

APPENDIX V – GLOSSARY

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-site property or facilities. Usually relate to circulation, drainage, erosion, potable water, sewage collection and treatment. May also relate to lighting and glare, aesthetics, quality of life and impact on environment.

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

Affordable housing: housing that is affordable for a family with a total gross income less than 110 percent of the median gross income for the county concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county.

Appeal: a private individual, group, or public agency may take the decision of the zoning administrator or planning commission to a higher authority for review of that decision.

Bulk regulations: zoning ordinance restrictions on the density, height, location, and lot coverage of buildings for the purpose of providing buildings with sufficient access, air, fire protection, light, and open space.

Capital improvements program (CIP): a program of when, where, and how much a governing body plans to invest in public services of the next five to ten years. Items commonly included in a capital improvements program are roads and bridges, school buildings, sewer and water lines and treatment plants, municipal buildings, solid waste disposal sites, and police and fire equipment.

Carrying capacity: the ability of an area or unit of land to absorb human development without experiencing a significant decline in environmental quality.

Concurrency: a policy that development can occur only if and when adequate public services are in place.

Conditional use: a land use in a certain zone which is neither permitted outright nor prohibited outright. A conditional or special land use permit may be granted after review by the planning commission.

Conservation easement: the grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Humboldt County Regional Master Plan

Dedication: the deeding of land by a developer or landowner to the public. Dedications of land commonly occur in the subdivision process; a subdivider may donate land for schools, parks, roads, and other public uses.

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

Design review: a formal process for reviewing the design and aesthetics of proposed new developments and building alterations; and for determining what improvements or changes might be made to make new developments compatible with the surroundings. A design review board appointed by the governing body or the planning commission can draft a design review ordinance listing design standards and design control district (such as a historic district). Design standards may also be incorporated into the zoning ordinance.

Downzone: a change in a property's zone designation to require a lower density or a less intense use.

Duplex: a building containing two single-family dwelling units totally separated from each other by an unperced wall extending from ground to roof.

Dwelling unit: a building designed for and intended for human habitation. A dwelling unit generally, but not always, contains the following facilities: toilet and bath or shower; separate room for sleeping accommodations; kitchen for the preparation and storage of food; space, other than that listed above, for eating and/or living.

Easement: a grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation or another person or entity.

Essential services: services and utilities needed for the health, safety, and general welfare of the community, such as electrical, gas, telephone, water, sewerage and other utilities and the equipment and appurtenances necessary for such systems to furnish an adequate level of service for the area in which it is located.

Floor area ratio: the gross floor area of all buildings or structures on a lot divided by the total lot area.

Highest and best use: an appraisal concept that determines the use of a particular property likely to produce the greatest net return in the foreseeable future.

Improvement: facilities which aid in land development. Improvements include streets, sewer and water lines, curbs, sidewalks, street lights, fire hydrants, and street signs.

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Infill development: the development of new housing or other buildings on scattered vacant sites in a built-up area.

Infrastructure: includes water, sanitary sewer, storm sewer, streets, schools, parks, fire, police and flood protection.

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.

Labor force: all the population sixteen years of age or older, having the potential for active work for wages.

Land use: a broad term used to classify land according to present use and according to the suitability for future uses, i.e., for housing, open spaces and parks, commercial, industrial, etc.

Level of service: a description of traffic conditions along a given roadway or at a particular intersection.

Lot coverage: the amount of a total lot covered by buildings. Limits on the area of a lot a building can cover. For example, in single-family residential zones maximum lot coverage of 35 percent is common. This restriction is designed to ensure adequate light, privacy and open space.

LULU: Locally Unwanted Land Use.

Maintenance guarantee: any security that may be required and accepted by a governmental agency to assure that necessary improvements will function as required for a specific period of time.

Minimum lot size: the smallest lot or parcel that can be built on in a particular land use zone. Also, the smallest lot that can be created by dividing a larger parcel.

Mitigation: methods used to alleviate or lessen the impact of development.

Mixed-use development: the development of a tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment in a compact urban form.

Mixed-use zoning: regulations that permit a combination of different uses within a single development.

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Multi-family dwelling: a building containing three or more dwelling units including units that are located one over the other.

NIMBY: Not In My Back Yard.

Nonconforming use: a land use that does not comply with the ordinance of the zone it is in or does not comply with other land use regulations. A nonconforming use that existed prior to the zoning regulation will generally be allowed to continue under a "grandfather" arrangement.

Nuisance: The use of land or behavior that brings harm or substantial annoyance to adjacent property owners or the public in general. Nuisances typically involve noise, odors, visual clutter and dangerous structures.

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.

Overlay zone: a zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

Performance guarantee: any security that may be accepted by a municipality to assure that improvements required as part of an application for development will be satisfactorily completed.

Performance zoning: the use of standards in regulating land use location and density, rather than specific zones and districts. Performance standards regulate the impacts of land uses. Performance standards typically refer to noise, traffic, odors, air pollution and visual impact.

Plans: the master plan, comprehensive plan, or general plan explores the present condition of an area, projects possible futures, and investigates needs in order to develop the general policy goals and objectives through which planning can be implemented.

Police power: the right of government to restrict an owner's use of property to protect the public health, safety and welfare. Restrictions must be reasonable and be conducted according to due process.

Public improvement: any improvement, facility or service together with its associated site or right-of-way necessary to provide transportation, drainage, utilities or similar essential services and facilities and that are usually owned and operated by a governmental agency.

Humboldt County Regional Master Plan

Right-of-way: 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 and includes not only the street, but also land between the street and sidewalk and the sidewalk. Rights-of-way across private property are usually for utility lines or driveways.

Setback: the distance required to locate a building from a road, property line, or other building.

Spot zoning: the zoning of a particular lot for a use that is different from the uses permitted in the surrounding zone, i.e., a lot zoned for commercial use in the middle of an R-1 single-family residential zone. This practice should be avoided because of a potentially negative impact on neighborhoods and likely invalidation by the courts.

Steep slope: land areas where the slope exceeds 20 percent. Construction on slopes in excess of 20 percent requires additional safeguards against erosion and other potential problems.

Subdivision: the separation of a parcel of land into lots for future sale and/or development.

Swale: a depression in the ground that channels runoff.

Transfer of development rights: 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.

Trip: A term used in transportation planning and analysis to denote travel within the planning area. Origin and destination studies, used to describe the trip process, attempt to interpret the point at which an individual trip originates, the path which the trip takes, and the final destination of the trip. ADT: average daily trips.

Variance: the decision to alter the provisions of a land use ordinance in order to avoid unnecessary hardship to a landowner. The burden is on the landowner to prove the hardship.

Zone: an area or areas in which certain land uses are permitted and other uses are prohibited by the zoning ordinance.

Zoning ordinance: a set of land use regulations enacted by the local governing body to create districts which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, heights, and the coverage of buildings.

PLANNING ACRONYMS AND ABBREVIATIONS

AAG	Association of American Geographers
AASHTO	American Association of State Highway & Transportation Officials
ACEC	Area of Critical Environmental Concern
ADA	Americans with Disabilities Act (1990)
ADT	Average Daily Traffic (or Average Daily Trips)
ADU	Accessory Dwelling Unit
AF	Acre Foot
AFT	American Farmland Trust
AICUZ	Air Installation Compatible Use Zone
AICP	American Institute of Certified Planners
AOD	Airport Overlay District
APA	American Planning Association
APTA	American Public Transit Association
APWA	American Public Works Association
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
ATV	All Terrain Vehicle
B – 1, 2 ...	Business zone/use of specified intensity
BAT	Best Available Technology
BLM	Bureau of Land Management (US)
BMP	Best Management Program (or Practice)
BOA	Board of Appeals or Board of Adjustment
BoCC	Board of County Commissioners
BOCA	Building Officials and Code Administrators, International
BoS	Board of Supervisors
BP	Building Permit
BTS	Bureau of Transportation Statistics
BZA	Board of Zoning Adjustment
C – 1, 2 ...	Commercial zone/use of specified intensity
CAA	Clean Air Act (see also FCAA)
CAD	Computer Aided Design
CBD	Central Business District
CCD	Census County Division
CC&Rs	Conditions, Covenants and Restrictions
CDBG	Community Development Block Grant
CofAs	Conditions of Approval
CF/S	Cubic Feet per Second
CIP	Capital Improvements Plan (or Program)
CMSA	Consolidated Metropolitan Statistical Area (see also MSA, SMSA, PMSA)
CO	Certificate of Occupancy

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COG	Council of Governments
CUP	Conditional Use Permit
DOE	Department of Energy (US)
DOT	Department of Transportation (US)
DRI	Developments of Regional Impact
DU	Dwelling Unit
EDA	Economic Development Administration
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMF	Electromagnetic Field
EPA	Environmental Protection Agency
EZ	Enterprise Zone
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
FHWA	Federal Highway Administration
FIRE	Finance, Insurance and Real Estate
FIA	Fiscal Impact Analysis (also Federal Insurance Administration)
FMHA	Farmers Home Administration
FNMA	Federal National Mortgage Administration (or Fannie Mae)
FTA	Federal Transit Administration
GDP	General Development Plan
GFA	Gross Floor Area
GID	General Improvement District
GIS	Geographic Information System
GLA	Gross Leasable Area
GM	Growth Management
GNIS	Geographic Names Information System
GPS	Global Positioning System
HO	Home Occupation
HOD	Highway Overlay District
HOV	High Occupancy Vehicle
HUD	US Department of Housing and Urban Development
I – 1, 2 ...	Industrial Zone/use of specified intensity
IDA	Industrial Development Authority

