a square, park, or area the design or general arrangement of which should be preserved and/or

developed according to a fixed plan based on cultural, historical, or architectural motives or purposes.

***Historic Easements***

Any easement, restriction, covenant, or condition running with the land designed and designated to preserve, maintain, and enhance all or part of the existing state of place of historical, architectural, archeological, educational or cultural significance.

***Historic Preservation***

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

***Homeowners Association***

A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

***Impact Fees***

A method of financing off-site public improvements in which developers are charged a facility-specific fee in proportion to the amount of need for the facility that their development project will generate. A jurisdiction must first establish impact fee districts and quantify the amount of need for facility improvements that each new development in the district will create. Fees are typically assessed on a per-square foot of construction basis. Examples of impact fees are traffic impact fees and park impact fees. State legislation is required to authorize the creation of impact fees for specific types of facilities.

***Inclusionary Zoning***

Regulations that increase housing choice by establishing requirements and providing incentives to construct housing to meet the needs of low- and moderate-income households.

***Infill Housing***

Housing units constructed on small remnant parcels, or undeveloped lots within otherwise developed neighborhoods.

***Infrastructure***

Facilities and services needed to sustain industry, residential, commercial, and all other land use activities.

***Intensity of Use***

The number of dwelling units per acre for residential development and floor area ratio (FAR) for nonresidential development, such as commercial, office, and industrial.

***Intersection***

The location where two or more roadways cross at grade without a bridge.

***Inventory of Historic Places***

A compilation of site forms and information gathered on historic and potentially historic sites in the State of Utah. The inventory includes sites of historic, architectural, or archeological interest.

***Irrigated***

Planting occurring with the benefit of permanent supplemental water. Irrigated plantings most generally occur as an integral part of land development. Planting under permanent irrigation is referred to as refined landscape. Irrigation greatly expands the species of grasses, forbs, shrubs, and trees that can adapt to planning in the Foothills.

***Jobs/Housing Balance***

An optimum ratio of employment opportunities to housing opportunities within a limited area that is deemed to minimize the need for long distance automobile commutes, thereby reducing traffic congestion and improving air quality. A ratio of 1.5 jobs for every housing unit is generally considered to be an appropriate jobs/housing balance.

***Just Compensation***

Payment made to a private property owner by an agency with power of eminent domain when the private property is taken for public use.

***Land***

Ground, soil, or earth, including structures on, above, or below the surface.

***Landlocked***

A lot or parcel of land without direct access to a public road.

***Landscape***

An expanse of natural scenery; lawns, trees, plants, and other natural materials, such as rock and wood chips, and decorative features, including sculpture, patterned walks, fountains, and pools.

***Land Use Map***

The official land development plan map included in the General Plan. The Land Use Map depicts the general distribution of proposed land uses, by general category, throughout the planning area, and, in conjunction with other applicable policies of the general plan, provides direction for which zoning designations may be appropriate.

***Land Use Map Designations***

The Land Use Map of the General Plan provides the proposed distribution of general categories of land uses throughout the Township in a manner that is thought to meet the various predicted needs of the community. The designations are not zoning, but rather, are broad generalizations of potential uses and/or intensities. In most cases, a variety of zoning classifications may be used to implement a particular Land Use designation.

***Limited Access Highway***

A highway, especially designed for through traffic, over which abutting lot owners have no right to light, air, or direct access.

***Linkage***

A line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature, e.g. a railroad line, major arterial, or natural feature such as a river or stream.

***Local Improvement District***

Known by the acronym LID, a system whereby adjacent and benefiting property owners share in the expense of public improvement installations.

***Low Income Household***

A households that earns or receives 80 percent or less of the median income for the area. Very low-income households are defined as earning or receiving 50 percent or less of the median income for the area.

***Lot Line***

A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

***Lot of Record***

A lot that exists as shown or described on a plat or deed in the records of the local registry of deeds.

***Major Traffic Generator***

The use or uses that generate a total of five hundred or more vehicle trips per day to and from the use or uses.

***Manufactured Housing***

Housing, such as mobile homes, that is shipped to the site either as a completed unit or as a number of completed sections and rooms, which can be joined on-site with a minimum of effort.

***Mass Transit***

A public common carrier transportation system for people having established routes and fixed schedules.

