**Access Management:** Access management is the process of balancing the competing needs of motor vehicle mobility and land access. Access management provides access to land development while simultaneously preserving the safe and efficient flow of traffic, including bicyclists and pedestrians, on the roadway system.

**Accessory Dwelling Unit:** An independent dwelling unit that is clearly subordinate to a single-family detached dwelling, as distinguished from a duplex or other two-family dwelling. It may be internal or external to the main unit.

**Adaptive Reuse:** Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

**Affordable Dwelling Unit:** Refers to units required under the Affordable Dwelling Unit Ordinance, units are committed for a 30-year term as affordable to households with incomes at 60 percent or less of the area median income.

**Affordable Housing:** A housing unit where no person or family under 80 percent of the area median income spends more than 30 percent of their income on housing costs. Households / families can be further defined as extremely low income (earning no more than 30% Area Median Income), very low income (earning between 30-50% Area Median Income) or low income (earning between 50-80% Area Median Income).

**Agritourism:** is the practice of attracting visitors and travelers to agricultural areas, generally for educational and recreational purposes. It includes a wide variety of activities, including buying produce direct from a farm stand, navigating a corn maze, picking fruit, feeding animals, or staying at a Bed & Breakfast on a farm.

**Americans with Disabilities Act (ADA):** A comprehensive, federal civil rights law that prohibits discrimination on the basis of disabilities in employment, state and local government programs and activities, public accommodations, transportation, and telecommunications.

**Apartment:** A dwelling unit used exclusively for lease or rent as a residence.

**Archeological Resources:** Places that have the potential to yield information about the past through study of the landscape and remains of previous human intervention on the landscape.

**Architectural and Cultural Heritage:** Places, people, objects, stories, traditions, and ideas from and about the past that relate to us today.

**Architectural and Historic Surveys:** Studies of the properties within a community or neighborhood or of a specific property to document what exists presently and what existed there in the past.

**Architectural Design Control (ADC) Districts:** Locally protected historic districts that are designated based on historical and architectural significance. Properties in ADC districts must go through design review when exterior alterations, new structures, demolitions, or partial demolitions are proposed.

**Area Median Income (AMI):** The area median household income is the value that occurs in the middle of the range of incomes for the Charlottesville area. Exactly half of all people in the area earn more than this value, while the other half earns less. The median is referred to as 100 percent AMI.
**Glossary of Planning Terms**

**Best Management Practices (BMP):**
Actions taken to keep soil and other pollutants out of streams and lakes. BMPs are designed to protect water quality and to prevent new pollution.

**Bike Lane:** A portion of a roadway that has been designated for preferential or exclusive use by bicyclists by pavement markings and, if used, signs. It is intended for one-way travel, usually in the same direction as the adjacent traffic lane, unless designed as a contra-flow lane.

**Bike Rack:** A stationary fixture to which a bicycle can be securely attached.

**Bike Route:** A roadway or bikeway designated by the jurisdiction having authority, either with a unique route designation or with Bike Route signs, along which bicycle guide signs may provide directions and distance information. Signs that provide directional, distance, and destination information for bicyclists do not necessarily establish a bicycle route.

**Blight:** Unsightly condition including the accumulation of debris, litter, rubbish, or rubble; fences characterized by holes, breaks, rot, crumbling, cracking, peeling or rusting; landscaping that is dead, characterized by uncontrolled growth and lack of maintenance, or damaged; and any other similar conditions of disrepair and deterioration regardless of the condition of other properties in the neighborhood.

**Block:** An area of land bounded by a street, or by a combination of streets and public parks, cemeteries, railroad right-of-way, exterior boundaries of a subdivision, shorelines of waterways, or corporate boundaries.

**Boundary:** A line, which may or may not follow a visible feature, that defines the limits of a geographic entity such as a block, block numbering area, census tract, country, or place.

**Brown/Grayfields:** A brownfields site involves land that was previously used for industrial or commercial purposes and that suffers real or perceived environmental contamination such as low concentrations of hazardous waste or pollution and has the potential to be reused once it is cleaned up. Grayfields land is that which is covered by an under-utilized impervious surface, such as a parking lot.

**Buffer:** A strip of land, fence, or border of trees, etc., between one use and another, which may or may not have trees and shrubs planted for screening purposes, designed to set apart one use area from another. An appropriate buffer may vary depending on uses, districts, size, etc., and shall be determined by the appropriate local board.

