

## Glossary of Terms

The Glossary below provides definitions of words and phrases used in the Comprehensive Plan that are not common or that have meanings specific to land use planning.

1. **Affordable Housing** – Housing for sale or rent, often created by a non-profit development corporation, housing association, a community land trust, or public redevelopment authority, to meet the needs of persons and households who cannot afford accommodation through the open market.
2. **Arts Incubator** – Buildings and programs that encourage arts businesses through practices such as reduced rents, share space and services, and networking among artists.
3. **Attached Housing** – A building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.
4. **Comprehensive Plan** – The official public document adopted by a community as the policy guide for decisions about its future development and redevelopment. It consists of a vision for the community, background data, goals, policy statements, standards and programs for guiding the physical, social and economic development of a community.
5. **Conservation Easement** – A conservation easement is a voluntary, negotiated agreement between a landowner and a non-profit or agency to limit the use of land in perpetuity because of its resource value. A landowner may donate a conservation easement or, in some cases, may be compensated for its value.
6. **Conventional Subdivision** – A subdivision in which property is divided into lots according to the minimum lot size and width requirements for the zoning district.
7. **Density** – The number of housing units per acre, determined using the total acreage of a project area.
8. **Density Bonus** – Granting additional square footage or additional housing units beyond that authorized in the zoning ordinance in exchange for the provision or preservation of an amenity at the same site or at another location.
9. **Design Standards** – A set of guidelines on the appearance and aesthetics of buildings or improvements that governs construction, alteration, demolition or relocation of a building or improvement, including land improvements.
10. **Detached Housing** – A residential dwelling unit containing not more than one dwelling unit entirely surrounded by open space on the same lot.
11. **Development** – Any manmade change to improved or unimproved property, including but not limited to buildings or other structures, altering the landscape by mining, dredging, filling, grading, paving, excavation, or drilling operations.

12. **Eco-Industrial Park** – An industrial park designed around the principles of industrial ecology, where waste products from one industry become feedstocks for other industries.
13. **Ecosystem** – An interacting system formed by a biotic community and its physical environment.
14. **Functional Class** – Identifies a public roadway according to its purpose and hierarchy in the local or statewide highway system.
15. **Goal** – A statement that describes, usually in general terms, a desired future condition. Goals are often about long-term expectations rather than short-term concerns.
16. **Green Building** – Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition.
17. **Greenway** – A linear open space established along either a natural corridor, such as a stream, or overland along a road. It can be any natural or landscaped course for pedestrian and/or bicycle passage.
18. **Historic Preservation** – The act or process of applying measures to sustain the existing form, structure, integrity, and material of a heritage resource.
19. **Infill** – The development of new housing, commercial, or other uses and buildings on scattered vacant or underutilized sites within existing substantially built-up areas. Infill could also refer to the development of housing or other buildings on a site already containing existing buildings, some or all of which are retained.
20. **Infrastructure** – Permanent resources serving a community’s needs, commonly including roads, sewers and other water resource management facilities, railways, and communications networks.
21. **Land Use, Primary** – The use of land in a future land use area that is intended to be the predominant type of use.
22. **Land Use, Secondary** – The use of land in a future land use area that is intended to be lesser than or subordinate to the primary land use.
23. **Lifecycle Housing** – According to the Met Council, lifecycle housing entails a range of housing options that meet people’s preferences and circumstances at all of life’s stages. It ranges from housing for young adults establishing new households to home for growing families with children, and housing for seniors in their retirement years. In particular, the Livable Communities Act expects options beyond the predominant larger-lot, detached, single-family home.
24. **Lot Averaging** – A subdivision technique that allows the property owner to create parcels smaller than those of a conventional subdivision plan provided that the density of

the development does not exceed the maximum density permitted for the zoning district and the density that can be achieved with a yield plan.

25. **Metropolitan-Oriented Agriculture** – Agricultural production whose market is local (metropolitan area), rather than national or international commodity markets.
26. **Mixed-Use Development** – Projects that integrate different land uses such as retail stores, restaurants, residences, civic buildings, offices and parks within a defined area.
27. **Multi-Family Dwelling** – A building or portion thereof which contains three or more dwelling units for permanent occupancy, regardless of the method of ownership or type of tenure. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.
28. **Non-Motorized Transportation** – Infrastructure that provides facilities for walking and biking, such as sidewalks, bicycle lanes, pedestrian and bike trails, and paths.
29. **Nonpoint Source Pollution** – Pollution that arises from diffuse sources such as agricultural runoff, urban area impervious surface runoff and vehicle emissions.
30. **Open Space** – Lands containing creeks, greenways, forest, habitat areas, sensitive natural areas, and areas with unique characteristics that make them unsuitable for development. Public Open Space usually refers to a parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment. Common Open Space usually refers to land within or related to a private development, not individually owned or dedicated for public use, which is intended for the common use or enjoyment of the residents or commercial tenants of the development, and may include complementary structures such as swimming pools, tennis and basketball courts, and similar facilities.
31. **Open Space Conservation Subdivision** – A subdivision technique which permits the property owner to subdivide parcels into lots smaller than conventional subdivisions; however, the development must to comply with certain design standards and a portion of the property must remain as common open space.
32. **Overlay Area or District** – A future land use area or zoning district that specifies requirements that apply to an area in addition to the basic or “underlying” set of requirements in the base area or district. For example, a Natural Resource Overlay Area or District could establish additional or stricter development standards to protect particular features within the zone, such as landscape features, scenic views, agricultural areas, or watersheds. Natural Resource Overlay Areas or Districts can also be applied to residential areas to place additional design requirements and restrictions on property owners to achieve certain specified preservation goals.
33. **Park, Public** – Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheater, open spaces, and other similar uses.

