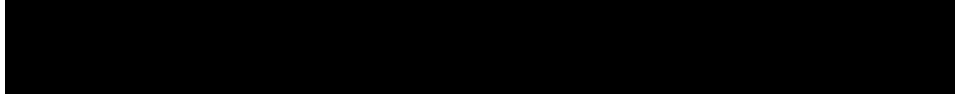




Glossary



Adaptive re-use - The development of a new use for an existing building or for a building originally designed for a special or specific purpose.

Affordable housing - As defined in Section 502-A of the Municipalities Planning Code, affordable housing is that which is available with rents or mortgage payments, including property taxes and insurance, that do not exceed 30% of the adjusted gross annual income for households within the metropolitan statistical area (MSA) or the county in which the housing unit is located.

Affordable Housing Fund Act (Act 137) - Act that established housing trust funds in Pennsylvania. Housing trust funds are public funds established by legislation, ordinance or resolution to receive specific revenues, which can only be spent on housing.

Americans with Disabilities Act - A 1990 federal law designed to bring disabled Americans into the economic mainstream by providing them equal access to jobs, transportation, public facilities, and services.

Aquifer - A geologic formation that contains a usable supply of water.

Aquifer recharge area - The outcropping part of the aquifer through which water enters.

Awning - A roof-like cover that is temporary or portable in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is periodically retracted into the face of the building.

Best Management Practices - The methods, measures, or practices to prevent or reduce the amount of pollution of waterways from point or non-point sources, including:

1. structural controls;
2. non-structural controls; and
3. operation and maintenance procedures.

Biofilters - Natural and environmentally safe biological filters (such as vegetation or rocks) used to improve water quality and eliminate dissolved nitrogen compounds.

Biological diversity or biodiversity - The variety of life and its processes and includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur.

Board of Adjustment - A quasi-judicial body appointed by the elected officials in the cities of Philadelphia and Pittsburgh. The powers of the Zoning Board of Adjustment

(Glossary, Cont'd)

are contained in the enabling legislation for both cities, and the duties include holding hearings and making decisions on zoning appeals. Under the provisions of the Municipalities Planning Code (MPC), a similar body, called the Zoning Hearing Board, is authorized in all other municipalities and counties in Pennsylvania. Prior to the enactment of the MPC in 1968, Zoning Hearing Boards were known as Boards of Adjustment, but the term Board of Adjustment no longer is applicable to any municipality in Pennsylvania, except the City of Pittsburgh and the City of Philadelphia. (See Zoning Hearing Board definition)

Brownfields - Abandoned industrialized site left unused or underused, often because of the presence of environmental contaminants. These abandoned properties, once remediated, can provide viable spaces for sustainable industries, commercial uses, and even parkland or open spaces.

Build-out analysis - Illustrates the form and pattern that development can be expected to take under a continuation of current trends and the manner and degree to which this form and pattern are contrary to planning goals. A description and illustrations of the consequences of a continuation of current trends help to identify the kinds of action that are needed and to build public support for these measures.

Build-out map - Shows the probable location of new roads and houses that could legally be constructed on the vacant and buildable land remaining within the municipality (or a portion of the municipality).

Business District Authority Act (Act 41 of 1980) - Act legislated in 1980 for the establishment of Business District Authorities in Pennsylvania (entities created for implementation of business improvement activities).

Capital Improvements Plan - A list or schedule of public projects that a municipality intends to undertake over a period of time, usually one year, but sometimes up to five years. Projects are prioritized, costs are estimated and methods of financing are outlined. The capital improvements program should be consistent with policies in the comprehensive plan and should be updated annually. Not to be confused with a Transportation Capital Improvements Plan or Program, which is one of the mandated prerequisites a municipality must develop if it intends to adopt transportation impact fees under Article V-A of the Municipalities Planning Code.

Central Business District (CBD) - The largest, most intensively developed, mixed-use area within a city, usually containing, in addition to major retail uses, governmental offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; appropriate industrial activities; and transportation facilities.

Channelization - The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movement of both vehicles and pedestrians.

(Glossary, Cont'd)

Clean Air Act Amendments of 1990 (CAAA) - Federal amendments that made sweeping changes to the way air quality is regulated in the United States. The legislation was designed to curb three major threats to human health and the environment: acid rain, urban air pollution, and toxic air emissions. There are 11 sections or "titles" that outline how each state must approach cleaning its air.

Cluster - A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, or agriculture.

