

Appendix:
GLOSSARY

Glossary

100-year floodplain. Areas with a 1.0 percent (or 1 in 100) annual chance of flooding.

500-year floodplain. Areas with a 0.2 percent (or 1 in 500) annual chance of flooding.

Accessible design. A design process in which the needs of people with disabilities are specifically considered.

Accessory dwelling unit (ADU). A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.

Accessory structure. A structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure, such as a detached garage, storage shed, or gazebo.

Active fault. A fault that is likely to move sometime in the future. Faults are commonly considered to be active if they have moved one or more times in the last 10,000 years.

Active frontage. Street frontages where there is an active visual engagement between those on the street and sidewalks and those on the ground floor of buildings.

Active ground floor use. A use that promotes an active pedestrian environment on the ground floor of a commercial building.

Active recreation. Includes activities for the purpose of relaxation, health and wellbeing or enjoyment, with the primary activity requiring physical exertion.

Active transportation. Any form of human-powered transportation including walking, cycling, in-line skating, and skateboarding.

Adaptation. The process of preparing for climate change impacts that are expected to occur, by making adjustments in natural or human systems in response to actual or expected climatic stimuli or their effects that are aimed at minimizing harm or taking advantage of beneficial opportunities.

Affordable housing. Housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Aggregate. Material formed by the conjunction or collection of particles into a whole mass or sum.

Alquist-Priolo Zone. Regulatory zones surrounding active faults in California

Alternative transportation modes. A method of transport that is not the automobile. Examples include bicycling, walking, and public transit such as bus or rail.

Ambient noise level. Background sound pressure level at a given location, normally specified as a reference level to study a new intrusive sound source.

Amortization. The action or process of gradually writing off the initial cost of an asset..

Archaeological resources. Resources defined as any material remains of human life or activities which are at least 100 years old and which is capable of providing scientific or humanistic understandings of past human behavior.

Area plan. A guide for making future decisions for a particular geographic area through a specialized set of development standards. Area plans for areas within Union City are required to be consistent with the Union City General Plan.

Articulation (façade). Variation in the depth of the building plane, roof line, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.

Association of Bay Area Governments (ABAG). A regional planning agency incorporating the San Francisco Bay Area nine counties, and the cities in those counties. Those counties are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma

Autonomous vehicle. A vehicle that can guide itself without human conduction.

Bay-friendly landscaping. A whole systems approach to the design, construction and maintenance of the landscape that supports the integrity of the San Francisco Bay watershed.

Bayland. Area around a bay between the lines of high and low tide, including the lands touched by the tides, plus the lands that the tides would touch in the absence of any levees or other unnatural structures.

Biotreatment. A method of low impact development and includes the use of rain gardens, bioretention units, bioswales, and planter/tree boxes.

Bollard. A sturdy, short, vertical post.

Broadband. A high-capacity transmission technique using a wide range of frequencies, which enables many messages to be communicated simultaneously.

Buffer. An area of land intended to separate land uses (e.g. agricultural, residential, commercial, industrial).

Build-to lines. A set building line on a lot, measured parallel from the front and/or corner side lot line, where the structure must be located.

California Environmental Quality Act (CEQA). A California statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Capital improvement program. A short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

Capital improvement project. A long-term, capital-intensive investment project with a purpose to build upon, add to, or improve a capital asset. Capital projects are defined by their large scale and large cost relative to other investments that involve less planning and resources.

Class I bikeway. Typically called a “bike path” or “bike trail,” a Class I bikeway provides for bicycle travel on a paved right-of-way separated from any street or highway.

Class II bikeway. Often referred to as a “bike lane,” a Class II bikeway is a striped and stenciled lane for one-way travel on a street or highway.

Class III bikeway. Generally referred to as a “bike route,” a Class III bikeway provides for shared use with pedestrian or motor vehicle traffic and is identified only by signing.

Class IV bikeway. Often called “cycle tracks,” a Class IV bikeway is a version of separated bicycle paths that are designed for and limited to bicycle use only, and include a separation between bikeway and through traffic lanes.

Clear sight lines. An unobstructed line extending from an observer’s eye to a viewed object or area.

