



Glossary

A

Access / Accessible

The ability or right to make use of.

Accessible Design / Universal Design

Design to accommodate a wide range of users, including people with disabilities and other special needs.

Active Park

Open space improved for recreational use with facilities such as graded spaces, tailored playing surfaces, buildings, parking areas and similar modifications to the natural site.

Activity Node / Node

Point within the City, relating to paths and districts, into which people enter or where people congregate.

Arterial

A class of roads serving major traffic movements (high-speed, high volume) for travel between major points.

Assessment District

Financing mechanism used to raise funds for improvements that benefit a specific area, by levying an annual assessment on all property owners in the district. Each parcel of property is assessed a portion of the costs of the public improvements, based on the proportion of benefit received by that parcel.

Automatic Aid Agreement

Assistance dispatched automatically by contractual agreement between two communities or fire districts.

B

Bicycle Facilities

Improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designated for bicycle use.

Bicycle Boulevard

A low speed street which has been optimized for bicycle traffic. Bicycle boulevards discourage cut-through motor vehicle traffic, but typically allow local motor vehicle traffic. They are designed to give priority to cyclists as through-going traffic.

**Brownfield**

An abandoned, idled or under-used industrial or commercial property where expansion or reuse is complicated by real or perceived environmental contamination.

Built Out

A condition reached when land has been developed to its full capacity as permitted under current general plan designations.

Business Improvement District (BID)

Self-taxing financing district authorized by State law. Through systematic, periodic self-assessment, business or property owners pay for capital improvements, maintenance, marketing, parking, and/or other items within a particular area, as jointly agreed to.

Business Incubator

An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services, and networking connections.

C**Capacity**

Ability of a roadway or intersection to accommodate a moving stream of people or vehicles in a given time period.

Capital Improvement

The addition of a permanent structural improvement or the restoration of some aspect of a property that will either enhance the property's overall value or increase its useful life.

Capital Improvement Program

A program, administered by a city or county government, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. This program generally is reviewed annually for conformance to and consistency with the general plan.

Character

Special physical attributes of a structure or area that set it apart from its surroundings and contribute to its individuality.

Classification

The assignment of roads and intersections into categories according to the character of service they provide in relation to the entire road network.

Climate Change

A change in the statistical distribution of weather over periods of time, which includes a change in the average weather or a change in the distribution of weather events around an average.

Community-Based

Taking place in community settings and involving community members in planning, decision-making and implementation.



Community Development and Design

Having to do with the physical environment of the City, and shaping it through development and revitalization.

Community Development Type

The City's classification of land specifying the appropriate use of properties and the intended form and character. Also see Land Use Designation.

Community Garden

Land that is cultivated as a garden by a group of community members, usually gardening in separate areas. Plants in these gardens are typically grown for food production, beautification and natural habitat.

Community Noise Equivalent Level (CNEL)

A weighted average of sound levels gathered throughout a 24-hour period. This is essentially a measure of ambient noise. A rating of community noise exposure to all sources of sound that differentiates between daytime, evening, and nighttime noise exposure.

Compatibility

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

Conditions of Approval

Requirements placed on a permit or development that may require further submittal of documents, inspections, etc.

Corridor / Path

Channel along which the observer moves and observes the city. Examples are streets, walkways, trails, transit lines, bike paths, and rail lines.

Crime Prevention through Environmental Design (CPTED)

An approach to crime prevention that takes into account the relationship between the physical environment and the users of that environment. The principles of CPTED assert that the proper design and effective use of the physical environment can produce behavioral effects that will reduce the incidence and fear of crime, thereby improving the quality of life. CPTED strategies include natural access control, natural surveillance, territorial reinforcement and maintenance.

D

Density

The number of residential dwelling units permitted per gross acre of land, determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel.

Design Guidelines

A set of standards regarding site and landscape design, architecture, materials, color, lighting and signs of a building or other improvement.

**Design Speed**

The maximum safe speed that can be maintained over a specified section of roadway when conditions are so favorable that the design features of the roadway govern.

Development Review

The process which a development application undergoes to determine compliance with all applicable local standards and requirements.

Development Standards

Set of requirements for each zoning district that regulate the development of building sites. Such standards include but are not limited to building setbacks, street frontages and lot sizes.

District

Section of the City that has a unique identity and is defined by recognizable characteristics, into which people enter and feel that they are a part of. Districts are primarily non-residential or mixed-use areas.

E

Easement

The right to make use of the land of another for a limited purpose, such as right of passage.

Economic and Fiscal Impact Report

A report projecting the public costs and revenues that will result from a proposed program or development.

Economic Gardening

An economic model that embraces the fundamental idea that entrepreneurs drive economies and seeks to create jobs by supporting existing companies in a community.

Edge

A boundary, barrier or seam between two or more distinct areas that is not a path but rather serves as a lateral reference.

