
GLOSSARY OF TERMS

APPROPRIATE BUSINESSES QCO: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

BEST MANAGEMENT PRACTICES (BMPs): Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.

BUFFER: An area of land designed or managed for the purpose of separating and insulating two or more land areas whose uses conflict or are incompatible (trees separating homes from an expressway).

CHARACTER AREA: means a specific geographic area within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

CLUSTER DEVELOPMENT: An alternative development technique under zoning and subdivision regulations. A cluster subdivision is basically one in which a number of residential lots are grouped or clustered, leaving some land undivided for common use. Generally the same number of lots or dwelling units permitted under conventional subdivision procedures are clustered on smaller-than-usual lots. The land remaining from lot reduction is left undivided and is available as common area or open space.

COMMUNITY AGENDA: means the portion of the comprehensive plan that provides guidance for future decision-making about the community, prepared with adequate input from stakeholders and the general public. It includes: (1) a community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns; (2) a list of issues and opportunities identified by the community for further action, and (3) an implementation program that will help the community realize its vision for the future and address the identified issues and opportunities.

COMMUNITY ASSESSMENT: means the portion of the comprehensive plan that is an objective and professional assessment of data and information about the community prepared without extensive direct public participation. It includes: (1) a list of potential issues and opportunities the community may wish to take action to address, (2) evaluation of community policies, activities, and development patterns for consistency with the Quality Community Objectives, (3) analysis of existing development patterns, including a map of recommended character areas for consideration in developing an overall vision for future development of the community; and (4) data and information to

substantiate these evaluations and the potential issues and opportunities. The product of the Community Assessment must be a concise and informative report to inform decision-making by stakeholders during development of the Community Agenda portion of the plan.

CONSERVATION EASEMENT: Restricts the manner in which the land may be developed in an effort to preserve natural resources for future use.

COMMUNITY VISION: means the part of the Community Agenda that is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes: (1) an optional general vision statement of the overall goals and desired future the community seeks to achieve; (2) a future development map delineating boundaries of major character areas throughout the community; and (3) a defining narrative that provides a specific vision and implementation strategy for each character area.

COMPREHENSIVE PLAN: means a 20-year plan by a county or municipality covering such county or municipality and including three components: a Community Assessment, a Community Participation Program, and a Community Agenda. The comprehensive plan must be prepared pursuant to the local planning requirements for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2.

CORRIDOR: a. An uninterrupted path or channel of developed or undeveloped land paralleling the route of a street or highway. b. The land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads. If the designated transportation facility is a limited access highway, the corridor extends one-quarter mile from the interchanges.

DCA: The Georgia Department of Community Affairs.

DENSITY: The number of dwelling units or persons per acre of land, usually expressed in units per gross acre.

DEVELOPMENT: Any activity that materially affects the condition or use of dry land, land under water, or any structure.

DEVELOPMENT PATTERNS: Community development patterns--the configuration, scale and intensity of buildings, streets, parking, open space, and public facilities--determine how the community looks and functions.

DWELLING UNIT: A room or group of rooms, occupied or intended for occupancy as separate living quarters.

EASEMENT: A contractual agreement to gain temporary or permanent use of, and/or access through, a property, usually for public facilities and access ways.

EDUCATIONAL OPPORTUNITIES: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial advances.

EMPLOYMENT OPTION QCO: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

ENVIRONMENTAL PROTECTION QCO: Air quality and environmentally sensitive areas should be protected from the negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

FLOODPLAIN: A relatively flat or lowland area adjoining a river, stream, or watercourse, which is subject to periodic, partial or complete inundation.

GREEN SPACE: An area of land associated with, and located on the same parcel of land as, a building for which it serves to provide light and air, or scenic, recreational, or similar purposes.

GROWTH PREPAREDNESS QCO: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce.

HERITAGE PRESERVATION QCO: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

HISTORIC DISTRICT: A group of historic resources comprised of two or more properties that are significant as a cohesive unit and contribute to the historical, architectural, archeological, or cultural values within the Maryland-Washington Regional District and that has been so classified in the county's Historic Sites and Districts Plan.