Climate Action Plan (CAP). A description of the measures and actions that a local government will take to reduce GHG emissions and achieve a GHG emissions reduction target.

Climate change. Any significant change in the measures of climate characteristics over an extended period of time, including major changes in temperature, precipitation, or wind patterns, among others.

Climate change vulnerability assessment. An analysis of the degree to which a system is susceptible to, and unable to cope with, adverse effects of climate change, including climate variability and extremes. Vulnerability is a function of the character, magnitude, and rate of climate change and variation to which a system is exposed, its sensitivity to climate change, and its adaptive capacity.

Collaborative work spaces. Places such as co-working facilities, maker spaces, and incubators in which employees of various companies work under one roof.

Community Choice Energy. A program, also referred to as “Community Choice Aggregation” or “CCA”, that allows local governments to procure power on behalf of their residents, businesses, and municipal accounts from an alternative supplier while still receiving transmission and distribution service from their existing utility provider.

Community Emergency Response Training (CERT) Academy. A program that educates volunteers about disaster preparedness for the hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

Community facilities district. A special district that enables the financing of the installation, operation and maintenance of public improvements such as roads, water and wastewater facilities, flood control and drainage projects.

Community Noise Equivalent Level (CNEL). A weighted average of noise level over time used to compare neighborhood noise levels.

Complete streets. Streets designed and operated to enable safe use and support mobility for all users, including people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders.

Comprehensive Emergency Management Plan (CEMP). A Plan for guiding the preparation for and the carrying out of emergency functions to mitigate, prepare for, respond to, and recover from emergencies and disasters, and to aid victims suffering from injury or damage, resulting from disasters caused by all hazards, whether natural, technological, or human caused, and to provide support for search and rescue operations for persons and property in distress

Conservation easement. A voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values.

Crime Prevention Through Environmental Design (CPTED). A multi-disciplinary for reducing crime through urban and environmental design and the management and use of built environments.

Critical facilities. A facility for which even a slight chance of flooding, inundation, or impact from a hazard event might be too great, including, but not limited to, schools, nursing homes, hospitals, police, fire and emergency installations, and installations that produce, use, or store hazardous materials or hazardous waste. Critical habitat. A specific geographic area that contains features essential for the conservation of a threatened species and that may require special management and protection.

Cultural resource. Physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

dB. A sound level expressed in decibels which is the logarithmic ratio of two like pressure quantities, with one pressure quantity being a reference sound pressure.

Density. (Residential) The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.

Development standards. Quantitative conditions or requirements to control an aspect of the size and scale of development such as lot size, building height, residential density and number of parking spaces.

Economic base. Refers to companies and other employers that generate jobs in a local or regional area.

Electric vehicle (EV). A vehicle that is powered through a collector system by electricity from off-vehicle sources, or through a self-contained battery, solar panels, or an electric generator that converts fuel to electricity.

Environmental review. The process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards.

Experience-oriented uses. Uses that prioritize user experience and typically include restaurants, breweries, entertainment uses, events, and unique shops.

Federal Economic Development Administration (EDA). An agency in the United States Department of Commerce that provides grants and technical assistance to economically distressed communities in order to generate new employment, help retain existing jobs and stimulate industrial and commercial growth through a variety of investment programs.

Federal Emergency Management Agency (FEMA). The Federal agency that oversees floodplain management and the national flood insurance program.

Fiber optic communications. A method of transmitting information from one place to another by sending pulses of light through an optical fiber. The light forms an electromagnetic carrier wave that is modulated to carry information.

Fine particulate matter (PM). Refers to very small particles – less than 2.5 microns in diameter (PM2.5) or less than 10 microns (PM10) – that can travel deep into the lungs and enter the bloodstream. Fine PM originates from a variety of sources, including fossil fuel combustion, residential wood burning and cooking, and natural sources, such as wildfires and dust.

Fiscal health. A government's financial condition, defined as its ability to meet both its financial and service obligations now and in the future.

Fiscal solvency. The degree to which a government's current assets exceed its current liabilities.

