





# Glossary

## *Appendix A*

**Accessory Residential Unit (ARU).** An Accessory Residential Unit is a dwelling unit, which is clearly incidental and subordinate to the principal residential or nonresidential use of the property. An ARU meets the definition of a dwelling unit, which is a building or portion of a building containing one or more rooms, a separate bathroom and a single kitchen, designed for occupancy by one family for residential purposes.

**Affordable (housing).** Housing is affordable if the ratio of a household's income to its cost of housing does not cost burden the household.

**Alternative Transportation.** A transportation method such as transit, bicycling or walking that is an alternative to travel by single occupancy vehicle.

**Best Management Practices.** Methods and techniques found to be the most effective or practical for achieving an objective.

**Capital Improvement Plan (CIP).** A short-term plan that identifies capital projects and equipment purchases, provides a planning schedule, and identifies financing options.

**Catalyst Site Plan.** A conceptual site plan for an actual site that is representative of the desired and allowed development or redevelopment of the site.

**Character District.** An area with common natural, visual, cultural and physical attributes, shared values and social interaction.

**Clustering.** Grouping development on a portion of the development site for purposes of providing open space to protect wildlife habitat, wildlife movement, scenic resources, and/or agriculture.

**Commercial Use.** A subset of nonresidential uses, such as office, retail and services.

**Common Values (Common Values of Community Character).** The three mutually-supportive values shared by the community that fulfill our Vision and define our community character - Ecosystem Stewardship, Growth Management and Quality of Life. Each Common Value is composed of the principles and policies of the community.

**Community Character.** The combination of all three of our Common Values.

**Complete Neighborhood.** A Character District that provides: defined character and high quality design; access to public utilities such as water, sewer and storm sewer; quality public spaces; a variety of housing types; schools, childcare, commercial, recreation and other amenities within walking distance (1/4 to 1/2 mile) of residences; and, connection by complete streets that are safe for all modes of travel.

**Complete Street.** Street designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street.

**Conservation Subarea.** Subareas of existing development and platted neighborhoods with high wildlife values where development and redevelopment should focus on improved conservation, that would benefit from increase in open space, scenic resources and habitat enhancement, and where the goals include balancing existing development with improved wildlife permeability and scenic enhancements.

**Context Sensitive Design.** Roadway standards and development practices that are flexible and sensitive to community values, allowing transportation system design to better balance and support our Common Values.

**Cumulative Impacts.** The combined, incremental effects of development activity. Although the impact of any individual development activity may be insignificant, their combined impacts over time can be measureable and significant.

**Deed-Restriction.** A legal restriction in the form of a deed, lease, covenant or other means which is recorded against the property that restricts ownership rights such as occupancy, use, rental rates, transfer, etc.

**Development Potential.** The amount and type of future development allowed to occur in the future. Development Potential is generally determined by subtracting existing development from the maximum possible development on each parcel.

**Eco-Tourism.** Tourism that promotes energy efficient and low impact enjoyment of the ecosystem by profiting on the community's natural capital while promoting ecological conservation and stewardship.

**Focal Species.** A group of species that indicate the health of all native species and includes culturally and economically significant species.

**Growth Management.** Proactively planning for what we want – rural open spaces and high quality, desirable complete neighborhoods. If the most ecologically suitable places for development are also the most desirable places to live or ecosystem and community character will both benefit.

**Guesthouse.** An accessory residential unit occupied by guests of the residents of the principle dwelling free of charge. In some cases a guesthouse may also be rented long-term to a member of the local workforce.

**Home Business.** A business conducted outside a residential dwelling, but on the same lot and in conjunction with a residential dwelling, that is owned and operated by a person residing the dwelling.

**Indirect Impacts.** Impacts of a development activity that occur at a different time or place from the development activity itself. Indirect impacts are often considered a subset of cumulative impacts.

**Infill.** The process of developing or redeveloping vacant or underused parcels within existing developed areas or complete neighborhoods.

**Level of Service (LOS).** The quality and quantity of service provided to the community. In transportation, a qualitative measure that describes traffic conditions in terms of speed, travel time, freedom to maneuver, comfort, convenience, traffic interruptions and safety.

**Live/Work.** A building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Local Convenience Commercial.** Nonresidential use that serves the year-round residents of the area in which it is located, such as markets or groceries, pharmacies, eateries, day cares and dry cleaning/laundry or banking services.

**Lodging Overlay.** An identification of the lands that are appropriate for lodging uses defined as rental for less than 30 days.

