

Glossary

Active Management Area

A geographical area which has been designated pursuant to the provisions of the Groundwater Management Act (Arizona Revised Statutes Title 45) as requiring active management of groundwater. Four Active Management Areas have been designated. One of these is the Phoenix active management area that includes the City of Phoenix and surrounding areas from Carefree to the Hassayampa. Entities using groundwater in active management areas are required to adhere to plans developed by the Arizona Department of Water Resources that are to reduce the use of groundwater to safe yield by the year 2025. The third management plan is now in effect for the period 2000 to 2010.

Adaptive Reuse

A use of land or a structure that is different from the building that was originally intended; but is economically feasible and compatible with the area.

Affordable Housing

Housing costs, rent and utilities or mortgage only, that cost an owner not more than 30 percent of his or her household income.

Alley and Alleyways

Lanes or passageways for use as a means of access to the rear of lots or buildings.

Area Plan

An analysis of existing conditions and development of goals, policies, and strategies to achieve a desired state in a geographic area as small as a quarter square mile and as large as 50 or more square miles. As used in this document, all area plans refer to documents that are or could be adopted by the City Council and that contain proposed land use map or land use guidance. Area plans are developed through a public process with participation by residents and property owners and review by village planning committees and the Planning Commission. Types of area plans include a plan for all or a major part of a village, a specific plan for a village core or master planned community, a special planning district, a corridor plan, an infrastructure financing plan, and a redevelopment plan.

Arizona Department of Environmental Quality (ADEQ)

The State of Arizona agency responsible for addressing environmental quality issues as determined by the State Legislature and/or as mandated by the federal government through the Environmental Protection Agency.

Arizona Department of Transportation (ADOT)

The State of Arizona agency that addresses transportation planning for facilities of state responsibility. In Phoenix, that is primarily the freeway system.

Arizona Department of Water Resources (ADWR)

The State of Arizona agency that addresses water resource planning and enforcement of state laws addressing use of groundwater and conservation measures.

Arizona Native Plant Law

Law passed in 1997 for the purpose of protecting and preserving certain native plants. Plants included on the Plant Law List cannot be disturbed without the issuance of a permit and a plat tag from the Arizona Department of Agriculture.

Arterial Streets

All streets designated as arterial streets on the Street Classification Map, the latest copy of which is on file with the City Clerk. Arterial streets provide for traffic movement between areas and across portions of the city, and connect to the freeway system and secondarily provide for access to abutting land. Arterial streets are, therefore, subject to stringent regulation and control of parking, turning movements, entrances, exits and curb use. Arterial streets may be divided roadways and may have some control of access.

Bajadas

One or more alluvial slopes which can be narrow or broad and consist of one or more fans. Slopes range from 2-15 percent.

Base Flood

A flood having a one percent chance of being equaled or exceeded in any given year, i.e. the 100-year flood.

Base Flood (a.k.a. 100-year flood)

A flood having a one percent chance of being equaled or exceeded in any given year.

Bicycle

Every device propelled by human power upon which any person may ride, having two tandem wheels either of which is more than 16" in diameter or having three wheels in contact with the ground, any of which is more than 16" in diameter (Arizona Revised Statutes 28-101).

Bicycle Facilities

A general term denoting improvements and provisions made to accommodate or encourage bicycling, including any path, lane, route, trail, special shoulder, or other treatment provided "on-road" or "off-road" to transport a bicycle and rider. The term also applies to special bicycle maps, parking, ramps, and other engineering, or environmental treatments for bicyclists.

Bicycle Lane

A portion of vehicular roadway that has been designated by striping, signing, or other control devices for preferential or exclusive use by bicyclists.

Bicycle Route

Segments that are marked by the appropriate directional and information signs and/or pavement markings.

Bicycle Streets

Any vehicular roadway that is considered suitable for bicycling.

Big Box

A freestanding or combination of large-scale retail buildings of 100,000 square feet or more in size.

Biodiversity

The variety of all life forms including the variety in habitat and ecosystems.

Blight

A property condition that discourages others from maintaining their own property and causes a loss of property value in the area. Such conditions may include a vacant lot with over grown weeds and trash, or substandard, deteriorating and obsolete buildings.

