**Glossary**

**Affordable Housing**: Housing in which the occupants pay no more than 30% of their gross income for overall housing expenses, including utilities. Affordable housing programs are generally targeted to households earning 80% or less of the area’s median income.

**Bicycle and pedestrian path:** A linear corridor for exclusive use by bicyclists and pedestrians.  Bicycle and pedestrian paths are generally located adjacent to roadways or stream corridors, or within or adjacent to other non-auto zones.  They are typically separated from the roadway or stream by a vegetated or hardscape buffer, and are wider than most sidewalks in order to accommodate those on foot and bicycle.

**Buffers:** A vegetated or hardscape area between two built areas that offers a separation between those two areas.

**Building Form:** A structure’s height, massing, and setback from the right-of-way.

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| **Building Height:** The vertical distance from the mean natural grade at the foundation to the highest point of the structure. Two height limitations exist: the primary and the secondary. The primary height limitation is the maximum height allowed for any structure located at the minimum setback required for the structure. The secondary height structure is the absolute maximum height allowed for any structure. See the diagram for more information. |  |

**Carolina North:** Carolina North is a research and mixed-used academic campus planned for land two miles north of the main campus of the University of North Carolina at Chapel Hill. The Carolina North campus was the focus of planning efforts and community discussions that culminated with the Town and University’s June 2009 approval of a development agreement.

**Central West Focus Area:** The Central West Focus Area is located near the intersection of Martin Luther King Jr. Blvd and Estes Drive and extends from Carrboro to the west, Franklin Street to the east, Homestead Road to the north, and Maple Drive to the south.

**Civic space (or community space):** Public space that is an extension of the community where people can spend time, run into friends, throw a frisbee, and otherwise enjoy themselves.

**Comprehensive Plan:** A comprehensive Plan provides a vision, goals, and action steps for the future of a community. The Town Council adopted the Chapel Hill 2020 Comprehensive Plan on June 25, 2012. For more information, visit [www.chapelhill2020.org](http://www.chapelhill2020.org)   
  
**Connectivity:** In general, the state or capability of being connected. Can refer to physical connections (such as sidewalks, streets, transportation, or transit systems), social connections (such as neighborhoods or civic groups), and technology (such as the internet or social media).

**Conservation Area:** A tract of land that will remain undeveloped in order to protect and conserve environmentally or culturally sensitive resources.  Sometimes very minor development (such as a bicycle or pedestrian path) is allowed in conservation areas.  The terms of the specific conservation designation determine what is allowed.

**Density:** Gross density refers to the average number of families, persons or housing units allocated per gross unit of land. Net density is the maximum density permitted to be developed per unit of land after deducting any required open space, easements and publicly dedicated rights-of-way.  
  
**Diversity:** Refers to the differences among groups in terms of age, gender, culture, race, ethnicity, income, religion, or disability.

**Easement:** The right to cross or otherwise use someone else’s land for a specified purpose.

**Entranceway/Entranceway Corridor/Gateway:** Refers to any major points or course of arrival into the town or into a particular area of the town, such as a neighborhood or business district. Entranceways can mark the physical entrance to the area, or the location where most people would feel they have entered an area.

**Focus Area:** An area within Chapel Hill that has been identified as in need of special attention due to a combination of unique characteristics, susceptibility to change, and importance to the future of the town.

**Greenway:** A continuous corridor of open (green) space that is preserved and not developed (except for construction of walking/biking paths or utilities). Greenways are usually connected in a network of open space that links different activities and uses, offering benefits such as recreation, bicycle/pedestrian movement, and natural resource preservation.   
  
**Infrastructure:** The basic facilities and equipment necessary for the effective functioning of the town, such as the means of providing water service, sewage disposal, electric and gas connections, and the street network.  
  
**Intensity:** The degree to which land is used, generally measured by a ratio of the type of land use to the amount of land devoted to that use.  
  
**Land Use:** A description and classification of how land is occupied or utilized, e.g., residential, office, parks, industrial, commercial, etc.  
  
**Level of Service:** The quality and quantity of existing and planned public services and facilities, rated against an established set of standards to compare actual or projected demand with the maximum capacity of the public service or facility in question.

**Median Household Income:** The median income of an individual or a group of people, whether related or not, who share a housing unit.  
  
**Median Income:** Income distribution that is divided into two exactly equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

**Mitigation:** Actions or measures taken to lessen, alleviate or decrease the impacts or effects of certain development activities.  
  
