



Reedy Creek Improvement District
Comprehensive Plan

GLOSSARY

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cfs	cubic feet per second
CIE	Capital Improvements Element
CIP	Capital Improvements Program
CR	County Route
DCA	Florida Department of Community Affairs
DRI	Development of Regional Impact
EAR	Evaluation and Appraisal Report
EPA	U.S. Environmental Protection Agency
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FY	Fiscal Year
gpd	gallons per day
HTZ	Housing Target Zone
LOS	Level of Service
mgd	million gallons per day
MSA	Metropolitan Statistical Area
OUATS	Orlando Urban Area Transportation Study
RCES	Reedy Creek Energy Services, Inc.
RCID	Reedy Creek Improvement District
RM/R	Resource Management/Recreation
SFWMD	South Florida Water Management District
SR	State Route
STA	Special Transportation Area
TAZ	Traffic Analysis Zone
USGS	U.S. Geological Survey
WWTP	Wastewater Treatment Plant

The definitions of the following terms are general in nature. More specific definitions are sometimes found in applicable state legislation and regulations. In particular, see Section 163.3164, Florida Statutes, and Section 9J-5.003, Florida Administrative Code.

AASHO Classification

Used to classify soils according to those properties that affect use in highway construction and maintenance. A soil is placed in one of seven basic groups ranging from A-1 through A-7. Group A-1 are gravelly soils of high bearing strength, the best soils for subgrade (foundation). At the other extreme, Group A-7, are clayey soils that have low strength when wet, and they are the poorest soils for subgrade.

Ad Valorem Tax

Property tax.

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing, including utilities.

Agriculture

The cultivation of crops and livestock. Agriculture areas include croplands, pasturelands, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

Air Pollution

Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or in some way harmful.

Air Quality Index (National Ambient Air Quality Standards)

The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Alluvial

Soils deposited by stream action.

Ambient

Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

Annex, v.

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing and annexed jurisdictions.

Apartment

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner-occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate

An act, condition, or state that is considered suitable.

Aquifer

An underground, water-bearing layer of earth, porous rock, sand, or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archaeological

Relating to the material remains of past human life, culture, or activities.

Area Median Income

Established by the U.S. Department of Housing and Urban Development. In metropolitan areas, the "area median income" is the median income for the metropolitan statistical area. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Arterial Road

Medium-speed (30 to 40 mph), medium-capacity (10,000 to 35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels, adjacent to existing arterials is common.

Artesian

An aquifer in which water is confined under pressure between layers of impermeable material. Wells tapping into an artesian stratum will flow naturally without the use of pumps. (See "Aquifer.")

Below-market-rate Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair market value of the unit. (2) The financing of housing at less than prevailing interest rates.

Biotic Community

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Blight

A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Borrow Pit

An excavated area where material has been dug for use as fill at another location.

Buffer Zone

An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building

Any structure used or intended for supporting or sheltering any use or occupancy.

Buildout; Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Capability Unit

Groupings are made according to the limitations of the soils when used for agriculture, the risk of damage when they are used, and the way they respond to treatment.

Class I Soils

Few limitations.

Class II Soils

Moderate limitations.

Class III Soils

Severe limitations.

Class IV Soils

Very severe limitations.

Class V Soils

Limited to erosion, but have other criteria that limit their use largely to pasture, range, woodland, or wildlife.

Class VI Soils

Severe limitations, generally unsuitable for cultivation and limited largely to pasture, range, woodland, or wildlife.

Class VII Soils

Very severe limitation, etc. Subclass "w" water in or on the soil interferes with plant growth or cultivation.

Subclass "S" Soil

Limited, mainly because it is shallow, droughty, or stony.

Capital Improvement

Physical assets constructed or purchased to provide, improve, or replace a public facility and that are large-scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. Physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital Improvement Program

A program, administered by a city or county government and reviewed by its planning commission, that schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the Comprehensive Plan.

Caps

(See "Development Thresholds.")

Carbon Monoxide

A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels (such as oil and gas).

Carrying Capacity

The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. May also refer to the upper limits beyond which the quality of human life, health, welfare, safety, or community character in an area will be impaired. Carrying capacity usually is used to determine the potential of an area to absorb development.