**Building, Residential:** Any building arranged, designed, used, or intended by one or more families or lodger and that includes, but is not limited to, the following types: single-family detached, two-family dwellings, townhouse dwellings, and multiple-family dwellings.

**Business and Technology:** Replaces the “Industrial” land use designation. These areas focus on office space, business start-ups, technology and science-based industry, and light manufacturing, all uses associated with “The New Economy.”

**By Right:** A use permitted or allowed in the district involved, without review by the review board, and complies with the provisions of these zoning regulations and other applicable ordinances and regulations.
Glossary of Planning Terms

**Capital Budget:** A plan of proposed capital outlay appropriations and means of financing them.

**Capital Improvement:** Any physical asset constructed or purchased to provide, improve, or replace a public facility, which is large scale and high in cost.

**Capital Improvements Program (CIP):** A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Included are major projects requiring the expenditure of public funds, over and above the annual government’s operating expenses, which are for the purchase, construction, or replacement of the physical assets for the community.

**Capital Investment:** Private sector investment in major physical improvements, infrastructure, and equipment, such as buildings and machinery that generate tax revenues for local government.

**Census:** A complete enumeration, usually of a population, but also businesses and commercial establishments, farms, governments, and so forth.

**Census Tract:** A small relatively permanent statistical subdivision of a county in a metropolitan area or a selected non-metropolitan county delineated by a local committee of census data users for the purpose of presenting decennial census data. Census tracts boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always rest within counties.

**Central Business District (CBD):** The commercial heart of the city, also called the downtown or center city.

**Character:** A combination of features and traits that form the distinctive nature of a structure or place.

**Charlottesville Housing Fund (CHF):** Fund that was established in 2007 by the City to provide a flexible funding mechanism for housing-related projects. By removing regulatory strings often associated with the affordable housing programs, the City has provided a unique resource for non-profit organizations, local housing developers, and others.

**Clean industry (Green Industry):** is environment friendly industry. Green Industry is producing environment friendly products or products that should help improve natural conditions and cause minimal damage to environment during the working process.

**Code of Virginia, The:** The statutory law of the U.S. state of Virginia, and consists of the codified legislation of the Virginia General Assembly.

**Code Enforcement:** The attempt by a government unit to have property owners and others responsible for buildings and related land to bring their properties up to standards required by building codes, housing codes, and other ordinances.

**Commission, The:** The Planning Commission of the City of Charlottesville, Virginia.

**Community:** A sub-area of the city consisting of residential, institutional, and commercial uses sharing a common identity.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement
communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Community Land Trust:** Housing model where the cost of the land is separated from the improvements and held in trust in perpetuity as a way to create permanently affordable housing.

**Complete Street:** See Street, Complete

**Comprehensive Plan:** A plan for development of an area that recognizes the physical, economic, social, political, aesthetic, and related factors of the community involved. (Provides general guidelines for future development and neighborhood stability).

**Condominium:** Legal term describing a type of housing situation in which an individual owns his own unit and some parts of real property are commonly owned. The most common form of condo is one housing unit in a multi-unit structure.

**Connectivity:** describes the extent to which the built environment permits or restricts movement of people or vehicles in different directions. Connectivity is the degree to which networks - streets, railways, walking and cycling routes, services and infrastructure - interconnect. Good connections encourage access within a region, city, town, or neighborhood.

**Conservation District:** Locally protected historic districts designated based on historical and architectural significance. Design review regulations are less restrictive than in an architectural design control district, focusing on new construction and demolitions.

**Context Sensitive Design:** Context Sensitive Design (CSD) is defined by the Federal Highway Administration (FHWA) as a collaborative, interdisciplinary approach to building roadway projects that involves all stakeholders. The goal is to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, neighborhood, historic and environmental resources, while maintaining safety and mobility. It is an approach to project design that considers the total context within which a transportation improvement project will exist. The Institute for Traffic Engineers and Congress for New Urbanism have developed a recommended practice to implementing Context Sensitive Design “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach” (2010).

**Corridor:** A broad geographical band that follows a general directional flow connecting major sources of trips that may contain a number of streets, highways, and transit route alignments. Also as used in this plan refers to major transportation routes that are commercially developed or have the potential for commercial development.

**Critical Slope:** Any slope whose grade is 25 percent or greater and portion of the slope has 1) a horizontal run of greater than twenty feet (20) and its total area is six thousand (6,000) square feet or greater and 2) a portion of the slope is within two hundred (200) feet of any waterway.

**Curb Ramp:** Solid (usually concrete) ramp graded down from the top surface of a sidewalk to the surface of an adjoining street.