Fiscal stability. See "fiscal health"

Flex space. Industrial or office building space that can be configured as needed for offices, manufacturing, assemblage, or warehousing.

Flexible route transit. A type of transit service that is typically more demand-responsive than conventional fixed-route, fixed-stop services. This type of transit can take on various forms, including but not limited to the use of route deviation, flexible-route segments, demand-responsive connector, point deviation, request stops, and zone route.

Flood control management. The implementation of policies and programs to protect floodplains and maintain their flood control function.

Flood Insurance Rate Map (FIRM). Maps prepared by FEMA for flood insurance and floodplain management purposes.

Floor area ratio (FAR). The relationship between the total amount of usable floor area that a building has, or has been permitted to have, and the total area of the lot on which the building is located.

Gateway. An entrance corridor to a city.

Gathering places. Any place where people are able to congregate. Gathering places may be public; for example, city streets, town squares, and parks; or private; for example, churches, coffee shops, stadiums, and theaters.

General fund. The primary fund used by a government entity. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the general fund constitute the core administrative and operational tasks of the government entity.

General plan. A long-range planning and policy document to guide a community's growth and development. California state law requires that every city and county prepare a general plan and maintain it up to date.

Geographic information system (GIS). A computer-based tool used for mapping and analyzing graphic data. The City maintains an online public GIS portal that provides information on properties, City services, and local features.

Grade separation. A method of aligning a junction of two or more surface transport axes at different heights (grades) so that they will not disrupt the traffic flow on other transportation routes when they cross each other.

Green business. Sustainable business that has no negative impact on the global or local environment, community, society, or economy.

Green infrastructure. An approach to water management that protects, restores, or mimics the natural water cycle, including tree planting, wetland restoration, water use efficiency, and floodplain restoration.

Green roof. A layer of vegetation planted over a waterproofing system installed on top of a flat or slightly sloped roof.

Greenbelt. An area of woods, parks, or open space surrounding a community.

Greenfield development. The development of land not previously used for residential, commercial or industrial purpose.

Greenhouse gas (GHG) emissions. A gas that contributes to the greenhouse effect by absorbing infrared radiation, such as carbon dioxide, methane, and chlorofluorocarbons.

Ground-floor transparency. The level of visibility into active ground floor spaces from the pedestrian eye level.

Hazardous material. Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.

Healthy community. A community that promotes a positive physical, economic, and social environment, which provides opportunities for physical activity and access to nutritious food, well-paying jobs, as well as social interaction with community members.

Heat island effect. A phenomenon that occurs when developed areas are significantly warmer than surrounding undeveloped or rural areas.

Heat wave. A prolonged period of excessive heat often combined with excessive humidity. A heat wave is defined as five or more consecutive extreme heat days.

Hillside Area. The area consisting of all portions of Union City north and east of Mission Boulevard,.

Horizontal mixed-use. Development with a mix of residential and commercial uses in different buildings but on the same block or adjoining blocks.

Impact fee. A fee that is imposed on a new or proposed development project to pay for all or a portion of the costs of providing public facilities and services to the new development.

Incompatible land use. Land uses which are known or expected to cause environmental or other problems for one another, when in proximity, and are typically protected from one another by separation other means..

Infill development. Redevelopment that optimizes prior infrastructure investments and consumes less land that is otherwise available.

Intelligent transportation system. The application of sensing, analysis, control and communications technologies to ground transportation in order to improve safety, mobility and efficiency.

Intensity. The amount or magnitude of a use on a site or allowed in a zone.

Intermodal Station. A multi-modal transit hub serving rail, bus, and vehicle transportation.

Jobs/housing ratio. The ratio of the number of jobs to the number of housing units in a given area.

Land use. The activity or purpose for which land or a building is used or intended. Common types of land use include residential, commercial, industrial and open space.

Land use designation. Description of an area of land within which a specific set of policies applies..

Landfill. A site to dispose of solid waste material by burying it and covering it with soil.

Landslide. Any down-slope movement of soil and rock under the direct influence of gravity and often categorized by slope movement: falls, topples, slides, spread, and flows. Landslides can be further described by the type of geologic material (bedrock, debris, or earth).

