

APPENDIX 4: GLOSSARY OF TERMS

GLOSSARY OF TERMS

Abutting: Having property lines in common, or being separated from such a common border by a public right-of-way, alley, or easement. For the purposes of this plan, the term “abutting” is synonymous with “adjoining,” “adjacent” and “contiguous.”

Access Connection: Any driveway, street, turnout, or other means of providing for the movement of vehicles to or from the public roadway system.

Access, Direct: The provision for immediate ingress and egress of vehicles from an abutting property to an adjacent street.

Access Drive: A roadway leading from a public right-of-way to a parking area.

Access, Indirect: The provision for ingress and egress of vehicles from an abutting property to an adjacent street, is shared by two or more properties or is channeled by some means indirectly to the adjacent street.

Access Management: A set of policies and standards that manage, among other factors, the number, spacing and location of access points (driveways) on the public road system.

Acreage, Gross: The total area measured to the property lines of the parcel or lot.

Acreage, Net: The area measured to the property lines of the parcel or lot after all deductions are made. Deductions include the area of: streets, easements for access, street dedications, alleys, waterways, canals, lakes, or any other dedicated right of way.

Action: Statements, often measurable, sometimes time-limited, that specify the means to achieve a policy.

Adaptive Reuse: Rehabilitation or renovation of existing historic or obsolescent building(s) or structures for a compatible and appropriate new use.

Adequate Public Facilities Ordinance: An ordinance that ties or conditions development approvals to the availability and adequacy of public facilities. Adequate public facilities are those facilities relating to roads, sewer systems, schools, water supply and distribution systems, and fire protection that meet adopted level of service standards.

Adverse Impact: A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing: Housing that has a sale price or rental amount that is within the means of a

household that may occupy middle-, moderate-, or low-income housing. In the case of dwelling units for sale, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more 30 percent of gross annual income. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30 percent of such gross annual income.

Agriculture: Generally, the production of food and goods through farming and forestry. Agricultural activities may be of two types: commercial (e.g., agribusiness); or home-oriented.

Agriculture, Commercial: The production principally for the sale to others of plants, animals, or their products, including but not limited to: forage and sod crops, grain and feed crops, dairy animals, and dairy products; livestock, including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules, and goats; including the breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products, and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing, and trapping. For the purposes of this Plan, commercial agriculture shall not include large-scale, factory farming or animal feeding operations (FAOs, also known as also known as concentrated animal feeding operations/confined animal feeding operations (CAFOs), or intensive livestock operations (ILOs)).

Agriculture, Home: The production, principally for use or consumption of the property owner, of plants, animals, or their products and for sale to others where such sales are incidental, including but not limited to: gardening, fruit production, and poultry and livestock products for household use only.

Agricultural Use: The use of a tract of at least five (5) contiguous acres for crop production or raising of livestock, as defined in the above definitions. Agricultural use may include provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public. [KRS 100.111(2)] "...[L]and which is used for agricultural purposes shall have no regulations except that:

- “(a) Setback lines may be required for the protection of existing and proposed streets and highways;
- (b) All buildings and structures in a designated flood way or flood plain or which tend to increase flood height or obstruct the flow of flood waters may be fully regulated; and,
- (c) Mobile homes and other dwellings may be permitted but shall have regulations imposed which are applicable such as zoning, building, and certificates of occupancy.” [KRS 100.203(4)]

Application: The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by the applicable department, board, or commission of the County or City for development review, approval, or permitting purposes, consistent with the Zoning Ordinance.

Available Public Sewer: Sanitary sewer is considered available where an existing sewer line is within 2,000 feet of a proposed development and can be extended via public rights-of-way or utility easement.

Barren River Area Development District (BRADD): One of the 15 Kentucky regional agencies which provide a variety of services to local government. It acts as the regional planning council as well as a clearing house for state and federal programs.

Best Management Practices: That combination of conservation measures, structures, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water or waterways, and waterbodies.

Bicycle Facilities: Improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designated for bicycle use.

Big-Box Retail: A singular retail or wholesale retail stores over 35,000 square feet drawing customers from a large area and typically surrounded by parking lots.

Bike Connection: A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for bicycle use. Bicycle connections include but are not limited to accessways, bike paths, multi-use paths, and pedestrian bridges.

Bike Lane: A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bike Path: An off-street bikeway.

Bikeway: A bicycle pathway: either a bike lane, bike trail, or bike route.

Blueway: A water path or trail that is developed with launch points, camping locations and points of interest for canoeists and kayakers.