Census

The official decennial enumeration of the population conducted by the federal government.

Channelization

(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material, such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths vehicles may take through the intersection.

Collector Road

Relatively low-speed (25 to 30 mph), relatively low-volume (5,000 to 20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial

The sale, rental, and distribution of products or services.

Community Park

Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks, but smaller than regional parks.

Compatible

Capable of existing together without conflict or ill effects.

Comprehensive Plan

Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended.

Concurrency

A system in which development occurs when the necessary public facilities and services to maintain the adopted level of service standards are also available.

Cone of Influence

An area around one or more major water wells (the boundary of which is determined by the government agency having specific authority to make such a determination) based on groundwater travel or draw-down depth.

Conservation

Areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Consistent

Free from variation or contradiction. Programs in the Comprehensive Plan are to be consistent, not contradictory or preferential. State law requires consistency between a comprehensive plan and implementation measures, such as the Land Development Regulations.

Contract, v.

To reduce the area within a jurisdiction through the deannexation of land.

Criterion, Criteria

Standard(s) upon which a judgment or decision may be based. (See "Standards.")

Dedication

The turning over by an owner or developer of private land for public use and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city.

Dedication, In Lieu of

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

Defease

Working toward the termination of the bond.

Density, Control of

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use/intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units with land area, limits on units per acre, and other means. Allowable density often serves as the major distinction among residential districts.

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the Comprehensive Plan may be expressed in units per gross acre or per net developable acre. (See "Developable Acres, Net.")

Depth to Water Table

Described in terms of the depth to seasonal high limit of the portion of ground wholly saturated with water.

Detention Dam/Basin/Pond

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effects of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored and released through an outlet structure at a rate not to exceed the carrying capacity of the channel down stream. Often, basins are planted with grass and used for open space or recreation in periods of dry weather. In the other type, most often called a **Retention Pond**, the water is held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment; these are often called **Debris Dams**.

Developable Land

Land that is suitable as a location for structures and can be developed free of hazards to, without disruption of, or significant impact on, natural resource areas.

Developer

Any person, including a governmental agency, undertaking any development.

Development

The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

Development Fee

(See "Impact Fee.")

Development Threshold

An absolute limit on the amount of public service demand that may be generated by new development.

Discourage, v.

To advise or persuade to refrain from.

District

The Reedy Creek Improvement District, unless otherwise clearly indicated.

Diversion

The direction of water in a stream away from its natural course (i.e., as in a diversion that removes water for human use from a stream).

Drainage

Removal of excess surface water or excess water from within the soil by surface or subsurface drains. Also, the rapidity and extent of the removal of water from the soil by run-off and flow through the soil to underground storage areas.

Drainage Basin

An area defined by topographic boundaries that collects stormwater flows from surrounding tributary basins and conveys them to drainage systems, estuarine waters, or the ocean.

Dwelling Unit

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

Easement

Usually 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 in order to be able to install and maintain utility facilities.

Effluent

Clear overflow that results from sewage treatment processes.

Encourage, v.

To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species

A species of animal or plant is considered endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Enhance, v.

To improve existing conditions by increasing the quantity or quality of beneficial uses.

Environment

The physical conditions that exist in the area that will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.

Erosion

(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Expansive Soils

Soils that swell as they absorb water and shrink as they dry.

Fair Market Rent

The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

FAR

(See "Floor Area Ratio.")

Family

(1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit.

Feasible

Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically

Capable of being implemented because the industrial, mechanical, or application technology exists.

Flood, 100-year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or 1 percent, chance of occurring in any given year.

Flood Elevation, 100-year

The outer boundary elevation of the flood plain.

Flood Hazard

Water standing above the soil surface for some length of time. In Florida this is most common in depressions or low areas without outlets. Soils near streams that overflow also have a flood hazard.

Flood Plain

The relatively level land area on either side of the banks of a stream regularly subject to flooding. The areas inundated during a 100-year flood or identified by the National Flood Insurance Program as an A zone or V zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

Floor Area Ratio (FAR)

The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis, as opposed to an average FAR for an entire land use or zoning district.