Block Watch

A program facilitated by the Police Department to develop familiarity among neighbors and to encourage participation of residents in cooperation with the police to reduce crime and improve the quality of life in their neighborhoods.

Bond

A certificate of debt issued by a government guaranteeing payment of the original investment plus interest by a specified future date.

Bond Program

A program whereby the City of Phoenix determines which capital projects will be funded by the proceeds of the sale of bonds. This program is directed by several committees of citizens providing advice to the City Council on which projects should be funded and on the total amount to be funded. The Council then sets the result for a public vote.

Brownfields

Abandoned, idled, or under-used industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

Buffer Zone

A physical separation or distance between an incompatible use and housing or another use that could be negatively impacted. Within that buffer, more neutral land uses that do not create negative impacts could be located, such as open space for landscaping, retention or recreational use; some types of farming or storage; or parking.

Capital Facilities

Necessary public services that are: permanent additions to the city's assets; primarily financed by long-term debt instruments and not from the city's annual operating budget; and which include purchase of land, studies leading to design, and design and construction of buildings and facilities. Capital facilities and infrastructure are terms that may be used interchangeably.

Carbon Monoxide

A byproduct of burning carbon-based fuels by an internal combustion engine. A colorless and odorless gas that is regulated by federal standards.

Clearing

Any activity that removes the vegetative cover of a site.

Collector Streets

All those streets designated as collector streets on the Street Classification Map, the latest copy of which is on file with the City Clerk. Collector streets provide for traffic movement within neighborhoods of the city, between major streets and local streets, and for direct access to abutting property.

Commerce Park Districts

Districts in the Phoenix Zoning Ordinance which allow industrial use in enclosed buildings and a limited amount of commercial uses such as stores and hotels. Commerce park districts can be compatibly located next to residential uses.

Community Development Block Grant Funds (CDBG)

The city uses funds received from HUD (the Federal Department of Housing and Urban Development) through an annual entitlement for comprehensive neighborhood revitalization, housing rehabilitation, economic development and neighborhood infrastructure primarily in low/moderate-income areas. Administered by the Neighborhood Services Department, Phoenix allocates a portion of its funds to nonprofit agencies and neighborhood groups for community projects, housing rehabilitation and new construction, public services, and public facilities.

Community Facility District

A community facility district is a special taxing district that may be formed by the consent of property owners subject to the authority granted by the State of Arizona. These districts are primarily used by developers to provide

a means for recovering the cost capital facilities in their developments. The recovery is accomplished by selling bonds and assessing taxes to service the bonds. The taxes are paid only by properties in the area benefiting from the facilities and are not assessed on other parts of the community.

Community Gardens

A space that is shared by the residents and serves as the opportunity for those residents to grow their own food. In addition, it serves as an area where residents gather, interact, and helps build a sense of community.

Commute Shed

An area of the region that generally encompasses where most of the people who work in a specified location live.

Commute Time

The amount of time that it takes someone to travel from home to work.

Compressed Natural Gas (CNG)

A clean-burning alternative fuel. Methane gas in a compressed state that is used as a vehicle fuel. Compared with gasoline vehicles, CNG vehicles emit 70 percent less carbon monoxide, 87 percent less nitrogen oxide (a principal culprit in smog), and 87 percent less non-methane volatile organic compounds. Because natural gas contains less carbon than other fossil fuels, it contributes significantly less carbon dioxide and other greenhouse gasses to the atmosphere.

Congestion Pricing

Charging for the use of transportation facilities during periods of high demand can be used to reduce congestion and allocate the available capacity to those willing to pay for it. For example, tolls can be charged to single occupancy vehicles using high occupancy vehicle lanes during peak periods. The tolls would be set high enough to maintain a high level of service on the lane.

Context

The natural and built environment surrounding a site. As used in planning, it usually refers to the type, scale, building characteristics, and site characteristics of surrounding properties.

County Island

A geographic area surrounded by a city or cities and/or an Indian Reservation that is unincorporated.

Crime Prevention Through Environmental Design (CPTED)

A theory that crime can be prevented through physical design that assures property access control, natural surveillance (through doors and windows), identification of a sense of ownership (through doors and windows), identification of a sense of ownership (through landscaping and fences), and identification of property management and maintenance responsibilities.