**Massing**

The three-dimensional bulk of a structure consisting of height, width, and depth.

**Master Plan**

A conceptual plan submitted for approval prior to application for individual entitlements. A master plan must depict the general type, amount, and distribution of proposed land uses, the basic circulation system, the general location of open space, the general sizing and distribution of utilities and services, and the expected phasing of development. Subsequent plat maps and other entitlements will be reviewed for consistency with the general plan.

**Mitigation**

Methods used to alleviate or lessen the impact of development.

**Mixed-Use**

A development or group of developments that includes a combination of residential and commercial or office uses. The Land Use Map identifies several areas in which mixed-use development should be required. Mixed-use development may reduce reliance on automobile travel, but is not synonymous with New Urbanism.

**Moderate Income Housing**

Housing that is economically feasible for families whose income level is categorized as moderate within the standards promulgated by HUD or the appropriate state housing agency.

**Multi-Modal Transportation System**

A transportation system that employs a variety of interconnected methods of moving people and goods into, around and out of an area. These methods include but are not limited to airplanes, automobile, bus, rail, carpooling, vanpooling, bicycling, and walking.

**Municipality**

The political subdivision that can adopt and enforce the development ordinances if so empowered by state legislation.

**National Register of Historic Places**

The official list of the nation's cultural resources worthy of preservation. Administered and maintained by the National Park Service in the Department of the Interior.

**Natural Resources**

The existing natural elements relating to land, water, air, plants and animal life of an area or a community and the interrelationship of these elements.

**Neighborhood**

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

**Neighborhood Reinvestment Program (NRP)**

A grant program, whereby registered neighborhood associations identify and prioritize neighborhood capital improvement projects.

**Neighborhood Specific Plans**

A plan written by the neighborhoods with assistance from the planning staff that prescribes a long-range plan for neighborhood maintenance and/or improvement (See Specific Plan).

**New Town**

A planned community, usually developed on largely vacant land and containing housing, employment, shopping, industry, recreation and open space, and public facilities.

**New Urbanism/Neo-Traditional Design**

A form of development in which a range of housing product types and supporting commercial services are provided in close proximity to one another and designed to be pedestrian-oriented. Such developments typically feature, at least in part; gridded local street systems with alley loaded housing, narrow lotting patterns, low to mid-rise commercial uses which are built out to the sidewalk with parking located behind them, residential uses built over commercial uses, narrow streets with tight curb radii, on street parking, sidewalks separated by landscaped strips,

and street furniture. New urbanism projects do not exclude automobiles; rather, they place pedestrians on an equal basis in terms of priority. The General Plan supports the concept of New Urbanism.

***Nonconforming Use***

A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

***Office Park***

A development on a tract of land that contains a number of separate office buildings, accessory and supporting uses, and open space designed, planned, constructed, and managed on an integrated and coordinated basis.

***Off-Site Improvement***

Improvements required to be made off-site as a result of an application for development and including, but not limited to, road widening and upgrading, stormwater facilities, and traffic improvements.

***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, occupants, and their guests of land adjoining or neighboring such open space.

***Ordinance***

A municipally adopted law or regulation.

***Overlay Zone***

Overlay zones are special “supplementary” restrictions on the use of land beyond the requirements in the underlying zone. A parcel of land may have more than one overlay zone. These overlay designations appear on the zoning maps following the base zone designations.

***Park***

A tract of land, designated and used by the public for active and passive recreation.

***Park Classifications***

***Mini-Park***

The smallest park unit in the county system. These parks are mainly single-purpose parks designed with benches for sitting, a small number of picnic tables, and playground equipment. The preferable size is at least two acres and will only be constructed where neighborhood conditions preclude the development of more sizeable parcels and no other alternatives are available.

***Neighborhood Park***

Open space areas intended to serve local residents living within a radius of approximately ½ mile. These parks are designed to and structured so they can accentuate an informal, casual atmosphere. They may include individual picnic tables and small group picnicking pavilions, play ground areas, tennis courts, and informal ball fields. The standard desirable size is a minimum seven acres.

***Community Park***

Parks which are designated to serve an entire community. These parks emphasize both passive and active recreation and may provide group picnicking pavilions, swimming pools, community/recreation centers, baseball diamonds, softball complexes, tennis facilities and other major features. The service area encompasses a radius of one to two miles. The standard desirable size is at least 25 acres.

