

Glossary of Land Use and Planning terms

About This Glossary

Land use refers to the relationship between people and the land – more specifically, how the physical world is adapted, modified, or put to use for human purposes. This includes even the “non-use” of lands reserved as wilderness or protected from human impacts.

Decisions about land use are made by people from many walks of life. Examples from the private sector include residents choosing where to live, business owners opening or expanding a business, and farmers raising crops and livestock.

The public sector also makes important decisions about land use. Legislatures and chief executives make policy and funding decisions that have myriad effects on land use. Courts interpret how laws and policies apply in practice. Local, state and federal agencies then administer the laws and policies that govern the use and development of land, both public and private.

This glossary is primarily intended to help the public understand the terms that are commonly used in the process of making local land use and planning decisions. As in other professional disciplines, many of the terms used in planning and land use are technical. It is our hope that this Glossary will be a handy reference that will make the topic of land use and planning less mysterious and more accessible to local officials, committee members, and community residents alike.

Common Acronyms Used

ACCD: Agency of Commerce and Community Development
ADA: American Disabilities Act
ADU: Accessory Dwelling Unit
ARO: Barre City's Adaptive Reuse Overlay District
ARPA: American Rescue Plan Act (pandemic recovery funds)
BADC: Barre Area Development Corporation
BFE: Base Flood Elevation
BMP: Best Management Practices
BWQC: Basin Water Quality Council
CAP: Corrective Action Planning Activities
CD: Certificate of Deposit
CEDS: Comprehensive Economic Development Strategy
CFR: Code of Federal Regulations
CDBG: Community Development Block Grant Program
CIP: Capital Improvement Plan
CPI: Consumer Price Index
CVEDC: Central Vermont Economic Development Corporation
CVRPC: Central Vermont Regional Planning Commission
CVSWMD: Central Vermont Solid Waste Management District
CVTA: Cross Vermont Trail Association
CW: Clean Water
CY: Calendar Year
Db: Decibel
DEC: Vermont Department of Environmental Conservation
DHCD: Department of Housing and Community Development
DPS: Vermont Department of Public Safety
DRB: Barre City's Development Review Board
DRO: Barre City's Design Review Overlay District
ECAA: Evaluation of Corrective Action Alternatives

EIR: Environmental Impact Report
EIS: Environmental Impact Statement
EPA: US Environmental Protection Agency
FEMA: Federal Emergency Management Agency
FHA: US Federal Housing Administration
FIA: Federal Insurance Administration
FICA: Federal Insurance Contributions Act (federal payroll tax)
FIRM: Flood Insurance Rate Map
FY: Fiscal Year
GhG: Greenhouse Gas
GIS: Geographic Information Systems (computer mapping/analysis program)
HMGP: Hazard Mitigation Grant Program
HSO: Barre City's Historic Structure Overlay District
HUD: US Housing and Urban Development
LEMP: Local Emergency Management Plan
LHMP: Local Hazard Mitigation Plan
MERP: Municipal Energy Resilience Program
MPG: Municipal Planning Grant
MOA: Memorandum of Agreement
MOU: Memorandum of Understanding
MRGP: Municipal Roads General Permit
NBRC: Northern Borders Regional Commission
NEPA: National Environmental Policy Act
NFIP: National Flood Insurance Program
NVGD: National Geodetic Vertical Datum
Phase I ESA: Phase I Environmental Site Assessment
Phase II ESA: Phase II Environmental Site Assessment
PRD: Planned Residential Development
PSB: Public Safety Building
PUD: Planned Unit Development
QAPP: Quality Assurance Protection Plan

REMC: Regional Emergency Management Committee
RFP: Request for Proposal
RFI: Request for Information
RFQ: Request for Quote
RHNA: Regional Housing Needs Assessment
RPC: Regional Planning Commission
RTP: Regional Transportation Plan
SOP: Standard Operating Practice
SFY: State Fiscal Year
SW: Stormwater
VAPDA: Vermont Association of Planning & Development Agencies (all RPC's together)
VEM: Vermont Emergency Management
VSA: Vermont Statutes Annotated

Letter A Terms

Abandoned Development. Any improvement to land, construction, demolition or alteration of a structure that is not substantially completed prior to the expiration of the zoning permit authorizing the improvement.

Abatement. Reducing or eliminating the degree or intensity of a nuisance or other property-related problem, usually used in connection with zoning code or environmental program enforcement.

Abutting. Having property or zone district boundaries in common; for example, two lots are abutting if they have property lines in common.

Access. A way of approaching or entering a property. Access includes ingress, the right to enter, and egress, the right to leave. In zoning and subdivision regulations, recorded lots are required to have direct access to a public street or highway or to a private street meeting public standards. This guarantees entry by owners and emergency vehicles.

Accessibility/accessible. A term that describes the usability of a facility, product or service by people with disabilities.

Accessory Building or Use. A use or building customarily incidental and subordinate to the principal use or building and located on the same lot, but not including home occupations.

Accessory Dwelling Unit (ADU). In accordance with the Act [§4412(E)] a unit that is located within or appurtenant to a single family dwelling. An accessory dwelling unit means an efficiency or one-bedroom apartment that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:

- (i) The property has sufficient wastewater capacity.
- (ii) The unit does not exceed 30 percent of the total habitable floor area of the single-family dwelling.
- (iii) Applicable setback, coverage, and parking requirements specified in the bylaws are met.

Act. The Vermont Municipal and Regional Planning and Development Act, Title 24, Chapter 117, Vermont Statutes Annotated.

Act 250. Vermont Land Use and Development Law 10 V.S.A.Ch 151; the state environmental review process conducted by a District Environmental Commission (DEC) to consider a proposed development's impact using 10 established criteria. ACT 78: The 1987 Vermont Solid Waste Bill.

Acres. The entire acreage of a site, from property line to property line.

ADA. Americans with Disabilities Act. For purposes of planning and land use, federal law

that generally requires that businesses and public facilities and conveyances be accessible to individuals with disabilities.

Adaptive Reuse. Converting obsolete or historic buildings from their original or most recent use to a new use. For example, an old manufacturing site could be converted into apartments or retail space.

Administrative Decision. An action taken by a public agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project. Actions taken by planning department staff members that do not require planning commission action are ministerial decisions.

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

Affordable Housing. Housing capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the Vermont Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

- (i) Ownership housing with a total housing cost (principal, interest, taxes, insurance and condominium association fees) that does not exceed 30% of the gross annual income of a household earning up to 120% of the median income in Washington County or Vermont, whichever is greater; or
- (ii) Rental housing with a total housing cost (rent, utilities and condominium association fees) that does not exceed 30% of the gross annual income of a household earning up to 80% of the median income in Washington County or Vermont, whichever is greater; and
- (iii) That is subject to covenants or restrictions that will preserve that affordability for at least 15 years.

Agenda. A document that specifies what will be discussed at a local agency meeting. Agendas contain a brief, general description of each item the governing body will be addressing. Local agencies generally cannot discuss and make decisions on items that are not on the agenda.

Aging In Place. The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Agricultural Land. Land capable of supporting commercial farming as defined by state law.

Agricultural Use. Accepted agricultural or farming practices, or accepted silvicultural practices, including the construction of farm structures, as such practices are defined by the Commissioner of Agricultural, Food and Markets, or the Commissioner of Forests, Parks, and Recreation, respectively.

Agriculture. Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Air Pollution. One or more chemicals or substances in the air in concentrations sufficient to harm humans, other animals, vegetation, or materials.

Alteration. Structural changes, rearrangement, change of location or addition to a building, other than repairs or modifications in building equipment.

Ambient. Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Annex/Annexation. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Appeal. When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case.

Appropriation. A legal authorization granted by the governing body to expend monies, and incur obligations for specific purposes.

Aquifer. An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable. Land capable of being cultivated for farming.

Area of Special Flood Hazard. The land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A or the FHBM. After detailed rate-making has been completed in preparation for publication of the community's Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones A, AO, AH, A1-30, AE, or A99.

Assessed Value. The value at which property is appraised for tax purposes.

Assisted Housing. Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

Letter B Terms

Base Flood. Is the flood having a 1 percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE). The elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a 1 percent chance of equaling or exceeding that level in any given year.

Basement. Any area of a building which has its floor sub-grade (below ground level) on all sides.

Bed and Breakfast. An owner occupied home, in which the owner rents guest rooms and serves breakfast only to those guests as part of the room rent.

Bedroom. As defined by state regulation means a room located within a dwelling that the residents use primarily as private sleeping quarters or that was designed for such use, and has at least one window, one closet, one interior door that allows the room to be closed off from the remainder of the dwelling, and a floor area of at least 80 square feet.

Berm. A mound of earth usually 2 to 6 feet high designed to shield and buffer uses like parking areas. Also used to minimize water run-off.

Best Management Practices (BMP): the methods, measures, designs, performance standards, maintenance procedures, and other management practices that prevent or reduce adverse impacts upon water quality.

Bicycle Rack. A metal frame securely anchored to the ground that is designed to accommodate at least 2 bicycles, support the bicycles horizontally in at least 2 places, and allow the bicycles to be locked to the frame with standard user-supplied locks.

Bicycle-Friendly. Possessing policies and practices, including community design and infrastructure, which support cycling as a regular mode of travel, as well as recreation. Factors affecting the “bicycle- friendliness” of a community may include public facilities, such as bicycle racks on streets or by public buildings; regulations that allow riders to take bicycles on public transit; accessibility, such as the position of bicycle paths relative to roads, quality of the terrain, and presence of curb cuts; and the aesthetics of bikeways and their surroundings. Safety features such as lighting, security measures, and protection from on-road vehicles are additional factors, and may help people become more comfortable about travelling by bicycle, including with other traffic.

Bicycle Lanes, Paths and Routes. A bicycle lane is a corridor expressly reserved and marked for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. A path is a paved route not on a street or roadway and expressly reserved for bicycles (and often pedestrians) traversing an otherwise unpaved area.

Bicycle paths may parallel roads but typically are separated from them by landscaping. A bicycle route is a facility shared with motorists and identified only by signs; it has no pavement markings or lane stripes.

Biofuels. Fuels derived from biological material, for example ethanol produced from corn, sugarcane, or other plants.

Blight. A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Blighted Structure. A structure or portion of a structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to public health, safety and welfare.

Boarding House/Rooming House. Buildings in which rooms are rented, with some or all meals provided, to three (3) or more persons. A boarding house shall have no more than eight (8) sleeping rooms for rent.

Bond. A certificate of debt issued by an entity, guaranteeing payment of the original investment, plus interest, by a specified future date. Funds raised through the sale of bonds can be used for various public purposes.

Brownfield. An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination (U.S. EPA).

Buffer. A designated strip or area of land intended to visibly and/or functionally separate one use from another; to shield or block noise, lights or other nuisance from neighboring properties; and/or to lessen the visual or physical impact of development on surface waters, wetlands and other natural and scenic areas.

Building. A structure with a roof that is supported by walls or columns, which is intended for the shelter, housing or enclosure of people, animals, vehicles, equipment, processes, goods or materials of any kind.

- (i) **Building, Accessory** means a building that is clearly and customarily incidental and subordinate to the principal building on the lot.
- (ii) **Building, Attached** means a building that has at least part of a wall in common with another building or that is connected to another building by a roof.
- (iii) **Building, Detached** means a building that is freestanding and structurally separated from other buildings.
- (iv) **Building, Principal** means the main or predominate building in which the principal use on the lot is located.

Building Code. Standards adopted by the state governing the construction, alteration, demolition, occupancy, or other use of buildings used for human habitation. The state regulations are substantially the same as those contained in the most recent editions of the Uniform Building Code, Uniform Housing Code, Uniform Plumbing Code, Uniform Mechanical Code and the National Electric Code. Local governments may have stricter standards under certain circumstances.

Building Coverage. The amount of a lot that is covered by buildings, usually expressed as a percentage.

Building Envelope. The space remaining on a site for structures after all building setback, and height limits have been met – a specific area delineated on a lot within which all structures are to be located, and outside of which no structures are to be located.

Building Height. The vertical distance measured from the average elevation of the proposed finished grade to the highest point of the roof on flat or mansard roofs, and the mean height between eaves and ridges of other roofs.

Building Official. The person responsible for the administration and enforcement of the building, housing, and electrical codes.

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

Build-Out Analysis. A study that examines an area's capacity for development.

Build-to Line. A zoning requirement that sets a line that a building facade must be built to. The opposite of a setback. Usually required in order to maintain a uniform street wall and create a street as an "outdoor room."

Built Environment. Buildings, roads, parks, and all other improvements constructed by people that form the physical character of a community.

Bylaws. Municipal land use regulations, such as zoning, subdivision and flood hazard regulations, adopted under the authority of 24 V.S.A. Chapter 117.

Letter C Terms

Caliper. The diameter of a tree trunk measured at 6 inches above the ground.

Camper. Includes any vehicle used as sleeping or camping or living quarters, mounted on wheels or a camper body usually mounted on a truck, and any vehicle which is customarily towed by a motor vehicle and used for carrying goods, equipment, machinery, boats or as an office.

Campground. Land on which are located one or more cabins, trailers, shelters, houseboats or other accommodations suitable for seasonal or temporary living purposes.

Capacity Study. An inventory of available natural and human-made resources, based on detailed data collection, which identifies the capacities and limits of those resources to absorb land development. Also, a study of where the Region stands high and low in its economic and social performance relative to other regions and areas.

Capital Improvements Program (CIP). A program established by a city government and reviewed by its planning commission and/or City Council, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the Municipal Plan.