Day-Night Sound Level (DNL)

24-hour average sound level in decibels from midnight to midnight averaged over a year that includes a 10-decibel penalty for aircraft operations occurring between 10 p.m. and 7 a.m. This is the Federal Aviation Administration's (FAA) standard measurement for determining cumulative exposure to noise. The FAA will provide funding for noise mitigation measures for lands within the 65 DNL contours.

Density

The number of housing units per acre developed or allowed to develop. Typical single-family development ranges from 2 to 5 units per acre.

Detention Basin

A hydraulic structure similar to a reservoir that intercepts and retards (detains) storm water and is specifically designed to attenuate or damper peak discharge rates.

Drainage Way

Any channel that conveys surface water runoff, including washes, through a site.

Employment Center

An area of the city of Phoenix that has been targeted for business attraction, business retention, and workforce development to promote employment growth

Employment Concentration

An area where the concentration of people working in the area, measured by workers per acre, is higher than the average concentration of workers for the region.

Employment Zone

Areas of the region for which the majority of people who work in the area will also live in the area. The region can be defined into five or six employment zones.

Enterprise Community

A federal program providing funding to conduct employment training and community safety and outreach programs over a 10-year period for a designated part of the city.

Enterprise Zone

A 99.6 square mile area located in the central and western part of Phoenix in which businesses may qualify for income tax and property tax benefits if they create new quality jobs - a percentage of which are filled by residents of an enterprise zone or are engaged in manufacturing meeting certain criteria and investing in capital assets.

Environmental Remediation

Actions taken to remove or reduce environmental contamination.

Ephemeral

A wash that runs only in response to a rain event.

Erosion Control

A measure or program that prevents erosion.

Erosion Failure

The wearing away of soil due to the action of water or wind.

Federal Aviation Administration (FAA)

This is the federal agency responsible for airport flight operations. It controls take-off and landing patterns to address noise and safety concerns.

Federal Clean Water Act Section 404

Section 404 deals with the regulation of watercourses in which flow the "waters of the United States." These regulations govern how the watercourse can be impacted by development.

Fight Back Neighborhoods

Designated neighborhoods that are given special city support for a limited time to assist with resident-driven efforts to enhance and improve the neighborhood.

Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land or areas.

Flood Prone Areas

Any land or area(s) susceptible to being inundated by water from any source.

Floodplain

The relatively flat area adjoining the channel of a watercourse, or areas where drainage is or may be restricted by natural or man-made structures, which may have been or may be covered partially or wholly by floodwater from a base flood.

Floodway

The channel of a river or watercourse and the adjacent land areas necessary in order to discharge the 100-year flood without cumulatively increasing the water surface elevation.

Floodway Fringe Area

That portion of the areas of special flood hazard that is not included in the selected floodway.

Floor Area Ratio (FAR)

The percentage coverage of buildings on a site times the height in number of floors. A typical shopping center where a parking surface is developed with a FAR around .25. The higher the FAR number the more square footage of building on a site existing or allowed.

Foreign Trade Zone (FTZ)

An area in which businesses may defer or eliminate duty on imported goods prior to actually entering the United States. Phoenix has a 300-acre FTZ located at Phoenix Sky Harbor Center, and three site-specific subzones in Phoenix and five outside the city.

Fragmentation

The breaking up of continuous areas of habitat into smaller parcels.

Freeway

As defined in the Arizona Revised Statutes and as designated a freeway on the Street Classification Map, the latest copy of which is on file with the City Clerk. A freeway is a divided arterial highway with full control of access and is not intended to provide direct land access.

Freeway Mitigation Program

A Phoenix program established in 1988 to reduce the negative impacts of freeways on near by residential areas through such techniques as noise walls, landscaping, traffic improvements, lighting, and public art. The program uses freeway mitigation bond funds approved by Phoenix voters. Projects are identified in City Council-adopted plans prepared with neighborhood input.

Funds in Escrow

In areas where development impact fees are not assessed, a developer may be required to place funds in an escrow account if he is unable to construct facilities that would normally be his responsibility. For example, developers are often required to put funds in escrow to pay for the future construction of a street median when required to construct a half street. When the other side of the street is constructed, the escrow account funds will be used to complete the median.