***Regional Park***

Parks that serve all of Salt Lake County without preference to any specific planning unit; that may include large natural open spaces or special theme parks. They focus on a full range of passive and active recreational facilities that may or may not be generally provided in the more locally oriented community and neighborhood parks. The standard desirable size is at least 100 acres.

**Special Use Areas**

Parks which evolve as a result of providing facilities for a single-purpose activity or function, often serving the special interest needs of equestrians, swimmers, golfers, etc.

**Natural Open Space**

Tracts of land Designated by Salt Lake County as nature areas that exhibit inherent landscape qualities and have the appearance of being unaltered by mankind. These areas are, by design, only minimally developed to promote the enjoyment of natural landscapes by the public.

**Park and Ride Facility**

A parking lot designed for drivers to leave their cars and use mass transit facilities beginning, terminating, or stopping at the park and ride facility.

**Parkway/Park Strip**

A planting area located within the public right-of-way typically located between the curb and the sidewalk, and planted with ground cover and trees.

**Peak-Hour Traffic**

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

**Pedestrian Scale**

The proportional relationship between an individual and his or her environment.

**Phasing**

Development undertaken in a logical time and geographical sequence.

**Percent Slope**

The vertical rise divided by the horizontal distance, within which the vertical rise takes place, also the deviation of a surface from the horizontal.

**Planned Unit Development (PUD)**

A development project, typically residential, entitled under the provisions of the Planned Unit Development section of the zoning ordinance. Under these provisions, a development can deviate from minimum lot sizes and other standard requirements of the code, in return for provision of common open space and other more creative design features.

**Planned Community**

A style of land development that may be indicated on the Land Use Map, which addresses large vacant land areas. This designation allows maximum flexibility for site planning, within parameters established by area-specific land use policies. Planned Communities are intended to provide a broad range of residential product types as well as supporting services such as retail uses and public facilities. In return for the provision of diverse uses and facilities, developers are granted flexibility in planning and distributing those uses.

**Planning Area**

On the largest scale, the entire area (area of impact) for which the Copperton Township has authority to prepare general plans. On a smaller scale, planning area refers to the various sub-areas, which may have been defined as making up the larger planning area.

**Plat**

A map representing a tract of land showing the boundaries and location of individual properties and streets, or a map of a subdivision or site plan.

**Preservation**

To keep or maintain intact, or, an area maintained for the protection of wildlife or natural resources.

**Projects of Neighborhood Impact**

A proposed development, which, because of the nature of its proposed use, size, or other considerations will impact a given neighborhood and therefore requires special review.

**Prohibited Use**

A use that is not permitted in a zone district.

***Public Hearing***

A meeting announced and advertised in advance and open to the public, with the public given an opportunity to talk and participate.

***Public Transit System***

Any vehicle or transportation system, owned or regulated by a governmental agency, used for the mass transport of people.

***Public Utility***

A closely regulated enterprise with franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

***Rational Nexus***

A clear, direct and substantial relationship between a particular development and the public improvement needs generated by the development.

***Recreation, Active***

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

***Recreation, Passive***

Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, etc.

***Recreation Facility***

A place designed and equipped for the conduct of sports and leisure-time activities.

***Rehabilitation***

The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

***Restrictive Covenant***

A restriction on the use of land usually set forth in the deed.

***Retaining Wall***

A structure constructed and erected between lands of different elevations to protect structures and/or to prevent erosion.

***Retention basin***

A pond, pool, or basin used for the permanent storage of water runoff.

***Rezone***

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

***Ridge Line***

The intersection of two roof surfaces forming the highest horizontal line of the roof; or the highest elevation of a mountain chain or line of hills.

***Right-of-way***

A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sewer, or other similar use.

***Row House***

Single-family housing built on narrow lots and without side yards. The homes are built to the property line with no space between them, giving the impression of row of houses.

***Rural***

A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low density residential uses (one unit per 10 acres or less) or open space uses.

***Sanitary Sewers***

Pipes that carry domestic or commercial sanitary sewage and into which storm, surface, and ground waters are not intentionally admitted.

***Scale of Development***

The relationship of a particular project or development, in terms of size, height, bulk, intensity, and aesthetics.