Coastal Zone Management Program (CZM) - A program of the Pennsylvania Department of Environmental Protection that seeks to protect and enhance both coastal waters and adjacent shorelands, while reducing conflict between competing land and water uses. Coastal zones include open oceans, tidal flats, estuaries, bays, inlets, wetlands, lagoons, beaches, dunes, bluffs, and the uplands draining into these waters.

Community Development Block Grant (CDBG) - Provides financial and technical assistance to aid communities in their community and economic development efforts. Funds may be used to address local community development needs in the areas of infrastructure improvements, housing rehabilitation, public services and community facilities. 70 percent of the funding must benefit low to moderate-income residents. Only local government units not designated by the U.S. Department of Housing and Urban Development as an entitlement municipality may apply for the program

Concurrency - Adequate public facilities are available when the impacts of development occur. Although not currently authorized, amendments to the Municipalities Planning Code which would address concurrency have been introduced in the PA General Assembly in recent years.

Conditional use - As defined in Section 603 of the Municipalities Planning Code, conditional uses may be allowed or denied by a governing body subject to express standards and criteria set forth in the zoning ordinance.

Congestion Management System (CMS) - A study that identifies locations of traffic congestion and provides methods to monitor it. Methods mitigating negative impacts are recommended.

Conservation easement - A legal document that provides specific land-use rights to a secondary party. A perpetual conservation easement usually grants conservation and management rights to a party in perpetuity.

(Glossary, Cont'd)

Conservation subdivision design - Residential development in which the majority of flat, dry, and otherwise buildable land is protected from clearing, grading, and construction by reducing lot sizes in order to achieve full-yield density.

Consistency - A policy or standard that either encourages or requires comprehensive plans and other planning documents of neighboring municipalities or different levels of government to be compatible with one another. Although not currently required, amendments to the Municipalities Planning Code which would address consistency have been introduced in the PA General Assembly in recent years.

Council of Governments (COG) - A voluntary association of political entities or agencies who join together to communicate, attempt to solve area-wide problems, and conduct programs and activities that are normally conducted by individual municipal governments. The Intergovernmental Cooperation Act of 1972 (Act 180) permits groups of municipalities to form a COG and to do anything as a group that a local government can do individually, except levy taxes.

Curative Amendment Challenge - A process provided for in the Municipalities Planning Code that enables landowners to challenge the validity of a zoning ordinance on constitutional or other grounds. If a municipality declines to "cure" its zoning ordinance to provide for the landowner's proposed use, a court may order the municipality to allow the use on that specific site, if the landowner prevails on appeal.

Density bonus - A percentage of the maximum base density which is used to define the number of additional dwellings or other individual uses which will be allowed if a development meets certain requirements.

Detention basin - A facility for the temporary storage of stormwater runoff.

Development right - The nature and the extent to which land, including the air space above, may be improved under a development regulation.

Down Zone - A zoning practice that decreases the intensity of use or densities or reduces the types of uses that were previously permitted by the zoning ordinance.

Dry detention ponds - The outlet structure of a dry pond modified as a "detention outlet" to provide for slow release of stormwater runoff. Retention ponds provide for permanent storage of stormwater.

Due process - This entails allowing all parties reasonable notice of proceedings, treating all parties fairly and equally, giving access to records and to information used for decision-making, providing a fair opportunity to be heard before a decision is made, avoiding a conflict (or the appearance of a conflict) of interest, and assuring the right to submit and challenge evidence.

(Glossary, Cont'd)

Easement - A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

Eminent Domain - The power of government to acquire private property for public use without the owner's consent, when the proposed use of the property promotes a public purpose. Just Compensation must be paid to the property owner. It is usually determined by appraisals which establish the market value of the lands.

Enabling Acts - Legislation granting specific powers to municipalities and authorizing the powers and duties they can perform.

Enterprise Zones - Special districts created by local taxing bodies (county, municipality, and school district) where property taxes are abated for a specific period of time to encourage economic development.

Environmental Protection Agency (EPA) - A federal agency with the mission to protect human health and safeguard the natural environment, i.e. air, water, and land, upon which life depends. EPA works to ensure that:

1. national efforts to reduce environmental risk are based on the best available scientific information;
2. federal laws protecting human health and the environment are enforced fairly and effectively;
3. environmental protection is an integral consideration in U.S. policies concerning natural resources, human health, economic growth, energy, transportation, agriculture, industry, and international trade, and these factors are similarly considered in establishing environmental policy;
4. all parts of society-communities, individuals, business, state, and local governments, tribal governments have access to accurate information sufficient to effectively participate in managing human health and environmental risks;
5. environmental protection contributes to making our communities and ecosystems diverse, sustainable, and economically productive; and
6. the United States plays a leadership role in working with other nations to protect the global environment.