Last mile solutions. Systems that provide for the movement of people and goods from a transportation hub to a nearby destination.

Ldn. Ldn is the average equivalent sound level over a 24-hour period, with a penalty added for noise during the nighttime hours of 22:00 to 07:00 to reflect increased sensitivity to noise.

Level of Service (LOS). Qualitative measure used to relate the quality of motor vehicle traffic service. LOS is used to analyze roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measure like vehicle speed, density, and congestion.

Liquefaction. A seismic phenomenon in which loose, saturated granular and non-plastic fine-grained soils lose their structure or strength when subjected to high-intensity ground shaking.

Local Agency Formation Commission (LAFCo). An agency within each county that has the authority to, review and approve or deny all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts.

Local Hazard Mitigation Plan (LHMP). A plan that identifies mitigation measures to reduce the risks posed by potential hazards and to strengthen community resilience.

Low impact development (LID). A design approach intended to manage stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality using bioswales, rain barrels, and vegetative buffers.

Massing. An architectural term that refers to the perception of the general shape, form, and size of a building.

Measure B (Hillside Area). A ballot initiative approved by Union City voters in 1989 and required the preparation of the Hillside Area Plan.

Measure II (Hillside Area). A ballot initiative approved by Union City voters in 1996 that ensures that the Hillside Area policies may not be modified without a public debate and a vote of the people of Union City.

Metropolitan Transportation Commission (MTC). The transportation planning, financing, and coordinating agency for the nine-county San Francisco Bay Area.

Mixed-use. Development that blends residential and non-residential uses vertically within a single building or horizontally within a larger development. Mixed-Use developments feature higher residential densities and a pedestrian-friendly environment.

Mobility. The movement of people and goods, accounting for topics such as walkability, bikeability, accessibility of alternative transit modes, truck routes, and freight rail.

Multifamily dwelling. A building or portion of a building designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Multimodal transportation system. An integrated transportation system network that allows people to move about using multiple modes of travel such as walking, biking, automobile, bus, and passenger rail.

Municipal code. Contains regulations and procedures for a municipality such as Union City.

National Flood Insurance Program. A Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages.

Net acreage. Unlike the gross acre, which includes all land, net acreage excludes public streets, rights-of-way, and dedications of land for public purposes.

Noise-sensitive uses. Uses that have a greater sensitivity to noise, including residential, schools, libraries, hospitals, care facilities, and parks

Non-conforming use. A use of property that was allowed under the zoning regulations at the time the use was established but which, because of subsequent changes in those regulations, is no longer permitted.

Non-point source (NPS) pollutant. Pollution that generally results from land runoff, precipitation, atmospheric deposition, drainage, seepage or hydrologic modification.

On-demand transit. Transit service that is demand-responsive and includes services such as e-hailing, car sharing, car rental, and carpool services.

Ozone. A very reactive form of oxygen that is a bluish irritating gas of pungent odor, that is a major air pollutant in the lower atmosphere but a beneficial component of the upper atmosphere, and that is used for oxidizing, bleaching, disinfecting, and deodorizing.

Paratransit. Door-to-door transit service provided to users whose physical limitations make traditional transit services infeasible.

Parkway. A landscaped thoroughfare.

Passive recreation. Non-consumptive uses such as wildlife observation, walking, or biking.

Pedestrian-friendly. A pleasant and efficient environment conducive to walking.

Pedestrian-oriented. See “pedestrian-friendly”

Performance standards. Zoning regulations setting specific criteria that limit the operations of certain industries, land uses, and buildings to acceptable levels of noise, air pollution emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic generation, and visual impact.

Permeable paving. Paving that allows infiltration of stormwater, reducing stormwater runoff and improving water quality by filtering pollutants in subsurface layers.

Plan Bay Area. The Bay Area Regional Transportation Plan and Sustainable Communities Strategy

Planning area. An area that generally encompasses all incorporated and unincorporated territory that bears a relationship to the long-term planning of the jurisdiction. For the purposes of the Union City General Plan, Planning Area is coterminous with the city limits.

Plaza. An open urban public space, such as a city square.

Pocket park. A small park, typically one-half acre or less in size, located in residential neighborhoods and provides low intensity recreational facilities such as picnic sites and play equipment.