***Scenic Corridor***

An area visible from a highway, waterway, railway, or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land, such as farmlands, woodlands, or coastal wetlands, or from mountaintops and ridges.

***Screening***

Urban design and architectural techniques such as dense landscaping, decorative fencing, parapet walls, and other measures to screen or buffer potentially unattractive land uses or areas of a property from view.

***Sense of Place***

The characteristics of a location that make it readily recognizable as being unique and different from its surroundings.

***Commercial Shopping Center Classifications:***

**Convenience Commercial**

A small shopping center that features an approximately 2,500 square foot groceries/sundries store as an anchor tenant and may also provide other services such as gasoline sales, dry cleaners, coffee shop, dentist office, beauty shop, day care, etc. A convenience shopping center may have an average building area ranging from 15,000 to 35,000 square feet and occupy one to three acres.

**Neighborhood Commercial**

A moderate sized shopping center that features an approximately 50,000 square foot major grocery store as an anchor tenant. It may also include a drug store and a variety of other services such as stationary, clothes, restaurants, dry cleaners, real estate, gardening and other similar uses. A neighborhood shopping center may have a total building area ranging from 80,000 to 120,000 square feet and occupy five to twelve acres.

**Community Commercial**

A large shopping center that features an approximately 60,000 square foot or greater grocery store and/or department store or volume discount retail outlet as an anchor tenant/s. It may also include a variety of freestanding restaurants, offices and entertainment uses. A community shopping center may have a total square footage ranging from 200,000 to 250,000 square feet and occupy 18 to 25 acres.

**Regional Commercial**

Very large shopping areas that features a mall and/or a variety of major volume discount retail outlets, as well as a variety of fast food and sit down restaurants, entertainment uses, hotels, offices and similar uses. A regional shopping center may have a total of 300,000 square feet or more and occupy greater than 25 acres.

**Strip Commercial**

A variety of unrelated retail, service and fast food uses that are located at mid-block locations along arterials, oriented to take advantage of passing automobile traffic. Connectivity between strip commercial uses is usually poor, and each use will often have its own curb cut onto the arterial.

***Single Room Occupancy (SRO)***

A residential unit designed for the occupancy by one or two individual tenants. Such units typically do not have both separate bathroom and kitchen facilities.

***Special Overlay District***

An area with unique issues that are not adequately addressed through standard zoning provisions. For these areas, overlay zoning districts exist or are proposed that add additional zoning limitations or requirements over the existing zoning. In such cases, the existing zoning is the "base zone", and the "overlay zone" adds the additional standards that must be followed.

***Specific Plan***

Specific Plan Districts address concerns to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from rapid or severe transitions of land use; or certain public facilities, which require specific land use regulations for their efficient operation. Plan districts provide a means to modify zoning regulations for specific areas defined in master, neighborhood, or community plans. Each Specific Plan has its own nontransferable set of regulations. Specific Plan district regulations are applied in conjunction with the base zone, overlay zones, or other regulations apply unless the Specific Plan District provides other regulations for the same specific topic.

***Spot Zoning***

Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive zoning plan.

***Sprawl***

Uncontrolled growth, usually of a low-density nature, in previously rural areas and some distance from existing development and infrastructure.

***Storm Drainage***

Surface stormwater that is collected and conveyed through inlets and buried pipes to a point where it is safely discharged, either into open water or into the ground. It is substituted for natural surface drainage and infiltration.

***Street Classification System***

Classification of street types by size and function. Salt Lake County classifications include Principle Arterials, Minor Arterials, Collectors, and Local Streets.

***Street Furniture***

Functional elements of the streetscape including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures.

***Street Level of Service***

Descriptive scale of traffic flow compared to street and intersection capacity. Level of Service A describes completely free-flowing traffic with much unused capacity remaining, while LOS F describes stop-and-go traffic, which far exceeds the design capacity of the street. Level of Service may be measured at mid-block street segments or at intersections, but the results may differ greatly between the two locations.

***Suburban Area***

A predominantly low-density residential area located immediately outside of and physically and socioeconomically associated with an urban area or a County.

***Tailings***

Second-grade or waste material derived when raw material is screened or processed.

***Taking***

To take, expropriate, acquire, or seize property without compensation.