Equivalent Dwelling Unit (EDU) calculations - One EDU equals the assumed sewage flow from a single family home, 400 gallons per day (gpd). The expected daily sewage flow from a proposed development is divided by 400 to derive the number of EDUs.

Escrow - A deposit of money or acceptable security provided to a municipality by a developer to guarantee that sufficient monies are available to construct required improvements.

(Glossary, Cont'd)

Exaction - Contributions or payments required as an authorized precondition for receiving a development permit.

Facade - The exterior walls of a building exposed to public view or that wall viewed by persons not within the building.

Field view - An organized overview of a project location to assess project needs and location.

First-Class City - As defined by Pennsylvania Act 188 (The City Classification Law), any municipality with a population that exceeds one million persons. Philadelphia is the only First-Class City in the Commonwealth.

Floodplains - A low-lying area near a river or stream that can be expected to flood following heavy rains and snowmelt.

Floodways - The channel of a river or watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot. Floodways are only delineated in communities where detailed hydraulic analyses have been completed.

Geographic Information System (GIS) - A computerized system of compiling, presenting and analyzing spatial or geographic-based data.

Global Positioning System (GPS) - A satellite navigation system funded by and controlled by the U.S. Department of Defense. Provides specially-coded satellite signals that can be processed in a GPS receiver, enabling the receiver to compute position, velocity, and time.

Grassed swales - A shallow, vegetated ditch above the watertable. It is used as an infiltration/filtration method to provide pretreatment before runoff is discharged to other treatment systems.

Grassroots - Being, originating, or operating in or at the basic, community level.

Green infrastructure - Natural areas such as parks and greenways. As opposed to gray infrastructure which includes, roads, transit lines, and sewers.

Greenbelt - An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Greenway - A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridge line, or over land along a railroad right of way converted to recreational use; a canal, a scenic road, or other route; Any natural or landscaped course for pedestrian or bicycle passage; An open space connector linking parks, natural reserves, cultural features, or historic sites with each other and

(Glossary, Cont'd)

with populated areas; and locally, certain strip or linear parks designated as a parkway or greenbelt (Little 1990).

Groundwater recharge - A process by which precipitation or surface water flow enters the subsurface of the soil and supplements or adds to the existing ground water.

Growing Greener - (1) Governor Tom Ridge's recent legislative initiative (December 15, 1999) to invest nearly \$650 million to preserve open space and support farmland preservation in the Commonwealth. (2) Also refers to an initiative of the Department of Conservation and Natural Resources, Natural Lands Trust, and others, to promulgate conservation design strategies, which allow a community to shape growth around special natural and cultural features found in each community.

Growth Boundary - A line delineated on the Official Map that indicates a growth area within which public infrastructure will be provided to serve future development.

Growth management - A system of land use regulations designed to influence the location, timing and character of development, instead of controlling the amount or rate of growth.

Hedgerow - Continuous planting used to separate agricultural fields.

Historic district - One or more historic sites and intervening or surrounding property united historically or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Historic site - Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which has been formally designated by the state, county, or municipality as being of historical, archaeological, cultural, scenic or architectural significance.

Homeowners association - A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

HOPE VI - A. U.S. Department of Housing and Urban Development demonstration program that provides an alternative to traditional public housing complexes by developing scattered site assisted housing units with support services.

(Glossary, Cont'd)

Infill development - The development of new housing or other buildings on scattered vacant sites in a built-up area.

Infiltration basin - Impoundment that stores runoff temporarily until it gradually infiltrates into the soil surrounding the basin.

Intergovernmental Cooperation Act - Also known as Act 180 of 1972, it permits two or more municipalities to cooperate jointly in the exercise of any governmental function and allows municipalities to delegate powers to other local units.

Inter-jurisdictional - An action or activity that involves the cooperative interaction between two or more political jurisdictions. It may include, but is not limited to, interacting among various political jurisdictions within a level of government, or among several levels of government.

Intermodal or multi-modal transportation - A transportation system that includes several types (modes) of conveyances such as automobile, rail, bus, pedestrian and bicycle.

