

CHAPTER XV

GLOSSARY

Access Management	The placement of vehicular access points from private property to the public right-of-way in a manner that attempts to minimize access conflicts and congestion on the public roadway. Typical implementation measures would include limiting the number of access points, requiring a minimum distance between access points, and requiring vehicular access between adjacent properties that have similar and/or compatible uses.
Accessory Apartments	An accessory apartment is an additional living unit secondary to the primary living unit including separate kitchen, sleeping and bathroom facilities, attached to the primary residential unit.
Affordable Housing	Housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.
Capital Facilities	Capital facilities are publicly owned assets such as real estate, structures, or equipment with a value of at least \$15,000 and an expected useful life of at least ten years. For the purposes of the Capital Facilities Plan Element, capital facilities include: park and recreation facilities, transportation facilities (roads and sidewalks), stormwater management facilities and civic facilities (City Hall & Library).
Capital Facilities Program	The Capital Facilities Program is a financing tool used by the City to identify all capital projects anticipated to be undertaken by the City within the next seven years. The Capital Facilities Program includes each project's estimated cost and the funding source. Project cost cannot exceed the resources available to fund the project. The seven-year Capital Facilities Program is a component of the Capital Facilities Plan Element.
Civic Facilities	Public uses owned by the City, County or special purpose governments and operated for the use of the general public. Civic facilities include the city hall, library, parks, police and fire department buildings, schools and transit facilities.

Collector Roadway	A roadway that collects traffic from residential neighborhoods and business areas and concentrates the volume to a controlled point intersection. This type of roadway primarily services residential areas but can also serve commercial and industrial areas. Property access is limited.
Community Business	A zone district that serves the City's general needs for professional and personal services, cultural and entertainment uses, retail establishments, stacked housing, government and public open spaces.
Community Park	A park that is intended to serve the entire City with a combination of active and passive recreation uses. The size of community parks range between 5 to 35 acres and includes both active and passive uses.
Comprehensive Plan	The official public document used by both the public and private sectors of the city to guide in the decision-making process related to the future use, conservation and re-use of land in the City and surrounding area.
Contract Zoning	The establishment of conditions in connection with a rezoning which bind the developer and the community to its terms.
Cutting Preserve	A lineal strip of vegetation in public or private ownership ranging in width from 15 to 75 feet, situated between a collector or arterial right-of-way line and real property lines of adjacent developments that is intended to visually and physically separate and buffer the activities of residential neighborhoods and other land uses from the activities of the transportation corridor.
Fair Share Methodology	The fair share methodology is a method developed by Snohomish County and its cities to equitably distribute low and low-moderate income housing among the cities and unincorporated county. It is intended to ensure that concentrations of low-income housing do not continue to adversely impact a few areas in the county.
Goals	The public statements of direction, mission and purpose that are the foundation from which land use, transportation, environmental, design and parks and open space policies and proposals have been constructed. The goals are the driving force behind the development and conservation concepts that the City is planning.

Growth Management Act	The legislative act enacted by the 51st legislature in the 1990 session related to the management of growth in the state's most populated counties and cities. The Growth Management Act requires comprehensive plans regulations consistent with said plans, required plan elements, the definition and regulation of critical areas and established deadlines in which all comprehensive plans must be prepared and implemented.
Home-Sharing Programs	A home-sharing program is typically a clearinghouse that helps to match housemates. This is a concept that is attractive to elderly homeowners who desire help with household chores and the security that can be provided by a young adult "housemate." Shared housing arrangements help to reduce the growing need for separate elderly housing facilities and complement the "aging in place" approach to elderly care.
Inclusionary Zoning	Inclusionary zoning is a technique applied to new housing developments in which a certain portion of the units being constructed are set aside to be affordable to low- and moderate-income home buyers. This technique may be applied to both rental and owned units, and single-family or multifamily housing projects.
Income Levels	Income levels as defined by the Department of Housing and Urban Development (HUD) and that are used in planning for housing needs: <p>Extremely Low-Income Households whose income is below 30 percent of the area median income.</p> <p>Very Low-Income Households whose income is between 31 and 50 percent of the area median income.</p> <p>Low-Income Households whose income is between 51 and 80 percent of the area median income.</p> <p>Moderate-Income Households whose income is between 81 and 95 percent of the area median income.</p> <p>Middle-Income Households whose income is between 95 and 120 percent of the area median income.</p>
Industrial/Business Parks	An area of land planned and zoned for industrial and office uses, controlled by a landowner, to be developed as a single entity for a number of office and industrially-related uses, the plan for which does not correspond in lot size, bulk or open space to the regulations established in any one industrial or office zone district.