**Mixed-Use:** Refers to development projects or zoning classifications that provide for more than one use or purpose within a shared building or development area. Mixed-use allows the integration of commercial, retail, office, medium to high-density housing, and in some cases light industrial uses. These uses can be integrated either horizontally or vertically in a single building or structure.  
  
**Mode:**  Refers to each of the various forms of transportation, such as automobile, transit, ship, bicycle and walking.

**Multi-Family Housing:** A dwelling, or combination of dwellings, on a single lot consisting of three (3) or more dwelling units. A dwelling is defined as any building or structure (except a mobile home) that is wholly or partly used or intended to be used for living or sleeping by one or more person/people.

**Multi-Modal Transportation:** A transportation system that uses a variety of modes to transport people and goods. Components of the system may include vehicular roadways, transit (bus, rail), bikeways, pedestrian paths (sidewalks, trails), freight railways, and airplanes.  
  
**Natural Environment:** A geographical area not strongly influenced by people. **Objective:** A clear and specific statement of planned results, derived from a goal, to be achieved within a stated time period.  
  
**Open Space:** Land devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, lawns, gardens, cemeteries, ponds, streams, etc.  
  
**Peak Hour:** Morning and afternoon time periods when traffic and transit riding is heaviest.  
  
**Public Housing:** The Town’s Housing Department provides affordable, quality housing for low-income families. The Department manages 336 public housing apartments in 13 neighborhoods throughout Chapel Hill and Carrboro..  
  
**Public Transportation:** Transportation by bus, rail, or other conveyance, either publicly or privately owned, which provides to the public general or special services on a regular and continuing bases. Also known as “mass transportation,” “mass transit,” and “transit.”  
 **Redevelopment:** Refers to public and/or private investment made to re-create the fabric of an area, replacing old buildings or structures with new ones. Redevelopment can help to meet market needs for residential and/or commercial development in older parts of the town, but needs to be carefully managed. **Regional:** Pertains to activities or economies beyond those of Chapel Hill’s borders, and affecting a broader geographic area which, for the purposes of the Comprehensive Plan, include the following jurisdictions: Town of Carrboro, City of Durham, Town of Hillsborough, and Orange, Durham, and Chatham Counties.  
  
**Resource Conservation District:** A designation applied to areas within and along watercourses within the Town’s planning jurisdiction for a variety of environmental and social purposes, such as water quality protection, air and noise buffering, and preservation of open space. (Refer to Article 5 of the Town’s Development Ordinance.)  
  
**Right of Way:** Right to access a route regardless of land ownership or any other legality; strip of land that is granted, through an easement or other mechanism, for transportation purposes, such as for a trail, driveway, rail line or highway.[1]

**Small Area Plan:** A plan that addresses the issues of a portion of a city or town. Small area plans cover a specific geography that often has a cohesive set of characteristics.

**Sense of Place**: The sum of attributes of a locality, neighborhood, or property that give it a unique and distinctive character.

**Setback:** The distance which a building or other structure is set back from a street or road, a stream, a floodplain, or any other place which is deemed to need protection.

**Stormwater**: Water that originates during precipitation events. Stormwater that does not soak into the ground becomes surface runoff, which either flows directly into surface waterways or is channeled into storm sewers, which eventually discharge to surface waters.

**Stormwater Management**: Refers to the natural and/or constructed features of property which function to treat, collect, convey channel, hold inhibit, or divert the movement of surface water.

**Traffic Calming**: A holistic, integrated approach to traffic planning that seeks to maximize mobility, while reducing the undesirable effects of that mobility. To achieve this goal, Traffic Calming applies a variety of techniques such as altering road design to change the psychological feel of the road and reduce travel speed; providing incentives for more people to use public transportation; and focusing planning on the creation of viable, compact communities.

**Transit/Transportation Corridor:** A passageway that focuses on creating high quality public transit services.

**Use**: The specific activity or function for which land, a building, or a structure is designated, arranged, occupied or maintained.

**Watershed**: A catchment area defined by the topography of the ground surface that drains to a watercourse or contributes flow to a body of water.

**Zone**: Any continuous tract or area that differs in some way, or is distinguished for some purpose, from adjoining tracts or areas.

**Zoning**: Regulatory mechanism through which the Town regulates the location, size, and use of the properties and buildings. Zoning regulations are intended to promote the health, safety and general welfare of the community , and to lessen congestion, prevent overcrowding, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewage schools, parks, and other public services.