General Plan Amendment

A minor text or map amendment or major map amendment that changes language in the General Plan or colors or text on the General Plan Land Use Map

Grading

The excavation or fill of material.

Graffiti Busters

A citywide program designed to assist residents to remove graffiti within their neighborhood.

Granny Flat or Accessory Unit

A secondary or subordinate residential unit that is attached or detached from the primary residential unit on a single-family lot. The secondary unit is a studio or one-bedroom unit that includes a bathroom and kitchen facilities. In the past, garages were converted into an accessory unit. As proposed in the General Plan, criteria would be developed for appropriate locations and design for such units that are already allowed on large lots as guest units or in multi-family districts.

Green Buildings

An approach to sustainable development that focuses on the techniques of recycling and reuse, appropriate building siting to take advantage of climatic conditions, and similar actions that reduce impacts on the natural environments.

Green Waste

Materials such as lawn clippings and grass trimmings that are normally disposed of as part of solid waste.

Habitat

The physical features, biological characteristics, and ecological system needed to provide food and shelter for wildlife.

Heat Island

The Heat Island Effect is the result of heat gain of non-vegetative (manmade) surfaces in urban areas. This results in an increase in daytime temperatures and the radiation of heat back from the manmade surfaces into the atmosphere at night, resulting in an increase in night time temperatures.

High Occupancy Toll Lane (HOT Lane)

A lane on a freeway where tolls are charged for use of high occupancy vehicle lanes by single occupancy vehicles.

High Occupancy Vehicle (HOV)

A vehicle with more than one occupant, including the driver.

Higher Density

Ten or more housing units per acre.

Historic Preservation District

An overlay-zoning district established to protect, enhance, and preserve properties and areas of historic, cultural, archaeological and aesthetic significance. Provisions regulate the exterior construction, alteration, and demolition of structures within the district.

Household

Person or persons occupying a dwelling unit.

Impact Fee

An impact fee is a fee assessed new development at the time of construction permitting, to pay for the cost of capital facilities required to serve the development. A developer may contribute construction or dedication of facilities instead of paying impact fees.

Improvement District

A mechanism authorized by Arizona Revised Statutes to allow the assessment of the costs of municipal improvements to benefiting properties. The districts are normally formed at the request of benefiting properties

and require the approval of those properties being assessed. The city of Phoenix often assists in the funding of improvement districts.

Inclusionary Zoning

Zoning rules that would require that some percentage of housing in a project to be affordable, or contributions to build affordable housing are made instead to a housing fund.

Infill

Development on vacant or underdeveloped land in older areas of the city that are completely developed or mostly developed.

Infill Incentive District

A district adopted in accord with state standards in which a city can waive or reduce fees, expedite processing, change the standards for development or otherwise provide incentives.

Infrastructure

Infrastructure is a term commonly used to describe the capital facilities needed to serve development. It may include streets, water mains and water treatment plants, sewers and sewage treatment plants, parks, libraries, fire stations, and other facilities.

Interchange

The system of interconnecting roadways in conjunction with a grade separation or separations, including the points of access for vehicles to enter and to leave a freeway, providing for the interchange of traffic between two or more roadways.

Labor Pool

A group of people that could potentially be employed at a specified location or within a specified occupation or industry.

Landscape

A large land area that contains habitat for wildlife. A watershed or fields are examples of landscapes.

Leveraging

As a strategy to revitalize an area, leveraging strategically uses public monies and resources to encourage private reinvestment within an area.

Light Rail

As used in the planned Phoenix system, a system of electrically powered mass transit vehicles on a fixed guide located in surface street rights-of-way. Extensions of the currently funded system may operate on fixed guideway in freeway rights-of-way or on separate rights-of-way. Some of the system may be grade separated.

Liquefied Natural Gas (LNG)

Methane gas in a liquefied form that is used as an alternative fuel.

Local Streets

Streets that provide direct access to residential, commercial, industrial or other abutting land and for local traffic movements and connect to collector and/or major streets.