Priority Development Area (PDA). A regional designation associated with Plan Bay Area that identifies areas around transit hubs that can accommodate higher-intensity growth.

Property and Business Improvement District (PBID). A defined area within which property owners and businesses pay an additional fee in order to fund improvements within the district boundaries.

Public realm. The public spaces around and between buildings, including streets, sidewalks, plazas, parks, landmarks, and other open spaces.

Recycling. The process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.

Redevelopment. The repurposing, rehabilitation, or replacement of existing development on a site.

Regional Housing Needs Allocation (RHNA). The State-mandate process to identify the total number of housing units by affordability level that all California cities, towns, and counties must accommodate in their housing elements.

Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Regional Transportation Plan (RTP) is a long-range planning document that provides the framework for investments in roads, freeways, public transit, bikeways and other ways people move around the region in the coming decades. The Sustainable Communities Strategy, required by SB 375, aligns transportation, housing, and land use decisions toward achieving GHG emissions reduction targets set by the California Air Resources Board (CARB).

Renewable energy. Energy that is collected from renewable resources, which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat.

Resiliency. The ability to prepare for, respond to, and rapidly recover from adverse situations.

Response time. The total amount of time it takes for a fire, police, and/or emergency medical service (EMS) unit to respond to a call, from the time when the emergency call is placed to 911 to the time that the unit arrives on scene.

Ridesharing. Sharing motor vehicle transportation with another or others, especially among commuters..

Riparian. Of, on, or pertaining to the bank of a natural course of water. For example, riparian vegetation is composed of plant species normally found near streams, lakes, and other freshwater bodies, such as lakes, ponds, and reservoirs.

Roadway classifications. The class or group of roads to which the road belongs, including, for example, freeways, State highways, expressways, arterials, thoroughfares, primary collectors, collectors, and minor streets.

Screening (design). A barrier between used to minimize potential conflicts.

Sector. A group of related business types that constitute a broad category in the economy.

Setback. A distance from a curb, property line, or structure within which building is prohibited.

Shared parking. Strategy through which neighboring properties—especially those that are busiest at different times—use the same parking spaces. It allows for the more efficient use of parking facilities.

Short-term rentals. The renting out of a furnished home, apartment, or condominium for a short-term stay, typically less than a week.

Signage. The design or use of signs and symbols to communicate a message, usually for the purpose of marketing or a kind of advocacy.

Single-family home. A one-unit dwelling structure.

Slag. Stony waste matter separated from metals during the smelting or refining of ore.

Small cell technology. Low-powered cellular radio access nodes that operate in licensed and unlicensed spectrum that have a range of 10 meters to a few kilometers. They are “small” compared to a mobile macrocell, partly because they have a shorter range and partly because they typically handle fewer concurrent calls or sessions.

Smart grid technology. An electrical grid which includes a variety of operation and energy measures including smart meters, smart appliances, renewable energy resources, and energy efficient resources.

Smart growth. A development model that favors a mix of land uses, walkable neighborhoods, compact building design, transportation choices, distinctive architecture, and a strong sense of community.

Solid waste. Any discarded material that is abandoned by being disposed of, burned or incinerated, recycled, including wastepaper, food organic waste, plastic, cloth, metal cans, and yard trimmings.

Special status species. Plants and animals that are legally protected under the Federal and State Endangered Species Acts, or other regulations, and species that are considered sufficiently rare by the scientific community to qualify for such listing.

Specific plan. A planning tool authorized by Government Code Section 65450, et seq., for the systematic implementation of the general plan for a defined portion of a community's Planning Area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sphere of influence (SOI). A planning boundary that designates a city or special district probable future boundary and service area.

Stormwater. Precipitation that accumulates in natural and/or constructed storage and stormwater systems during and immediately following a storm event.

Streetscape. The visual elements of a street - such as the road, adjoining buildings, sidewalks, street furniture, trees and open spaces - that combine to form the street's character.

Strip retail development. A linear pattern of retail businesses along a major roadway, characterized by box-like buildings with prominent parking lots visible from the roadway, multiple driveways, large signs, and a dependency on automobiles for access and circulation.