Freeway

A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads." Freeways generally are used for long trips between major land use generators. At Level of Service "E," they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

Future Land Use Element

A required element of the Comprehensive Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The Future Land Use Element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Gateway

A point along a roadway entering the city at which a motorist gains a sense of having left the environs and of having entered the city.

Geological

Pertaining to rock or solid matter.

Goal

Long-term end toward which programs or activities are ultimately directed.

Groundwater

Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage ("aquifers").

Growth Management

The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, levels of service standards, and other programs.

Guidelines

General statements of policy direction around which specific details may be later established.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Handicapped

A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material

Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High Occupancy Vehicle

Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

Highway

High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Historic; Historical

An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation

The preservation of historically significant structures and neighborhoods until such time as and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Resources

All areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by local government as historically, architecturally, or archaeologically significant.

Hotel

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite.

Household

All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing Unit

The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Hydrography

A graphic presentation of the distribution of water upon the earth's surface, soil, and atmosphere.

Hydrologic Group

These groups are used in watershed planning to estimate run-off from rainfall. Dual hydrologic groups are given for wet soils rated D in their neutral condition that can be adequately drained and improved by at least two classes. The letter applies to the drained condition.

Hydrologic Group A (low run-off potential)

Soils that have high infiltration rates.

Hydrologic Group B (moderately low run-off potential)

Soils that have moderate infiltration rates.

Hydrologic Group C (moderately high run-off potential)

Soils that have slow infiltration rates.

Hydrologic Group D (high run-off potential)

Soils having very slow infiltration rates.

Impact

The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee

A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation

Actions, procedures, programs, or techniques that carry out policies.

Improvement

The addition of one or more structure(s) or utility(ies) on a vacant parcel of land.

In Lieu Fee

(See "Dedication, In Lieu of.")

Industrial

The manufacture, assembly, and processing or storage of consumer goods. Industrial is often divided into "heavy industrial" uses (such as construction yards, quarrying, and factories) and "light industrial" uses (such as research and development and less intensive warehousing and manufacturing). Industrial, as used in this plan, refers to uses that exist solely to support the RCID's entertainment and resort activities.

Infill Development

Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads, necessary to support the development in a given area.

Issues

Important unsettled community matters or problems.

Land

The earth, water, and air above, below, or on the surface, and including any improvements structures customarily regarded as land.

Land Development Regulations

Local zoning, subdivision, building, and other regulations controlling the development of land.

Land Suitability

The ranking of the suitability for development of different lands based on the distribution of natural features and public service systems.

Land Use

Development that is planned for or has occurred on land.

Land Use Classification

A system for classifying and designating the appropriate use of properties.

Landmark

Refers to a building, site, object, structure, or significant tree, having historic, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

Landscaping

Plantings—including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained to permanently enhance a site or roadway.

Lease

A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leisure Time

Any portion of an individual's time not occupied by employment or used in pursuit of essential activities.

Level of Service (LOS), General

An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity or unit of demand for each public facility.

Level of Service, Traffic

A scale that measures the amount of traffic a roadway or intersection may be capable of handling. Levels range from A to F, with A representing the highest level of service, as follows:

Level of Service A

This level is freely flowing. While traffic density is low, speed is controlled by the driver's desires, speed limits, and physical roadway conditions. Any turning movements are made easily, and there is little or no restriction in maneuverability.

Level of Service B

This is the level of stable flow; however, operating speeds are beginning to be restricted somewhat by traffic conditions. Drivers still have reasonable freedom, but they may begin to feel somewhat restricted.

Level of Service C

Traffic flow is still stable, but speeds and maneuverability are more closely controlled by higher volumes. Traffic conditions are still tolerable for most drivers and operating speeds are not unsatisfactory.

Level of Service D

This level of service approaches unstable flow. Although operating speeds may still be maintained, delays begin to occur frequently because of the high volumes. Drivers have little freedom to maneuver, and comfort and convenience are low. Conditions can be tolerated for short periods of time.

Level of Service E

Flow is unstable, and there may be momentary stoppages. This level of service describes a roadway that is near or at full capacity. Speeds are slow, and there is very little driver comfort or independence. Accident potential is high.

