



Appendix F—Glossary of Planning Terms

This glossary contains definitions for planning terms used in this Plan.

Affordable Housing

Housing that does not cost more than thirty percent of monthly income (for rent or mortgage), and when the housing is of sufficient size to meet the needs of the household (also described as “workforce” housing).

Best Management Practices

Management or practices designed to reduce the quantities of pollutants, such as sediment, fertilizers, or animal wastes, that enter nearby streams, lakes, and wetlands.

Clustered Residential Development

A development design technique which concentrates residential buildings on a portion or portions of a site to leave the remainder undeveloped and used for open space or to protect natural features such as stream corridors and wetlands.

Commercial Center

Commercial centers are intended for commercial, retail, office, and other activities. They may include public uses and housing. Commercial centers provide shopping services to adjacent and surrounding neighborhoods, or to the community.

Community Facilities

Non-commercial establishments, such as places of worship, libraries, museums, civic buildings and other cultural and religious facilities for general public use.

Condominium

A building, or group of buildings, in which at least three dwelling units, offices, or commercial areas are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, individual basis.

Demography

The study of human population, including its size and composition.

Density

The average number of dwelling units per gross acre of land on a development site, including all land within boundaries of the site for which the density is calculated, but not including any area of a street bordering the outside perimeter of a development site.

Design Standards

City regulations that set forth criteria for the physical development of a site, including requirements pertaining to heights, landscaping, parking, setbacks and other physical requirements. Standards are mandatory whereas design guidelines are suggestive.

Development

The process of converting land from one use to another, including: the rezoning of land; subdivision of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and any mining, excavation or landfill.

Dwelling

A building or structure in which people live. This can be a building, such as a house or part of a building (*e.g.*, an apartment unit).

Executive Housing

Housing that is suitable to meet the needs of senior professional and executive workforce.

Gateways

Points of entrance to and exit from Arvada along major streets.

Geographic Information System (GIS)

A system for capturing, storing, and using spatially referenced data and creating maps.

Household

A group of two or more related or unrelated people who usually reside in the same dwelling, who regard themselves as a household, and who make common provision for food or other living essentials.

Industrial Uses

Establishments for wholesale, commercial service, and storage of goods and materials.

Infill Development

The development of new housing or other uses on vacant parcels or other scattered vacant sites within already built up areas.

Infrastructure

Facilities such as roads, water and sewer lines, treatment plants, utility lines, and other permanent physical facilities in the built environment needed to sustain industrial, residential or commercial activities.

Intergovernmental Agreement (IGA)

A written agreement between two or more governmental jurisdictions.

Level of Service Standard

An expression of the minimum capacity required to satisfy needs for a particular service or facility.

Lot

A parcel of land having fixed boundaries that is either vacant, occupied, or designed to be occupied by one or more buildings or accessory uses.

Mixed-Use

The development of a tract of land, building, or structure with two or more different uses. Uses may be mixed either vertically in a structure or horizontally across a development site.

Multi-Family Residential

A building with individual sanitary and eating facilities, occupied by two or more families living independently of each other, but not including congregate residences and similar group accommodations.

Neighborhood

An area in the City with characteristics that distinguish it from other areas, and which may include distinct economic characteristics, schools or parks, with boundaries defined by physical features such as roads or ditches. A neighborhood is generally not much larger than one-half mile in diameter.

Open Space—Private

Open space that is privately owned or maintained by a homeowner association or other group and is not usually accessible by members of the public.

Open Space—Public

Land owned by the City or other public agency where public access may or may not be permitted, but which fulfills a recreational or other function (*e.g.*, ecological, educational, or cultural).

Park

A tract of land designed and improved to be used by the public for active and passive recreation.

Planning Area Boundary

The boundary that defines the area within which urban development and future growth should occur for Arvada.

Public Facilities

Land uses including schools, day care facilities, churches, libraries, jails, recreation centers, airports, hospitals, fairgrounds, utility lines, power substations, fire stations, police/law enforcement stations, and government offices.

Redevelopment

The replacement or reconstruction of buildings that are in substandard physical condition or that do not make effective use of the land on which they are located.

Roadway

Thoroughfare or public space, not less than twenty feet in width, which has been dedicated or deeded to the public for transportation use. Roadways are the backbone of Arvada's transportation system.

Roadway—Arterial (Principal and Minor)

Arterial roadways connect major traffic generators, such as commercial centers to other major destinations within the community. This plan recommends a grid pattern of arterials at 1-mile intervals

for principal arterials. Generally, arterial roads are 4-lanes and include additional width for bike lanes and sidewalks.

Roadway—Collector (Major)

Collector roads are designed to collect traffic from neighborhoods and transport it to arterial streets. Major collector roads intersect with arterials and are designed to collect traffic from neighborhoods and transport it to arterials. Collectors are typically 2-lanes and include sidewalks.

Roadway—Local (also “Local Streets”)

Local streets provide direct access to adjacent land uses and provide access to the road network via intersections with collectors.

Section 8 Housing

This type of affordable housing is based on the use of subsidies, the amount of which is geared to the tenant's ability to pay. The subsidy makes up the difference between what the low-income household can afford, and the contract rent established by Department of Housing and Urban Development (HUD) for an adequate housing unit. The Section 8 program was passed by Congress in 1974.

Senior Housing

Housing which qualifies as housing for persons age 55 or older under the provisions of the Fair Housing Act (1968), the Fair Housing Amendments Act (1988), or the Housing for Older Person Act (1995), all as from time to time amended.

Single Family Residential

A detached principal building designed and intended to be occupied by not more than one family or household.

Special Needs Housing

Housing aimed at meeting the particular needs, in terms of size and type, of those individuals and groups who may experience particular difficulties in finding accommodation. Such housing can provide an element of care—adapted for seniors and people with physical disabilities.

Transit-Oriented Development (TOD)

Development of commercial space, housing, services, and job opportunities close to public transportation, thereby reducing dependence on automobiles. TODs are typically designed to include a mix of land uses within a quarter-mile walking distance of a transit stop or core commercial area.

Universal Design

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Xeriscape

Creative landscaping for water and energy efficiency and lower maintenance. The seven xeriscape principles are: good planning and design; practical lawn areas; efficient irrigation; soil improvement; use of mulches; low water demand plants; and good maintenance.