



## APPENDIX B

### *Glossary of Terms*

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**Aesthetics** relates to the visual pleasantness of the total environment and the perceptual aspects of the physical surroundings--their appearance to the eye and the comfort and enjoyment offered to the other senses.

**Agriculture** means the use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, fish culture and animal and poultry husbandry, provided that the above uses shall not include the business of garbage-feeding of hogs, fur farms, or the raising of animals for use in medical or other tests or experiments.

**Amend or Amendment** means any repeal, modification, or addition to a regulation, any new regulation, any change in the number, shape, boundary, or area of a zone or any repeal or abolition of any map part thereof or addition thereto.

**Board of Zoning Appeals (BZA)** are residents of the county appointed by the County Commissioners to a board to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in the administration and enforcement of the zoning ordinance. The BZA may also hear and decide when requests for a special exception to the zoning ordinance may be approved. The power to authorize variances from the zoning ordinance, upon appeal, in specific cases is also given to the Board when this action will not jeopardize the public health, safety, and welfare.

**Capital Improvement Program (CIP)** is a six-year timetable for the installation of permanent public structures, facilities, roads, and other public improvements based upon budget projections.

**Census data** is the information published every 10 years by the US Bureau of the Census for each state, incorporated towns and cities over 2,500 persons, and for all counties. There is a wide range of data available, including populations, ages, sexes, ethnic groups, housing conditions, property ownership, incomes, and commuting patterns, to mention but a few. The Agricultural Census is taken every 5 years (1987, 1992, 1997, etc.). Information includes farm size, crops, animal types, etc.

**Cluster development** means a development that groups residential, commercial, or industrial uses on a specific portion of a development site in order to provide for a reduction in permitted lot size and an increase in resulting open space, environmental or landscape resources, or recreation or other public facilities for the development.

**Community Planning Area (CPA)** is an area on the countywide Master Plan for which a more detailed comprehensive plan has been prepared. Most of the CPAs have a municipality at their center. These are the areas in the county where the majority of residential, commercial, and





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industrial development is concentrated, as they are generally also the areas where public and private services are available. Directing growth into the CPA's helps to reduce sprawl, preserve farmland, and maintain the rural character surrounding the towns.

**Concurrency Management** is a program of timing growth and the provision of public facilities by connecting it to the Capital Improvements Program and the ability of the county to fund improvement.

**Conditional use** means a use which may be approved in a district by the granting of the BZA upon its finding that it meets specified conditions.

**Connection Charge** is a one-time fee levied when a sewer or water transmission line is made available to a dwelling or business. The proceeds are used to fund future capital improvements and to upgrade existing facilities.

**Demographics** are the characteristics of the population, such as average household size, density, growth rate, birth rate, etc.

**Density** means the number of buildings, offices, or housing units on a particular area of land.

**Development** means any activity, other than normal agricultural activity, which materially affects the existing condition or use of any land or structure.

**Dwelling** means a building or portion thereof arranged or designed to provide living facilities for one or more families, but not including a tent, cabin, mobile home, bus, or a room in a motel or hotel.

**Easement** is the right to use property owned by another for a specific purpose, such as power line easements, or the property owner gives up the right to some of the uses he or she may otherwise have of that property.

**Environmental Resources Element (ERE)** is the sensitive areas element of the master plan which was required under the 1992 Planning Act and which was adopted by the County Commissioners on January 16, 1997. This element of the Master Plan is under separate cover from this document.

**Floodplain, 100-year**, is that area which, after ultimate development of its watershed based on current zoning, would be inundated by water runoff from the 100-year storm.

**Goals** identify the purpose toward which an endeavor is directed. They are broad statements of intended accomplishments which, if accomplished as a whole, would bring the community closer to meeting its overall vision of the future. They do not identify specific activities that will be undertaken.





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**Growth management** is a conscious program intended to influence the rate, amount, type, location, and/or quality of future development within a local jurisdiction. Activities vary, but they can include capping the annual number of building permits, relating allowable development intensity to certain levels of infrastructure service, or limiting the location of new development.

**Hook-up fees** refer to the fee that is charged to a homeowner for the actual construction of a lateral water or sewer line and tying it into the main transmission line.

**Impact fees** are fees charged as a precondition to construction or development approval which are related to funding public improvements necessitated in part or in whole by the development.

**Improvements** refer to facilities which aid in land development, such as streets, sewer and water lines, curbs, sidewalks, street lights, fire hydrants, and street signs.

**Industrial Park** means a tract of land eminently suitable for industrial use, subdivided and developed according to a comprehensive plan for occupancy by a group of industries and equipped with streets and necessary utilities. Industries must agree to accept certain standards of performance that are designed to protect the environment of the community.

**Infrastructure** is a general term for public and quasi-public utilities and facilities such as roads, bridges, sewer plants, water lines, power lines, fire stations, etc.