Level of Service F

This level of service describes forced flow operation at low speeds, where volumes are below capacity. This condition usually results from queues of vehicles backing up from a restriction downstream. Stoppages may occur for long periods of time because of downstream congestion.

Local Planning Agency

The agency designed by a local government to prepare the Comprehensive Plan.

Local Road

A roadway providing service that is of relatively low traffic volume, short average trip length, or minimal through traffic movements, and high-volume land access for abutting properties.

Low-income Household

A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits

established by the U.S. Department of Housing and Urban Development for the Section 8 Housing Program. (See "Area Median Income.")

Maintain, v.

To keep in an existing state. (See "Preserve, v.")

Major Landowners

Unless otherwise indicated, refers to the Walt Disney Company and its subsidiaries.

Marginally Suitable

Land which is generally unsuitable for development due to environmental constraints, but which could be made suitable through modification of natural conditions (such as wetland fill). Development on such land generally requires mitigation to offset environmental impacts.

Marsh

Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map published most recently. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

May

That which is permissible.

Median Strip

The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Metropolitan

Of, relating to, or characteristic of a large, important city.

Mill, n.

A money of account equal to 1/10 cent.

Millage

A rate (as of taxation) expressed in mills per dollar.

Minerals

Solid minerals, including clay, phosphate rock, lime, shells (excluding live shellfish), sand, heavy minerals, and any rare earths that are found in the soils or waters of the state.

Minimize, v.

To reduce or lessen, but not necessarily to eliminate.

Mining

The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

Mitigate, v.

To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use

Properties on which various uses, such as 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.

Mobile or Manufactured Home

A structure, transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

Moderate-income Household

A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development for the Section 8 Housing Program. (See "Area Median Income" and "Low-income Household.")

Motel

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation. Quite often, provision is made for cooking in individual guest rooms or suites. Motels generally provide guest parking in proximity to the guest rooms. (See "Hotel.")

Must

That which is mandatory.

National Historic Preservation Act

A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

National Register of Historic Places

The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural State

The condition existing prior to development.

Necessary

Essential or required.

Need

A condition requiring supply or relief.

Neighborhood Park

City-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Nitrification/Dentrification

The addition or subtraction of nitrogen.

Nitrogen Oxide(s)

A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NO_x, this gas gives smog its "dirty air" appearance.

Noise

Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Non-attainment

The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Objective

A specific, measurable, intermediate end that is achievable and marks progress toward a goal. Usually an objective requires some sense of time or quantity.

Open Space

(1) In the general context, open space is defined as all land and water not covered by buildings, support facilities, or pavement used for the purposes of (a) the preservation of natural resources, (b) the managed production of resources, (c) outdoor recreation, or (d) public health and safety. (2) For the specific purposes of this Comprehensive Plan, open space is defined as all area within the Resource Management/Recreation, Conservation, and Water Future Land Use Map categories, as well as golf course fairways, and "public" land on the annexed land commonly referred to as the "Fletcher" property.

Open Space, Functional

Improved sites in a development that still serve an open space function. Functional open space includes golf courses, circulation and utility corridors, landscaping, and land use buffers.

Ordinance

A law or regulation set forth and adopted by a governmental authority.

Outdoor Recreation Use

A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Outfall

The outlet of a body of water.

Parcel

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, that is designated by its owner or developer as land to be used or developed as a unit or that has been used or developed as a unit.

Parking Area, Public

An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parks

Open space lands, the primary purpose of which is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

Peak Hour/Peak Period

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

Performance Standards

Zoning or land development regulations that permit uses based on a particular set of standards of operation rather than on particular type of use.

Person

An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

pH

Soil reaction that is the degree of acidity or alkalinity of a soil. A soil that tests to pH 7.0 is neutral.

Below 4.5	Extremely acidic
4.5 to 5.0	Very strongly acidic
5.1 to 5.5	Strongly acidic
5.6 to 6.0	Medium acidic
6.1 to 6.5	Slightly acidic
6.6 to 7.5	Neutral
7.6 to 7.8	Mildly alkaline
7.9 to 8.4	Moderately alkaline
8.5 to 9.0	Strongly alkaline

Plan

The RCID Comprehensive Plan, unless otherwise clearly indicated.