**Density:** The number of dwelling units permitted per gross acre of land.
**Glossary of Planning Terms**

**Design for Life C'ville:** Guidelines for visit-ability and live-ability incorporated design features such as a no step entrance, making it easier and safer to bring in a baby stroller, move in large furniture, accommodate a person living with a temporary or permanent disability, accommodate friends or relatives who have mobility limitations, and ultimately will help people age in place. Upon certification city will refund 25 percent of permit fees for visit-ability or 50 percent of permit fees for live-ability.

**Design Review:** Regulations and procedures requiring that proposed changes to the exterior design of structures and sites are consistent with specific standards and design guidelines, and compatible with the historic, cultural, and/or architectural character of the historic or entrance corridor district in which they are located.

**Design Standards:** A set of guidelines regarding the architectural appearance of a building, or improvements, which governs the alteration, construction, demolition, or relocation of a building or improvement.

**Disability:** With respect to an individual: a physical or mental impairment that substantially limits one or more of the major life activities of such individual; a record of such an impairment; or being regarded as having such an impairment.

**Downzoning:** A change in the zoning classification of land to a classification permitting development that is less intensive or dense.

**Dwelling, Multiple-Family:** A structure arranged or designed to be occupied by more than two (2) families, the structure having more than two (2) dwelling units.

**Dwelling, Single-Family:** A building containing one (1) dwelling unit.

**Dwelling, Two-Family:** A structure arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units.

**Dwelling Unit:** A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**EarthCraft:** EarthCraft serves as a blueprint for energy, water and resource-efficient single-family homes, multifamily structures, renovation projects, community developments and light-commercial buildings.

**Easement:** A right held by someone other than the property owner to do something specific on a piece of property.

**Ecosystem services:** The benefits that human communities enjoy as a result of healthy, functioning natural systems, including biodiversity, flood prevention, and clean air and water through natural systems’ role in filtering pollutants, producing oxygen, reducing greenhouse gas emissions, and controlling sediment discharge and streambank erosion.

**Embodied Energy:** The energy consumed by all the processes associated with the production and consumption of a material or structure.

**Energy Star:** A joint project of the Environment Protection Agency and the Department of Energy that promotes energy efficiency through a product certification.

**Entrance Corridor Overlay Districts:** Designated significant routes of tourist
access leading to the City's historic landmarks, buildings, and structures. Design review by an Entrance Corridor Review Board is required when new construction or exterior alterations are made.

**Environmental Justice:** The pursuit of equal justice and equal protection under the law for all environmental statutes and regulations without discrimination based on race, ethnicity, and/or socioeconomic status.

**Entrepreneurship:** The act of organizing, managing, and assuming the risks of a business or enterprise. Entrepreneurship is somewhat different from small business ownership, as it focuses more on the creation of wealth at a faster speed, high risk, and substantial innovation.

**Exterior architectural appearance:** The architectural character, general composition and general arrangement of the exterior of a structure, including the kind, color, and texture of the building material and type and character of all windows, doors, light fixtures, signs, and appurtenant elements.

**Family:** 1) An individual or 2) Two (2) or more persons related by blood, marriage, adoption, or guardianship, and/or not more than two (2) unrelated persons living together as a single housekeeping unit in a dwelling or dwelling unit.

**Flood Plain:** The extent of the intermediate regional flood (100-year flood) as defined by the studies of the U.S. Army Corps of Engineers.

**Floodway:** The extent of the channel of a watercourse and adjacent land areas which are required to carry and discharge the flood water of an intermediate regional flood (100-year flood) without increasing flood stages more than one foot above the levels which would occur naturally.

**Fraternity/Sorority House:** A building used as group living quarters for students of a college or university who are members of a fraternity or sorority that has been officially recognized by the college or university.

**Frontage:** The continuous uninterrupted distance along which a parcel abuts a single adjacent road or street.

**Grandfathered:** Describes the status accorded to certain properties, uses, and activities that legally exist prior to the date of adoption of the zoning ordinance or provisions of the zoning ordinance.

**Green Building:** The practice of increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials and of reducing building impacts on human health and the environment through better siting, design, construction, operation, maintenance, and removal. Also referred to as sustainable building.

**Green Infrastructure:** A strategically planned and managed network of wilderness, parks, greenways, and conservation easements that supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life for the community. Green infrastructure can also incorporate low impact development design standards, such as pervious streets, grassed swales.

