

Glossary of Terms

Act 200: The 1988 amendments to Vermont Statute 24 V.S.A. Chapter 117; the Vermont Municipal and Regional Planning and Development Act. (a.k.a. the Growth Management Act of 1988).

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.

Adjacent: lying near or close to, as distinguished from adjoining.

Adjoining: touching, as distinguished from adjacent.

Adverse impact: a condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site proposed for development or on off-tract property or facilities.

Aesthetic: the perception of artistic elements, or elements in the natural or created environment, that are pleasing to the eye.

Affordable housing: a sales price or rent within the means of low or moderate-income households as defined by state or federal law.

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

Agricultural runoff: the portion of melted snow, rainfall, and other liquids that flows across agricultural ground surface and returns to surface or groundwater – sometimes contaminating a water body or resource with fertilizer, manure, pesticides, sediment, and other foreign materials.

Agriculture/Farming: 1) The cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural and orchard crops; or 2) the raising, feeding or management of livestock, poultry, equines, fish or bees; or 3) the operation of greenhouses; or 4) the production of maple syrup; or 5) the on-site storage, preparation and sale of agricultural products principally produced on the farm; or 6) the on-site production of fuel or power from agricultural products or wastes produced on the farm.

Archaeological resources: any material of past human life, activities or habitation that are of historic or prehistoric significance.

Artist: Any person working or creating in any of the arts, including visual arts, literary arts, dance, music, video and film making, performance art, media art and all other forms of artistic expression.

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.

Brownfields: Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. (US EPA).

Building permit: Written permission by the City Building Inspector for the construction, repair, alteration or addition to a structure.

Build-out analysis: a study that examines an area 's capacity for development.

Bylaw: zoning regulations, subdivision regulations, shoreland, and flood hazard bylaws, an official map or a capital budget and program adopted under the authority of 24 V.S.A. Chapter 117 §4401.

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.

Chittenden County: the County of Chittenden is formed of the Towns of Bolton, Charlotte, Colchester, Essex, Essex Junction, Hinesburg, Huntington, Jericho, Milton, Richmond, St. George, Shelburne, Underhill, Westford, Williston, the Cities of Burlington, South Burlington, and Winooski, Avery 's (Buel's) Gore and so much of Lake Champlain as lies in this state west of the towns and cities in the county adjoining the lake and not included within the limits of the county of Grand Isle. The City of Burlington is the shire town.

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).

Cogeneration: the production of electricity and heat, generally in the form of steam or hot water, from a facility.

Corridor: a narrow strip of land associated with the movement of people, wildlife, goods, services, and/or utilities in a Right-of-Way.

Cultural Facilities: establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society and include museums, art galleries, and botanical and zoological gardens of a natural, historic, educational, or cultural interest.

Cultural Resource Site: Archeological sites containing information of known or potential value in answering scientific research questions; archeological sites containing information that may shed light on local, State, or national history; sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history, historic or prehistoric cemeteries, or shrines; sites associated with events important in the history of the community as a whole (battlefields, trails, etc.); cemeteries associated with important events or people, or whose study can provide important information about history or prehistory; ruins of historically or archaeologically important buildings or structures; historically important shipwrecks; cemeteries important for the architectural or artistic qualities of their constituent

structures and monuments; constructed landscapes that exemplify principles, trends, or schools of thought in landscape architecture, or that represent fine examples of the landscape architect's art.

Demolition by Neglect: Demolition by Neglect is the case where a building has not been adequately maintained by the owner and it has deteriorated to a point where its historic character and integrity has been lost and can no longer be restored, or the building has become a public hazard and must be removed.

Development: the division of a parcel into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land.

Dwelling unit: one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Feeder hookups: infrastructure such as water and sewer lines, that serves secondary needs such as housing units and business locations.

Floodplain: land subject to a 1-percent or greater chance of flooding in any given year.

Floor Area Ratio: FAR, or Floor Area Ratio, refers to the ratio of the floor area of a building to the area of the property. A FAR of 1 is equivalent to a 1-story building covering the entire lot, or a 2-story building covering only half of the lot.

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.

Greenhouse Gases: "Greenhouse Gases" are any gas found in the earth's atmosphere that contributes to trapping energy under the atmosphere and causing warming. Such gases include carbon dioxide, methane, ozone, nitrous oxide, chlorofluorocarbons (CFC's) and water vapor.