34. **Policies** – These are similar to goals but much more specific. They are attainable, measurable and are to be achieved within a stated period of time.
35. **Purchase of Development Rights** – The acquisition by government or a nonprofit entity of the rights to develop a parcel of land. Development rights are held in the public interest. The landowner receives the difference in price between the fair market value and the protected, lesser use and retains all the rights of this lesser use. This is useful in protecting agricultural land, historic sites and sensitive environmental areas.
36. **Standards** – Generally considered mandatory, while “guidelines” are advisory, although both elements can be combined in a single document. Standards can be incorporated in zoning regulations or used as free-standing documents that are referred to in City ordinances.
37. **Subdivision** – The division of a tract or parcel of land into two or more lots, either by platting or meets and bounds description for sale or development.
38. **Sustainable Development** – Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. It is development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Minnesota Statutes, Section 4A.07).
39. **Transfer of Development Rights (TDR)** – A process by which the landowner receives compensation from a developer for the development rights associated with the property. The developer can transfer the development rights to another location approved by the local government to create more compact development on the new site.
40. **Vision** – A description of a realistic and credible desired future for a community or organization.
41. **Watershed** – The physical land area that naturally drains into a lake, river or stream system.
42. **Wetland** – An area inundated or saturated by surface or groundwater at a frequency sufficient to support vegetation types adapted to wet soil conditions. Wetlands include bogs, fens, marshes and swamps.
43. **Zoning** – The division of a community (city, township or county) by local legislative regulation into areas or zones that implement the comprehensive plan.

## List of Acronyms

**BMP** – Best Management Practice  
**CAMP** – Citizen-Assisted Monitoring Program  
**CBS** – County Biological Survey  
**CLFLWD** – Comfort Lake-Forest Lake Watershed District  
**CMSCWD** – Carnelian Marine-St Croix Watershed District  
**CPC** – Comprehensive Plan Committee  
**CR** – County Road  
**CSAH** – County State Aid Highway  
**DNR** – Department of Natural Resources  
**ED** – Economic Development  
**ES** – Energy Use and Systems  
**GB** – General Business  
**GD** – General Development Lake  
**GIS** – Geographic Information System  
**GMP** – Groundwater Management Plan  
**GPS** – Global Positioning System  
**GR** – General Rural  
**GW** – Groundwater  
**H** – Housing  
**ISTS** – Individual Sewage Treatment Systems  
**LGU** – Local Government Unit  
**LOS** – Level of Service  
**LSC** – Lakeshore Conservation (Overlay)  
**LST** – Lakeshore Traditional (Overlay)  
**LU** – Land Use  
**MCBS** – Minnesota County Biological Survey  
**MLCCS** – Minnesota Land Cover Classification System  
**MN/DOT** – Minnesota Department of Transportation  
**MnRAM** - Minnesota Rapid Assessment Model  
**NE** – Natural Environment Lake  
**NR** – Natural Resources  
**NRO** – Natural Resources Overlay  
**NRPA** – National Recreation and Park Association  
**NSPS** – Scandia Park Search Area  
**NSRS** – Scandia Recreation Search Area  
**NWI** – National Wetlands Inventory  
**OHWL** – Ordinary High Water Level  
**PDR** – Purchase of Development Rights  
**QCEW** – Quarterly Census of Employment and Wages  
**RB** – Retail Business  
**RCWD** – Rice Creek Watershed District  
**RD** – Recreational Development Lake  
**ROW** – Right of Way  
**RSEA** – Regionally Significant Ecological Areas  
**SFE** – Single Family Estate  
**SNA** – Scientific and Natural Areas

## *Glossary of Terms and List of Acronyms*

## *Appendix C*

- TAZ** – Traffic Analysis Zones
- TDR** – Transfer of Development Rights
- TH** – Trunk Highway
- TR** – Transportation
- USFWS** – United States Fish and Wildlife Service
- VMU** – Village Mixed Use
- VQA** – Visual Quality Analysis
- WCA** – Wetland Conservation Act
- WCHRA** – Washington County Housing Redevelopment Authority
- WMO** – Water Management Organizations