HOUSING OPPORTUNITIES QCO: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

IMPLEMENTATION MEASURES: The critical step necessary to make planning tangible. Implementation measures are inventories, programs and regulations that are best management practices to address the community's issues and opportunities and help achieve the goals of the community vision.

INFILL DEVELOPMENT: Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and has access to urban services.

INFRASTRUCTURE: The built facilities, generally publicly funded, that are required in order to serve a community's developmental and operational needs. The infrastructure includes such things as roads and water and sewer systems.

ISSUES AND OPPORTUNITIES: issues and opportunities are intended to prompt thinking of what the community needs to address in the comprehensive plan. They should prompt thought about areas in which your community is not as effective as you would like, or has not advanced or progressed as anticipated.

LAND USE: The types of buildings and activities existing in an area or on a specific site. Land use is to be distinguished from zoning, the latter being the regulation of existing and future land uses.

NEIGHBORHOOD: The smallest unit of community structure.

NODE: A location along a corridor at a major intersection or major transit stop (bus or rail) that consists of a concentration of high-intensity, mixed-use residential and commercial development. Nodes should be interspersed with stretches of lower intensity land uses or open space.

OPEN SPACE: (land use, not zoning): Areas of land not covered by structures, driveways, or parking lots. Open space may include homeowners association common areas, parks, lakes, streams and ponds, etc.

OPEN SPACE PRESERVATION QCO: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelt/wildlife corridors.

PLAN UPDATE: means a more or less complete re-write of the comprehensive plan, which shall occur approximately every ten years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by the Department.

POLICIES: Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities.

PUBLIC FACILITY: A facility such as a road, school or sewage treatment plant financed by public revenues and available for use by the public.

QUALITY COMMUNITY OBJECTIVES: "Quality Community Objectives" elaborate on the state-wide goals through consideration of local and regional growth and development issues.

RECREATION—ACTIVE: Includes activities such as swimming, skating, hiking, biking, fitness trails, frisbee or conventional golf, baseball, basketball, etc.

RECREATION—PASSIVE: Reading, sitting on a park bench, viewing scenery, picnicking and/or visiting with friends.

REGIONAL COOPERATION QCO: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources.

REGIONAL IDENTITY QCO: Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

REGIONAL SOLUTIONS QCO: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

SENSE OF PLACE QCO: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where it is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

SERVICE DELIVERY STRATEGY: means the intergovernmental arrangement among city governments, the county government, and other affected entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law. A local government’s existing Strategy must be updated concurrent with the comprehensive plan update. To ensure consistency between the comprehensive plan and the agreed upon Strategy: (1) the services to be provided by the local government, as identified in the comprehensive plan, cannot exceed those identified in the agreed upon strategy and (2) the service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy.

SETBACK: The distance between a building or structure (not including ground-level parking lots or other paved surfaces) from property lines or from other buildings.

SHORT TERM WORK PROGRAM: means that portion of the Implementation Program that lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the comprehensive plan.

SPECIFIC LAND USES: The zoning categories to be allowed in the character area.

STAKEHOLDER: A stakeholder is an individual, group, or institution who has a “stake” or interest in the future of their community. It is important to identify and involve stakeholders (supporters and opponents alike) at the outset of the planning process. Those who are invited to participate or are involved from the beginning are more likely to support implementation of the plan, and less likely to undermine the planning process at

a later time.

STREET: A public or dedicated right-of-way

STREETSCAPE: The environment of the public right-of-way as defined by adjacent private and public buildings, character of the pavement and street furniture, and use of the right-of-way.

STRUCTURE: Anything constructed or built, including parking lots and fencing.

SUBDIVISION: The division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions in accordance with Subtitle 24 of the Prince George's County Code.

SUBDIVISION REGULATIONS: Laws or regulations for the division of any land, lot or parcel into two or more lots, including the provision of streets and other public facilities.

TRADITIONAL NEIGHBORHOOD QCO: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

TRANSFER OF DEVELOPMENT RIGHTS (TDR): A growth management tool used to protect designated rural and environmentally sensitive areas by allowing development rights to be transferred to properties in other parts of the county.

TRANSPORTATION ALTERNATIVE QCO: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

WATERSHED: An area of land with a common drainage point.

ZONING: The classification of land by types of uses permitted and prohibited in a district and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.