

APPENDIX C: DEFINITIONS

Purpose

This section of the appendix contains definitions and/or examples of terms used in the Plan.

Agricultural Resource Lands

Lands devoted to the production, keeping, or maintenance of plants and animals useful to man.

Board of County Commissioners

A council of seven elected officials that are the main governing body of the County.

Buffer (buffering)

An area that acts as a buffer between two land uses of different intensity and compatibility.

Capital Area Transportation Authority

The major part of the public transportation network for the Tri-County Region and the City of Lansing.

Capital Improvement Program

A locally adopted document, which prioritizes public investment for land, infrastructure, equipment, and buildings.

Cluster Zoning

A zoning land use which provides for cluster development.

Cluster Development

A development design technique that concentrates building on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Comprehensive Plan

Also called the Master Plan, is a document composed of maps and text which describes the present and future residential, business, industrial, community facilities, circulation and physical characteristics of the County. It sets forth policy guidelines and an agenda for future development and improvement of the community.

Conservation Easement

An easement of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Critical Aquifer Recharge Area

The outcropping part of the aquifer through which water enters.

Demographics

An analysis of population, economic, and socio-economic characteristics of the study area and the surrounding jurisdictions.

Development Scenario

An alternative future growth scenario based upon current trends and growth patterns.

DNR Lands (Department of Natural Resources)

Lands owned by the State of Michigan and are maintained and governed by the Department of Natural Resources.

Flood Hazard Area

The flood plain consisting of the floodway and the flood fringe area.

Goal Statement

Refers to the widest level, and are general statements that provide direction or intent to planning action. Goals are usually written in amorphous terms (i.e. encourage, promote, recognize, appreciate, etc...) and are rarely measurable.

Manufactured Housing

Factory built, single family structures that meet the National Manufactured Home Construction and Safety Standards Act, commonly known as the HUD code.

Michigan Department of Transportation

The State department which maintains the state and federal trunklines.

Mixed-use Development

The 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, in a compact urban form.

Open Space

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

Overlay District

A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

Planned Unit Development (PUD)

A type of development characterized by comprehensive planning for the project as a whole, clustering of structures, a mixture of housing types and sometimes a variety of non-residential uses as well.

Planning Commission

An elected or appointed body which governs over the enforcement of the Comprehensive Plan and the Zoning Ordinance.

Planning Department

An appointed staff within a jurisdictional government which lends assistance to the Planning Commission.

Planning Director

An appointed leader of a Planning Department, usually sits as the liaison between the jurisdictional planning staff and the Planning Commission.

Public Areas

Parks, playgrounds, trail, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other buildings and structures; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

Public Forum

An open gathering of jurisdictional residents to discuss and converse about the agenda topics.

Purchase of Development Rights (PDR)

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district by purchasing those rights from the owner so that only the second party (usually jurisdictional governments) can develop the land in the future, but the owner of the land can still continue in the use of their land in the current land use. At the time the owner wishes to change the land use, only the second party can dictate what that land use is.

Rural Area

A sparsely developed areas, with a population density of less than one hundred persons per square mile and where the land is undeveloped or primarily used for agricultural purposes.

Site Design

The visual and aesthetic appearance or image of the buildings, streets, light fixtures, open spaces, and the

general environment as perceived by persons living, working, or passing through an area of the community.

Soil Survey

The process of precisely ascertaining the complete soil make-up of a selected parcel of land.

Sub-area Plan

An area designated to be further analyzed by the Michigan Department of Transportation at a later date.

SWOT (Strengths, Weaknesses, Opportunities, Threats)

A process that involves a comprehensive breakdown of a community to analyze the positive and negative impacts it currently has on its surrounding and residents.

Transfer of Development Rights (TDR)

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district to land in another district where such transfer is permitted.

Transition areas

An area in which land uses are changed from a higher density to lower densities as to buffer higher density uses from lower density uses.

Transportation Corridor

A combination of principal transportation routes involving a linear network of one or more highways of four or more

lanes, rail lines, or other primary and secondary access facilities that support a development corridor.

Tri-County Regional Growth Study

A study performed concurrent with the update of this Plan. Performed by the Tri-County Regional Planning Commission this study analyzed the growth trends of the Tri-County Region.

Tri-County Regional Planning Commission

The governing metropolitan planning organization (MPO) in the capital area.

Urban Growth Areas

A highly developed area that includes, or is appurtenant to, a central city or place and contains a variety of industrial, commercial, residential, and cultural uses.

US Census Bureau

A federal department which monitors and updates the population counts of the United States.

Wetlands

An area that is inundated or saturated by surface water or grounds water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Zoning

The division of the community into districts to regulate the use of land and structures to create order for the physical development of land, and to minimize potential conflicts.