Capital Outlay. Expenditures which result in the acquisition of or addition to fixed assets.

Carbon Dioxide (CO₂). A naturally occurring gas, and also a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. It is the reference gas against which other greenhouse gases are measured and therefore has a Global Warming Potential of 1. Carbon dioxide represents about 84 percent of total U.S. greenhouse gas emissions. See Greenhouse Gas.

Census Tract. Small portions of populated areas in which data is collected for statistical purposes during a census.

Census. The nationwide population count conducted every 10 years by the U.S. Census Bureau.

Certificate of Compliance. Sometimes used synonymously with Certificate of Occupancy.

Certificate of Occupancy. An official certification that a building or place conforms to the provisions of the zoning and building codes, and therefore may be used or occupied. A structure cannot be occupied without a certificate of occupancy.

Character of the Neighborhood. A neighborhood's distinctive "personality" or sense of place, which is created through a combination of existing and/or planned (as

described in the Barre City Municipal Plan and the zoning district purpose statements) elements including, but not limited to:

- (i) The pattern, type, scale and intensity of land use;
- (ii) Traffic conditions, street design, streetscaping and walkability;
- (iii) The bulk, form, size, scale, placement and arrangement of buildings;
- (iv) Historic resources, landmarks, views and scenic resources;
- (v) The type, size, arrangement, use and accessibility of open space; and
- (vi) Noise, light, odors, vibration and other impacts perceptible off-site.

City Council. A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing city policy, and hiring some city officials. The council adopts the general plan, zoning, and subdivision ordinance.

Clean Soil. A (a) natural soil that is free of waste and contaminants including, but not limited to, solid waste, hazardous waste and wood waste as those terms are defined in 10 V.S.A. § 6602; or (b) development soil as defined in 10 V.S.A. § 6602. Grout and waste materials from mining, quarrying, extraction, construction or demolition will not be considered acceptable fill materials.

Climate. Climate is generally defined as the "average weather" over a period of time ranging from months to thousands of years. The classical period is three decades, as defined by the World Meteorological Organization (WMO). Statistical measurements of climate most often focus on surface variables such as temperature, precipitation, and wind. See weather.

Climate Change. Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from: natural factors, such as changes in the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system (such as changes in ocean circulation); and human activities that change the atmosphere's composition (such as burning fossil fuels) and the land surface (such as deforestation, reforestation, urbanization or desertification.).

Clinic. An office building used by members of the medical or dental profession for the diagnosis and outpatient treatment of human ailments.

Cluster Development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features; sometimes referred

to as planned residential development (PRD) or planned unit development (PUD).

Code. A systematic collection, compendium or revision of laws, rules or regulations. As the terms are used, bylaws or ordinances refer to local regulations and code refers to state regulations (i.e. State Building Code).

Commercial. A land use classification that permits facilities for the buying and selling of commodities and services.

Common Land: Land owned and for the use and enjoyment of the association of a planned development.

Common Open Space. Land not encumbered by any substantial structure which is (as of the date development began) in its natural state. The land may be developed for trails for walking, riding, and jogging and picnic areas. The developer may allow the common open space to be used by the public at large by a grant of easement to the City, if accepted by the City.

Community. (1) A specific group of people, often living in a defined geographic area, who share a common culture, values, and norms and who are arranged in a social structure according to relationships the community has developed over a period of time. (2) More generally, a distinct local area such as a neighborhood, district, jurisdiction or municipality.

Community Care Facility. Housing for the elderly licensed by the State of Vermont, typically for residents who are frail and need supervision. Services normally include meals, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services like assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care.

Community Center. Includes public or private meeting hall, place of assembly, museum, library, or church, not operated primarily for profit.

Community Character. The image of a community or area as defined by factors such as built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services.

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

Community Garden. Places where neighbors and residents can gather to cultivate

plants, vegetables, and fruits.

Commute Shed. The area from which people may commute from their homes to a specific workplace destination, given certain assumptions about maximum travel time or distance.

Compatibility. The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in a zoning district is intended to achieve compatibility. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects like noise, vibration, glare, air pollution, or radiation.

Complete Streets. Streets designed to accommodate all modes of travel and enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.

Condemnation. The exercise by a public agency of the right of eminent domain.

Conditional Use Permit (CUP). A permit issued by the Development Review Board to allow a conditional use that may or may not be allowable under the zoning code. If approval is granted, the developer must meet certain conditions to harmonize the project with its surroundings. Each application is considered on its individual merits. CUPs require a public hearing and, if approval is granted, are usually subject to the fulfillment of certain conditions by the developer. Approval of a CUP is not a change in zoning.

Conditional Use. A use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

Condominium. Single or multi-unit dwelling or dwellings, including detached, semidetached, or multistory structures, or any combination thereof, each of whose residents (unit owners) enjoys exclusive ownership of his individual apartment or unit while retaining an undivided interest, as a tenant in common in the common, facilities and areas of the condominium property.

Condominium Association. The community association that administers and maintains the common property, and the elements, of a condominium.

Conference Center. A building or set of buildings used for the purposes of group meetings, seminars, professional workshops, and related business or organizational gatherings, of large numbers of persons.

Conformance with Municipal Plan. Means a proposed implementation tool, including a bylaw or bylaw amendment that is in accord with the municipal plan in effect at the time of adoption, when the bylaw or bylaw amendment includes all the following:

- (i) Makes progress toward attaining, or at least does not interfere with, the goals and policies contained in the municipal plan.
- (ii) Provides for proposed future land uses, densities, and intensities of development contained in the municipal plan.
- (iii) Carries out, as applicable, any specific proposals for community facilities, or other proposed actions contained in the municipal plan.

Connectivity. The ease of travel between two points. The degree to which streets or areas are interconnected and easily accessible to one another by direct routes. An example of high connectivity would be a dense grid pattern in a downtown area.

Conservation Easement. A partial interest in land that severs the right to develop the land from its basic use, like low-density uses, open space or agriculture. The right to develop the land is usually held by a land trust or other entity that monitors the land and enforces the terms of the easement. The underlying owner of the land can continue to use the land according to the terms of the easement.

Consistency; Consistent with. Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the general plan must be consistent with each other, not contradictory or preferential. The term “consistent with” is used interchangeably with “conformity with.”

Consumer Price Index (CPI). A statistical description of price levels provided by the U.S. Department of Labor. The change in this index from year to year is used to measure the cost of living and economic inflation.

Convenience Store. The National Association of Convenience Stores defines a convenience store as a retail business with primary emphasis placed on providing the public a convenient location at which to purchase from a wide array of consumable products (predominantly food or food and gasoline services).

Cooperative. A group of dwellings or an apartment building that is jointly owned by the residents, the common ownership including the open space and all other parts of the property. The purchase of stock entitles the buyer to sole occupancy but not the individual ownership of a specified unit.

Corridor. A strip of land associated with the movement of people, wildlife, goods, services, and/or utilities in a right-of-way.

Covenant. A private legal restriction that places a burden on a parcel of land in favor of another parcel. The restriction is recorded in the deed. Covenants are most commonly used in the establishment of a subdivision to restrict the use of all individual lots in the development to a certain type of use (like single-family units), but may also be used to guarantee views and solar access.

Covenants, Conditions, And Restrictions. A term used to describe restrictive limitations— usually recorded as covenants—that may be placed on property and its use, and which usually are made a condition of holding title or lease. They are intended to preserve the physical nature and character of the development.

Coverage. That percentage of the lot area covered by the footprint of the building area.

Criterion. A standard upon which a judgment or decision may be based.

Critical Facility. Facilities housing or serving many people, that are necessary in the event of an earthquake or flood, like hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities, like water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Cul-de-Sac. A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cumulative Impact. The total impact resulting from the accumulated impacts of individual projects or programs over time.

Curb Cut. A ramp opening in a curb where vehicles or wheel chairs may enter or leave the roadway.

Letter D Terms

Damaged Structure. A structure or portion of a structure that has suffered a fire, flood or similar disaster provided that the cost of repairing the damage is less than 50 percent of the market value of the structure prior to the damage occurring.

Day Care. Means care in lieu of parental care given for part of the twenty-four (24) hour day to children under six (6) years of age away from their homes, but does not include child care furnished in places of worship during religious services.

Day Care Center. Means any premises operated for profit in which child day care is provided simultaneously for seven (7) or more children who are not relatives of the operator.

Deck. An unroofed platform, either freestanding or attached to a building that is raised above ground level and supported by pillars or posts.

Debt Instrument. Written pledge to repay debt such as bills, notes and bonds.

Debt Service. Payment of principal and interest on long-term indebtedness.

Decibel (Db). A unit of sound pressure (abbreviated as dB) that is used to express noise level. The reference level is a sound pressure of 20 micro newtons per square meter. Zero decibels, the starting point of the scale, is about the level of the weakest sound that can be heard by someone with very good hearing in an extremely quiet location. Typical examples of noise levels would be 50 decibels in an average residence; 90 decibels for someone standing 20 feet from a subway train; and 120 decibels if standing 200 feet from a jet.

Deed Restriction. A private legal restriction on the use of land recorded in the deed. The restriction burdens or limits the use of the property in some way. See covenant, easement.

Deforestation. Those practices or processes that result in the conversion of forested lands to non-forest uses.

Demolition. The destruction and physical removal of a structure or portion of a structure from a lot.

Demolition by Neglect. A failure to perform the normal repair and maintenance needed to prevent deterioration of a structure that has, or will if sustained, result in structural damage and render the structure hazardous or unsafe.

Density. The number of dwelling units allowed per lot.

Density Bonus. An increase in the allowable number of residences granted under the authority of the zoning bylaw in return for the project's providing low- or moderate-income

housing.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre. See acres, Gross; Developable acres, net.

Design Review. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. It usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

Design Review Board. A group appointed by the city council or city staff to consider the design and aesthetics of development within all or a portion of the community, reporting their findings to the Development Review Board.

Destroyed Structure. A structure or portion of a structure that has suffered a fire, flood or similar disaster when the cost of repairing the damage equals or exceeds 50 percent of the market value of the structure prior to the damage occurring.

Detachment. Withdrawal of territory from a special district or city; the reverse of annexation.

Developable Land. Land that is suitable as a location for structures and that can be developed free of significant impact on natural resource areas.

Development: (see definition of Land Development)

Development Fee. Fee or charge imposed on developers to pay for the costs to the community of providing services to a new development. Development fees must not exceed the estimated reasonable cost of providing the service for which the fee is charged. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees for the administrative costs of processing development plans (such as permits for building, grading, or signage); and (4) application fees for the administrative costs of reviewing and hearing development proposals.

Displacement. When long-time or original neighborhood residents move from a gentrified area because of higher rents, mortgages, and property taxes.

District. (1) An area of a municipality that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a municipality

within which uniform zoning regulations and requirements apply; a zone.

Driveway. A vehicular travel way that provides access to not more 2 lots or principal uses.

Due Process (Of Law). A requirement that legal proceedings be conducted fairly. Such protections may include, depending on the proceeding, the right to be heard, the right to rebut evidence, that sufficient evidence is presented to reach an informed opinion, that all decision-makers have reviewed the information presented in public hearings, and that conflicts of interest have been avoided.

Dwelling Unit. A structure or part of a structure intended for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation and meets the minimum requirements of Section 3012 of the Barre City Unified Development Ordinance.

- (i) **Dwelling Unit, Accessory.** A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or within an accessory structure on the same lot. See Section 3202 of the Barre City Unified Development Ordinance.
- (ii) **Dwelling, Single-Family.** A detached building consisting of one dwelling unit.
- (iii) **Dwelling, Two-Family.** A detached building consisting of two dwelling units.
- (iv) **Dwelling, Multiple-Family.** A detached building containing three or more dwelling units.
- (v) **Dwelling, Seasonal.** A residential building used for casual and intermittent occupancy such as, but not limited to, a second home, vacation home, summer cottage, cabin, mobile home, or similar dwelling. A seasonal dwelling shall not be the principal place of residence of the occupant.

Letter E Terms

Earmarked funds. Funds that have been designated or “earmarked” for a specific purpose.

Easement. The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, conservation. A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future).

Economic Development Commission (EDC). An agency charged with seeking economic development projects and economic expansion to provide local employment opportunities.

Ecosystem. The complex system of plant, animal, fungal, and microorganism communities and their associated non-living environment interacting as an ecological unit. Ecosystems have no fixed boundaries. Their parameters depend on the scientific, management, or policy question being examined. Depending upon the purpose of analysis, a single lake, a watershed, or an entire region could be considered an ecosystem.

Effluent. A discharge of pollutants, with or without treatment, into the environment.

Emergency Services. Barre City’s Police Department and Fire Department.

Emergency Shelter. A facility that provides immediate short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other programs.

Eminent Domain. The right of a public entity to acquire private property for public use upon the payment of just compensation.

Emissions. The release of a substance into the atmosphere, including particulate matter and gasses.

Emission Standard. The maximum amount of a pollutant that can legally discharged from a single source, either mobile or stationary.

Encroachment. Any obstruction or protrusion into a right of way or adjacent property, whether on the land or above it.

Encumbrance. An anticipated expenditure committed for the purchase of goods and services not yet paid for or received.

Endangered Species. Animal or plant species designated as endangered under federal or state law, whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Energy-Efficiency. The ratio of the useful output of services from an article of industrial equipment to the energy use by such an article; for example, vehicle miles traveled per gallon of fuel (mpg).

Energy Smart. Meeting energy needs cost effectively and with the least impact on the environment.