Intermodal Surface Transportation Efficiency Act (ISTEA) - The former federal transportation authorization legislation that governs all transportation planning and programming and rules that "must be conducted cooperatively and in such a way as to provide for continuous and substantive public participation." ISTEA has been replaced by the Transportation Equity Act for the 21st Century (TEA-21)

Interparcel circulation - Circulation and access between at least two points.

Just Compensation - Payment made to a property owner by a municipality or other entity with the power of eminent domain when the private property is taken for a public use.

Key 93 - The Keystone Recreation, Park and Conservation Fund distributed through the Department of Cultural and Natural Resources.

Land development - The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose.

Land trusts - Private, non-profit conservation organization whose principal purpose is to protect land under its stewardship and which is intended to exist indefinitely.

Level of service - A description of traffic conditions along a given roadway or at a particular intersection. Levels of service range from "A" (best) to "F" (worst).

Light-rail - Type of rail system that is electrically powered (an overhead catenary system); and has the versatility to operate with other traffic at street level, or run in subways or along elevated tracks.

(Glossary, Cont'd)

Low Income Housing Tax Credit Program - Created by the Tax Reform Act of 1986, developers of rental housing must meet certain affordability tests: 1) one-fifth of the units must rent at 50 percent of area median income or 2) two-fifths at 60 percent of area median income. If the standards are met and approval is granted in advance of the project, investors receive a ten-year stream of federal tax credits. The value of these credits is usually converted into equity in the project, thereby resulting in reduced debt and more affordable rents.

Management Action Plan - A guide to creating and managing a project. The plan may contain historic, economic, and development actions associated with a project and a vision towards its fulfillment.

Market value - The price a willing buyer will pay a willing seller for a piece of property. Estimated market value is used in determining the sales price in condemnation proceedings and in establishing property tax assessment roles.

Memorandum of Understanding - Consensus agreement between two or more parties. In terms of planning, there is an emphasis on coordination between parties and advanced planning to reduce conflicts and reach mutually agreed upon goals and their implementation.

Metropolitan Planning Organization (MPO) - The MPO is the county or regional body which has the responsibility for the continuing, cooperative, and comprehensive transportation planning process required of urbanized areas to qualify for federal transportation funds.

Mixed use development - Comprehensively planned and designed development that contains at least three different but interdependent uses, including residential use unless otherwise specified. Mixed use development integrates its physical and functional components, is pedestrian oriented within its development, is connected to its surroundings by pedestrian or public transportation access, and is compatible in density, layout, and character with adjacent development.

Moratorium - A temporary freeze on new sanitary sewer connections imposed by the Department of Environmental Protection until additional sewer capacity is created. Also a concept established in Section 609.2 of the Municipalities Planning Code to permit a municipality to formally declare its zoning ordinance (or portions thereof) invalid and to prepare a curative amendment to overcome the invalidity. Municipalities generally have 180 days to cure the invalid portion of their zoning ordinance.

Municipalities Planning Code (MPC) - Also known as Act 247 of 1968, as amended, the MPC is the state law which governs zoning, subdivision and land

(Glossary, Cont'd)

development, and other aspects of land use planning in all jurisdictions of the Commonwealth, with the exceptions of Philadelphia and Pittsburgh.

National Environmental Policy Act (NEPA) - The law that requires a federal agency to:

1. consider every significant aspect of the environmental impact of a proposed action
2. involve the public in its decision-making process when considering environmental concerns
3. use a systematic, interdisciplinary approach to decision-making, and
4. consider a reasonable range of alternatives in every recommendation or report on proposals for legislation and other major federal actions significantly affecting the quality of the human environment.

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.

Nonconforming use - As defined in Section 107 of the Municipalities Planning Code, a use of land or a structure which does not comply with the applicable use provisions in a zoning ordinance, but which existed prior to adoption of the current ordinance. Nonconforming uses are permitted to continue, subject to reasonable conditions imposed in the zoning ordinance.

Nonpoint source pollution - Water pollution that is the result of surface water runoff (which comes from a variety of sources, not from a single discharge point). When it rains, water washes over driveways, roofs, agricultural lands, streets, lawns, construction sites, and logging operations picking up soil, waste and toxics. This runoff can cause damage to fish, wildlife, and their habitat, as well as, damage drinking water supplies and degradation to the natural environment.

Open space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

Open space ratio - The proportion of a site consisting of open space compared to the entire site area.

Ordinance - A law enacted by a municipality at a public meeting, after proper advertisement. A land use ordinance, such as a zoning or subdivision and land development ordinance, or a Planned Residential Development provision, is subject to special provisions in the Municipalities Planning Code, Articles IV, V, VI, and VII.