Brownfield: Abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Buffer: An area of land, including landscaping, berms, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on the less intense one. An appropriate buffer may vary depending on uses, districts, size, etc.

Buffer Zone: Refers to a district established at or adjoining commercial-residential district boundaries to mitigate potential frictions between uses or characteristics of use. Regulations within a buffer zone may provide for transitional uses, yards, heights, off-street parking, lighting, signs, buffering, or screening.

Build-Out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Buildable Land: Land area suitable, available, and necessary for residential, commercial, and

industrial uses. It may include both vacant land and developed land that is likely to be redeveloped. The term “buildable land” is synonymous with “developable land.”

Building: A structure enclosed within exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property.

Building Coverage: A percentage figure referring to that portion of a lot covered only with principal and accessory buildings.

Campus: A contiguous area of land constituting and making up the grounds of an institution, typically a college or university containing the main buildings or within the main enclosure. For the purpose of this definition the contiguity of any land area involved shall not be deemed to be destroyed by the presence of public rights-of-way.

Capital Improvement: Any physical asset constructed or purchased to provide, improve, or replace a public facility and which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing.

Capital Improvements Program (CIP): A timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

Central Business District (CBD): An urban downtown district that has design features and a diversity of uses not found in the commercial and office districts. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality.

Character: Special features and characteristics (man-made and natural) of a community that set it apart from its physical context and from other communities. See also “Community Character.”

Citizen Participation: The process through which citizens who live and/or work in a community, a neighborhood or other planning unit are actively involved in the development of plans and recommendation.

Clear-Cutting: Removal of an entire stand of trees, shrubs, or other vegetation.

Cluster Development: An approach to designing a site that maximizes the conservation of open space by concentrating buildings on a part of the site. The open space may be owned by either a private or public entity.

Cluster Subdivision: A subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of open space. See also “Conservation development.”

Commercial Use: A land use or other activity involving the sale of goods or services for financial gain.

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. See also “Character.”

Community Service Area: A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

Compact: A traditional neighborhood, where a mix of different types of residential and commercial developments form a tightly knit unit. Residents can walk or bike to more of the places they need to go and municipal services costs are lower due to the close proximity of residences.

Compatibility: The characteristics of different uses, activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include but are not limited to: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

Compatibility Standards: Development regulations established to minimize the effects of commercial, industrial, or intense residential development on nearby residential property.

Conservation: The management of natural resources to prevent waste, destruction and degradation.

Conservation Development: Conservation development, typically in the form of a residential subdivision, is characterized by preserved common open space and clustered compact lots. The purpose of a conservation development subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations.

Conservation District: A district established to provide a means of conserving an area’s distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes. The term is synonymous with “Neighborhood Conservation District.”

Consistency: For the purposes of the Comprehensive Plan, “consistent” means free from variation or contradiction. Consistency will be deemed to exist when the standards and criteria of the Comprehensive Plan are met or exceeded.

Corridor: Typically defined as a ‘travel shed,’ an area where trips tend to cluster in a general linear pattern, with feeder routes linking to trunk lines that carry longer distance trips in a metropolitan area.

Cultural Resources: Those resources that possess qualities of significance in national, state, or local history, architecture, archaeology, and culture and which are present in districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association.

Dedication: The transfer of private property to public ownership upon written acceptance.

Density: The number of dwelling units permitted per one acre of land.

a. **Gross Density:** The numerical value obtained by dividing the total number of dwelling units in a development by the gross area of the tract of land (in acres) within a development. This would include all nonresidential land uses and private streets of the development, as well as right-of-way of dedicated streets; the result being the number of dwelling units per gross acre of land.

b. **Net Density:** The numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including common open space and associated recreational facilities within the area; the result being the number of dwelling units per net residential acre of land. Net density calculations exclude rights-of-way of publicly dedicated streets and private streets.

Design Standards: A set of guidelines defining parameters to be followed in a site or building design and development.

Developer: A person who divides an original tract into more than four (4) lots or whose subdivision of land would otherwise require the filing of a major subdivision plat.

Development: Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use; any activity that alters a shore, beach, seacoast, river, stream, lake, pond, canal, marsh, dune area, woodlands, wetland, endangered species habitat, aquifer or other resource area, including coastal construction or other activity.

Development Incentive: Measure that can be taken, usually by a governing agency, to encourage certain types of developments.

Development Plan: A plan, including text and graphics, submitted with an application for a zoning map amendment which shows the general placement, design, intended use and size of buildings; internal streets and accesses to existing streets; landscape and buffering areas; a plan for sewage disposal; and a plan for fire protection.