Envelope. The skin of a building – including the windows, doors, walls, foundation, basement slab, ceilings, roof and insulation – that separates the interior of a building from the outdoor environment.

Environment. The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance.

Environmental Impact Report (EIR). A report required when an agency determines that a project may have a significant effect on the environment. An EIR evaluates a proposed project's impacts on the environment, and recommends mitigation measures to reduce or eliminate those impacts. Decision makers use information in an EIR to help determine whether or not to approve a project.

Environmental Impact Statement (EIS). Under the National Environmental Policy Act (NEPA), a statement on the effect of development proposals and other major actions that significantly affect the environment.

Environmental Justice. The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Erosion. (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Essential Services. The infrastructure that is necessary to provide or distribute a utility service such as electricity, gas, telephone, cable, water or sewer to customers.

Expansive Soils. Soils that swell when they absorb water and shrink as they dry.

Expenditure. The actual payment for goods and services.

Expressway. A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

Extremely Low-income Household. A household with an annual income no greater than 30 percent of the area median family income adjusted by household size.

Letter F Terms

Façade. The front of a building or any of its sides facing a street or other public space.

Family. (1) Two or more persons related by birth, marriage, or adoption (U.S. Bureau of the Census). (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Farm Land. A parcel of arable land that is worked by plowing and sowing and raising crops. Also a tract of land devoted to pasturage, stock raising, and some allied industries and small wood lots and areas used for small farm roads and buildings.

Farm Structure. A building for housing livestock, raising horticultural/agronomic plants, or for carrying out other practices associated with agriculture or farming practices, including a silo, but excluding a dwelling for human habitation.

Farmers Home Administration (FMHA). A federal agency that provides loans and grants for improvement projects and low-income housing.

Farmers Market. A market operated by a local government agency, one or more certified producers, or a nonprofit organization; or where farmers sell directly to consumers agricultural products or processed products made from agricultural products that the farmers grow themselves.

Fast Food Restaurant. Any retail establishment intended primarily to provide short-order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises), drive-in restaurants, and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients, and fast food preparation.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible. Capable of being accomplished in a successful manner within a reasonable time taking into account economic, environmental, social, and technological factors.

Federal Emergency Management Agency (FEMA). The federal agency under which the National Flood Insurance Program (NFIP) is administered.

Federal Housing Administration (FHA). An agency within the U.S. Department of Housing and Urban Development (HUD). FHA insures mortgages made by FHA-approved lenders for single-family and multifamily homes including manufactured homes.

Federal Insurance Administration (FIA). The federal entity within FEMA that directly administers the National Flood Insurance Program (NFIP).

Fee Interest. Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations. In contrast, less-than-fee interest refers to the purchase of limited interest in land rather than outright ownership such as the purchase of development rights via conservation, open space, or scenic easements.

Feeder Roads. Smaller roadways that “feed” or connect traffic to larger roadways.

Fees. Fees are charges levied by an agency for services that the agency provides to an individual applicant or user of a service. The fees reimburse the agency for the expenses of processing the application. Fees also may be assessed to mitigate the impact of a proposed development on the community (for example, school facilities fees to help expand the schools to assure they have enough capacity for the demand created by a new housing development.) State law closely regulates the adoption, levy, collection and challenge to development fees imposed by a local public agency. It applies to both fees imposed on a broad class of projects by legislation of general applicability and fees imposed on a project-specific basis.

FHLMC/“Freddie Mac”: **Federal Home Loan Mortgage Corporation.** A stockholder-owned corporation chartered by Congress to increase the supply of funds that mortgage lenders can make available to homebuyers and investors in multifamily housing projects. Freddie Mac buys mortgages from lenders (such as commercial banks, mortgage bankers, savings institutions and credit unions) then packages the mortgages into guaranteed securities and sells the securities to investors. Mortgage lenders use the proceeds from selling loans to Freddie Mac to fund new mortgages.

Final Subdivision Map. A map of an approved subdivision filed in the City Clerk’s Office. It usually shows surveyed lot lines, street rights-of-way, easements, monuments, and distances, angles, and bearings, pertaining to the exact dimensions of all parcels, street lines and so forth.

Finding. A determination or conclusion based on the evidence presented to a hearing body in support of its decision. When it presents its decision, the body is often required to demonstrate in writing that the facts presented in evidence support its decision in conformance with the law.

Fiscal Year. The period designated for the beginning and ending of financial transactions. Nearly all local agency fiscal years begin on July 1 and end June 30 of the following year.

Flat Roof. Any roof with a slope of not more than 5% (or 0.6:12 pitch).

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- i. Overflow of inland or tidal waters;
- ii. The unusual and rapid accumulation or runoff of surface waters from any source;

- iii. Mudslides (i.e., mudflows) which are proximately caused by flood, as defined above, and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current; and,
- iv. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding the cyclical levels which results in flood, as defined above.

Flood Hazard Area. The land subject to flooding from the base flood.

Flood Insurance Rate Map (FIRM). An official map of a community on which the Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study. An examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Flood, 100-Year. The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a one percent chance of occurring in any given year.

Floodplain Fringe. All land between the floodway and the upper elevation of the 100-year flood.

Floodplain Management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain. Any land area susceptible to being inundated by floodwaters from any source.

Flood Proofing. Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures that substantially reduce or eliminate flood damage to any combination of real estate, improved real property, water or sanitary facilities, structures, and the contents of structures.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the “base flood” without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area. The sum total horizontal area of all enclosed floors of a building as measured from the exterior face of the exterior walls or the centerline of a common wall between attached buildings including any heated space in a basement, attic, mezzanine or attached garage or other accessory building with a floor-to-ceiling height of 7 feet or more.

Fair Market Value (FMV). The price that a property would sell for on the open market

between a willing buyer and a willing seller. FMV assumes both buyer and seller act freely and have reasonable knowledge of the relevant facts.

Flush Mounted Sign. A sign attached to and mounted parallel to the face of a building or structure, where architectural features, such as covered entryways or other building elements except where otherwise prohibited, are clearly designed to accommodate a sign mounted parallel to the building face.

Fluvial Erosion. Erosion caused by streams and rivers. Fluvial erosion can be catastrophic when a flood event causes a rapid adjustment of the stream channel size and/or location.

Fluvial Erosion Hazard (FEH) Zone. This includes the stream and adjacent lands necessary to accommodate the slope and plan form requirements of a geomorphically stable channel, and is subject to fluvial erosion as defined by the Vermont Agency of Natural Resources and delineated on the current Fluvial Erosion Hazard Zone Map.

FNMA/“Fannie Mae”: **Federal National Mortgage Association.** A company that offers banks and other mortgage lenders financing, credit guarantees, technology and services that enable lenders to make more home loans to consumers at favorable rates and terms. First established in 1938 as a government agency, Fannie Mae in 1968 became a private, shareholder-owned company with a charter from Congress to support the housing finance system.

Food Desert. Areas characterized by poor access to healthy and affordable food that may contribute to social and spatial disparities in diet and diet-related health outcomes. While the term “food desert” can mean a literal absence of retail food in a defined area, studies of food deserts more commonly assess differential accessibility to healthy and affordable food between socioeconomically advantaged and disadvantaged areas.

Food Insecurity. Limited or uncertain availability of nutritionally adequate and safe foods or limited or uncertain ability to acquire acceptable foods in socially acceptable ways.

Food Miles. The distance food travels from where it is grown or raised to where it is ultimately purchased by the consumer or end-user.

Food Security. Access by all people at all times to enough food for an active, healthy life. Food security includes at a minimum the ready availability of nutritionally adequate and safe foods and an assured ability to acquire acceptable foods in socially acceptable ways.

Footprint; building footprint. The area encompassed by a building’s exterior walls at ground level.

Forest Legacy Program. A voluntary federal grant program available to protect private forestlands in Vermont from conversion to non-forest uses (e.g. subdivision, etc.).

Forest Service. The USDA Forest Service is an agency of the United States Department of Agriculture that administers the nation's 155 national forests and 20 national grasslands. Major divisions of the agency include the National Forest System, State and Private Forestry, and the Research and Development branch.

Form-Based Codes. A method of regulating development to achieve a specific urban form by controlling physical form primarily, with a lesser focus on land use. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Fossil Fuels. Carbon-rich deposits in the earth, such as petroleum (oil), coal, or natural gas, derived from the remains of ancient plants and animals and used for fuel.

Fragile Area. An area of land or water which has unusual or significant features of scientific, ecological, or educational interest. These areas of natural ecosystem are vulnerable and could be destroyed, severely altered, or irreversibly changed by man-made development or pre-development activities.

Franchise or Corporate Design. A standardized design that is trademarked or identified with a particular franchise or corporation and that is replicated in multiple locations with minimal variation.

Franchise or Corporate Identification Elements. The visual elements that are trademarked or identified with a particular franchise or corporation and that are used in various applications to identify or promote that franchise or corporation including, but not limited to: logos, wordmarks, symbols, graphics, images, color palettes, typefaces, or typographic treatments.

Free Standing Sign. A sign supported by one (1), or more, poles, columns, or supports placed in or on the ground and not attached to any building or structure.

Freeway. A high-speed, high-capacity, limited-access road serving regional travel. Such roads are free of tolls, as contrasted with turnpikes or other toll roads. Freeways generally are used for trips to or from major land use generators. Major streets cross at a different grade level.

Frontage. The frontage, or front, of a lot is usually defined as the side nearest the street.

Frontline. A line extending parallel from the exterior front wall of a building.

Front Yard. An open space between the buildings and the street, extending the full width of the lot or, in the case of a corner lot, extending along all streets.

Full Service Grocery Store. A store offering consumers a wide variety of produce and

other foods. Defined by the grocery industry as any full-line self-service grocery store generating a sales volume of \$2 million or more annually.

Functional Upper Floor. A floor above the ground floor that meets minimum building code requirements for occupiable space, and that has a floor area that is not less than 60% of the floor area of the ground floor.

Fund Balance. The difference between the assets (revenues and other resources) and liabilities (expenditures incurred or committed to) of a particular fund.

Fund. Accounting entity with a set of self-balancing revenue and expenditure accounts used to record the financial affairs of a governmental organization.

Funeral Home. A dwelling or other structure used and occupied by a professional licensed mortician for burial preparation and funeral services.

Letter G Terms

Gas Station. An establishment at which retail vehicle fuel sales are conducted.

Gateway. A point along a roadway where a motorist gains a sense of entering a city or town.

General Fund. Fund used to account for all financial resources except those required to be accounted for in another fund (like enterprise or grant funds). Usually, the general fund is the largest fund in an agency. Financial resources within the fund of a local agency may be discretionary or may be committed to or encumbered by programs mandated by the state or federal government.

General Obligation (GO) Bonds. Bonds issued through a governmental entity which has the legal authority to levy a tax on real and personal property located within its boundaries to pay for principal and interest due.

General Revenue. Those revenues that cannot be associated with a specific expenditure, such as property taxes (other than voter approved indebtedness), sales tax, and business license tax.

General Tax. Tax used for general agency purposes which is deposited into the general fund.

Gentrification. The process of neighborhood renewal and rebuilding, accompanied by a shift in the demographic composition of the community and the displacement of long-time residents and/or businesses.

Geographic Information Systems (GIS). A computerized system capable of performing complex analyses of geographically-related information and displaying that information in tabular or map formats.

Geothermal Energy. Heat that comes from the earth's interior.

Glare. Light entering the eye directly from a light source or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

Global Warming. An average increase in the temperature of the atmosphere, which can contribute to changes in global climate patterns. Global warming can occur from a variety of causes, both natural and human induced. In common usage, "global warming" often refers to the warming that can occur as a result of increased emissions of greenhouse gases from human activities. See Greenhouse Gas.

GNMA/"Ginnie Mae": Government National Mortgage Association. A government-owned corporation within the U.S. Department of Housing and Urban Development (HUD) that promotes the availability of mortgage credit to low- and moderate-income

homebuyers by creating a secondary market for the sale and purchase of residential mortgages.

Goal. The end towards which effort is directed.

Grade. (1) Leveling or smoothing the contours of a property. (2) The rate of rise or descent of a sloping surface, usually expressed in degrees or a percentage calculated by the number of feet of rise per 100 feet of horizontal distance (a 10 percent grade would mean a 10 foot vertical rise over 100 feet of horizontal distance).

Grade, Finished. Completed surfaces of grounds, lawns, walks, paved areas and roads brought to grades as shown on plans related thereto.

Grants. Contributions of cash or other assets from a private entity, foundation or governmental agency to be used or expended for a specified purpose, activity or facility.

Green Space. Open, undeveloped land with natural vegetation.

Greenbelt. A band of countryside surrounding a city or urbanized area on which building is generally prohibited.

Greenfield. Farmland and open areas where the lack of prior industrial or commercial activity means that the threat of contamination is lower than in urbanized areas.

Greenways. The components of an integrated, continuous open space system. Greenways link to and connect open space areas such as parks and habitat areas.

Greenhouse Effect. Trapping and build-up of heat in the earth's atmosphere. Some of the heat flowing back toward space from the earth's surface is absorbed by water vapor, carbon dioxide, ozone, and several other gases in the atmosphere and then re-radiated back toward the earth's surface. If the atmospheric concentrations of these greenhouse gases rise, the average temperature of the lower atmosphere will gradually increase.

Greenhouse Gas (GhG). Any gas that absorbs infrared radiation in the atmosphere. Types of greenhouse gases include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons 2-4-2 (CFCs), hydrochlorofluorocarbons (HCFCs), ozone (O₃), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Greyfield. A blighted area, such as a failed shopping center, that is ripe for redevelopment.

Ground Failure. Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction, and subsidence. See liquefaction.

Ground Shaking. Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

Groundwater. The water below land surface in a zone of saturation, but not including surface waters.

Group Home. A group home is defined as a state licensed residential care home serving not more than 6 persons who are developmentally disabled or handicapped. In accordance with the Act [4412(1)], a group home shall be considered by right to constitute a permitted single family residential use of property, except that no such home shall be so considered if it locates within 1,000 feet of another group home.

Growth Center. An area within a community providing for a concentration of housing, commercial services, employment opportunities and government uses, and served by basic infrastructure

Growth Management. The use by a community 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. Growth management policies can be implemented through public infrastructure ordinances (“concurrency”), urban limit lines, standards for levels of service, phasing, building caps and other programs.

Guidelines. General statements of policy direction around which specific details may be later established.

Letter H Terms

Habitat. The physical and biological environment that a community of a particular species of plant or animal requires in order to remain viable.

Handicap Or Disability. As defined in state statute means a physical or mental impairment that limits one or more major life activities. This definition specifically excludes a person who is an alcoholic or drug abuser and who constitutes a direct threat to property or the safety of others due to current alcohol or drug use.

Hard Surfaced. Soil that has been compacted and covered with a material such as concrete, asphalt, stone, brick, gravel or wood that allows it to be used for vehicular or pedestrian access, parking, storage or similar purposes without resulting in soil erosion or muddiness.

Hazard Area. Land subject to landslides, soil erosion, earthquakes, water supply contamination, or other natural or human-made hazards as identified within a “local mitigation plan” in conformance with and approved pursuant to the provisions of 44 C.F.R. sections 201.6.

Hazardous Material. Any substance or material that by reason of its form, quantity, toxic, caustic, corrosive, abrasive or otherwise injurious properties may pose a risk to health, safety or property including, but not limited to, explosives, radioactive materials, etiologic agents, flammable liquids or solids, combustible liquids or solids, poisons, oxidizing or corrosive materials, compressed gasses, or any substance defined by the state or federal government as a hazardous material.

Hazardous Waste. As defined in state statute means any waste or combination of wastes of a solid, liquid, contained gaseous or semi-solid form, including, but not limited to, those which are toxic, corrosive, ignitable, reactive, strong sensitizers or which generate pressure through decomposition, heat or other means, which in the judgment of the Secretary of the Vermont Agency of Natural Resources may cause or contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, taking into account the toxicity of such waste, its persistence and degradability in nature, and its potential for assimilation, or concentration in tissue, and other factors that may otherwise cause or contribute to adverse acute or chronic effects on the health of persons or other living organisms, or any matter which may have an unusually destructive effect on water quality if discharged to ground or surface waters of the state.

Hazardous Substance. (1) Any material that poses a threat to human health and/or the environment. Typical hazardous substances are ignitable, corrosive, toxic, explosive or chemically reactive. (2) Any substance designated by U.S. Environmental Protection Agency to be reported if a designated quantity of the substance is spilled in the waters of the United States or is otherwise released into the environment.

Health. A state of physical, mental, and social well-being and not merely the absence of

disease and infirmity.

Health Disparity. Significant differences from one population to another in the overall rate of disease incidence, prevalence, morbidity, mortality or survival. Many different populations may be affected by health disparities, including racial and ethnic minorities, residents of rural areas, women, children, the elderly, and persons with disabilities.

Health Impact Assessment (HIA). A combination of procedures, methods, and tools by which a policy, program, or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population. HIAs can be used to evaluate the potential health effects of a project or policy and to provide recommendations to increase positive health outcomes and minimize adverse health outcomes. The HIA process brings public health issues to the attention of persons who make decisions about areas that fall outside of traditional public health arenas, such as transportation or land use.

Health Care Facility. Includes sanatorium, clinic, rest home, nursing home, convalescent home, home for the aged, and other places for the diagnosis and treatment of human ailments, except professional office.

Healthy Community/Healthy Places. Communities that are developed, designed, and built to promote health.

Highest and Best Use. The use of a property that will bring the greatest profit to its owners. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. However, owners are not necessarily entitled to that use, particularly when that use may have negative effects on the use and enjoyment of neighboring properties. See regulatory taking.

High-Occupancy Structure. All pre-1935 buildings with over 25 occupants and all pre-1976 buildings with over 100 occupants.

Highway. (1) High-speed, high-capacity, limited-access transportation facility serving regional travel. (2) Inter-regional roadway that is part of the state transportation system.

Historic Building. Buildings possessing eligibility for listing on the State or National Register of Historic Places with respect to age, related historic contexts and historic integrity.

Historic District. Groups of buildings and land area listed on the State or National Register of Historic Places.

Historic Preservation. The preservation of historically significant structures and neighborhoods to facilitate restoration and rehabilitation of the building(s) to a former condition.

Historic Site or Structure. A site or structure listed, either individually or as a contributing structure within a historic district, in the National Register of Historic Places or the Vermont Register of Historic Places, or a site or structure that the State Historic Preservation Officer or the Vermont Advisory Council on Historic Preservation determines to be historically significant and eligible for such listing.

Home Child Care. (A) In accordance with the Act [§4412(5)], a state registered or licensed child care home serving six or fewer children on a full time basis and up to four additional children on a part time basis, which is conducted within a single family dwelling by a resident of that dwelling, shall be considered a permitted use of the single family residence. No zoning permit is required for home child care providing it meets the requirements of this section.

Home Occupation. [4412(4)] any nonresidential use conducted entirely within a primary residential dwelling or outbuilding and carried on wholly by members of the family living on the premises, with the exception of one part-time, non-family member employee.

Home Owners' Association (HOA). A nonprofit organization operating under recorded legal agreements running with the land. Generally, each lot owner in a condominium or similar planned development becomes a member upon purchase. Each lot is subject to a charge for a proportionate share of the expenses for the organization's activities, like maintaining common areas, landscaping, recreation facilities and parking areas. May also be referred to as a Homeowners Association or Homeowners' Association.

Household. One or more people living together in a dwelling unit with common use of the property, including all of the living and cooking facilities.

Households, number of. The count of all year-round housing units occupied by one or more persons. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (DHCD). The state agency responsible for assessing, planning for, and assisting communities in meeting the needs of low- and moderate-income households. DHCD also certifies housing elements of general plans for local jurisdictions.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA). A local housing agency established in state law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Element. One of the seven state-mandated elements of a local general plan. The Housing Element assesses the existing and projected housing needs of all economic segments of the community. It identifies potential sites adequate to provide the amount and kind of housing needed; and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Unit. A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or, if vacant, is intended for occupancy as a separate living quarters (2000 U.S. Census definition).

Human-Scale. “Human-scale” refers to the size, shape, and proportions of the built environment as perceived by, and in relation to, a pedestrian on the street. While different for different people, an object is considered to be of a human-scale when it appears measurable to the observer and its detail can be appreciated in relation to its overall mass. This is in contrast to an object or space that takes on an awesome or super-human size due to its size and/or distance to the observer.

Letter I Terms

Impact Fee. A fee, also called a development fee, levied on the developer of a project by a city, or other public agency to pay for improvements and facilities required to serve new development and to reduce the impacts of new development on a community.

Impact. The effect of any direct human actions or the indirect repercussions of human actions on existing physical, social, or economic conditions.

Impacted Areas. As used by the Bureau of the Census, census tracts where more than 50 percent of the dwelling units house low- and very low-income households.

Impervious Surface. A surface composed of a material that impedes or prevents the natural infiltration of water into the soil including, but not limited to, rooftops, parking lots, streets, driveways, sidewalks, walkways, patios and similar hard-surfaced areas whether constructed of concrete, asphalt, stone, brick, gravel, compacted earth or similar materials. This definition includes hard surfaces and materials used as a green stormwater infrastructure practice that are specifically designed, constructed and maintained to be pervious.

Improved Land. (1) Raw land to which basic utilities such as roads, sewers, water lines, and other public infrastructure facilities have been added. (2) Land upon which buildings or other structures have been erected.

Inclusionary Zoning. A locally adopted regulatory program requiring that a specific percentage of housing units in a project or development remain affordable for a specified period to households with incomes that are defined as moderate, low and/or very low. Often such regulations require a minimum percentage of housing for very-low, low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Incubator Space. Retail or industrial space that is affordable to new, low-margin businesses.

Independent School: Independent schools have a distinct educational mission that public schools are not able to provide; they are independently governed by a board of trustees; and, they are supported by tuition (available from the State), charitable contributions, and endowment revenue (i.e. can receive funds both from the government and privately).

Indoor Recreational Uses. Those types of uses commonly considered recreational in nature or are related to improving physical fitness, that may occur inside of a building or enclosure including but not limited to swimming and water activities, racket sports, weight training, aerobic training, skating.

Industrial. A land use classification often divided into “heavy industrial” uses, like

construction yards, quarrying, and factories; and “light industrial” uses, like research and development and less intensive warehousing and manufacturing.

Industrial Park. A tract of land planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

Industrial Use. The industrial (see industry) purpose or activity for which land, buildings, facilities or other form of land development are designed, arranged, or intended for which land, buildings, facilities or other form of land development are occupied or maintained.

Industry. Those fields of economic activity including mining; construction; manufacturing; transportation; communication, electric, gas, and sanitary services (including the disposal, reuse, recycling and management of solid waste and hazardous waste and any of its associated facilities); and wholesale trade.

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. These areas are already served by municipal infrastructure, and are found within the current extent of the urban development pattern of the community.

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Infrastructure. Public services and facilities, such as highways and roads; water and sewer lines and other utilities; communications systems; and public facilities –needed to sustain industry, residential, commercial and all other land use activities.

Initial Study. A preliminary analysis prepared by the lead agency of the potential environmental impacts of a proposed project. This process is used to determine whether an Environmental Impact Report must be prepared, or a Negative Declaration will be sufficient.

Initiative. A ballot measure used to enact new legislation with voter approval.

In Kind Replacement. A replacement material or component that is:

- (A) Substantially the same type, design, dimension, texture and detailing as the original;
- (B) Identical in exterior appearance to the original if not exactly the same; and
- (C) At least as durable or strong as the original.

Inn. A commercial facility for the housing of transients, and which may offer meal service.

Institutional Uses. (1) Publicly or privately owned and operated activities like hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges; (2) churches and other religious organizations; and (3) other nonprofit welfare, educational, or philanthropic activities that cannot be considered residential, commercial, or industrial uses.

Interagency. Relationship between or among two or more discrete agencies in regard to a specific program.

Interested Person. An interested person, defined in §4465 as having the right to appeal a decision of the Development Review Board to the Vermont Environmental Court, includes the following:

- (A) The applicant;
- (B) Barre City or any adjoining municipality;
- (C) A person owning or occupying property in the immediate neighborhood who can demonstrate a physical or environmental impact on his or her property, and who alleges that a decision made under this ordinance is not or will not be in accord with the Barre City Plan or this ordinance.
- (D) Any 10 people, who may be any combination of Barre City voters or landowners, who allege that a decision or act made under this ordinance is not or will not be in accord with the Barre City Plan or this ordinance by a signed petition. The petition must designate one person to serve as the group's representative.
- (E) Any department and administrative subdivision of the state owning property or any interest in property in Barre City; or
- (F) The Vermont Agency of Commerce and Community Development.

Intermittent Stream. A stream that normally flows for at least 30 days after the last major rain of the season and is dry a large part of the year.

Investment Earnings. Revenue earned from the investment of idle public funds.

Issues. Important unsettled community matters or problems. Issues may be identified in a community's general plan and dealt with by the plan's objectives, policies, plan proposals, and implementation programs.

Letter J Terms

Jobs/Housing Balance. The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Agreement (JPA). A legal arrangement that enables two or more public agencies to jointly exercise common powers. A joint powers agreement may establish a separate agency or take the form of an operating agreement.

Joint-Use Agreements. Agreements between two or more entities, such as a city, school district, nonprofit or private organization, to share capital, operating costs and responsibilities for a facility. Examples include recreational space, meeting facilities, libraries and community centers.

Junk. As defined in state statute means old or scrap copper, brass, iron, steel, and other old or scrap or nonferrous material, including rope, rags, batteries, glass, rubber debris, waste, trash, or any discarded, dismantled, wrecked, scrapped, or ruined motor vehicles or motor vehicle parts.

Junk Motor Vehicle. As defined in state statute means a discarded, dismantled, wrecked, scrapped, or ruined motor vehicle or motor vehicle parts, or a motor vehicle, other than an on premise utility vehicle, which is allowed to remain unregistered or uninspected for a period of 90 days.

Junkyard. Land or building used for the collection, storage, and/or sale of waste paper, rags, scrap metal, or discarded material, or for the collection, wrecking, dismantling, storage, salvaging, and/or sale of machinery parts or vehicles not in running condition.

Letter K Terms

Letter L Terms

Land Banking. The purchase of land by a local government for use or resale at a later date. Banked lands have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. The federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Land Development. As defined in state statute means:

- (A) The division of a parcel into two or more parcels;
- (B) The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure;
- (C) Mining, excavating or filling; or
- (D) Any change in, or extension of, the use of land or a structure.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Land Use Element. One of the seven state-mandated elements of a local general plan. The land use element uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation. A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the general plan, as distinct from zoning regulations (which are more specific).

Land Use. A description of how land is occupied or utilized.

Landmark. (1) A building, site, object, structure, or significant tree having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landfill Site. Any land used for disposal by abandonment, dumping, burial, or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

Land Use Planning. General term used to describe activities such as zoning, subdivision, water/wastewater supply regulations, control of real estate development and

use, environmental impact studies and the like.

Landslide. Movement of soil and/or rock down a slope, which typically occurs during an earthquake or following heavy rainfall.

Lateral Spreading. Lateral movement of soil, often as a result of liquefaction during an earthquake. See liquefaction.

Leapfrog Development. New development separated from existing development by substantial vacant land.

Lease. A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

LEED. An acronym for Leadership in Energy and Environmental Design. LEED is a voluntary, consensus-based green building rating system developed and maintained by the U.S. Green Building Council to support and certify successful green building design, construction and operations.

Legislative Body. The Selectboard in the case of a Town and the Trustees in the case of an incorporated village, and the City Council in the case of a city.

Level of Service (LOS) Standard. A standard used by public agencies to measure the quality or effectiveness of a municipal service like police, fire, or library, or the performance of a facility, like a street or highway.

Level of Service (Traffic). A scale that measures the amount of vehicle traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

1. **Level of Service A.** Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
2. **Level of Service B.** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
3. **Level of Service C.** Denotes a reasonably steady, high volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
4. **Level of Service D.** Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
5. **Level of Service E.** Represents traffic characterized by slow movement and

frequent (although momentary) stoppages. This type of congestion is considered severe but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

6. **Level of Service F.** Describes unsatisfactory stop-and go traffic characterized by traffic jams and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal change and “upstream” intersections may be blocked by the long queues.

Levy. To impose taxes, special assessments or service charges to pay for public programs or facilities; (noun) the total amount of taxes, special assessments or service charges supporting public programs and facilities.

Licenses and Permits. Certification that an applicant has complied with the provisions for regulating activities being licensed or permitted, such as the licensing of animals or bicycles. Agencies typically levy a license or permit charge to reimburse the costs of regulation.

Lien. A claim on assets, especially property, for the payment of taxes or utility service charges.

Light Rail Transit (LRT). Streetcars or trolley cars that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are electrically self-propelled and usually operate in one or two-car trains.

Light Fixture. A complete lighting assembly, including one or more lamps (bulbs), housing, reflectors, lenses and/or shields, that functions as a single unit and is connected to a single support assembly (ex. pole, standard or mounting bracket) used for illumination, decoration, security and/or advertising.

Light Fixture, Fully Shielded. A light fixture constructed, installed and used in such a manner that all light the fixture emits (either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any of the fixture) is projected below the horizontal (downward). Spot or flood lamps are fully shielded if they are aimed straight down.

Light Fixture, Partially Shielded. A light fixture constructed, installed and used in such a manner that most of the light the fixture emits (either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any of the fixture) is projected below the horizontal (downwards). Light is emitted at or above the horizontal direction (outwards or upwards) only from decorative elements or through strongly colored or diffusing materials. Spot or flood lamps are partially shielded if they are aimed no higher than 45° above straight down.

Light Industry. The assembly, manufacture, processing, packaging, or other industrial operations conducted in such a manner that all resulting cinders, dust, electrical interference, fumes, gas, odors, smoke, and vapor are effectively confined to the premises, or disposed of so as to avoid any air pollution, and conducted in such a manner that the noise level at the property line will not exceed eighty (70) decibels, and objectionable flashing lights and vibrations will not occur.

Limited Obligation Bonds. Similar to General Obligation Bonds except that security for the issuance is limited to the revenues pledged in the bond statement and not to the full faith and credit of the public agency.

Liquidity. The ability to convert a security into cash promptly with minimum risk of principal. See Principal.

Livable Wage. A “livable wage” is the hourly wage or annual income necessary to cover basic needs and all relevant state and federal taxes. The Livable Wage Rates referenced in this Plan are from the Joint Fiscal Office.

Live-Work Quarters. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Loading Space. Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected. Required off-street loading space is not to be included as off-street parking space in the computation of required off-street parking space.

Lodging House. Is a building in which the rooms are rented, without meals, to three (3) or more persons. A lodging house shall have no more than eight (8) sleeping rooms for rent. See Boarding House/Rooming House.

Lot. An area of land with identifiable boundaries and dimensions that is formally described and recorded in the city land records and that can be lawfully owned and conveyed separately from any other land.

Lot Depth. The mean horizontal distance from the street line of the lot, to its opposite rear line, measured at the right angles to the street line.

Lot Frontage. Distance measured along the width of a lot at the street line.

Lot Line. The established division line between lots, or between a lot and the street right-of-way.

Lot Line Adjustment. The adjustment of a lot line between two or more existing parcels where land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed are not thereby created.

Lot of Record. A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the City Clerk's office containing property tax records.

Low-Income Household. A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county. In the absence of such a survey, the determination is based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Low-Income Housing Tax Credits. Tax reductions provided by the federal and state governments for investors in housing for low-income households.

Lowest Floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the zoning bylaws.

Luminous Tube Light. A light fixture:

- a. Created by r containing gas discharge tubes that emit light or glow when electric voltage is applied;
- b. Replicates the appearance of gas discharge tubes using LED tubes or other technology.

Letter M Terms

Major Renovation. Means:

- (A) Any structural alteration to the foundation, roof, floor, exterior or load-bearing walls of a building;
- (B) Constructing an addition to increase the floor area of a building; or
- (C) Extensive alteration of a building in order to significantly change its function and use.

Manufactured Home. A building that is transportable in one or more sections, is built on a permanent chassis, is designed to be used as a dwelling with or without a permanent foundation when attached to the required utilities, and conforms to the National Manufactured Home Construction and Safety Standards. This definition specifically excludes recreational vehicles.

Manufacturing. Any process whereby the nature, size, or shapes of articles or raw materials are changed or articles are assembled and/or packaged. Processing of produce where it is raised shall not be considered manufacturing.

Material Change. A change in the planned use or development of land or a structure that may have changed the decision made or any conditions placed on the permit if it had been included in the plans as approved.

Mean. The average of a number of figures computed by adding up all the figures and dividing by the number of figures. Compare with Median and Mode.

Mean Sea Level. The average altitude of the sea surface for all tidal stages. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NVGD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Median. The middle number in a series of items where an equal number figures lie above and below it. Compare with Mean and Mode.

Median Strip. The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Metes and Bounds. A system of describing or identifying land using measures (metes) and direction (bounds) from an identifiable point of reference like a monument or other marker, the corner of intersecting streets, or some other permanent fixture.

Microclimate. The climate of a small, distinct area, such as a city street or a building's courtyard; can be altered through functional landscaping, architecture, or other design

features.

Mineral Resource. Land on which known deposits of commercially viable mineral or aggregate resources exist. This designation is applied to sites determined as being a resource of regional significance. It is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Mini-Storage Building. A single-story building divided into individual, self-contained units each of which is accessed solely from outside the building and which are intended to be leased to individuals, organizations or businesses for the self-storage of personal property.

Mitigation Measures. Measures that modify a project to reduce or eliminate a significant environmental impact.

Mixed-Use. Properties on which various uses like office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mixed-Use Building. A building that includes at least one dwelling unit and one principal nonresidential use.

Mixed-Use Development. A single development site that includes at least one principal residential building and one principal nonresidential building, or one or more mixed-use buildings. The plan for the site must be unified and coordinated with the uses functionally integrated through shared pedestrian and vehicular access, parking and similar means.

Mobile Home. A prefabricated dwelling unit which:

- i. is designed for long term and continuous residential occupancy;
- ii. is designed to be moved on wheels, as a whole or in sections;
- iii. upon arrival at the site, is complete and ready for occupancy, except for incidental unpacking, assembly, connections with utilities, and placing on supports; or
- iv. contains the same water supply and waste water disposal as immovable housing.

Mobile Home Park. A parcel of land under single or common ownership or control, which contains, or is designed, laid out, or adapted to accommodate three (3) or more mobile homes.

Modal Choices. Transportation options; one’s preferred method of transportation, such as walking, bicycling, using an automobile, or riding a bus or rail transit.

Mode. (1) In statistics, the number that occurs most frequently in a given series. Compare with Mean, Median. (2) A method of transportation.

Moderate-Income Household. A household with an annual income between the lower income eligibility limits (generally 80 percent) and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Modular Unit. A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on site into a structure for residential, commercial, educational, or industrial use. Also called factory-built housing.

Motel. A building containing rooms that are rented as a series of sleeping units for vehicle transients, each sleeping unit consisting of at least a bedroom and bathroom.

Motor Vehicle. Any self-propelled conveyance used to transport people, animals, goods or materials

Moratorium. A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during general plan preparation to provide a basis for permanent zoning.

Multiple Dwelling Unit Building. A freestanding structure containing two or more residential dwelling units, including detached, semi-detached, or multistory structures, or any combination thereof. Each unit must have its own bedroom, kitchen and bathroom facilities.

Multiple Family Residential. A type of housing that has several residential units on a parcel or parcels of land, such as condominiums and apartments.

Multiplier Effect. Refers to the impact the recirculation of money through the economy has on job and wealth creation. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothing, and other locally available goods and services. This spending creates jobs in housing construction, retail stores, and professional offices. The wages paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in an industry that exports most of its production is estimated to create approximately one more job in a supporting industry.

Municipal Plan. The City of Barre Municipal Plan as most recently adopted. A document that contains a statement of municipal goals, policies and programs to guide the future growth and development of land in accordance with the Act §4382.

Municipal Services. Services traditionally provided by local agencies, including water and sewer, roads, parks, schools, and police and fire protection.

Mylar. Plastic, transparent copies of a blueprint.

Letter N Terms

National Ambient Air Quality Standards. The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Flood Insurance Program (NFIP). A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act. A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation. It authorized grants-in-aid for preserving historic properties.

National Register of Historic Places. The official list of national historic sites, districts, buildings, structures, and objects worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the list is part of a program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources.

Natural State. The condition existing prior to development.

Need. A condition requiring supply or relief that forms a basis for local action. A city or town may act upon findings of need within or on behalf of the community. For example, a lack of access to healthy food could be identified as a need that provides a rationale for local policy relating to community gardens.

Negative Declaration. A written statement briefly describing the reasons why a proposed project will not have a significant effect on the environment and does not require an Environmental Impact Report.

Neighborhood Park. Publicly-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Neighborhood Unit. Planning concept developed by Clarence Perry (1872-1944). Perry believed that cities should be built (or rebuilt) to consist of self-contained residential areas bounded by major roads with shops at the intersections and schools in the middle. Children would be able to walk to school without having to cross major roads, and the limited size of the units (typically 6,000-10,000 inhabitants) would, he believed, encourage community spirit. The theory was first publicized in 1939 in *Housing for the Mechanic Age* and gained rapid acceptance, serving as a template for post-war suburban development.

Neighborhood. A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes showing the names and boundaries of neighborhoods. Though neighborhoods are not legal designations,

they are among the most commonly recognized and understood land use designations.

Net Acreage. The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Net-Metered. Home-based renewable energy systems that send excess power not immediately needed in the home directly back into the electrical grid while crediting the homeowner for the excess power. Net-metered renewable energy systems are governed by the Public Service Board (PSB). Such systems that are not reviewed by the PSB and are not explicitly excluded under the Act are governed by the municipality under applicable zoning bylaws.

New Construction. Construction of structures or filling commenced on or after the effective date of the adoption of a community's flood hazard bylaws

Nexus. (1) In general, a minimum threshold of connection necessary within a taxing jurisdiction to allow taxing authority over out-of-state individuals or businesses. (2) A reasonable connection between required development impact fees and a development project subject to the fees.

NIABY. An acronym for "Not in Anyone's Back Yard".

NIMBY. An acronym for "Not-In-My-Backyard." Used to characterize opponents of development projects, with the implication that the opposition is based on personal self-interest as opposed to the interests of the larger community. Local agencies' alleged responsiveness to "NIMBY-ism" is one of the reasons some advocate that state law preempt local agencies' authority over certain kinds of land use decisions.

Noise Attenuation. Reduction of the level of a noise source using a substance, material, or surface, like earth berms and/or solid concrete walls. See Berm.

Noise. An unwanted sound that may disturb or annoy the average person.

Non-Attainment. The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Nonconformity. A lot, structure or use that lawfully existed prior to the adoption or revision of this ordinance, but now does not conform to one or more standards of an ordinance.

Non-Conforming Use. A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. It is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus,

any use lawfully existing on any piece of property that is inconsistent with a new or amended general plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the general plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Nonpoint Source Pollution. Pollution affecting a water body from widely spread sources. Such sources range from runoff from agricultural areas draining into a river to wind-borne debris blowing out to sea. Nonpoint source pollution may also include urban runoff, such as contaminated storm water washed off of parking lots, roads and highways, and lawns (often containing fertilizers and pesticides). Nonpoint source pollution can be contrasted with point source pollution, where discharges occur to a body of water at a single location, such as discharges from a chemical factory, urban runoff from a roadway storm drain or from ships at sea. There is some debate about whether various forms of urban runoff should be considered point or nonpoint sources of pollution. See Pollution, Point source.

Normal Maintenance and Repair. The regular upkeep of property to avoid deterioration, fix damage caused by normal wear and tear, and/or replace worn out components in kind, which does not result in a change in the use or dimension of any structure, or in a structural alteration.

Notice (of hearing). A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Notice of Completion. A notice issued and properly filed by the lead agency upon completion of the Draft Environmental Impact Report. The NOC contains a description of the proposed project.

Notice of Determination (NOD). A notice issued and properly filed by the lead agency upon its approval of a project, and stating whether or not the project will have a significant effect on the environment.

Letter O Terms

Objective. A specific statement of desired future condition toward which the city will expend effort in the context of striving to achieve a broader goal. General plans must spell out the “objectives,” principles, standards, and proposals of the general plan. An objective should be achievable and, where possible, should be measurable and time-specific. “The addition of 100 units of affordable housing by 1995” is an example of an objective.

Office. A room or building designed or used in which a person transacts his business or carries on his stated occupation.

Off-Gassing. The release of gas into the air from products treated with chemicals during their manufacture.

Off Premise Sign. A sign which directs attention to a business, profession, commodity, service, or entertainment that is not carried on, sold, or offered on the same premises.

Off-Site Improvements. Conditions that can be required of a project that involves the installation of streets, curbs, gutters, sidewalks, street trees and other improvements that are located adjacent to the project on public property.

Off-the-Grid. A term used to describe a system that runs on renewable energy sources independent of a conventional public utility grid.

On Premise Sign. A sign which directs attention to a business, profession, commodity, service, or entertainment carried on, or sold, or offered on the same premises.

Open Space. Land which is set aside from development and designated to remain in its natural state, open (woodland, meadowland, wetland, etc.), for agricultural uses, or for active or passive outdoor recreation uses.

Ordinance. A municipal law or regulation adopted by the City Council in accordance with 24 V.S.A. Chapter 59.

Outdoor Advertising Structure. A sign or other device used to promote a business, profession, commodity, service, or entertainment available somewhere other than the lot where the structure sits. See sign.

Outdoor Display. The placement of merchandise, goods, materials, vehicles, or equipment for sale, rental, lease or advertising in an unenclosed area.

Outdoor Recreation, Active. A recreational activity that:

(A) Requires specialized facilities, fields, courts, ranges and/or related structures;

(B) Requires use of motorized vehicles; or

(C) Has potential adverse off-site impacts (such as noise or light).

Outdoor Recreation, Passive. A recreational activity (such as: trails for walking, biking, cross-country skiing or snowshoeing; sledding; hunting and fishing; rustic picnic areas; wildlife observation; Frisbee; kite-flying; etc.) that:

(A) Can be conducted in a minimally developed open space;

(B) Requires little to no specialized facilities; and

(C) Does not have adverse environmental or off-site impacts.

Outdoor Storage. The keeping of any merchandise, goods, materials, vehicles, equipment, junk or waste in an unenclosed area and in the same place for more than 24 hours.

Overlay. A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner. For example, overlay zones are often used to deal with areas with special characteristics, like flood zones or historical areas. Development of land subject to an overlay must comply with the regulations of both zones.

Overlay Zoning. Additional or stricter standards to existing zoning that can be used to protect particular natural or cultural features or to avoid or mitigate potential hazards. See Zoning.

Ozone Layer. The protective layer of the earth's atmosphere, about 15 miles above the ground that absorbs some of the sun's ultraviolet rays, thereby reducing the amount of potentially harmful radiation that reaches the earth's surface.

Letter P Terms

Parcel. A lot in single ownership or under single control usually considered a unit for purposes of development. See Lot.

Parking Area. An off-street area containing one or more parking spaces, with passageways and driveways appurtenant to.

Parking Space. Off-street space used for the temporary location of one (1) registered motor vehicle, which is at least nine (9) feet wide and twenty-two (22) feet long, not including an access driveway, and having direct access to a street or approved right-of-way.

Parking Space, Compact. A compact parking space (usually 7.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) is permitted in some localities on the assumption that many modern cars are significantly smaller, and require less room, than a standard automobile.

Parking Management. A Transportation Demand Management technique designed to obtain maximum use from limited parking spaces. It can involve variable pricing and preferential treatment for High-Occupancy Vehicles, non-peak period users, and short-term users.

Parking Ratio. The number of parking spaces provided per 1,000 square feet of floor area, for example, 2.1 or “two per thousand.”

Parking, Shared. A public or private parking area used jointly by two or more uses.

Parkland; Park Land. Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.

Parks. Open space lands whose primary purpose is recreation.

Parkway Strip. A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as a “planter strip.”

Parkway. An expressway or freeway designed for non-commercial traffic; usually located within a strip of landscaped park or natural vegetation.

Particulate Matter (PM). Very small pieces of solid or liquid matter such as particles of soot, dust, fumes, mists or aerosols that enter the atmosphere.

Patio. A level, hard-surfaced area not covered by a permanent roof and not more than 6 inches above or below grade intended to be used as an outdoor living or dining area or public gathering space.

Pave. To cover the ground with asphalt, concrete, stones, gravel, brick, tile, wood, compacted earth or other impervious materials used to cover the ground in order to make a firm, level surface.

Pay as You Go. Concept of paying for capital projects when the initial cost is incurred, rather than over time through the use of debt financing.

Pay as You Use. Concept that debt financing enables the public entity to spread the cost of a capital project over time, as the project is being used.

Peak Hour/Peak Period. For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where “F” levels of service are encountered, the “peak hour” may stretch into a “peak period” of several hours’ duration. See level of service (traffic).

Pedestrian Friendly. A street, neighborhood, or agency that supports, through planning and zoning, the location of stores, offices, residences, schools, recreational areas, and other public facilities within walking distance of each other, and oriented to promote pedestrian access. Such areas also often feature narrow streets, street trees, awnings, covered transit shelters, benches, brick paving or other less conventional paving types, sidewalks on both sides of the roadway, and safe street crossings, among other elements.

Performance Standards. Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

Permanent Foundation. A slab, walls and/or footings constructed of concrete, masonry or similar materials that extend below the frost line and that form a secure, stable base to which a structure may be attached.

Permit. A specific authorization from a planning body to engage in a particular type of development or activity.

Permitted Use. An authorized use within a zoning district.

Person. Any individual, partnership, corporation, association, unincorporated organization, trust, or any other legal or commercial entity, including a joint venture or affiliated ownership which owns or controls land or other property to be subdivided and/or developed under the provisions of these regulations. The word “person” shall also include any municipality or other government agency.

Personal Services. Includes barber, hairdresser, beauty parlor, shoe repair, shoe shine, laundry, laundromat, dry cleaner, photographic studio, and businesses providing similar services of a personal nature.

Pervious. Permeable; allows something to pass through it.

Physical Diversity. A quality of a site, community or region where a variety of architectural styles, natural landscapes, and/or land uses are found.

Plan Line. A precise line that establishes future rights-of-way along any portion of an existing or proposed street or highway. Plan lines are typically depicted on a map showing the streets, lot lines and the proposed right-of-way lines, and the distance from the established centerline of the street or highway, or from existing or established property lines.

Planned Community. A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association. See home owners' association.

Planned Unit development (PUD). One or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from bylaw requirements that are otherwise applicable to the area in which it is located with respect to lot size, bulk, or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards.

Planning Area. The area directly addressed by the general plan. A city or regional planning area typically encompasses the agency's boundaries and potentially annexable land within its sphere of influence.

Planning Commission. A body, usually having five to seven members, created by a city or regional area.

Plat, Final. The final drawings, on which the subdivision is presented to the Development Review Board for approval and which, if approved, shall be filed for record with the City Clerk.

Plat Map. A map of a lot, parcel, subdivision, or development area where the lines of each land division are shown by accurate distances and bearings.

Policy. A frame of reference or a set of principles or rules determining what and how things are done by a person or group.

Pollution. A change in the physical, chemical, or biological characteristics of the air, water, or soil that can affect the health, survival, or activities of one or more forms of life in an unwanted way.

Pollution, Nonpoint Source. See nonpoint source Pollution.

Pollution, Point Source. A single, identifiable, discrete source from which pollution is generated. For example, a smokestacks, ditch, pipe, sewer outfall, or an industrial waste pipe.

Poster. A temporary, on premise or off premise, sign; printed, lettered, or drawn on nonpermanent cardboard or paper, advertising a specific event or occurrence at a particular time and place.

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index. The index provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Prefabricated. Standardized building sections that are created in a factory to be shipped and assembled in another location. See Modular unit.

Premise. The lot, building, or set of related buildings comprising the location of one or more businesses or other ventures.

Prime Agricultural Soils. Soil map units (from the Natural Resource Conservation Service County Soil Surveys) are Prime Farmland if they have the best combination of physical and chemical characteristics for producing food, feed fiber, forage, and oilseed crops and are also available for these uses. The present land use may be cropland, pasture, forestland, or other land uses, but not urban and built-up or water.

Prime Farmland. Land that has the best combination of physical and chemical characteristics for the production of crops as determined by the U.S. Department of Agriculture. Prime Farmland does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Principal. “Face” or “par value” of a financial instrument. It does not include accrued interest.

Principal Entrance. An entry that is intended to provide the general public with direct access to one or more principal uses within a building. This definition does not include entrances intended to access dwelling units, service areas or other portions of a building not open to the general public.

Principal Use. The primary purpose or function that a lot serves or is intended to serve.

Private Club. A club restricted to members and their guests.

Private Road/Private Street. A road owned and maintained by a private individual, organization, or company rather than by a government.

Pro Rata. Refers to the proportionate distribution of something to something else or to some group. For example, the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective.

Projecting Sign. A sign attached to, and projecting away from, the face of a building or structure.

Property Tax. A tax imposed on real property (land and permanently attached improvements) and tangible personal property (movable property). It is based on the value of the property.

Proximity. The distance between different land uses such as residential and commercial.

Public Art. A fountain, monument, sculpture, painting, mural or similar art object that is:

(A) Visible from public vantage points;

(B) Intended for the enjoyment of the general public; and

(C) Not designed or located to identify or draw attention to a business such as the type of products sold, manufactured or assembled, or the type of service or entertainment offered or available on the premise.

Public Facilities. Institutional, academic, governmental and community service uses, either owned publicly or operated by nonprofit organizations, including private hospitals and cemeteries.

Public Notice. The form of notice prescribed by § 4444, 4449, or 4464 of the Act, as the context requires.

Public Park. An area of land made available to the general public for active or passive recreation use. This definition does not include private property that a landowner has made available for public recreation use (i.e., for hunting, fishing, use of trails, etc.) unless it has been dedicated to such a purpose through a legally binding means.

Public Records. Most public agency documents are public records that must be made available for public inspection upon request. Agendas and other documents distributed by any person to a majority of the legislative body in connection with any matter subject to discussion at a public meeting item are public records, which must be made available to the public "without delay." If the agency distributes material prepared by it (including

consultants) or a member of the legislative body during a meeting, copies of the material must be available for public inspection at the meeting. Materials prepared by some other person and distributed during a meeting must be made available after the meeting.

Letter Q Terms

Quality of Life. The degree to which individuals perceive themselves as able to function physically, emotionally and socially. Quality of life includes all aspects of community life that have a direct influence on the physical and mental health of its members.

Letter R Terms

Radiant Heating. An efficient heating system that warms cold objects, which then radiate heat into the surrounding space evenly.

Rail Banking. The practice of leaving the tracks, bridges and other infrastructure intact for potential use as trails or to preserve railroad rights-of-way.

Reclamation. (1) The reuse of resources, such as those present in solid wastes or sewage. (2) The conversion of areas inundated by water or subject to periodic flooding for agricultural or other uses.

Rear Yard. An open space between the building and the rear lot line, extending the full width of the lot.

Reconstruction. As used in historic preservation, the process of reproducing by new construction the exact form and detail of a vanished structure as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of a historic district and sufficient documentation exists to insure a faithful reproduction of the original.

Recreation, Active. A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive. Type of recreation or activity that does not require the use of organized play areas.

Recreational Use. For the purposes of local land use regulations, this will include all those activities commonly considered to be recreational in nature, and will also include as examples, but not limited to, the following: skiing, golf courses, horseback riding and polo fields, hunting and fishing, picnic areas, playing fields (such as baseball, soccer, etc.), shooting or archery ranges, snowmobile trails, swimming areas, tennis courts, walking and/or nature trails. This will also include buildings which are accessory to the above activities.

Recreational Vehicle (RV). A vehicle which is (i) built on a single chassis, (ii) 400 square feet or less when measured at the largest horizontal projections, (iii) designed to be self-propelled or permanently tow able by a light duty truck, and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. This definition was added to the NFIP so that a differentiation could be made between Recreational Vehicles and Manufactured Homes.

Redevelop/Redevelopment. Building new construction on a site that has pre-existing uses or renovating existing uses on a site. Redevelopment generally is a strategy to rehabilitate blighted urban areas through renovation.

Referendum. A voter challenge to legislative action taken by a city council or selectboard. When enough signatures are filed, the governing body must either rescind its decision or place the issue on the ballot for a vote.

Reforestation. Planting forests on lands that have previously contained forests but that have been converted to some other use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment/Allocation (RHNA). A determination of the existing and projected need for housing within a region, made by a council of governments. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This allocation may be reflected in the housing element of a municipality's municipal plan.

Regional Park. A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regional Transportation Plan (RTP). A plan that, among other things, outlines transportation investments for a region. It is drafted by a metropolitan planning organization or regional transportation planning agency every four years (five years in regions that have attained federal air quality standards) and includes a 20-year outlook for likely growth in the region.

Regulation. A rule or order issued by a public agency having the force of law.

Regulatory Taking. A regulatory taking occurs when a regulation becomes so onerous that it has the practical effect of a physical appropriation of land. An extreme example would be zoning private land as a public park. Such a regulation does two things: 1) it prevents the owner from putting the land to any economic use, and 2) it prevents the owner from exercising one of the most fundamental characteristics of property ownership: the right to exclude others. Thus, the regulation would have a similar effect as if the public agency had condemned the land and built a park. See Taking.

Rehabilitation. The repair, preservation, and/or improvement of existing structures, such as substandard housing.

Renewable Energy Resources. Energy available for collection or conversion from direct sunlight, wind, running water, organically derived fuels including wood, agricultural sources, waste materials, waste heat, and geothermal sources.

Residential. Land designated in the city and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved land.

Responsible Agency. All public agencies other than the lead agency that have discretionary approval over a project. Responsible agencies send comments to the lead agency regarding the environmental impacts about which they have expertise.

Restaurant. An establishment where food and drink is prepared served and consumed primarily within the principal building.

Retail Use. Includes enclosed restaurant, café, shop and store for the sale of retail goods, personal service shop and department store; and shall exclude drive-up service, free-standing retail stand, gasoline service and motor vehicle repair, new and used car sales and service, trailer and mobile home sales and service.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale. A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-Of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, pedestrian way, crosswalk, railroad, electrical transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

Riparian. Of, pertaining to, or situated on, the edge of the bank of a river or other body of water. Riparian trees and shrubs are typically plants whose root systems are in constant contact with groundwater.

Riparian Lands. Plant and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Riparian Rights. The right of a landowner to make use of the water in a river or stream on or bordering a property.

Roads. Any vehicular way that is (1) an existing state, municipal or private roadway; (2) shown upon a plat approved pursuant to law; (3) approved by other official action; (4)

shown on a plat duly filed and recorded in the City Clerk's office prior to the appointment of a Development Review Board and; (5) shown on the official map or adopted plan. It includes the land between the street lines, whether improved or unimproved.

Runoff. Water from rain or snow that is not absorbed into the ground but instead flows over less permeable surfaces into streams and rivers.

Letter S Terms

Safety Element. One of the seven state-mandated elements of a local general plan. The safety element contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. At the discretion of the locality, many safety elements also incorporate a review of police, emergency services, or other public safety needs, objectives, facilities, and services.

Sales Tax. Tax imposed on retailers for the privilege of selling tangible personal property in Vermont. The tax base is the total retail price.

Sand and Gravel Pit. An area that is used for the extraction of soil, sand, gravel, stone or other materials for transport off the parcel from which it is extracted. These activities usually involve heavy equipment and may cause high levels of noise and dust.

Sanitary Landfill. The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer. A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site).

Satellite Dish Antenna. For the purposes of these Regulations, and in the accordance with Title 24, Chapter 117, of the Vermont Statutes Annotated, a satellite dish antenna more than two (2) feet in diameter shall be considered a structure.

Scenic Highway Corridor. The area outside a highway right-of-way that is generally visible to persons traveling on the highway.

Scenic Highway/Scenic Route. A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising.

Scenic Resources. Those visually pleasing landscapes including mountains, farms, ridge lines and shorelines, and the locations providing scenic vistas of those landscapes.

Section 248 (Act 248). Vermont Law regarding the Public Service Board, including its duties and role and the rules of electricity and natural gas supply and transmission.

Section 8 Rental Assistance Program. A federal rent-subsidy program (administered

by the U.S. Department of Housing and Urban Development) that is one of the main sources of federal housing assistance for low-income households. The program provides “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by the U.S. Department of Housing and Urban Development) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seismic. Caused by or subject to earthquakes or earth vibrations.

Senior Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of and restricted to occupancy by persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older.

Septic System. A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Service Charges. Charges imposed to support services to individuals or to cover the cost of providing such services. The fees charged are limited to the cost of providing the service or regulation required (plus overhead).

Setback. The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Setback Regulations. The requirements that a building be set back a certain distance from the front, side or rear lot line. The frontage or front of a lot is usually defined as the side nearest the street. On a corner lot, the narrowest side is usually determined to be the front lot line. In triangular or other odd-shaped lots, rear lot lines may need to be defined more precisely in the code or judged by the planning commission or other hearing body with appropriate jurisdiction on a case-by-case basis.

Settlement. (1) The drop in elevation of a ground surface caused by settling or compacting. (2) The gradual downward movement of an engineered structure due to compaction. Differential settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.

Short-Term Financing Methods. Fiscal management techniques used for many purposes, such as meeting anticipated cash flow deficits, interim financing of a project, and project implementation. Using these techniques often involves issuance of short-term notes. Voter approval is not required.

Sign Permit. This permit allows for a sign to be erected in compliance with stated policies or conditions.

Sign. Any device (including but not limited to letters, words, numerals, figures, emblems, symbols, pictures, flags, streamers, balloons, lights, or any part or combination) used for visual communication intended to attract the attention of the public and visible from off the premises. This definition specifically excludes merchandise normally displayed in a storefront window, merchandise displayed or stored outside as approved under this ordinance, and public art.

Sign, Abandoned. This means:

- (A) A commercial sign whose message describes the availability of goods or services at a location where such goods and services are no longer available and have ceased to be available for at least 90 days;
- (B) A non-commercial sign whose message pertains to a time, event or purpose that has elapsed or expired in the preceding 30 days; or
- (C) A sign that has not been maintained in accordance with an ordinance.

Sign, Commercial. A sign that functions as commercial speech in that it:

- (a) Is meant to be an advertisement visible from public vantage points;
- (b) References a particular product, service, company or business location; and
- (c) Is displayed with an economic motivation.

Sign, Electronic Message. A sign with a fixed or changing message or image shown on an electronic display or video screen and whose message may be changed by electronic means.

Sign, Internally Illuminated. A sign with an interior light source that shines through a transparent or translucent surface material.

Significant Wildlife Habitat. Significant wildlife habitats are those natural features that are essential for the survival and/or reproduction of the native wildlife of Ludlow. This shall include, but is not limited to, (1) deer winter habitat; (2) habitat for rare, threatened and endangered; (3) concentrated black bear feeding habitat (bear- scarred beech and oak stands); and (4) wetlands that provide critical functions for sensitive or unusual wetland-dependent wildlife such as breeding/nesting habitat for wading birds (bitterns, herons), waterfowl (ducks, geese) and otter and vernal pools.

Siltation. (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single Family Dwelling. A building containing one dwelling unit for a single

housekeeping unit.

Single Room Occupancy (SRO). A type of residential hotel offering one-room units for long-term occupancy by one or two people. SROs may have a kitchen or bath facilities (but not both) in the room. In most locations, SROs are the lowest-cost type of standard permanent housing.

Site. A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Site Plan. A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features – both natural and man-made – and, depending on requirements, the locations of proposed utility lines.

Site Plan Review. The process whereby local officials, usually the planning commission and staff, review the site plans of a developer to assure that they meet the purposes and standards of the zone, provide for necessary public facilities like streets, parks, and schools, and protect adjacent properties through appropriate siting of structures and landscaping.

Sketch Plan. An informal sketch of the proposed subdivision whose purpose is to enable the subdivider to reach general agreement with the Development Review Board as to the form of the subdivision, objective and requirements of these regulations.

Smart Growth. A broad concept that describes the change in community design from post-World War II development principles to development that better serves the economic, environmental and social needs of communities.

Smart Growth Principles. As defined in state statute means growth that:

- (a) Maintains the historic development pattern of compact village and urban centers separated by rural countryside;
- (b) Develops compact mixed-use centers at a scale appropriate for the community and the region;
- (c) Enables choice in modes of transportation;
- (d) Protects important environmental, natural, and historic features, including natural areas, water quality, scenic resources, and historic sites and districts;
- (e) Serves to strengthen agricultural and forest industries and minimizes conflicts of development with these industries;
- (f) Balances growth with the availability of economic and efficient public utilities and

services;

- (g) Supports a diversity of viable businesses in downtowns and villages;
- (h) Provides for housing that meets the needs of a diversity of social and income groups in each community; and
- (i) Reflects a settlement pattern that, at full build-out, is not characterized by:
 - (i) Scattered development located outside compact urban and village centers that is excessively land consumptive;
 - (ii) Development that limits transportation options, especially for pedestrians;
 - (iii) The fragmentation of farmland and forestland;
 - (iv) Development that is not serviced by municipal infrastructure or that requires the extension of municipal infrastructure across undeveloped lands in a manner that would extend service to lands located outside compact village and urban centers; and
 - (v) Linear development along well-traveled roads and highways that lacks depth, as measured from the highway.

Solar Access. The provision of direct sunlight to an area specified for solar energy collection.

Solar System, Active. A system using a mechanical device, like a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive. A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute or dissipate collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste. Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Special District. A governmental entity formed to deliver a specific service, like fire protection, water service, recreation or the maintenance of open space.

Special Populations. Certain classifications used to identify target groups including the

poor, women, children, the elderly, and members of racial/ethnic minority groups.

Special Tax. A tax imposed for a specific purpose. Two-thirds of voters must agree to adopt, increase, or extend a special tax.

Specific Plan. A plan that an agency may adopt to implement the general plan in all or part of the area covered by the general plan. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Speed, Average. The sum of the speeds of the cars observed divided by the number of cars observed.

Speed, Critical. The speed that is not exceeded by 85 percent of the cars observed.

Spot Zoning. The awarding of a use classification to an isolated parcel of land that is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. A special circumstance like historical value, environmental importance, or scenic value could justify special zoning for a small area.

Sprawl. A pattern of land use that is characterized by dispersed, automobile- dependent development outside of compact urban and village centers, along highways, and in the rural countryside.

State Planning Goals. Under state statute, municipalities shall engage in a continuing planning process that furthers the thirteen state planning goals established under 24 V.S.A. §4302(b), or as most recently amended.

Statewide Agricultural Soils (Agricultural Soils of Statewide Importance). This is land, in addition to Prime Agricultural Soils, that is of Statewide importance for the production of food, feed, fiber, forage, and oilseed crops. In Vermont, criteria for defining and delineating Statewide Important Farmland was determined by the appropriate state agencies, working with the Natural Resources Conservation Service.

Storage Enclosure/Building. An area or building for holding or safekeeping in a warehouse or other depository to await the happening of some future event or contingency which will call for the removal of the goods.

Stormwater Detention. Any storm drainage technique that retards or detains runoff, like detention or retention basins, parking lot storage, rooftop storage, porous pavement, or dry wells.

Stream. A watercourse having a source and terminus, banks and channel, through which waters flow at least periodically and it usually empties into other streams, lakes, or the ocean, but it does not lose its character as a watercourse, even though it may break up

and disappear.

Street Trees. Trees strategically planted-usually in parkway strips, medians, or along streets-to enhance the visual quality of a street.

Street Tree Plan. A comprehensive plan for all trees on public streets that sets goals for solar access, and standards for species selection, maintenance, and replacement criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

Street. A vehicular travel way that provides the principal means of access to abutting property.

Street, Arterial. A Class 1 or Class 2 town highway as shown on the most recent Vermont Agency of Transportation General Highway Map for Barre City.

Street, Maintained. A street that is kept open and maintained so as to be safe and suitable for use by a passenger vehicle on a year-round basis.

Street, Paper. A street that has not been built but is shown on an approved site plan, subdivision plat, tax map or official map.

Street, Private. A street that is not owned by the state or city.

Street, Public. A street that is owned by the state or city.

Streetscape. The visual image of a street, both within and abutting the public right-of-way including the combination of buildings, parking, signs, trees and other vegetation, and other hardscape and street furniture.

Strip Development. Commercial and higher-density residential development located adjacent to major streets. This type of development is characterized by its shallow depth, street-oriented layout, and numerous points of automobile access.

Strip Zoning. A zone normally consisting of a ribbon of uses fronting both sides of a major street and extending inward for approximately half a block. Strip commercial development is the most common form.

Structure. An assembly of materials for occupancy or use, including a building, mobile home or trailer, sign, wall, or fence.

Structural Alteration. A change in the dimension or configuration of a structure's roof, or any exterior walls or other supporting members, including but not limited to, any change in the dimension, location or number of windows or doors.

Subdivision. Division of any lot or parcel of land, after the effective date of these

regulations, into two or more lots of any size, for the purpose of conveyance, transfer of ownership, improvement, building, development, or sale.

Subsidence. The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activities, including earthquakes.

Subsidize. To assist by payment of a sum of money or by the granting of terms or favors which reduce the need for monetary expenditures. For example, housing subsidies may take the form of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, or payments to supplement a minimum affordable rent.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantially Complete. Those construction activities have been completed in accordance with the approved plans to a point where the development may be fully and freely used for its intended purpose.

Substantial Improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. However, the term does not include either of the following:

- i. Any project or improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications that are solely necessary to assure safe living conditions;
- ii. Any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

Surface Water. A river, stream (whether perennial or intermittent), lake or pond mapped by the Vermont Agency of Natural Resources.

Survey. A map prepared and certified by a Vermont licensed land surveyor that locates or establishes property lines or boundaries, or that demarcates other legal rights or interests in any tract of land, street, right-of-way or easement.

Sustainable/Sustainability. Broadly, to keep up or keep going, to maintain an action or process. In the context of land use and environmental sustainability, there are many definitions and some debate about their merits. The U.S. National Environmental Policy Act of 1969 declared as its goal a national policy to “create and maintain conditions under which [humans] and nature can exist in productive harmony, and fulfill the social, economic and other requirements of present and future generations of Americans.” The United Nations’ 1987 Report of World Commission on Environment and Development:

Our Common Future defined sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainable Development. (1) A pattern of physical development and resource use that aims to meet human needs while preserving the environment, often stated as development meeting the needs of the present without compromising the ability of future generations to meet their own needs. (2) Physical development that simultaneously provides for economic prosperity, environmental quality, and social equity.