Overlay zoning district - A special purpose zoning district that is superimposed over existing zoning jurisdictions. It is designated to provide additional standards

(Glossary, Cont'd)

and regulations for specific areas based on special conditions such as environmental factors, historical features or neighborhood preservation.

Paratransit - Forms of passenger transportation which are available to the public, are distinct from conventional transit, and can operate over the highway and street system. Examples of paratransit include shared-ride taxis, carpools, rental cars, and subscription bus clubs.

Performance standards - Criteria that must be met by development to limit a particular defined impact.

Permitted uses or uses by right - Those uses that are allowed in a zoning ordinance without any further approvals, as opposed to conditional uses, special exceptions, or variances.

Pervious pavement - A thin layer of cement treated permeable material (CTPM) or asphalt treated permeable material (ATPM) on top of a deep-base filled with large-size crushed stone aggregate to serve as a reservoir to detain stormwater. Pervious pavements cannot be used for road surfaces, but can be used in special cases for parking lots, emergency access drives, and other low-traffic uses.

Planned Residential Development (PRD) - As defined in Section 107 of the Municipalities Planning Code, a PRD is "an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created from time to time, under the provisions of a municipal zoning ordinance."

Planned Unit Development (PUD) - A concept very similar to PRD, which is sometimes interchanged with PRD, the concept defined in the Municipalities Planning Code.

Police power - The power of a government to pass and enforce laws to protect the health, welfare, safety, convenience and comfort of the whole community. Land use regulations are expressions of the exercise of the police power (power of the people). They are lawful only to the extent they are consistent with and serve the purpose of protecting the public health, safety and welfare. Land use restrictions are a derogation of the common law; they must be reasonable and neither capricious, confiscatory nor arbitrary, they must also be strictly construed.

Public facilities - Streets, utility and service corridors, utility lines, sites for schools, parks, parking garage, sidewalks, pedestrianways, community

(Glossary, Cont'd)

facilities, public highways, storm drainage systems, water systems, street lighting systems, off-street parking facilities and sanitary sewerage systems, etc..

Public open space - An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservation uses.

Public open space ratio - The proportion of a site consisting of public open space compared to the entire site area.

Purchase of Development Rights (PDRs) - The acquisition of the specific right to develop a property while still permitting allowable uses, such as farming. The ownership or possession of the land is not affected.

Rails to Trails Act - 1990 act established to facilitate the conversion of abandoned railroads into public recreational trails. The act requires the Department of Conservation and Natural Resources to maintain an inventory of the railroad abandonments in Pennsylvania and make the inventory available to the public.

Recreational open space - Open space, whether publicly or privately owned, improved or unimproved, set aside, dedicated, designated or reserved for recreational use and enjoyment.

Recreational Use of Land and Water Act - 1966 act amended in 1992 to encourage owners of land to make land and water areas available to the public for recreational purposes by limiting their liability. The Act protects public and private landowners from liability for simple negligence for injuries arising out of the free recreational use of land and waters.

Retention basin - A pond, pool, or basin used for the permanent storage of water runoff.

Right-of-way - 1. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses;
2. generally, the right of one to pass over the property of another.

Riparian buffers - An area or band of vegetation on and near the shore of a body of water. Because vegetation uses water and nutrients, puts down roots, and provides cover, it functions to slow down surface water, catch and hold sediments, absorb nutrients, and help regulate the temperature of water. Additionally, riparian vegetation can serve as important habitat to plants and wildlife.

(Glossary, Cont'd)

Scattered site housing - New or rehabilitated subsidized dwellings spread throughout a community rather than concentrated in a single area.

Scenic corridor - An area associated with a highway, waterway, or major hiking, biking, or equestrian trail of significant scenic value.

Second-Class City - As defined by Pennsylvania Act 188 (The City Classification Law), any municipality with a population between 250,000 and 999,999 persons. There is an additional tier, Second-Class A cities, that contain between 80,000 and 249,000 persons. Pittsburgh is the only Second-Class City and Scranton is the only Second-Class A City in the Commonwealth.

Sedimentation - The action or process of forming or depositing sediment, especially in waterways.

Setback - A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

Spot zoning - Rezoning a small parcel of property to a classification that is incompatible with the comprehensive plan and the zoning of surrounding property.