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

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

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 Patterns: the established historic configuration and pattern of land development.

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

Hazardous Waste: as defined in 10 V.S.A. §6602(4), as may be amended from time to time.

Headways: Headways refer to the frequency of service. (e.g. a bus every 20 minutes)

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; notable examples of architectural styles and periods or methods of construction, particularly local or regional types; buildings showing the history and development of such diverse areas as communications, community planning, government, conservation, economics, education, literature, music, and landscape architecture; stores and businesses and other buildings that provide a physical record of the experience of particular ethnic or social groups; complexes of buildings, such as factory complexes, that comprise a functionally and historically inter-related whole; markets and commercial structures or blocks; buildings by great architects or master builders and important works by minor ones; architectural curiosities, one-of-a-kind buildings; sole or rare survivors of an important architectural style or type; studios of American artists, writers, or musicians during years of significant activity; institutions that provide evidence of the cultural history of a community (churches, universities, art centers, theaters, and entertainment halls); buildings where significant technological advances or inventories in any field occurred (agricultural experiment stations, laboratories, etc.).

Historic District: Groups of buildings that buildings possessing eligibility for listing on the State or National Register of Historic Places with respect to age, related historic contexts and historic integrity; groups of buildings that physically and spatially comprise a specific environment; groups of related buildings that represent the standards and tastes of a community or neighborhood during one period of history, unrelated structures that represent a progression of various styles and functions, or cohesive townscapes or streetscapes that possess an identity of place; groups of building, structures (silos, barns, granaries, irrigation canals) that possess an identity of time and place; groups of structures and buildings that show the industrial or technological developments of the community, State, or Nation; groups of buildings representing historical development patterns (commercial and trade centers, county seats, mill towns); Groups of sites, structures, and/or buildings containing archeological data and probably representing an historical or prehistoric settlement or pattern of related activities.

Household: a family living together in a single dwelling unit.

Housing Demand: “Housing Demand” is roughly equivalent to the number of households, and should not be confused with “housing units” which is a more specific indicator.

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 take on an awesome or super-human size due to its size and/or distance to the observer. (Lynch, Kevin. Site Planning).

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 agriculture, forestry, fishing, hunting, and trapping; 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. Industrial uses (see industrial use) need to meet the performance standards, bulk controls, and other requirements established in local bylaws and as determined by the District Environmental Commission in Act 250 proceedings.

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.

Infrastructure: 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.

Intermodalism: Intermodalism refers to making connections, or linkages, between various modes of transportation. Multimodalism refers to providing a range of transportation options (e.g. buses, cars, carpools, bikes, walking, etc.)

Land Use: a description of how land is occupied or utilized.

Legislative Body: the Selectboard in the case of a Town, the Trustees in the case of an incorporated village, the Mayor and Alderpersons or City Councilors in the case of a city, and the supervisor in the case of an unorganized town or gore.

Livable Wage: A “livable wage” is the hourly wage or annual income necessary to cover basic needs and all relevant state and federal taxes.

Metropolitan Statistical Area: Metropolitan Statistical Area or MSA as defined by the US Census Bureau. This includes the City of Burlington and several surrounding communities in Chittenden and Franklin counties.

Mixed Use: Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or industrial with offices and retail.

Mixed-Use Development: the compact development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment.

Mobility: The movement of goods and provision of access to activities and community services that is reasonably available to all people, including those who do not drive automobiles due to age, income, illness, disability, or choice.

Multiple-Family: A term describing residential units built with two or more dwelling units within a single building.

Multi-Use Structures: “Multi-Use Structures” refers to buildings, for example, with: parking below grade, street level retail, and office and/or residential uses above the street.

Municipality: town, a city, or an incorporated village or an unorganized town or gore.

Natural Area: an area of land or water that has unusual or significant flora, fauna, geological, or similar features of scientific, ecological, or educational interest.

Neighborhood: A cluster of residential and related land uses within the city, which typically has a focal point at a neighborhood shopping center, school or park, with an approximate radius of one-quarter to one-half mile from the focal point to the periphery.

Non-Work Trips: Non-work trips are typically errands to the grocery store, childcare, post office, etc.

Open Space: publicly and privately-owned areas of land, including parks, natural areas and areas of very low-density development. Open spaces are places in the outdoors which 1) provide people with a visual and/or other sensory connection to nature and the natural landscape; 2) support the function of healthy ecosystems; or 3) support recreation without conflicting with other designed uses.

