

# COMMUNITY GUIDE TO PLANNING

Student Resources





# Reminders

# Notes

# Notes

# Notes



# Notes

# Notes



# TYPES OF HOMES

A Photo Inventory



# SINGLE-FAMILY HOUSING





# MULTI-FAMILY HOUSING





# MIXED-USE



# PLANNING GLOSSARY

# A-B

## **ACCESSORY DWELLING UNIT**

An accessory dwelling unit (ADU), typically houses one person or two people, attached to or separate from a main residence on a single lot. Cities and counties may approve such units in single-family neighborhoods. Granny flats are an example of an ADU.

## **AFFORDABLE HOUSING**

Housing capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the California Department of Housing and Community Development or the U. S Department of Housing and Urban Development.

## **AMENITIES**

Desirable features of a community that make life more convenient and enjoyable, such as green space, accessible transportation, recreation, and schools.

## **BICYCLE LANES, PATHS AND ROUTES**

A bicycle lane is a corridor expressly reserved and marked for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. A path is a paved route not a street or roadway and expressly reserved for bicycles (and often pedestrians) traversing an otherwise unpaved area. Bicycle path may parallel roads but typically are separated from them by landscaping. A bicycle route is a facility shared with motorists and identified only by signs.

## **BUFFER ZONE**

An area of land separating two distinct land uses that softens or mitigates the effects of one land use on the other where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones, such as multifamily housing zone between single-family housing and commercial uses.





# C

## **CEQA**

The California Environmental Quality Act. CEQA requires that private and public projects' potential adverse effects upon the environment be reviewed by decision-makers and disclosed to the public.

## **COMMERCIAL**

A land use classification that permits facilities for the buying and selling of commodities and services.

## **COMMUNITY ASSET**

Resources within a community that improve quality of life. These can be places or physical structures, like a school, library, community center or park, or social resources, like a neighborhood association or cultural organization.

## **COMMUNITY BENEFITS AGREEMENT**

A contract signed by community groups and a real estate developer that requires the developer to provide specific benefits, such as affordable housing or local jobs, to the local community or neighborhood.

## **COMPLETE NEIGHBORHOODS**

A neighborhood where community members have safe and convenient access to the goods and services needed in daily life, usually within walking distance or a short drive.

## **COMPLETE STREETS**

Streets designed to accommodate all modes of travel and enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.



# C-E

## CONDOMINIUM

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

## DENSITY

The amount of development per acre permitted on a parcel under the applicable zoning. Common measures of density include population per acre or square mile and dwelling units per acre. Gross density includes the area necessary for streets, schools and parks. Net density does not include land area for public facilities.

## DISPLACEMENT

When long-time or original neighborhood residents move from a gentrified area because of higher rents, mortgages, and property taxes.

## DUPLEX

A type of residential building, with two housing units sharing at least one wall. A triplex has three housing units and a fourplex has four housing units.

## DWELLING UNIT

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

## EASEMENT

The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

## EMINENT DOMAIN

The right of a public entity to acquire private property for public use upon the payment of just compensation.





## **ENVIRONMENTAL JUSTICE**

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income in the development, implementation, and enforcement of environmental laws, regulations, and policies.

## **FORM BASED ZONING**

Rather than creating a map by segregation of land uses – single family, apartments, retail, office – this approach to land use control creates a map by segregation of building shapes.

## **GENERAL PLAN**

The long-range (next 2-3 decades) plan for the City, including required chapters, called elements, on topics such as land use, transportation, public safety and parks. The City can combine elements, or create additional elements, such as an urban design element, to further guide the City's programs and development. The General Plan is a California planning law requirement for all incorporated cities.

## **INCLUSIONARY ZONING**

A locally adopted regulatory program requiring that a specific percentage of housing units in a project or development remain affordable for a specified period to households with incomes that are defined as moderate, low and/or very low.

## **INFILL DEVELOPMENT**

Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

## **INCONSISTENT OR INCOMPATIBLE LAND USE**

When the proposed use of land differs significantly from the use, activity, scale, intensity, or density of surrounding land uses, which can create safety

## **INSTITUTIONAL USES**

(1) Publicly or privately owned and operated activities like hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges; (2) churches and other religious organizations; and (3) other nonprofit welfare, educational, or philanthropic activities that cannot be considered residential, commercial, or industrial uses.





## **LAND USE**

The occupation or use of land or water area for any human activity or any purpose defined in the general plan.

## **LEED**

An acronym for Leadership in Energy and Environmental Design. LEED is a voluntary, consensus-based green building rating system developed and maintained by the U.S. Green Building Council to support and certify successful green building design, construction and operations.

## **LOT**

A tract or piece of land having fixed boundaries and designated on a plot or survey map. A lot must meet the requirements of the zoning district in which it is located and must front on a public street or an approved private street.

## **MIXED-USE**

Properties on which various uses like office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

## **MULTI-FAMILY**

Land use classification that allows for multiple housing units on a residential property, connected by shared walls. This can include duplexes, townhomes, or apartment complexes.



# N-R

## ORDINANCE

A law or regulation adopted by a public agency, usually a city or county.

## PARCEL

A lot in single ownership or under single control usually considered a unit for purposes of development.

## PLANNING

The approach to the development and design of land use and the built environment, as well as its economic functions and social impacts.

## POLICY

A rule, law, or framework from a governing body to achieve long term goals.

## REHABILITATION

The repair, preservation, and/or improvement of existing structures, such as substandard housing.

## RESIDENTIAL

Land designated in the city or county general plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved land.





# R-T

## REZONING

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

## SETBACK

The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

## SINGLE FAMILY

A land use classification wherein only one dwelling or housing unit may be built on a given parcel of land, to be occupied by only one family. This land use results in lower density in a residential area.

## SPECIFIC PLAN

A planning document which often focuses on a smaller geographic area than the General Plan but remains consistent with the goals and policies of a city's General Plan. Some specific plans may focus on a single neighborhood or district, on a single policy issue, like housing, or on an aspect of the built environment, like bike infrastructure.

## SUBDIVISION

Land that is divided into smaller sections, usually for the development of housing.



# T-Z

## **TRAFFIC CALMING**

Refers to the use of street design techniques, such as curb extensions, widened sidewalks, traffic circles and speed humps, to slow and control the flow of automobile traffic.

## **TRANSIT-ORIENTED DEVELOPMENT (TOD)**

A development strategy that encourages growth and access around areas with public transit.

## **URBAN DESIGN**

The attempt to give form and character, in terms of both beauty and function, to selected urban areas or to whole cities, based on location, mass, and design of various urban components.

## **VACANCY**

Vacancy refers to vacant or unoccupied units, regardless of land use. It is the opposite of the occupancy, which is based on the number of units occupied. High vacancy indicate that the property is not renting well; low vacancy rates point to strong rental sales.

## **VARIANCE**

A request from a developer to deviate from current zoning requirements.

## **ZONING**

The legal requirements and guidelines for land use development in the City, including the type of land use (single family residential, multi-family residential, commercial, industrial, institutional or mixed use) as well as the intensity of that use (number of dwellings, maximum square footage allowed, height limit, and number of parking spaces required, etc.).