Stewardship - The careful and responsible conducting, supervising, or managing of something (in this case Pennsylvania's abundance of developable land).

Stream corridor - Any river, stream, pond, lake, or wetland, together with adjacent upland areas, that supports protective bands of vegetation that line the waters' edge.

Stream corridor buffer area - An area of undisturbed vegetation, except in the case of agricultural areas utilizing Best Management Practices, maintained along the bank of any surface water body to protect stream corridors from impacts of development.

Street - Any alley, street, avenue, boulevard, road, parkway, viaduct, drive or other roadway and its associated right-of-way, whether, existing or planned, and whether publicly or privately owned.

Streetscape - A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Strip development - A mixed commercial/retail zone, usually only one lot deep, that occurs along one or both sides of a main street or road.

(Glossary, Cont'd)

Subdivision - The division or re-division of a lot, tract or other parcel of land into two or more lots, tracts or parcels. The term includes changes in existing lot lines. A municipal ordinance that regulates how this may occur, including, but not limited to, the provision of public streets, parks, utilities and stormwater management .

Taking - A government action that results in the public acquisition of property, or a severe decline in the value of the property. A taking typically results when land use regulations are so severe that they substantially or entirely eliminate a property owner's profit, use and enjoyment of his or her land.

Third-Class City - As defined by Pennsylvania Act 188 (The City Classification Law), any municipality with a population between 10,000 and 79,000 persons. Currently, there are 53 Third-Class Cities in the Commonwealth.

Traffic-calming - Techniques intended to slow traffic by altering the street design to encourage safer driving speeds in residential or commercial neighborhoods.

Transferable Development Rights (TDRs) - A zoning option that allows conservation and development to coexist within a municipality, by shifting development rights away from agricultural lands or sensitive natural areas.

Transportation Equity Act of the 21st Century (TEA-21) - Federal legislation that authorizes Federal highway, highway safety, transit and other surface transportation programs. TEA-21 is the successor legislation to the Intermodal Surface Transportation Efficiency Act (ISTEA), and builds on the initiatives established by ISTEA.

Turbidity - Turbidity measures the scattering effect that suspended solids have on light: the higher the intensity of scattered light, the higher the turbidity. Primary contributors to turbidity include clay, silt, finely divided organic and inorganic matter, soluble colored organic compounds, plankton, and microscopic organisms. Determination of turbidity is a common component of water-quality assessments.

Variance - Permission granted by a Board of Adjustment or Zoning Hearing Board after a public hearing which lawfully authorizes a use or structure that violates the specific terms of the zoning ordinance. Variances may be granted only upon proof that the terms of the ordinance create a unique hardship to the property owner that prevents a reasonable use of the property and the variances are granted to provide relief in such instances.

Vest-pocket park - A small land area, usually in a built-up neighborhood, developed for active or passive recreation.

Viewshed - The area that is visible from a specific location, e.g. a ridge top or building location, considering obstructions to sight caused by terrain and other physical features. Viewshed or visible area analysis is useful for planning locations

(Glossary, Cont'd)

of unsightly facilities such as smokestacks, or surveillance facilities such as fire towers, or transmission facilities.

Water quality inlets - Underground retention systems designed to remove solids. A basin is constructed two to four feet deep below an outlet pipe to collect sediment.

Watershed - Land area from which water drains toward a common watercourse in a natural basin.

Wet pond - Permanent pool of water that temporarily stores runoff and allows particulate pollutants to settle out and dissolved pollutants to be removed by biological uptake or other decay processes. Stormwater is released at a controlled rate. More commonly called a stormwater detention basin.

Wetland - The land transition between water and land systems where the water table is usually at or near the surface or the land is covered by shallow water, including swamps, marshes, bogs, riparian areas, salt flats and vernal pools.

Yield plans - An illustration of the legal development potential of a site.

Zoning - The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

Zoning Hearing Board - A quasi-judicial board appointed by the municipal elected officials to conduct hearings and make decisions on challenges and appeals from land use ordinances under the Municipalities Planning Code.

Zoning ordinance - Municipal regulations that may permit, prohibit, regulate, restrict and determine:

1. Use of land, water courses and other bodies of water.
2. Size, height, bulk, location, construction, repair, maintenance, alteration, razing, removal and use of structures.
3. Areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards and other open spaces and distances to be left unoccupied by uses and structures.
4. Density of population and intensity of fundamental rights provided for citizens in the Constitution which should be protected at all costs.
5. Protection and preservation of natural resources and agricultural land and activities.