Issues	Statements of concern, interest or conflict that are addressed, affirmed or resolved through the implementation of policies or proposals.
Land Use Plan	A component of the Land Use Element of the Comprehensive Plan that portrays the future use of land in the City and surrounding area. It illustrates the spatial location of land uses for residential, commercial, industrial, open space and institutional uses.
Linkage Programs	Refers to a variety of programs that either require or induce developers of commercial office buildings, or other non-residential building projects, to directly construct or make financial contributions toward the construction of market-rate or affordable housing.
Major Arterial	A roadway that carries large volumes of commuter traffic from a source to a destination. This type of roadway is the main stream of a roadway network and is designed for capacity, speed and limited access. Property access is restricted whenever possible.
Manufactured Housing	A manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.
Mini-Parks	Designated open spaces intended for passive recreational use and designed to serve only a limited number of users generated by the specific land use development. Mini-park sizes are usually less than one acre.
Minor Arterial	A roadway that carries concentrated area volumes between a source point to a major arterial. This type of roadway is similar to a major arterial, but generally has lower capacity, speed and more direct access points. Property access is restricted whenever possible.
MUGA	MUGA stands for Municipal Urban Growth Area. A MUGA contains all the land within the City's current incorporated limits, plus adjacent, unincorporated territory which the City and county have identified as potentially appropriate for annexation at some time in the future.
Neighborhood Commercial+	A concentrated form of commercial development intended to serve the surrounding neighborhoods with a broad range of convenience goods and services. The size, design, uses and activity levels are carefully monitored to ensure compatibility with the surrounding residential neighborhood areas.

Neighborhood Park	A park situated near the center of a residential neighborhood intended to serve the surrounding area with a combination of active and passive uses that are compatible with the uses of the neighborhood. Neighborhood parks should be located within ¼ to ½ mile walking radius to the neighborhoods served since the primary mode of accessibility is walking or bicycling.
Overlay Zone	A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with special physical characteristics such as flood plains or steeply sloping areas, but it has other applications as well.
Planned Unit Development (PUD)	A form of development usually characterized by a unified site design for a number of housing units, clustering buildings and providing common open space, density increases and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. It also refers to a process, mainly revolving around site-plan review, in which public officials have considerable involvement in determining the nature of the development. While PUD has most commonly been used for housing development, it also is frequently applied to other forms of development such as shopping centers, industrial and office parks and to mixed-use developments which may be any combination, depending on local ordinance.
Planning Influence Area	A geographic area surrounding the City where land use actions of other jurisdictions may have an impact upon the City. Where it is determined that such actions within the Planning Influence Area will impact the City, the City may desire to reach agreement with other jurisdictions on land uses, services, development standards, transportation and other interjurisdictional issues. The area where the Urban Growth Area may expand in order to accommodate additional population growth of the City.
Planning Process	The sequential procedure of developing a comprehensive plan including the formulation of goals, policies, proposals and implementation actions to attain the goals and vision of the plan.
Policies	Official public statements of specific courses of action to follow in order to address, affirm or resolve an issue and move toward the attainment of stated goals.