**Market Housing.** Housing that is not restricted.

**Mitigation.** The offsetting or reduction of the impacts of a development on a stated community goal.

**Mixed Use.** Residential, commercial and other nonresidential uses located in a single building or development.

**Natural Capital.** The extension of the economic notion of capital to the natural environment. Natural Capital is thus the stock of the ecosystem that yields a continued flow of valuable ecosystem functions in the future—those parts of the ecosystem critical to continued healthy ecosystem function.

**Natural Resources Overlay (NRO).** A zoning overlay that protects wildlife habitat and wildlife movement corridors.

**Neighborhood Form.** The general pattern and intensity of development representative of a certain character.

**Nonresidential Use.** Nonresidential use is a use other than residential, which includes agricultural; institutional; visitor and local retail, private, non-profit, and government offices; lodging; recreation/resort; industrial; and aeronautical uses as well as home and temporary uses.

**Open Space.** Undeveloped wildlife habitat and migration corridors; scenic vistas and natural skylines; natural waterbodies, floodplains and wetlands; agricultural land; and areas of active recreation that relieve recreation pressure in areas of greater ecological value.

**Peak Effective Population.** The peak population actually in the community during a season including year-round residents, present part-time residents, and visitors.

**Planned Resort.** A master planned area that encourages recreational activities that rely on natural attributes of the area, contributes to community character and economy, and provides quality visitor experiences. A Planned Resort contains a mix of land uses, both residential and nonresidential, is pedestrian-oriented and provides access to alternative modes of transportation.

**Preservation Subarea.** Subareas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary, where additional amenities and infrastructure are inappropriate, but which may benefit from clustered residential development that improves preservation of open space.

**Redundancy (transportation).** The concept of a transportation network that encompasses multiple and alternate routes to prevent the overburdening of certain transportation routes and to ensure continued access should a road or bridge close due to a natural hazard or other event.

**Restricted Housing.** Housing that is price or rent restricted to be permanently affordable and/or occupancy restricted to ensure employment in Teton County.

**Riparian Area.** Ecosystems that occur along waterbodies, including stream or riverbanks, floodplains, lakeshores and wetlands.

**Rural Area.** A Character District that provides: viable wildlife habitat and connections between wildlife habitat; natural scenic vistas; agricultural and undeveloped open space; abundance of landscape over built form; limited, detached single family residential development; and minimal additional nonresidential development.

**Scenic Resources Overlay (SRO).** A zoning overlay intended to preserve and maintain the County's most frequently viewed scenic resources that are important to both its character and economy. In Scenic Areas within the SRO, the location, design and landscaping of development is regulated so that the development preserves, maintains or compliments the County's important scenic resources.

**Service Level.** The quality and quantity of service provided to the community.

**Single Occupancy Vehicle (SOV).** A motor vehicle occupied only by the driver.

**Skyline.** The visual line at which the earth or vegetation and the sky appear to meet. The skyline is typically viewed as the top of a ridge, hillside or butte.

**Stable Subarea.** Subareas in which no change to the existing character is necessary and any new development will be infill that maintains the existing identity or vitality of the area, but which may benefit from strategic infill or development of non-existing Complete Neighborhood amenities.

**Stewardship.** The careful and responsible management of something entrusted to one's care.

**Subsidized Housing.** Housing that is price or rent restricted to be permanently affordable and occupancy restricted to ensure employment in Teton County.

**Sustainability.** A system of practices that are healthy for the environment, community and economy and can be maintained for current and future generations.

**Suitable Location (for development).** Stable and Transitional Subareas.

**Transitional Subarea.** Subareas where most of the community would agree that development and redevelopment or a change in character would be beneficial. These subareas would benefit from reinvestment and revitalization, with the goals for development including improving access to jobs, housing and services and reducing reliance on single-occupancy trips.

**Transect.** A continuum of Neighborhood Forms that make up our community and shows the relationship between the various development patterns and intensities that define our character.

**Transportation Demand Management (TDM).** A strategy that changes how, when and/or where people travel by providing incentives and disincentives to influence travelers to change their travel behavior.

**Viewshed.** The area from which a fixed point, often of particular scenic value, is visible. Protected viewsheds are often roadways or other public areas.

**(our, community) Vision.** The basis for the Comprehensive Plan that informs the policies that describe our Common Values. Our Vision is to, "Preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations."

**Wildlife Friendly Fencing.** Fencing designed to be permeable to wildlife movement, typically by limiting the height of the fence and making use of certain materials and spacing of wires and posts.

**Workforce Housing.** Local market and deed-restricted housing occupied by people working locally who would otherwise commute from outside the community.