Education Providers

Entities providing educational opportunities, such as preschools, K-12 schools, universities, colleges, other higher education programs and vocational schools.

Environmentally Sensitive Area

Type of designation for an area which needs special protection because of its landscape, wildlife or historical value.

E-Waste

Consumer and business electronic equipment that is near or at the end of its useful life.



F

Facility

A structure or place which is built, installed, or established to serve a particular purpose.

Floating Zone

A floating zone is the same in content as a conventional zone (regulating use, bulk, area of buildings) but is not mapped until approved. When approved, the zone is “brought down to earth” to be affixed to a particular parcel through amendments to the zoning map. These zones allow for locating use types which cannot be anticipated, or uses for which the City would like to encourage, but for which a City cannot currently say where they should be located. Floating zones normally have a special set of requirements and limitations to assure compatibility with the surrounding neighborhood.

Form-Based Code

An alternative to conventional zoning that regulates development to achieve a specific urban form by using physical form (rather than separation of uses) as the organizing principle for the code.

G

Gateway

The design of a building, site or landscape to symbolize an entrance or arrival to a special area or district.

Geographic Information Systems (GIS)

Computer-based systems that produce maps showing spatial relationships, patterns, and trends by managing and integrating multiple types of data that all have a geographic component.

Green Building

The practice of creating and using healthier and more resource-efficient models of construction, renovation, operation, maintenance and demolition.

Greenhouse Gas

Chemical compounds that trap heat in the earth's atmosphere, including methane, chlorofluorocarbons, and carbon dioxide.

Greyfield

Real estate or land which is underutilized, typically vacant or with low occupancy and with low economic productivity. In contrast with brownfield land, land which may be partially contaminated, greyfield land usually does not require environmental remediation before it can be reused.

Groundwater

Water beneath the earth's surface, often between saturated soil and rock, that supplies wells and springs.



H

Hazardous Waste

Waste that is dangerous or potentially harmful to human health and the environment.

Highway Capacity Manual (HCM) Methodology

A methodology used to analyze the peak hour operation of signalized intersections. HCM methodology calculates the amount of delay for vehicles passing through an intersection during a given hour, based on the volume of cars and the amount of green time given to each movement. The results are reported as average seconds of delay per vehicle.

Household Hazardous Waste

Leftover household products that contain corrosive, toxic, ignitable or reactive ingredients that are potentially harmful to human health and the environment.

I

Impact Fee

A fee assessed on new development in order to fund improvements to infrastructure that is impacted by that development, such as water, parks, and roads.

In-Lieu Fee

Cash payment that may be required of an owner or developer as a substitute for (in lieu of) a dedication of parkland, construction of affordable housing units, or other required improvement.

Intensity

The level of concentration of activity occurring on a site or in an area. Intensity is often used interchangeably with density.

Interface

A surface regarded as the common boundary between two bodies, spaces or phases.

Intersection Capacity Utilization (ICU) Methodology

A methodology used to analyze the peak hour operation of signalized intersections. ICU methodology provides a comparison of the number of vehicles passing through an intersection during a given hour to the theoretical hourly vehicular capacity of that intersection. Results are reported as a percentage value.

J

Joint-Use Agreement

A formal agreement between two separate government entities—often a school and a city or county—setting forth the terms and conditions for shared use of public property or facilities.



L

Land Use Designation

The City's classification of land specifying the appropriate use of properties. Referred to as Community Development Type in The Fullerton Plan. Also see Community Development Type.

Landmark

An identifiable, simple physical object- such as a building, sign, store, tower, mountain, etc.- that serves as a point of reference.

Level Of Service (LOS)

A qualitative measure which reflects the relative ease of traffic flow on a scale of A to F, with free-flow being rated LOS A and congested conditions rated as LOS F. Corresponds to the ICU for ICU methodology or delay using HCM methodology. See Intersection Capacity Utilization (ICU) and Highway Capacity Manual (HCM).

Live-Work

A building that serves both as home and commercial space for the inhabitant.

M

Master Plan

A comprehensive long range plan intended to guide growth and development of an area.

Microfinance

The provision of financial services such as loans, savings, insurance and training to small businesses and entrepreneurs.

Mills Act

A property tax reduction for designated historic properties. The tax savings can be used to help maintain that historic property.

Mixed-Use

Development that includes a mixture of complementary land uses, such as housing, retail, office, commercial services, and civic uses.

Mobility

The ability to move or be moved from place to place.

Mode

A specific form of transportation, such as automobile, bus, rail, bicycle, or walking.

Multi-Modal

Having a variety of modes available for any given trip, such as being able to walk, ride a bicycle, take a bus, or drive to a certain destination. In a transportation system, it means providing for many modes within a single transportation corridor.