**Green Space:** A wild or relatively undeveloped area of land that can be large such as farmland or small such as a city park.
Glossary of Planning Terms

**Greenhouse Gas Emissions:** Naturally occurring and human-made gases that trap infrared radiation as it is reflected from the earth’s surface, trapping heat and keeping the earth warm.

**Heritage tourism:** is travelling to experience the places and activities that authentically represent the stories and people of the past (National Trust for Historic Preservation.) Heritage tourism helps make historic preservation economically viable by using historic structures and landscapes to attract and serve travelers.

**Historic Preservation:** An effort to preserve, restore, rehabilitate, and/or interpret places of local, state, and/or national historical significance that provide tangible evidence of Charlottesville’s cultural heritage, for the purpose of protecting the City’s unique character, promoting education and well-being, and creating economic value through tourism and rehabilitation activities.

**Housing stock:** The total number of residential dwelling units available for non-transient residency.

**Incentives** – In regards to Economic Development, benefits offered to firms as part of an industrial attraction, retention, or expansion strategy. A few incentives are tax abatements and credits, low interest loans, infrastructure improvements, job training, and land grants.

**Individually Protected Properties (IPP):** A property that has been locally designated as historically and architecturally significant to the community. IPPs are regulated the same as contributing properties in an architectural design control district.

**Infill:** Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process.

**Intelligent Transportation System:** A TSM measure referred to as Intelligent Transportation Systems, or ITS, encompasses a broad range of wireless and wire-line communications-based information, control and electronics technologies. When integrated into the transportation system infrastructure, and in vehicles themselves, these technologies help monitor and manage traffic flow, reduce congestion and provide alternate routes to travelers.

**Land Use:** As a planning term, this refers to the actual use of the land such as residential, business, recreational uses, and others. A map is used to depict this in a visual format.

**Land Use Map, Existing:** A map showing the current use of land in the City.

**Land Use Plan Map, Future:** A map depicting in several colors the proposed future land use patterns, community facilities, and transportation routes in the City, sometimes referred to as the “Official Map.”

**Leadership in Energy and Environmental Design (LEED):** The LEED Green Building Rating System™ is a nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

**Live/Work Unit:** A space that combines one’s workspace with their living quarters.

**Living Street:** See Street, Living

**Local Energy Alliance Program (LEAP):** LEAP is a non-profit organization
that coordinates energy efficiency improvements on the home. They are a one-stop shop for people interested in upgrading their home to save energy and save money.

**Lot:** A parcel of land either shown on a plat of record or described by metes and bounds or other legal description.

**Low Impact Development (LID):** LID is development that minimizes the negative impacts of stormwater runoff generated by traditional impervious surfaces.

**Market District:** An area in which a public market becomes the center of a district where related businesses choose to locate, creating a synergistic economic environment.

**Mixed-Use:** Containing or zoned for commercial and residential facilities or development.

**Mixed-Use Development:** A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

**National Register/National Register of Historic Places:** A list of properties that have been recognized as being significant to our nation’s history. The list is honorary, meaning that it recognizes the historic value of the property. A register listing, by itself, does not impose regulations.

**Neighborhood:** An area of a community with characteristics that distinguish it from other community areas and that may include schools or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers.

**Neighborhood Commercial:** Where commercial building form mirrors that of the low-density residential zones.

**Neighborhood Scale Business:** Office and/or retail uses that are located in proximity to residential areas, and are similar in physical scale and activity to residential development.

**Nodes:** are points or strategic spots where there is an extra focus, or added concentration of city features. Prime examples of nodes include a busy intersection or a popular city center.

**Park or Reserved Open Space:** Includes active and passive park recreational lands, including associated buildings, and may be publicly or privately owned.

**Pedestrian-Friendly Environments:** Places that are designed to create a safe and accommodating environment for walking.

**Placemaking:** is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community’s assets, inspiration, and potential, ultimately creating good public spaces that promote people’s health, happiness, and wellbeing. Placemaking is both a process and a philosophy.

**Public/Semi-Public:** Includes publicly owned land and buildings for uses such as government, schools, and public safety.

**Rehabilitation:** The repair, preservation, and/or improvement of structures.
Rehabilitation Tax Credit Programs: State and federal programs established to give property owners a tax credit incentive to rehabilitate structures that are designated as historic by the state or federal government.

Residential, High Density: Multi-family; more than 12 dwelling units per acre.
Residential, Low density: Single-family and two-family; 12 or less dwelling units per acre.

Right-of-way: A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

Secretary of the Interior Standards for Historic Rehabilitation: A set of recommended practices for rehabilitating or adaptively reusing a historic structure.