Easement: A legal interest in land, granted by the owner to another person, which allows that person(s) the use of all or a portion of the owner's land, generally for a stated purpose including but not limited to access or placement of utilities.

Economic Development: Any change in a community that enables greater production, increased employment, and a better distribution of goods and services.

Employment Center: An area of higher-intensity uses that typically employ hundreds or thousands of people and is master planned as a unit even if it consists of more than one parcel.

Environmental Sensitive Area: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Farmstead: That portion of a farm designated for accessory dwellings and other buildings necessary to the farm's operation.

Fees in Lieu of Dedication: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

Fire Flow: The flow of water required to extinguish a largest probable fire served by a water facility.

Flood, 100-Year: A standard adopted by the Federal Emergency Management Agency (FEMA) to identify areas where there exists a 1 percent annual chance of a flood occurring.

Floodplain: The land area susceptible to inundation by water as a result of the flood.

Focal Point: An identifiable area of the county, which because of its homogeneous character was identified under the 1990 Comprehensive Plan as deserving special consideration with respect to infill or peripheral development. See below for applicability within this plan.

Focal Point Plan: A detailed land use and facilities plan prepared as part of the 1990 Comprehensive Plan, which considered the internal characteristics of a Focal Point and a physical, social and economic relationship between the Focal Point and the balance of the Planning Unit. Such plans were intended to supplement the policies of the 1990 Comprehensive Plan with respect to land use, density, community, facilities and traffic flows within a specific Focal Point. Some pre-existing Focal Point Plans will continue to be in effect will continue to be in effect under the Focus 2030 Comprehensive Plan (refer to the Future Land Use Element).

Freight: Goods, merchandise, substances, materials, and commodities of any kind that may be transported or transferred from one place to another by air, rail, or motor-carrier.

Geographic Information Systems (GIS): A computer system that stores and links non-graphic attributes or geographically referenced data with graphic map features.

Goal: Broad statement of what the community hopes to accomplish (statements of intent). Goals describe future expected outcomes or states. They provide programmatic direction, focusing on ends rather than means.

Green Building: Structures that incorporate the principles of sustainable design, in which the impact of a building on the environment will be minimal over the lifetime of that building.

Greenways: A system of linear parks, alternative transportation routes, and/or natural areas, which provides passive recreational opportunities, pedestrian and/or bicycle paths, and conserves open space, as indicated in a greenway plan adopted by the commission. For the purposes of this Plan, the term is synonymous with “greenbelt.”

Green Space: Permanently reserved and maintained areas of unbuilt-on land which is landscaped with grasses, flowering plants, shrubbery, trees and other natural and man made landscape materials.

Growth Management: The use of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas.

Habitat: The physical location or type of environment in which an organism or biological population lives or occurs.

Historic District: 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 a part of or related to a square, park, or area the design or general arrangement of which should be preserved or developed according to a fixed plan based on cultural, historical, or architectural motives or purposes.

Industrial: Of, relating to, concerning, or arising from the assembling, fabrication, finishing, manufacturing, packaging, or processing of goods, or mineral extraction.

Industrial Park: An assembly of land which provides facilities for business and industry consistent with a comprehensive plan and restrictions. It is designed to insure compatibility between the individual operations within the park and the character of the community in which the park is located. It provides protection, through good design, to facilitate truck and other traffic, provide for proper setbacks, and establish lot size, land use ratio, architectural provisions, landscaping requirements and specific use requirements all for the purpose of promoting the degrees of openness and park-like character which are appropriate to harmonious integration into the neighborhood. These must be of sufficient size and must be suitably zoned to protect the surrounding areas from being devoted to less restrictive uses.

Infill Development: The development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed.

Infill Site: Any vacant lot or parcel within developed areas of the city or county, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, schools, and fire protection have already been developed and are provided.

Infrastructure: Public facilities and services necessary to sustain the functioning of a community and on which growth depends, such as potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas, or other utilities; telecommunications systems; bridges; roadways; bicycle paths or trails; pedestrian sidewalks, paths, or trails. Infrastructure may also include community services such as parks, libraries, emergency responders, jails, etc.

Karst: A landscape shaped by the dissolution of a layer or layers of soluble bedrock, usually carbonate rock such as limestone or dolomite. Karst regions, such as that where Warren County is located, display distinctive surface features, with sinkholes being the most common.

Land Use: The occupation or use of land or water area for any human activity or any purpose.

Level of Service (LOS) Standard: An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. “Level of service” shall indicate the capacity per unit of demand for each public facility.

Lot of Record: For the purposes of the policies in this Plan, any lot which is one unit of a plat duly approved and filed prior to the adoption of the Plan.

Mixed-Use: The development of a tract of land or a building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form.

Neighborhood: A subarea of the city or county in which the residents share a common identity focused around a school, park, community business center, or other features. A neighborhood may be defined by boundaries determined by physical barriers, such as major highways and railroads, or natural features, such as rivers.

Neighborhood Planning: A process by which members of the community develop plans to manage future development in their neighborhoods.

On-Site Sewage Disposal Plan: That part of a General Development Plan or a subdivision plan which identifies areas not suitable for on-site sewage disposal systems so that lots will not be created which do not have adequate space available for an on-site sewage disposal system outside the area not suitable for such systems.

Open Space: Land set aside as common open space in a development that is designed and intended for the common use or enjoyment of the residents or occupants of that development. Such open space must be usable for passive or active recreational use or suitable for resource protection. It shall not include the rights-of-way of engineered, non-accessible flood-control channels or inaccessible utility easements;

areas devoted to parking, vehicular traffic, or private use; or any other area which does not provide a recreational and scenic benefit to either the particular development or surrounding environment.

Park: Any public or private (not-for-profit) land or facility designed to serve the recreation needs of the residents of a community. Such facilities include subdivision recreation facilities, community parks, regional parks, and special use facilities such as public squares, recreation centers, cemeteries, and others meeting the above definition.

Park, Community: A park ranging from thirty to one hundred acres in size designed to satisfy the recreational and open space demand of the community as a whole. Facilities typically provided in a community park include: playground areas, picnic facilities, natural/open areas, swimming pools, athletic fields, tennis courts, basketball/volleyball courts; rest rooms, horseshoe pits, and a recreational center building. A community park may also serve as a neighborhood park for surrounding residents.

Park, Mini: A park less than one acre in land area, which serves a limited population living no more than a quarter of a mile from the park site.

Park, Neighborhood: A park ranging in size from six to thirty acres designed to satisfy the recreational and open space demands for the surrounding neighborhood. Facilities typically provided within a neighborhood park include playground equipment, tennis courts, basketball/volleyball courts, picnic facilities, natural area, rest rooms and a central building.

Park, Regional: A park which is a minimum of 200 acres in size, serves several communities or a multicounty region, and may be contiguous with or encompassing natural resources.

Pedestrian-Oriented (also pedestrian-friendly): Development designed with an emphasis primarily on pedestrian comfort, including focus on the the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas.

Planning: The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and controls enacted to achieve the goals and objectives of a community plan.

Policy: Clear, realistic, specific statements that tell how to meet a goal. Policies address ends to be obtained.

Purchase of Development Rights (PDR): A public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property. PDR programs are strictly voluntary and are usually funded by the sale of bonds or property tax revenues.

Right-of-Way: A strip of land acquired by reservation, dedication, prescription, or condemnation and

intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Rural: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses, or open space uses.

Rural Character Road: A scenic corridor where abutting properties are sparsely developed and rural in use, as defined above.

Rural Road: A designation placed upon public roads and arterials which requires street improvements commensurate with low density or rural development. The rural designation may be used in combination with local, local arterial, secondary arterial, and primary arterial street classifications

Scenic: Pertaining to natural features of the landscape that are visually significant or unique.

Scenic Corridor: The visible land area outside the highway right-of-way and generally described as the view from the road. A corridor which offers an unhindered view of natural scenic resources and aesthetic values, which can be specifically designated for protection and enhancement.

Special Focal Points: areas in Warren County which have received special designation as historic sites or districts or unique geologic sites or which have been designated as wildlife refuges; the area included in the Airport's Off-site Land Use Plan; and the Sixth Class Cities and established rural communities in Warren County.

Stormwater Management: The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff, together with applicable managerial (nonstructural) measures.

Stormwater Runoff: The direct runoff of water resulting from precipitation in any form.

Street Classification: The assignment of roads into categories according to the character of service they provide in relation to the total road network.

Strip Development: A mix of development, usually commercial, usually one lot deep, that fronts on a major street.

Sustainable Development: Development that maintains or enhances economic opportunity and community well-being, while protecting and restoring the natural environment. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Traffic Calming: A concept fundamentally concerned with reducing the adverse impact of motor vehicles on builtup areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment.

Urban Services: Services, utilities, and facilities normally provided within an urban area which include police and fire protection, water, sewer, and drainage and electric utilities, schools, cultural and recreational facilities.

Warren County: Unless the context clearly indicates otherwise, references to Warren County are references to the Planning Unit.