

## DEFINITIONS

**Adequate Capital Facilities** means facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

**Affordable Housing** means a household (renter or home owner) pays 30 percent or less of their household income on shelter and shelter related costs.

**Agricultural Land** means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products; or of berries, grain, hay, straw, turf, seed, (or Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140) or livestock; and that has long-term commercial significance for agricultural production.

**Arterial [Minor]** means a roadway providing movement along significant corridors of traffic flow. Traffic volumes, speeds, and trip lengths are high, although usually not as great as those associated with principal arterials.

**Arterial [Principal]** is a roadway providing movement along major corridors of traffic flow. Traffic volumes, speeds, and trip lengths are high, usually greater than those associated with minor arterials.

**Available Capital Facilities** means that facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

**Barrier Free Design** means designing for the complete and total usability of buildings and places for those with physical or limited mobilities. See also Universal Design.

**Capacity** is the measure of the ability to provide a level of service for a public facility.

**Capital Budget** means the portion of each local government's budget that reflects capital improvements for a fiscal year.

**Capital Facility** means a physical structure owned or operated by a government entity that provides or supports a public service. See also **Public Facility**

**Capital Improvement** means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multiyear financing.

**Climate Change (adaptation)** means actions taken to help communities and ecosystems cope with changing climate conditions.

**Climate Change (mitigation)** means actions taken to reduce or prevent emission of greenhouse gases.

**Collector** is a roadway providing service that is of relatively moderate traffic volume, moderate trip length and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**Commercial Uses** are activities within land areas that are predominantly connected with the sale, rental, and distribution of products, or performance of services.

**Complete Streets** means a road that is designed to be safe for drivers, bicyclists, transit vehicles and users, and pedestrians of all ages and abilities. The complete streets concept focuses not just on individual roads but on changing the decision-making process so that all users are routinely considered during the planning, designing, building and operating of all roadways.

**Comprehensive Plan** means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the State Growth Management Act.

**Concurrency** means that adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate capital facilities" and/or "available capital facilities".

**Consistency** means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

**Coordination** means consultation and cooperation among jurisdictions.

**Contiguous Development** means development of areas immediately adjacent to one another.

**Cottage Industry** means an establishment or activity primarily engaged in small-scale manufacturing, production or assembly which does not involve, on the premises, the use of heat, noise, or odor generating/producing processes which are detectable off-site. The retail sales of products produced on site is ancillary to the production of goods.

**Critical Areas** include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geological hazardous areas.

**Density** means the maximum number of permitted dwelling units allowed on each acre of land or fraction thereof.

**Designated Resource Lands** of Island County means those lands defined by the Commercial Agriculture land use designation and the Mineral Lands Overlay.

**Domestic Water System** means any system providing a supply of potable water for the intended use of a development, which is deemed adequate pursuant to RCW 19.27.097.

**Easement** or “access” means a private right-of-way not less than 20 feet wide which provides vehicular access to a street.

**Essential public facilities** means uses that may be difficult to site such as airports, sewage treatment plants, jails, power plants, regional transit authority facilities, group homes, correctional facilities and others as identified in RCW 36.70A.200.

**Financial Commitment** means that sources of public or private funds or combinations thereof have been identified that will be sufficient to finance capital facilities necessary to support development, and there is assurance that such funds will be timely put to that end.

**Forest Land** means land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial purposes, and that has long-term commercial significance for growing trees.

**Geological Hazardous Areas** means areas that because of their susceptibility to erosion, sliding, earthquakes, or other geological events are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns. See also Critical Area.

**Greenfield means** farmland or open areas where there has been no prior industrial or commercial activity and therefore where the threat of contamination is much lower.

**Green Infrastructure** means the use of vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments.

**Growth Management** is a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

**Household** includes all the persons who occupy a group of rooms or a single room that constitutes a housing unit.

**Impact Fee** is a fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

**Industrial Uses** are the activities predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure** means those man-made structures that serve the common needs of the population, such as: sewage disposal systems, stormwater systems, utilities, and roadways.

**Intensity** is a measure of land uses activity based on density, use, mass, size, and impact.

**Joint Planning Area** means that area jointly adopted by the City of Langley and Island County

that is located adjacent to the city limits or the Urban Growth Area boundary and in which development may have an impact on the city and, therefore, where the city should be given an opportunity to comment as part of the County development review process.

**Knowledge-Based Business** means a business whose primary focus, product or service is highly dependent on possessing or applying knowledge.

**Land Development Regulations** means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building construction, sign regulations, binding site plan ordinances or any other regulations controlling the development of land.

**Level of Service (LOS)** is 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. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

**Long-term Commercial Significance** includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas and the possibility of more intense uses of the land.

**Local Road** is 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 property.

**Missing Middle** means a range of multi-unit or clustered housing types compatible in scale with single-family homes. These are building types that are characteristic of pre-1940's neighborhoods and consist of duplexes, three and four-plex buildings, townhomes, live/work, and small multi-plex buildings.