Positive Drainage	Stormwater runoff that drains from a specific site and to a natural or manmade detention facility.
Regional Park	Regional parks are intended to serve a wider population than community parks and are usually at least 50 acres in size. Regional park facilities should contain both active and passive uses. Because of the large size, a regional park may also contain additional public facilities such as a performing arts center, regional drainage facility, wildlife preserve and other uses considered compatible with the theme of the regional park.
Residential Roadway	A roadway whose primary function is to allow traffic direct access to individual properties. This type of roadway serves residential areas only with low volumes and speed. Direct property access is allowed.
Riparian Vegetation	Vegetation growing on the banks and adjacent terrestrial environments of bodies of fresh water and surface-emergent aquifers. This type of vegetation supports a much more diverse biological community than do adjacent terrestrial habitats and serve more valuable functions which include (1) providing a source of forage and refuge for wildlife adjacent to water bodies, (2) acting as a sediment trap, (3) helping to regulate water temperature, (4) reducing shoreline and riverbank erosion, (5) reducing the severity of flooding and (6) providing valuable recreational sites and other amenities.
Shall	The use of the term "shall" means an action is mandatory or imperative.
Should	The use of the term "should" means an action is permissive or discretionary.
Special Needs Housing	Affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to persons that are frail, elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in substance abuse programs, persons with AIDS and youth at risk.
Stormwater Detention System	A stormwater storage facility which collects the upstream runoff, provides temporary storage, and controls the release volume to the downstream conveyance system. The design concept is to delay the upstream volumes to avoid overcharging the down stream conveyance system during peak runoff. Typical detention system types are large underground pipes or open dry ponds.

Stormwater Retention System	A stormwater storage facility which collects the upstream runoff and retains the water. The design concept is to retain all runoff without release to the down stream. Typical retention system types are open ponds and lakes.
Stormwater Retention/ Detention	A stormwater storage facility that combines both retention and detention. The design concept is to retain a known volume of runoff and delay release of any additional runoff volume. Typical retention/detention systems are open ponds and wetlands.
Stormwater Storage Facility	Any combination or arrangement of detention and retention facilities in a stormwater conveyance system.
Streetscape	The public rights-of-way of City streets and adjacent private lands that contain street-related facilities such as landscaping, signage, street furniture, vehicular and pedestrian ways and building frontages and situated within the general corridor of the street.
Subdivision	The division or redivision of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.
Transit Facilities	Public transit improvements owned by a public transit authority and operated to serve the mass transit needs of the general public. Examples of transit facilities include park and ride lots, van pool lots, bus transfer stations and bus pull-outs.
Transit Oriented	Describes physical improvements to property that are characterized by site design features intended to encourage public transportation and other Transportation Demand Management measures as an alternative to the private single occupant vehicle. Examples include: bus pullouts, transit shelters, designated car/van pool parking areas, sidewalks/ pedestrian paths and limited parking.
Transportation Demand Management (TDM)	Strategies aimed at changing travel behavior rather than expanding the physical transportation network to meet travel demand. Examples include changing work hours, ridesharing programs, parking policies and telecommuting.
Urban Growth Area	The geographic area that encompasses the existing corporate limits of the City and the area outside such limits that can be provided with a full range of urban level services to accommodate urban densities for a 20-year time period. The Urban Growth Area contains land that the City may consider including in its corporate limits through the process of annexation.

Utilities/Public Utilities	Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution and processing facilities through more or less permanent connections between the plant of the serving entity and the premises of the customer. These include the systems for the delivery of natural gas, electricity, telecommunications services and water and for the disposal of sewage.
Vegetative Buffer	A linear strip of land in private or public ownership situated between land use developments that provide definition to individual developments and screening between developments through the preservation of significant natural vegetation or the installation of new vegetation.
Wetland or Wetlands	Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands, if permitted by the county or City.
Zero Lot Lines	A development technique in which the setback requirements for one or more sides of the lot are omitted so that buildings are allowed to abut property lines. This design technique creates more usable space on individual lots and is an effective way of protecting solar access.
Zoning	Zoning is the basic means of land use control available to a local government. Zoning divides the community into districts (zones) and imposes different land use controls on each district, specifying the allowed uses of land and buildings, the intensity or density of such uses, and the bulk of buildings on the land.