Humboldt County Regional Master Plan

ITE	Institute of Transportation Engineers
ICMA	International City/County Managers Association
ISTEA	Intermodal Surface Transportation Efficiency Act
LAFCO	Local Agency Formation Committee/Council
LCB	Legislative Counsel Bureau
LEPC	Local Emergency Planning Committee
LBCS	Land Based Classification System
LMC	Land Management Code
LOS	Level of Service (traffic flow rating)
LRV	Light Rail Vehicle
LUI	Land Use Intensity (standards developed by the Federal Housing Administration)
LULU	Locally Unwanted Land Use
LUR	Land Use Ratio
LWCF	Land and Water Conservation Fund
M – 1, 2 ...	Manufacturing Zone/use of specified intensity
MGD	Millions of Gallons per Day
MF	Multi-family
MH	Manufactured Housing
MPC	Master Planned Community
MPD	Master Planned Development
MPO	Metropolitan Planning Organization
MSA	Metropolitan Statistical Area (see also CMSA, PMSA, SMSA)
MTS	Metropolitan Transportation System
MXD	Mixed Use Development
NAHB	National Association of Home Builders
NAHRO	National Association of Housing & Redevelopment Officials
NAICS	North American Industrial Classification System
NARC	National Association of Regional Councils
NBGN	National/Nevada Board of Geographic Names
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NGO	Nongovernmental Organization
NHPA	National Historic Preservation Act
NHS	National Highway System
NRCS	Natural Resources Conservation Service (formerly Soil Conservation Service)
NRI	Natural Resources Inventory
NRS	Nevada Revised Statutes
NTHP	National Trust for Historic Preservation

Humboldt County Regional Master Plan

OHV	Off-Highway Vehicle
ORV	Off-Road Vehicle
PC	Planning Commission
PCD	Planned Commercial Development
PCS	Personal Communication Services
PHT	Peak Hour Traffic (or Peak Hour Trips)
PID	Planned Industrial Development
PMSA	Primary Metropolitan Statistical Area
PRD	Planned Residential Development
PDR	Purchase of Development Rights
PPB	Parts Per Billion
PPM	Parts Per Million
PWS	Public Water Supply
PUD	Planned Unit Development
QOL	Quality of Life
R – 1, 2 ...	Residential Zone/use of specified intensity
RCRA	Resource Conservation and Recovery Act
RDA	Redevelopment Authority
RFP	Request for Proposals
RFQ	Request for Qualifications
RFRA	Religious Freedom Restoration Act
RPA	Regional Planning Agency
RPC	Regional Planning Commission
RTPA	Regional Transportation Planning Agency
RV	Recreation Vehicle
ROW	Right-of-way
SFD	Single-family dwelling
SAD	Special Assessment District
SCPEA	Standard City Planning Enabling Act
SEPC	State Emergency Planning Committee
SF	Single-family
SHPO	State Historic Preservation Office
SIC	Standard Industrial Classification (Code)
SID	special Improvement District
SIG	Street Index Guide
SLAPP	Strategic Lawsuits Against Public Participation
SLO	Sensitive Lands Ordinance
SLUPA	State Land Use Planning Agency
SLUPAC	State Land Use Planning Advisory Council
SMSA	Standard Metropolitan Statistical Area

Humboldt County Regional Master Plan

SoI	Sphere of Influence
SOV	Single Occupancy Vehicle
SPA	Specific Plan Area
SRO	Single Room Occupancy
STP	Surface Transportation Program
SUP	Special Use Permit
TAZ	Traffic Analysis Zone
TIF	Tax Increment Financing
TIP	Transportation Improvement Program
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TDS	Total Dissolved Solids
TMA	Transportation Management Association (also Transportation Management Area)
TOD	Transit Oriented Design (or Development)
TSM	Transportation System Management
ULI	Urban Land Institute
USDA	US Department of Agriculture
USDI	US Department of Interior
USFS	US Forest Service
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
USPLS	US Public Land Survey
UTM	Universal Transverse Mercator Grid
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WHPA	Wellhead Protection Area
WMP	Watershed Management Program
WP	<i>Western Planner</i> organization and publication
WPR	Western Planning Resources
WQMP	Water Quality Management Plan
ZLL	Zero Lot Line