Structured parking. A structure in which vehicle parking is accommodated on multiple stories. Sustainability. The philosophy of recognizing the limits of natural resources and conserving them in a manner that allows for their enjoyment by future generations.

Threatened species. A species that is abundant in parts of its range but declining in overall numbers and likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Toxic air contaminants (TACs). Air pollutants that cause or are suspected of causing cancer, birth defects, or other serious harms, including hydrogen chloride, benzene or toluene, dioxin, asbestos, cadmium, mercury, and chromium.

Transfer of development rights. A zoning technique that conserves land by redirecting development that would otherwise occur on the land (the sending area) to a receiving area suitable for denser development.

Transit occupancy tax (TOT). A tax that is charged to travelers when they rent accommodations (a room, rooms, entire home, or other living space) in a hotel, inn, tourist home or house, motel, or other lodging unless the stay is for a period of 30 days or more.

Transit-oriented development (TOD). A mixed-use, residential, commercial, and/or employment area designed to maximize access to public transportation and to encourage walking and transit ridership through on-site features.

Transportation demand management (TDM). Strategies aimed at reducing traffic congestion by decreasing single-occupant automobile travel.

Transportation network companies (TNCs). Companies that match passengers with vehicles, via websites and mobile apps (e.g., Uber, Lyft)

Trash capture device. Devices that are installed in existing and new catch basins to keep litter and other debris carried by stormwater from entering the storm drain system and flowing to local waterways.

Underutilized parcel. Lands that are used less than fully or below the potential use..

Unreinforced masonry structures. Brick structures which do not include steel reinforcement embedded in mortar or grout.

Urban fabric. The physical aspect of urbanism, emphasizing building types, thoroughfares, open space, frontages, and streetscapes but excluding environmental, functional, economic and sociocultural aspects.

Urban forest. Trees and shrubs that provide habitat for birds and small mammals within city neighborhoods.

Urban Water Management Plan (UWMP). Plans prepared by urban water suppliers every five years to the suppliers' long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs.

Vehicle miles traveled (VMT). A measure used in transportation planning that quantifies the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period.

Vertical mixed-Use. Development with a mix of land uses in the same building (for example, residential above retail commercial).

View corridor. The line of sight (identified as to height, width, and distance) of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.).

Viewshed. The view of an area from a specific vantage point.

Vision zero. A multi-national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries involving road traffic.

Wastewater. Sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources

Wastewater treatment facility. An industrial structure designed to remove biological or chemical waste products from water, thereby permitting the treated water to be safely disposed or used for other purposes.

Water Efficient Landscape Ordinance. An ordinance aimed at reducing water use through the use of drought-tolerant plants and efficient landscape design, installation, and maintenance

Water reclamation. The process of converting wastewater into water that can be reused for other purposes.

Watershed. The land surface area from which water drains into a common downstream point.

Wayfinding. The use of signage and other graphical communication, including visual clues in the built environment, and audible communication to help people orient themselves and navigate from place to place.

Wetland. A distinct ecosystem that is inundated by water, either permanently or seasonally, where oxygen-free processes prevail. The primary factor that distinguishes wetlands from other land forms or water bodies is the characteristic vegetation of aquatic plants, adapted to the unique hydric soil.

Wildlife corridor. An area of natural habitat connecting populations of wildlife otherwise separated by the built environment such as cultivated land or roadways.

Wireless communication facilities. Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a tower structure or other structure used to achieve the necessary elevation.

Zero lot line development. A development in which the structure is located on or near the property line.

Zero net energy (ZNE) building. A building in which the total amount of energy used by the building on an annual basis is roughly equal to the amount of renewable energy created on the site, or nearby.

Zoning code. A regulation and law that defines how property in specific geographic zones can be used. A zoning code, among other things, specifies permitted land uses, lot size, and structure placement, bulk (or density) and height.

Zoning district. A portion of the territory of a city or county designated in the zoning code and on a zoning map within which certain uses of land, premises, and structures are permitted, other uses are permitted through approval of a discretionary permit, and other uses are not permitted and within which certain development standards are established.

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