Swimming Pool. A water-filled structure, permanently constructed, having a depth of more than eighteen (18) inches below the level of the surrounding land, or an above-surface pool having a depth of more than thirty-six (36) inches, designed, used and maintained for swimming and bathing.

Letter T Terms

Taking. A taking occurs when a public agency takes, occupies, or encroaches upon private land for its own proposed use, such as to build roads, create parks, or develop other public uses. These actions—called eminent domain or condemnation actions—are premised upon the payment of just compensation or fair market value for the property.

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Tax Allocation Bonds. Bonds issued by redevelopment agencies to revitalize blighted and economically depressed areas of the community and to promote economic growth. The bonds “allocate” some portion of the property tax increment accruing to the redevelopment agency to repay bond holders.

Tax Allocation Districts. Defined areas where real estate property tax money gathered above a certain threshold for a certain period of time (typically 25 years) is used for a specified improvement. The funds raised from a tax allocation district are placed in a tax-free fund where the money can continue to grow. These improvements are typically for revitalization and especially to complete redevelopment efforts. Tax increment financing may be used in a tax allocation district. See tax increment financing.

Tax Base. The objects or transactions to which a tax is applied (such as parcels of property or retail sales). State law or local ordinances define the tax base and the objects or transactions exempted from taxation.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of housing affordable to low- and very-low income residents.

Tax Increment Financing (TIF). A tax incentive designed to attract business investment by dedicating to the project area the new property tax revenues generated by redevelopment. The increase in revenues (increment) is used to finance development-related costs in that district. See redevelopment agency.

Tax Rate. The amount of tax applied to the tax base. The rate may be flat, incremental or a percentage of the tax base, or any other reasonable method.

Tax. Compulsory charge levied by a government for the purpose of financing services performed for the common benefit.

Telecommuting. Working at home or in a location other than the primary place of work and communicating with the workplace and conducting work via wireless or telephone

lines, typically in conjunction with computers or other electronic devices.

Temporary. A use or structure that will be occurring or located on a lot for a limited and fixed period of time after which there will be no evidence remaining of the use or structure.

Technical Deficiency. A defect in a proposed plan or bylaw, or an amendment or repeal thereof, correction of which does not involve substantive change to the proposal, including corrections to grammar, spelling, and punctuation, as well as the numbering of sections.

Theater. A building or part of a building devoted to showing moving pictures or stage productions on a paid admission basis.

Top of Bank. As defined by state regulation means that vertical point along a stream bank where an abrupt change in slope is evident. For streams in wider valleys, it is generally the point where the stream is able to overflow the banks and enter the floodplain. For streams in steep and narrow valleys, it is generally the same as the top of slope.

Traffic Calming Devices. Structures built in or adjacent to roadways intended to slow traffic or reduce traffic volumes. Examples include narrowing roadways, speed humps, curb extensions, roundabouts, and traffic diverters.

Traffic Model. A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced in a predictable way by persons living in residential areas who are attracted by various non-residential land uses.

Traffic Zone. In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Trailer. A conveyance used to transport people, animals, goods or materials that is not self-propelled and that is designed to be pulled or moved by a motor vehicle.

Transect. A path or line used for sampling the characteristics of different areas, such as a transition from one neighborhood to another. A transect may also be a line dividing two areas for comparison.

Transfer of Development Rights (TDR). Also known as “Transfer of Development Credits,” a program that can relocate potential development from areas where proposed land uses or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Transit. The conveyance of persons or goods from one place to another by means of a local or regional public transportation system.

Transit, Public. A system of regularly scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called mass transit.

Transit-Dependent. Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the disabled, the elderly, the poor, and those with prior violations of motor vehicle laws.

Transit-Oriented Development (TOD). Moderate- to higher-density development, located within easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

Transfer Station. Land used for the collection and temporary storage of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Transportation Demand Management (TDM). A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. For example, TDM attempts to reduce the number of persons who drive alone during the commute period and to increase the number in carpools, vanpools, buses or trains, or walking or biking. TDM can be an element of TSM (see below).

Transportation Modes. Transportation systems are divided into modes. A single “mode” of transportation is automobile, public transit, bicycle or rail, etc. “Multi-modal” refers to a combination of two or more individual modes. “Intermodal” refers to opportunities to make connections between modes (e.g. truck-to-rail intermodal freight transfer facility).

Transportation Systems Management (TSM). A comprehensive strategy to coordinate many forms of transportation (such as car, bus, carpool, rail transit, bicycle and pedestrian modes) to reduce the impact of additional development on transportation capacity. Transportation Systems Management focuses on using existing highway and transit systems more efficiently rather than expanding them. Computerized traffic signals, metered freeway ramps, one-way streets, rideshare matching services and other TSM measures are characterized by their low cost and quick implementation time frame.

Trip. A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one “production end,” (or origin—often from home, but not always), and one “attraction end” (destination).

Trip Generation. The dynamics that account for people making trips in automobiles or by means of public transportation, walking or bicycling. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local or regional transportation system. Trip origins of households are correlated with destinations that attract household members for specific purposes.

Truck Route. A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Truck, Trailer. A commercial vehicle consisting of two or more units, one of which is the motor vehicle and the remainder of which are trailers.

Turbidity. A thick, hazy condition of air or water resulting from the presence of suspended particulates or other pollutants.

Letter U Terms

Underutilized Parcel. A parcel that is not developed to its full zoning potential.

Undevelopable. Specific areas where topographic, geologic, and/or soil conditions indicate a significant danger to future occupants and a liability to the city are designated as “undevelopable” by the city.

Undue Adverse Impact. An adverse impact that meets any one of the following criteria:

- i. Violates a clear, written community standard – including a provision of these regulations or a specific policy of the town plan – intended to preserve the aesthetics or scenic, natural beauty of the area;
- ii. Offends the sensibilities of the average person; or,
- iii. Fails to take generally available mitigating steps that a reasonable person would take to improve the harmony of the proposed project with its surroundings.

Uniform Building Code (UBC). A national building code that sets minimum standards for construction.

Uniform Housing Code (UHC). State housing regulations governing the condition of habitable structures with regard to health and safety standards and providing for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Universal Design. Design of buildings, products and environments that are usable and effective for everyone, not just people with disabilities. The Center for Universal Design identifies seven principles of universal design: 1) equitable use; 2) flexibility in use; 3) simple and intuitive; 4) perceptible information; 5) tolerance for error; 6) low physical effort; 7) size and space for approach and use.

Upgrading. The privilege of the property owner to improve the utility of his building, if it does not change the overall use or size of said building. Example: relocating doors or windows, or replacing the siding of a building.

Urban. Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential, commercial, and industrial development, and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (for example, safety and emergency response). Development not providing such services may be “non-urban” or “rural.”

Urban Design. The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Forestry. Urban forestry is the careful care and management of urban forests. These are tree populations in urban settings maintained to improve the urban environment. Urban forestry advocates the role of trees as a critical part of the urban infrastructure. Trees cool cities and save energy; improve air quality; strengthen quality of place and local economies; reduce storm water runoff; improve social connections; complement smart growth; and create walkable communities.

Urban Growth Boundary. An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries (also called urban limit lines) are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals.

Use. The purpose or activity that a lot or structure (or a portion of a lot or structure) is intended, designed or arranged to house, accommodate, support or facilitate.

Use, Accessory. A use of a lot or structure (or a portion of a lot or structure) that is clearly and customarily incidental and subordinate to the principal use.

Use, Principal. The main or predominate use of a lot or structure (or a portion of a lot or structure). The principal use of a lot with a single- or two-family dwelling will be considered residential.

Utility Corridors. Rights-of-way or easements for utility lines on either publicly or privately owned property.

Letter V Terms

Vacant. Lands or buildings that are not actively used for any purpose.

Variance. Relief from certain provisions of a zoning ordinance granted to a property owner when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money. A variance may be granted, for example, to reduce yard or setback requirements, or the number of parking or loading spaces.

Very-Low Income Household. A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Vested Right. A right that has become absolute and fixed and cannot be denied by subsequent conditions or changes in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification.

View Corridor. The line of sight - identified as height, width, and distance - of an observer looking toward an object of significance to the community (like ridgelines, rivers and historic buildings, for example); the route that directs the viewer's attention.

Viewshed. The area within view from a defined observation point.

Village Center. A traditional center of the community, typically comprised of a cohesive core of residential, civic, religious and commercial buildings, arranged along a main street and intersecting streets. Village Centers may be designated under the Downtown Development Act making the area eligible for many of the same benefits as Downtowns (See 24 V.S.A. §2793a(c)).

Letter W Terms

Walkability Audit. An evaluation to identify concerns for pedestrians related to the safety, access, comfort and convenience of the walking environment. The audit also assesses potential policy, educational or enforcement alternatives or solutions.

Walkable Community. Communities where goods (such as housing, offices, and retail) and services (such as transportation, schools, and libraries) that a community resident or employee needs on a regular basis are located within an easy and safe walk. Walkable communities facilitate pedestrian activity, expanding transportation options, and creating a streetscape that better serves a range of users -- pedestrians, bicyclists, transit riders, and automobiles. To foster walkability, communities typically mix land uses and build compactly, and ensure safe and inviting pedestrian corridors.

Water Table. The upper surface of groundwater, or the level below which the soil is seasonally saturated with water.

Water Pollution. The addition of pollutants to water in concentrations or in sufficient quantities to result in measurable degradation of water quality.

Watercourse. Natural or once natural flowing water including perennial or intermittent rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, or underground drainage and sewage systems.

Watershed. An area of land that drains water, sediment, and dissolved material to a common outlet at some point along a stream channel.

Weather. Atmospheric condition at any given time or place, in contrast to climate, generally defined as the “average weather” over a period of time ranging from months to thousands of years. It is measured in terms of such things as wind, temperature, humidity, atmospheric pressure, cloudiness, and precipitation.

Wellhead Protection Area. Areas designated by the Vermont Department of Health to protect the quality of public water supplies.

Wetland. As defined in state statute means an area that is inundated by surface or groundwater with a frequency sufficient to support vegetation or aquatic life that depends on saturated or seasonally saturated soil conditions for growth and reproduction. Such areas include, but are not limited to, marshes, swamps, sloughs, potholes, fens, river and lake overflows, mud flats, bogs and ponds.

Wildlife Refuge. An area set aside for the conservation of plants, animals and general environment within. These are noncommercial areas usually without any structures on them. A single parking area and walking trails are characteristic of a wildlife refuge.

Window Sign. Any sign affixed to the inside of a window or door, or a sign placed within a building so as to be plainly visible and legible through a window or door.

Wind Turbine. A rotary engine in which the kinetic energy of wind is converted into mechanical energy by causing a bladed rotor to rotate. Rotating machine which converts the kinetic energy in wind into mechanical energy. If the mechanical energy is used directly by machinery, such as a pump or grinding stones, the machine is usually called a windmill. If the mechanical energy is then converted to electricity, the machine is called a wind generator, wind turbine, wind power unit (WPU), wind energy converter (WEC), or aerogenerator. The term as used in the town Zoning Bylaws excludes net-metered wind turbine systems from this definition and from the effect of local regulations. (See Net-Metered)

Wireless Communications Facility (Wireless Telecommunications Facility). Equipment for the distribution of wireless communications, such as cell phones, which may include towers, antennas, equipment shed(s) or housing(s), and electronic equipment.

Wireless Telecommunications Services. All services requiring wireless communications facilities.

Woodlands. Lands covered with woods or trees.

Letter Y Terms

Yard. An at-grade, pervious open space on a developed lot that is unoccupied by any structure except for encroachments specifically authorized under this ordinance.

YARD, FRONT. The yard that is located between the street and the front line of the principal building on the lot and extends across the full width of the lot. A corner lot will be considered to have two front yards.

YARD, REAR. The yard that is located between the rear lot line and the nearest line of the principal building on the lot and extends across the full width of the lot. A corner lot will be considered to have no rear yard.

YARD, SIDE. A yard that is located between the side lot line and the nearest line of the principal building on the lot and extends between the front and rear yards. A corner lot will be considered to have two side yards.

Yield. (1) The total amount of revenue a government expects to receive from a tax, determined by multiplying the tax rate by the tax base. (2) The annual rate of return on an investment, expressed as a percentage of the investment.

Letter Z Terms

Zoning. The delineation of districts and the establishment of regulations governing the use placement, spacing, and size of land and buildings.

Zoning Administrator. A planning department staff member responsible for hearing minor zoning permits. Typically, the zoning administrator considers variances and conditional use permits and may interpret the provisions of the zoning ordinance when questions arise. The decision may be appealed to the local legislative body.

Zoning Amendment. An amendment to make a change in the zoning ordinance or to the application of zoning to a particular parcel or area. Zoning amendments can take three forms: 1) a comprehensive revision or modification of the zoning text and map; 2) a text change in zoning requirements; and 3) a change in the zoning designation of a particular parcel or parcels of land.

Zoning District. A designated section of a city or town for which prescribed land use requirements and building and development standards are uniform.

Zoning Map. A legislative body may divide portions thereof into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps called the zoning map.

Zoning, Exclusionary. Development regulations that result in the exclusion of various groups of people, such as low- and moderate-income individuals, families with children, particular racial or ethnic groups, or residents of a certain age from a community.

Zoning, Incentive. Local actions to encourage development projects that include public benefits over and above those otherwise required. Examples include preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas or other amenities. Common incentives include streamlining review procedures or allowing more intensive use of land.

Zoning, Inclusionary. Regulations to diversify the range of housing choices constructed or offered within a development to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.