**Manufactured home** means a structure, transportable in one or more sections from its manufacturer, retailer or wholesaler to its destination, designed primarily for residential occupancy by human beings, and built to Uniform Building Code standards.

**Mobile home** means a vehicle bearing the "mobile home" insignia of the Washington State Department of Labor and Industries.

**Multi-Family Dwelling** means a building containing three or more dwelling units.

**Multi-Modal Transportation Network** means a comprehensive and diverse system for transportation options including walking, cycling, automobile, public transit, etc., and accounts for land use factors affecting accessibility.

**Open Space** as used in this plan, includes hazardous and environmental critical areas, such as steep slopes, wetlands, and wildlife corridors; recreational sites, such as playgrounds, parks, and learning centers; lands that shape urban form, such as forested areas and trails; and aesthetic value lands, such as scenic corridors and viewsheds.

**Open Space Corridor** means a linked, connected, and continuous network of open spaces that includes, as defined in RCW 36.70A.160, lands useful for recreation, wildlife habitat, trails, and the connection of critical areas.

**Owner** means any person or entity, including a cooperative or a public housing authority (PHA), having the legal rights to sell, lease, or sublease any form of real property.

**Pedestrian Network** means a public or private right-of-way for use by walkers and includes trails, pathways, walkways, sidewalks and shared roadways.

**Planning Period** means the 20-year period following the adoption or update of a comprehensive plan.

**Potential Growth Area (PGA)** is that land designated by the Island County Countywide Planning Policies and the Island County Comprehensive Plan that is deemed appropriate to be the first area considered for any potential future UGA expansion.

**Public Facilities** include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. See also Capital Facilities.

**Public Services** include fire protection and suppression, law enforcement, recreation, environmental protection, and other governmental services.

**Regional Transportation Plan** means the transportation plan for the regionally designated transportation system that is produced by the Regional Transportation Planning Organization.

**Regional Transportation Planning Organization (RTPO)** means the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties that have common transportation interests.

**Resident Population** means inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

**Right-of-way** means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**Rural Land** means all lands that are not within an urban growth area and are not designated as natural resource lands having long term commercial significance for production of agricultural products, timber, or the extraction of minerals.

**Sanitary Sewer Systems** means all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

**Shall/Will** means a directive or requirement.

**Should** means an expectation.

**Single Family dwelling** means a building containing only one dwelling unit.

**Solid Waste Handling Facility** means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

**Subarea planning** means planning at a scale less than the entire city with the aim of adopting place- and context-specific approaches to permitted land uses and densities, natural resource preservation and conservation, neighborhood and site design and provision of public facilities and services. Such planning shall be coordinated between subareas and consistent with City-wide goals and policies.

**Trail** see pedestrian network

**Transportation Facilities** includes capital facilities related to air, water, or land transportation.

**Transportation Level of Service (LOS) Standard** means a measure that describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

**Transportation System Management (TSM)** means low capital expenditures to increase the capacity of the transportation network. TSM strategies include but are not limited to signalization, channelization and bus turnouts.

**Transportation Demand Management Strategies (TDM)** means strategies aimed at changing travel behavior (how, when and where people travel) in order to increase transport system efficiency and achieve specific planning objectives rather than expanding the transportation network. Such strategies can include the promotion of work-hour changes, ride-share programs, traffic calming, parking policies and telecommuting.

**Universal Design** means an approach to design that works to ensure products and buildings can be used by virtually everyone, regardless of their level of ability or disability.

**Urban Agriculture** means the practice of cultivating, processing and distributing food in or around a village, town or city. It may take the form of backyard, roof-top and balcony gardening, community gardening in vacant lots and parks, and roadside urban fringe agriculture.

**Urban Growth** refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services.

**Urban Growth Area:** means those areas designated pursuant to RCW 36.70A.110.

**Urban Governmental Services** includes those governmental services historically and typically delivered by cities, including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

**Use, Reasonable** means a legal concept articulated by federal and state courts in regulatory taking cases. Within the context of these cases and for the purposes of this title, reasonable use shall mean any use allowed by the Langley Municipal Code and shall not mean the subdivision of property.

**Utilities** mean facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of electricity, telecommunications services, water and for the disposal of sewage.

**Visioning** means a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

**Wayfinding** means the information system that guides people through a physical environment and enhances their understanding and experience of that space.

**Wetland** means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the city.

**Workforce Housing** means housing that is affordable for households with incomes between 80% and 120% of the Area Median Income (AMI), regardless of tenure.

**Zoning** means the demarcation of an area by ordinance (text and map) into zone districts and the establishment of regulations to govern the uses within those zone districts (commercial, industrial, residential) and the location, bulk, height, shape, and coverage of structures within each zone.