Passive Recreation: passive recreational activities such as sitting, walking, nature watching and general relaxation. In contrast to “active recreation” that involve dedicated and organized recreational activities such as baseball, soccer, tennis, hockey, etc.

Pedestrian Scale: an urban development pattern that facilitates walking as a safe, convenient, and interesting mode of travel. It is an area where walking is at least as attractive as any other mode to all destinations within the area.

Pedestrian-Oriented Design: Urban design intended to facilitate pedestrian movement in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include continuous building streetwalls with shop windows, outdoor cafes, street trees, benches, and planters.

Planned Residential Development (PRD): zoning regulations, for the purpose of encouraging and enabling flexibility of design and development of land, that permit up to 25-percent greater density of housing in exchange for land for open space of municipal purposes, as permitted by 24 V.S.A. §4407(3).

Primary Agricultural Soils: soils that have a potential for growing food and forage crops, are sufficiently well-drained, are well supplied with plant nutrients or highly responsive to the use of fertilizer, and have few limitations for cultivation.

Public Offices: office spaces used by governments of all levels, i.e., general purpose local government, schools, special purpose government spaces.

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.

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 phreatophytes, plants whose root systems is in constant contact with groundwater.

Satellite: a man-made object or vehicle in orbit over the Earth, which receives and transmits electromagnetic radiation for purposes including wireless telecommunications.

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

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

Setback: the distance a structure has to be from a property line.

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

Solid Waste: as defined in 10 V.S.A. § 6602(2), as may be amended from time to time.

Sprawl: development of a low-density nature, in previously rural areas outside of defined metropolitan and village area boundaries and some distance from existing development and infrastructure.

Stewardship: a planning and management approach to land and natural resources that considers environmental impacts and public benefits of actions as well as public and private dollar costs.

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.

Traditional: of, pertaining to or in accord with tradition. Tradition is a set of customs and uses viewed as a coherent body of precedents influencing the present.

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

Transfer of Development Rights (TDR): the transfer of the right to develop or build, (expressed in dwelling units per acre) from land in one district to land in another district where such transfer is permitted; a relatively common land development control tool used to preserve open space and farmland.

Transportation Demand Management: Transportation Demand Management refers to efforts to influence how and when people use the transportation system. Examples include staggered or flexible work schedules, telecommuting, and car/van pooling.

Transportation Infrastructure: see Transportation Network.

Transportation Modes: Transportation systems are divided into modes. A single “mode” of transportation is automobile, public transit, bicycle, rail, etc. “Multi-modal” refers to a combination of one or more individual modes. “Intermodal” refers to opportunities to make connections between modes.

Transportation Network: the system of sidewalks, trails, bicycle paths, public transportation facilities and routes, railroad tracks and rights-of-way, roads, streets, highways, and all other corridors whose major purpose is to provide mobility for people and goods within the Chittenden County Region. Synonymous with transportation infrastructure.

Underdeveloped: “Underdeveloped” refers to those parcels that are developed at less than 50 percent of the average of the existing or allowable density in the zoning district.

Urban Center: a compact form of development with a dense, mixed core of residential, commercial, and service facilities.

Urban Decentralization: the reduction of population, commercial activities, and services in an urban center due to development outside the center.

Urban Forest: The urban forest is the aggregate of all vegetation within an urban area, the management of populations of trees, and the intersection of people with biology of urban flora and fauna.

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

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

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

Wetland: areas 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 (e.g., marshes, swamps, sloughs, river and lake overflows, and bogs; but excluding such areas as grow food or crops in connection with farming activities).

Wildlife Habitat: the physical and biological environment that a community of a particular species of wildlife requires in order to remain viable.

Wildlife: any member of a non-domesticated species of the animal kingdom, whether reared in captivity or not, including without limitation, any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod or other invertebrate, and including any part, product, egg, offspring, dead body, or part of the dead body of any such wildlife.

Wireless Telecommunications Facility: any site, structure, object, or improvement, which includes one or more pieces of equipment or machinery intended or used to send and/or receive non-visible electromagnetic radiation for the purpose of communication. These include, but are not limited to, towers.

Wireless Telecommunications services: all services requiring wireless telecommunications facilities.

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