N

National Register of Historic Places

The US Government's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

Natural Resource

Materials and organisms that naturally occur within environments that exist relatively undisturbed by human activity and development.

Neighborhood

Area that is primarily residential with ancillary supporting uses such as small commercial centers.

Node / Activity Node

Point within the City, relating to paths and districts, into which people enter or where people congregate.

Noise Attenuation

Reduction of the level of noise using a substance, material, or surface, like earth berms or solid concrete walls.

Noise Mitigation

A set of strategies to reduce noise pollution that may include transportation noise control, architectural design, and occupational noise control.

Noise Reduction

Lessening or diminishing unwanted sound.

Noise-Sensitive Use

A land use in which noise can adversely affect what people are doing—such as a residence or school.

O

Open Space

Any parcel or area that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

P

Park

An area improved for recreational use with facilities such as trails, community gardens, playing surfaces, buildings, and parking. Active parks have significant modifications, while passive parks have non-intrusive changes to accommodate less structured recreational pursuits.

**Paseo**

Pedestrian pathway through a developed area that is not a street-adjacent sidewalk or a trail.

Passive Park

Open space improved with non-intrusive changes to accommodate less structured recreational pursuits than in an active park. Typical minor modifications include trails, service vehicle access improvements, and enhanced landscape materials.

Path / Corridor

Channel along which the observer moves and observes the city. Examples are streets, walkways, trails, transit lines, bike paths, and rail lines.

Planned Residential Development

Land regulation which promotes unified land development that includes varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

Plant Communities

Associated plant species that form the natural vegetation of an area.

Project

A public- or private-sector venture involving the development or structural modification of property.

R

Recreational Facility

Infrastructure constructed for recreational use or to support recreational use, such as a park, building, trail, or parking lot.

Revitalization

Re-establishing the economic and social vitality of urban areas through infill, legislation, tax incentives, commercial development, etc. within existing urban areas to take advantage of existing investments in infrastructure.

Right-of-Way

A linear area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bikeways, alleys, and walkways. A public right-of-way is dedicated or deeded to the public for public use and under the control of a public agency.

S

Seismic

Subject to or caused by an earthquake or vibration.

Seismic Design

Strategies for designing earthquake-resistant buildings to ensure the health, safety and security of building occupants and assets.

**Sense of Place**

The feeling associated with a location, based on a unique identity and other memorable qualities.

Sensitive Species

Species that can only survive within a narrow range of environmental conditions and whose disappearance from an area is an index of pollution or other environmental change.

Site Plan

A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features, both natural and man-made, and depending on requirements, the locations of proposed utility lines.

Solid Waste

Any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities.

Specific Plan

A plan, adopted by city ordinance, which shows the future physical development to be implemented within a specifically defined and circumscribed area of the city. The plan shows types of land uses to be developed; a plan for circulation in and adjacent to the area; and written standards, regulations, and policies for such items as architectural design, open spaces, preservation of existing structures, and other relevant factors.

Streetscape

Physical elements found along streets, including the roadway, sidewalks, landscaping, street furniture (such as utility poles, benches or garbage cans), building fronts, and signage.

Subsidence

The gradual sinking of landforms to a lower level as a result of earth movements, mining operations, etc.

Supportive Use

A land use that supports the function of the primary land use in a particular area, such as neighborhood-serving retail in a primarily residential area.

Sustainable / Sustainability

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

T**Transfer of Development Rights (TDR)**

Program which allows landowners to transfer the right to develop one parcel of land to a different parcel of land.

Transportation Demand Management (TDM)

Various strategies that change travel behavior (how, when and where people travel) in order to increase transportation system efficiency and achieve specific objectives such as reduced traffic congestion, road and parking cost savings, increased



safety, improved mobility for non-drivers, energy conservation and pollution emission reductions.

Transportation System Management (TSM)

Techniques for increasing the efficiency, safety, capacity, or level of service of a transportation facility without increasing its size. Examples include traffic signal improvements and traffic control devices including installing medians and parking removal.

Trip Reduction

Reduction in the number of automobile trips taken by a person, household or community.

U

Universal Design / Accessible Design

Design to accommodate a wide range of users, including people with disabilities and other special needs.

V

Vehicle Miles Traveled (VMT)

Aggregate number of miles traveled by the vehicles in a community. VMT is a key measure of overall street and highway use, and reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve air quality goals.

W

Waste Diversion

The act of keeping materials out of landfills through waste reduction, recycling, reuse, composting or incineration at a waste-to-energy facility.

Watershed

The physical land area that naturally drains into a lake, river or stream system.

Wayfinding

Signs, maps and other graphic or audible methods used to convey location and directions to travelers.

Z

Zoning Code / Zoning Ordinance

An ordinance enacted by the city council pursuant to state law that sets forth regulations and standards relating to the nature and extent of uses of land and structures in the city.



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