Plan of Reclamation

A system of engineering designs for reclaiming land from inundated water areas through the interconnection of artificial and natural conveyance systems.

Policy, Policies

The techniques, programs, and activities conducted to achieve an identified objective.

Pollutant

Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution

The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or unnatural alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels that are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Pollution, Non-Point Source

Sources for pollution that are not directly definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point Source

Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Population, Day Visitor

All persons who visit theme park attractions in the District but do not stay overnight in the District.

Population, Overnight Guest

(See "Population, Seasonal.")

Population, Permanent

All persons permanently residing within the boundaries of a jurisdiction. Counted in the same manner used by the U.S. Bureau of Census in the category of total population. Permanent population does not include seasonal population.

Population, Seasonal

Population categorized as (1) tourist or overnight guest—persons who stay one or more days and less than six months, or (2) temporary—persons who occupy apartments for less than one year. Day visitors are not considered seasonal population.

Potentiometric Level

The elevation in a well to which water is naturally drawn.

Preserve, n.

An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Protect.")

Preserve, v.

To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Primary Employer

Unless otherwise indicated, refers to the Walt Disney Corporation and its subsidiaries.

Protect, v.

To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Public and Quasi-public Facilities

Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Rare, Threatened, or Endangered Species

A species of animal or plant listed in Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recognize, v.

To officially (or by official action) identify or perceive a given situation.

Recreation

The variety of activities with which people elect to occupy their leisure time.

Recreation, Entertainment/Cultural

Includes entertainment, cultural, educational, and creative or aesthetic leisure activities.

Recreation, Physical

Requires physical effort as the major experience of the activity.

Recreation, Resource Related

Requires use of a natural resource, such as water, trees, scenery, or wildlife, to provide the setting or focus for an activity.

Recycle, v.

The process of extraction and reuse of materials from waste products.

Redevelop, v.

To demolish existing buildings, or to increase the overall floor area existing on a property; or both, irrespective of whether a change occurs in land use.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad, homogeneous area.

Regional Park

A park typically 150 to 500 acres in size, focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Rehabilitation

The repair, preservation, and/or improvement of substandard housing.

Residential

Land designated in a Comprehensive Plan for buildings consisting only of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Residential, Multi-Family

Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family

A single dwelling unit on a building site.

Restore, v.

To renew, rebuild, or reconstruct to a former state.

Restrict, v.

To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retention Basin/Retention Pond

(See "Detention Basin/Dam/Pond.")

Return Frequency

The average interval of time within which a storm will not be equaled or exceeded.

Reverse Osmosis

The flow of fresh water through a semi-permeable membrane when pressure is applied to a solution (such as seawater) on one side of the membrane.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Runoff

The portion of rainwater that falls upon the land and is not absorbed or retained, but flows from the point of contact into natural or artificial conveyance and/or collection systems.

Sanitary Sewer

A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leech fields (which hold refuse liquids and waste matter on-site). (See "Septic System.")

Septic System

A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

Shall

That which is obligatory or necessary.

Should

Signifies a directive to be honored if at all possible.

Shrink/Swell Potential

The relative change in volume to be expected of soil material with changes in moisture content. Shrinking and swelling of soils cause damage to building foundations, roads, and other structures. A high shrink-swell potential indicates a hazard.

Sign

Any representation (written or pictorial) used to convey information or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment and placed on, suspended from, or in any way attached to any structure, vehicle, or feature of the natural or built landscape.

Significant Effect

A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Siltation

(1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")

Slope

Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

Sludge

Precipitated solid matter produced from sewage treatment processes.

Soil

The unconsolidated material on the immediate surface of the earth created by natural forces that serves as a natural medium for growing land plants.

Soil Drainage

The frequency and duration of the period when soil is free of saturation. In well-drained soils, the water is removed readily but not rapidly; in poorly drained soils, the root zone is waterlogged for long periods and the roots cannot get enough oxygen; and in excessively drained soils, the water is removed so completely that most crop plants suffer from lack of water. Excessively drained soils are prime recharge areas, whereas poorly drained soils are poor recharge areas.

Soil Limitations

The capabilities and limitations of soils in their natural state to support a variety of specific uses:

Slight

Favorable conditions with minor limitations that can be easily overcome or modified by planning and design.

Moderate

Favorable conditions with minor limitations that can be easily overcome by careful planning and design or by special maintenance.

Severe

Unfavorable conditions that are difficult to correct or overcome and require major soil reclamation or special design.

Very Severe

Highly unfavorable conditions that are not only the most difficult to overcome, but also are the most costly to correct. These soil limitations are intended for use as a planning guide for selecting desirable sites or corridors and as a basis for further investigations and in no way eliminate the need for on-site detailed studies and testings involved in the planning, design, and construction of a specific project.

Solid Waste

General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, agricultural wastes, and wood.

Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" that the plan hopes to attain. (2) Requirements in a land development regulation that govern building and development, as distinguished from use restrictions; for example, site-design regulations, such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Duration

The length of a given storm that, when joined to the return frequency, provides a standard that may be used for design purposes.

Storm Runoff

Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Stormwater Conveyance System

Any artificial or natural system that provides for controlled flow of stormwater, such as rivulet, swale, ditch, canal, creek, stream, or river.

Streets, Local

(See "Streets, Minor.")

Streets, Major

The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Minor

Local streets whose primary intended purpose is to provide access to fronting properties.

Streets, Through

Streets that extend continuously between other major streets in the community.

Structure

Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subsidize

To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, etc.

Substandard Housing

Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial

Considerable in importance, value, degree, or amount.

Theme Park, Major

A theme park that is designed for multiple-day visits. The exhibitions and rides are extensive and normally require more than one day to experience.

Theme Park, Minor

A theme park that is designed for single-day or partial-day visits. Visitors are expected to spend shorter amounts of time than they would at a major theme park.

Third Party Contractor

An employee of any company or entity other than the Walt Disney Company or its subsidiaries located within RCID boundaries, including independent contractors.

Topography

Configuration of a surface, including its relief and the position of natural and built features.

Tourism

The business of providing services for persons traveling for pleasure. Tourism contributes to the vitality of the community by providing revenue to local business.

Traffic Model

A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transit

The conveyance of persons or goods from one place to another by means of a local or regional public transportation system.

Transit, Public

A system of regularly scheduled buses or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transit-dependent

Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Tree Crown Density

Density when seen from above, looking down, and the ratio of surface covered by the trees' crown rather than the surface covered by other shrubs or bushes.

Tributary Areas

Adjacent land areas that contribute runoff to a receiving drainage basin.

Trip

A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (or origin—often from home, but not always), and one "attraction end" (destination). (See "Traffic Model.")

Trip Generation

The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Undevelopable

Specific areas where topographic, geologic, and/or surface soil conditions indicate a significant danger to future occupants and a liability to the governing jurisdiction.

Undue

Improper or more than necessary.

Urban Sprawl

Scattered, untimely, poorly planned urban development that occurs in urban fringe and rural areas. It manifests itself in leapfrog development; ribbon or strip development; or large expanses of low-density, single-dimensional development.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Land Development Regulations and Comprehensive Plan Future Land Use Designations.

Use Permit

The discretionary and conditional review of an activity, function, or operation on a site or in a building or facility.

Vacant

Lands or buildings that are not actively used for any purpose.

Variances

A departure from any provision of the Land Development Regulations for a specific parcel, without changing the regulations or the underlying designation of the parcel.

Vegetative Communities

Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, that are classified based on the presence of certain soils, vegetation, and animals.

Very-Low-income Household

A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 Housing Program. (See "Area Median Income.")

Volume-to-Capacity Ratio

A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity; abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour/Peak Period" and "Level of Service, Traffic.")

Wastewater Irrigation

The process by which wastewater that has undergone primary treatment is used to irrigate land.

Water Control Structures

An artificially created feature for impeding the natural flow of water, the design of which permits the retention, detention, or release of water during wet and dry seasons.

Watershed

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake or reservoir.

Waterway

(See "Watercourse.")

Weir

A dam in a stream to raise its water level or direct its flow.

Wetlands

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wildlife Refuge

An area maintained in a natural state for the preservation of both animal and plant life.