Section 3: A provision of the U.S. Department of Housing and Urban Development Act of 1968 that promotes local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

Sidewalk: A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Single Room Occupancy (SRO or single resident occupancy): is a multiple-tenant building that houses one or two people in individual rooms or refers to the single room dwelling itself. These units may contain food preparation or sanitary facilities, or both.

Stormwater Infrastructure: Stormwater infrastructure is the network of piping, systems, and facilities that manage runoff from areas such as paved surfaces and roofs.

Stormwater Management: The management of runoff generated by storm events, usually by retention facilities, green infrastructure, and/or low impact development techniques so that stormwater is released at a controlled rate to receiving streams so as not to adversely impact downstream property and water quality.

Street: A public or private thoroughfare that affords access to abutting property.

Street, Complete: Streets designed for safe use and access by multiple user groups including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

Street, Living: a street designed primarily with the interests of pedestrians and cyclists in mind and as a place where people can meet and where children may also be able to play legally and safely. These roads are still available for use by vehicles; however, their design aims to reduce both the speed and dominance of motorized transport. This is often achieved using a shared space approach, with less separation between vehicle traffic and pedestrians. Vehicle parking may also be restricted to designated areas.

Street Types:
- Principle arterials: Serve major activity centers and carries the highest volumes of traffic
Glossary of Planning Terms

- Minor arterials: Connect and augment the network of principle arterials and distribute traffic to smaller geographic areas than those served by principle arterials. Trips on these roads are usually of moderate length.

- Collectors: Provide both access and traffic circulation within residential neighborhoods and commercial and industrial areas. These networks collect traffic from local streets in residential neighborhoods, but can also penetrate residential neighborhoods.

- Local Streets: These streets comprise the majority of the road network in Charlottesville. They provide the most direct access to property, and thus offer the lowest level of mobility.

**Supported Affordable Housing:** Units with various sources of public funding and/or mechanisms ensuring their affordability. Support may be project-based for multiple units, attached to individual locations, or reside with individual households.

**Supportive Housing:** A combination of housing and services intended as a cost-effective way to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges—individuals and families confronted with homelessness and who also have very low incomes and/or serious, persistent issues that may include substance abuse, addiction or alcoholism, mental illness, HIV/AIDS, or other serious challenges to a successful life.

**Small, Woman, Minority-Owned (SWaM):** A certification program administered by the Virginia Department of Minority Business Enterprise (DMBE). The program works to enhance procurement opportunities for small, woman, and/or minority-owned businesses participating in state-funded projects.

**Sustainability:** Meeting the needs of human society today without compromising the ability of future generations to do so as well.

**TDM:** Transportation demand management (TDM) addresses traffic congestion by reducing travel demand rather than increasing transportation capacity and focuses on alternatives such as ride sharing, alternative work schedules and teleworking, increased transit usage, parking management, walking and bicycling.

**Thru-Traffic:** Sometimes referred to as “cut-thru,” traffic that originates and terminates outside of a particular site, subdivision, or development.

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

**Transit-Oriented Development:** Compact, mixed-use development near transit facilities with high-quality walking environments.

**TSM:** Transportation system management (TSM) strategies focus on increasing the efficiency, safety and capacity of existing transportation systems through such techniques as facility design treatments, access management programs, high occupancy vehicle (HOV) lanes, incident response plans, targeted traffic enforcement and intelligent transportation systems (ITS).
Glossary of Planning Terms

**24-Hour Activity:** As a planning term this means the mixing of office, retail, residential, and entertainment uses so that there are people on the site throughout the night and day.

**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.

**Urban Tree Canopy:** The layer of tree leaves, branches, and stems that cover the ground in the City when viewed from above. In its ability to intercept rainfall and filter sediment, tree canopy helps reduce stormwater runoff and improve air and water quality.

**Virginia Landmark’s Register:** A list of properties that have been recognized as being significant to our state’s history. The list is honorary, meaning that it recognizes the historic value of the property. A register listing, by itself, does not impose regulations.

**Workforce Housing:** A housing unit where no person or family between 60-120 percent of the area median income spends more than 30 percent of their income on housing costs.

**Workforce Development:** The systematic education and training processes designed to produce the knowledge, skills, and abilities required by business organizations, regions, states, or the nation. Communities advocate workforce development because it is an essential component in creating, sustaining, and retaining a viable workforce and ultimately leads to social and economic prosperity for residents.

**Zoning:** The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas.