

Definitions

Advisory Policy - As determined by the Summit County Board of County Commissioners, master plan policies that establish a community intent and provide guidance for development but by law are not required to be strictly adhered to.

Affordable Housing Units - Housing units that are within affordability limits on average at or below 100 percent of the median income for Summit County and that are made available to persons who reside and are employed within Summit County, with the affordability restrictions guaranteed for a minimum term of 99 years through a deed restriction or other mechanism acceptable to the County.

Agricultural Lands - Land use actively in the production of food, fiber, or livestock including accessory uses (e.g., irrigated hay meadows)

Building Envelope - A delineated area that identifies the location within which all buildings shall be located on a property.

Commercial Use - A business or activity involving retail or wholesale marketing of goods and services. Examples of commercial uses include business offices, retail shops, and shops/buildings offering services to the general public (e.g., beauty and barbers shops, appliance repair, restaurants).

Community Facilities - Facilities used by the community as a whole that provide an essential service to the community, such as water and sewer treatment plants, libraries, schools, police and fire stations, and community centers.

Cultural Resources - Places, structures, or artifacts that are significant to local, state, or national history.

Density - The number of dwelling units allowed per unit of land. The ratio between the number of square feet in a commercial or industrial development to the number of square feet of land contained within the site.

Developed Recreation Facilities - Leisure time amenities, typically requiring some construction. Examples include recreation associated with soccer fields, tennis courts, golf courses, and downhill ski areas.

Development - All activities involving earth disturbance and requiring a building or grading permit, the placement, construction, erection, reconstruction, movement, and alteration of structures or buildings, construction of roads, driveways, and parking areas, placement of paved areas, construction of drainage improvements or alterations of the historic flow of drainage patterns and amounts, installation of utilities, division of a parcel of land into two or more parcels where the division is subject to subdivision regulation, any mining or excavation, and any use or extension of any use of land.

Development Right - The potential for improvement or development of a parcel of real property, which is typically measured in residential dwelling units or commercial or industrial space, based on the zoning classification of the parcel.

Disturbance Envelope - A delineated area that identifies the location within which all grading, clearing, excavation, and development shall be located on a property. Exceptions include trails, driveways, drainage and utility installations (or other similar associated improvements), and forest management

practices authorized by the County for wildfire mitigation or forest health purposes.

Environmentally Sensitive Areas - Lands that contain physical environmental characteristics including but not limited to the following: wetlands, streams and riparian areas, floodplains, slopes 30 percent or greater, avalanche hazard areas and other geologic hazards, and alpine tundra. These areas typically either present a constraint to development or are extremely susceptible to development impacts.

Goal - Defines a long or short-term end toward which county programming or activities are ultimately directed. Goals are abstract, not fully measurable and broadly address a desired outcome.

Implementation - Actions, procedures, programs, or techniques that carry out policies.

Institutional Use - A nonprofit or quasi-public use, such as a church, library, public or private school, hospital including associated medical office facilities, or government-owned or operated structure or land used for public purpose, along with customary accessory uses.

Mandatory Policy - As determined by the Summit County Board of County Commissioners, master plan policies stated with sufficient exactitude to clearly articulate development requirements to be complied with. Identified by [**Mandatory provision**] at the end of the policy statement in master plans.

Mitigation - An action, which will have one or more of the following effects:

- a. avoiding, reducing or eliminating a manmade or natural hazard on a property such that use of the property land will occur with a reasonable expectation of safety;
- b. reducing impacts from development on a property's natural features;
- c. preventing impacts from development having an adverse effect on either a property's natural features or on the use and enjoyment of neighboring properties;
- d. counterbalancing detrimental effects of development on natural features by: (1) rehabilitating areas which have experienced degradation from previous development (2) improving or enhancing existing plant and animal habitat and creation of new habitat; and,
- e. undertaking development in a manner which maintains the vitality of the ecosystem.

Open Space - Lands that are in a predominantly undeveloped state and provide one or more of the following community benefits: extensions to existing undeveloped open space lands, buffers to developed areas, view corridors, access to trails, trailheads, water bodies, or national forest areas, passive recreation uses including trails, unique ecological habitats and historic sites.

Policy - A definite course or method of action selected to guide and determine present and future decisions.

Recreational Pathway (recpath) - Paved multi-use recreational pathways under the ownership or operation of Summit County Government.

Rural Area - Locations where development densities and intensities will remain low and where public services and facilities are not normally provided so that their primarily undeveloped character is retained.

Site Disturbance Envelope - A delineated area that defines the location within which all grading, excavation, and other site disturbance shall be confined on a property.

Transfer of Development Rights/Transferable Development Rights - The conveyance of the rights to develop from one property to another, typically involving the relocation of development from an area

undesirable for development (e.g., environmentally sensitive areas) to an area suited for development.

Urban Area - Areas that because of available infrastructure and service are able to accommodate urban development.

Urban Development - Moderate and high density residential uses (e.g., two units or more per acre), commercial uses, and industrial uses, which are generally served by a full range of public facilities and services, including central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response).

Visually Prominent Landscapes - Unforested lands visible from public arterials or collectors, or designated in basin master plans as areas of most beautiful or beautiful visual quality, or high or exceptional visual importance.

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