***Traffic Calming***

A variety of physical methods used to control traffic flow, maintain a safe and comfortable neighborhood and decrease the dominance of cars through physical or regulatory control of speed or movement on local and collector streets. Examples of traffic calming tools include speed bumps, choke points and traffic circles.

***Traffic Impact Study***

A report analyzing anticipated roadway conditions with and without a proposed development.

***Transfer of Development Rights (TDR)***

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district to land in another district where such transfer is permitted.

***Transition Zone***

A zoning district that permits uses compatible with uses permitted in two adjacent zones that, without the transition zone, could be considered incompatible to each other.

***Transit-Oriented Development***

A form of development in which high density uses and/or activity/employment centers are located in very close proximity to existing or planned transit facilities.

***Transportation Demand Management***

Known by the acronym TDM, a variety of measures that are intended to minimize the number of new automobile trips that new developments generate. Such measures may include but are not limited to; provision of bike lanes, park and ride lots, bus stops, rideshare programs, employee incentives for alternative transportation measures, employer-provided bike lockers and shower facilities, car pool lanes, traffic calming devices, etc.

***Transportation Improvement Program***

Known by the acronym TIP, a five-year program of planned and budgeted transportation improvements supported by the local jurisdiction or the regional transportation planning authority.

***Undevelopable***

Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the County or county and are

***Undeveloped Land***

Land in its natural state.

***Urban Area***

A moderately too highly developed area that is generally characterized by higher density residential development, commercial development, and industrial development, as well as the availability of public services required for that type of development.

***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.

***Urban Growth Boundary***

A process of directing growth used by the state or local government. In this program, a jurisdiction will identify the amount of land needed to accommodate the projected growth of the area for a set time in the future. An urban growth boundary line is then drawn around that amount of vacant land and all future urban growth must occur within that boundary. Outside of the boundary, urban growth is not permitted. The purpose of an urban growth boundary is to minimize suburban sprawl and make more efficient use of land and resources. The need to expand the boundary based on current and projected growth trends is periodically assessed and adjustments are made as necessary.

***Urban Renewal***

A governmental program generally aimed at the renovation of blighted urban areas, using public expenditures for replacing lesser economic uses with higher or more profitable uses.

***Urban Village***

A well-defined residential area which includes a variety of densities and housing product types in conjunction with a commercial core area that is within easy walking distance of all housing units and which is intended primarily to serve the residents of those units, rather than to draw customers from a larger area. Urban villages must be designed with the pedestrian in mind and are generally considered to be a product of the New Urbanism School of urban design.

***User Fees***

A method of financing public improvements or maintaining existing facilities by charging the users of the facilities a reasonable fee. An example of a user fee would be a park entrance fee.

***Visioning***

A process by which a community envisions the future it wants, and plans how to achieve it. It brings people together to develop a shared image of what they want their community to become. Once a community has envisioned where it wants to go, it can begin to consciously work toward that goal. A vision statement is the formal expression of that vision, and is the starting point for the creation and implementation of action plans.

***Visual Quality***

A subjective measure of the relative worth of a scenic view. Some views are considered to be defining, arranged or intended or for which it is occupied, maintained or leased.

***Wastewater***

Treated or untreated water and associated contaminants resulting from agricultural, industrial, municipal and domestic sources.

***Watershed***

The drainage basin, catchment, or other area of land that drains water, sediment, and dissolved materials to a common outlet at some point along a stream channel.

***Wellhead Protection Area***

The surface and subsurface area surrounding a well or wellfield supplying water to the public. In this area, contaminants are likely to move toward and reach a drinking water well.

***Wetlands***

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

***Wildlife Habitat***

The area or type of environment where an animal, organism or ecological community normally lives or occurs.

***Zero Lot Line***

The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

***Zone***

A specifically delineated area or district in a municipality within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.

***Zoning***

The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

***Zoning Map***

The map or maps that are a part of the zoning ordinance and delineate the boundaries of zone districts.

Sources include:

The New Illustrated Book of Development Definitions, Center for Urban Public Policy, New Brunswick, NJ, 1995.

Salt Lake County Zoning Ordinance, 2003.

Several publications of the Urban Land Institute for definitions relating to shopping centers, industrial parks, recreational development, and other planned developments.

APA's Planning Advisory Service research reports on zoning and planning definitions.