**Infill development** refers to development that occurs on vacant land which is scattered throughout an area which is already mostly developed. It does not refer to development that occurs on the fringes of a growth area.

**Jurisdiction** means the territory of a county or municipality within which its powers may be exercised.

**Local executive** means the chief executive(s) of the political subdivision whether the official designation of this office be elected executive head, county commissioner, or similar term.

**Lot** means a parcel of land occupied or to be occupied by a building and its accessory buildings, together with such open spaces as required and having frontage on a public right-of-way, unless where accepted elsewhere in this chapter.

**Master plan** means a *comprehensive plan* or any portion of the general plan which may consist of maps, data, and other descriptive matter as a guide for the physical development of the county or any portion thereof, including any amendments, extensions, or additions thereto adopted by the Commission, indicating the general locations for major roads, parks, or other public open spaces, public building sites, routes for public utilities, zoning districts, or other similar information.





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**Overlay zone** is a zone which is superimposed upon other zoning. Overlay zones are used in areas which need special protection or have special problems. Development of land subject to an overlay must comply with the regulations of both zones.

**Parcel** is a contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

**Plan** means the policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the area's future development. "Plan" includes general plan, master plan, comprehensive plan, and the like as adopted in accordance with ' ' 3.01 through 3.09 of Article 66B.

**Planned unit development (PUD)** means a development comprised of a combination of land uses or varying intensities of the same land use in accordance with an integrated plan that provides flexibility in land use design approved by the local jurisdiction with at least 20 percent of the land permanently dedicated to open space. Zoning approvals for a planned unit development may require the approval of a schematic or other development plan at the time of zoning.

**Planning Commission** refers to an official body appointed by the governing body of a city or county that is responsible for making the comprehensive plan. In addition, the Planning Commission makes recommendations to the governing body on the zoning ordinance and zoning decisions as well as subdivision regulations. The Planning Commission has authority over approval of development proposals.

**Recommendations** are activities that help bring a body closer to achieving its goal(s). Goals and thresholds help to identify where a community wants to be and toward what they are striving. However, they do not identify specific things that can be done to help the community get there. Recommendations are planning, land use, and general government-related activities that can be pursued, ideally as a whole, to help the community meet its goals and thresholds. Recommendations are or can also be called objectives or implementation measures.

**Regulation** means any rule of general applicability and future effect including any map or plan.

**Right-of-Way** means the right to cross over property. A right-of-way (ROW) usually refers to public land. For example, public land on which a street is built is a right-of-way. The ROW includes not only the street, but the land between the street and sidewalk and the sidewalk. Rights-of-way across private property are usually for utility lines or driveways.

**Stream** means part of a watercourse, either naturally or artificially created, that contains intermittent or perennial base flow of groundwater origin. Ditches that convey surface runoff exclusively from storm events are not included in this definition.





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**Stream buffers** are areas which extend a minimum of 100 feet from the top of each stream bank along both sides of a stream unless modified by the Planning Commission.

**Strip development** is commercial and high-density residential development located adjacent to major streets. This type of development is characterized by its shallow depth, street-oriented layout, orientation or vehicles rather than pedestrians, lack of unified design (especially one which reflects the character of the community), and numerous points of street access. It impedes smooth traffic flow.

**Subdivision** means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. Subdivision includes resubdivision and, when appropriate to the context, relates to the process of resubdividing or to the land or territory subdivided.

**Subdivision regulations** are the controls that government exercises over the development and construction of houses on lots which have been created as a result of the subdivision process. It specifies who will finance capital improvements needed to serve new growth. They also help to ensure the creation and preservation of adequate land records. Another key function is to ensure that subdivisions are properly designed as well as providing consumer protection measures.

**Threshold** means the minimum or maximum acceptable level allowed for a service, facility, or quality of life variable.

**Townhouse** means one of a group of multi-family dwelling units in the same structure, each unit of which is separated by a party wall from any adjacent unit and each dwelling unit of which has its own entrance directly from the outside.

**Tract** refers to an area, parcel, site, piece of land, or property that is the subject of a development application.

**User Charges (for water or sewer service)** are fees billed to individual homes or businesses which receive public water and/or sewer service from the local government.

**Variance** means a modification only of density, bulk, or area requirements in the zoning ordinance where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the results of any action taken by the applicant, a literal enforcement of the ordinance would result in either, as specified by the local governing body in a zoning ordinance, unnecessary hardship or practical difficulty.

**Vision or Vision Statement** refers to a statement that defines a community's preferred future.

**Zone** means an area within which certain uses of land and buildings are permitted and certain others are prohibited, yards and other open space are required and lot areas, building height





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limits, and other requirements are established, all of the foregoing being identical for the zone in which they apply.

**Zoning Administrator** means an officer of the town, appointed by the Mayor, who administers the zoning regulations and acts as Secretary to the Board of Appeals.

**Zoning capacity** is the maximum number of dwelling units or businesses that are actually allowed in an area based on the zoning.