Major Amendment

An amendment to the General Plan as defined by a city in accord with state statutes. A major amendment requires a two-thirds vote. All major amendments must be heard at one time in the year in which they were filed by the City Council. See the Land Use element, Goal 11, for the Phoenix definition.

Manufactured Housing

A single-family dwelling unit constructed in part or entirely in a factory to the standards of the U.S. Department of Housing and Urban Development, National Manufactured Housing and Construction and Safety Standards Act of 1974.

Marginal Uses

An activity or use of a property that does not meet its full present or future market potential for its location.

Maricopa Association of Governments (MAG)

The Maricopa Association of Governments (MAG) was formed in 1967 to address regional planning needs. The member agencies of MAG include incorporated cities and towns within Maricopa County, the Gila River Indian Community, and the Salt River Pima-Maricopa Indian Community. In transportation, MAG has been designated by the Governor as the Metropolitan Planning Organization in accordance with federal requirements. In addition, MAG has been designated as the Lead Air Quality Planning Agency by the Governor.

Maricopa Association of Governments (MAG) 1997 Projections

MAG uses county control totals for population and employment to distribute population, housing and employment to the various city, town and county planning areas within the county. The computer model considers each jurisdiction's General Plan Land Use Map, access to transportation and utilities, past trends, available vacant land, and approved development proposals in distribution. Cities participate in reviewing the projections, which will be updated when all of the essential Census 2000 data are available.

Maricopa County Flood Control District

The county authority charged with responsibility for determining the potential for flooding and for preventing flooding or minimizing the risks to people and property from flood damage. It is funded by a portion of property taxes and constructs flood control projects with tax money and funds from other jurisdictions.

Minor Amendment

All amendments to the General Plan that do not qualify as major amendments.

Mountain Preserve

Land owned by government that is to be generally left in its natural state as open space. Mountain preserves generally have lands with a slope of 10 percent or greater but may include flatter lands for access, continuity, and parking. Mountain preserves are protected by City Charter provisions from certain types of activities or changes in their boundaries. They are administered by the Parks Board and the Parks, Recreation and Library Department in Phoenix.

Multi-Use Trail

A trail physically separated from motor vehicle traffic by an open space or barriers, either within a highway right-of-way or within an independent right-of-way, used by bicyclists, pedestrians, joggers, equestrians, and other non-motorized travelers.

Neighborhood Infrastructure Program

A program designed to address improvements to streets, water, sewer lines, sidewalks, curbs, gutters, and other similar improvements in low and moderate-income areas. Projects must be co-sponsored by a city department and a neighborhood association or nonprofit agency. A one-to-one match is required.

Neighborhood Initiative Area (NIA)

An area selected for concentrated and comprehensive revitalization of a neighborhood's physical, social and economic conditions. The Neighborhood Services Department coordinates actions with other city departments, outside agencies and neighborhood residents to address targeted objectives. NIA may also be a redevelopment area.

New Urbanism or Neotraditional Development

Patterns of development based on principles of narrower streets, town centers, a mix of residential densities, and easy access to neighborhoods' retail uses, to promote greater community interaction and more pedestrian travel.

Nonconforming Uses

A use or structure that complied with the provisions of a prior zoning district, but no longer conforms to the changed development standards for the zoning district in which it is located. In Phoenix, nonconforming uses can not be expanded and lose their status if abandoned for six months.

Nonstructural Flood Control Measures

A design approach to watercourse master planning and floodplain management that would limit development to areas outside the 100 year floodplain or the long term erosion hazard line (whichever is greater), or where a floodplain has not been delineated, to areas beyond which no structural bank protection is required for flood control or future erosion hazards.

Overflight or Aviation Easement

A property right permitting the operation of aircraft over a homeowner's property. The easement includes the noise, inconvenience, and interference with the use and enjoyment of the property, all due to the operation of aircraft to and from an airport.

Overlay District

A zoning layer that may include additional allowed or excluded land uses, different development standards, and design guidelines than the underlying district. Language in the overlay zone takes precedence over language in the underlying zone.

Oversizing

The practice of installing water and sewer facilities larger than required for the development doing the installation. Oversizing is normally required by the city when new pipes or other facilities are needed by a development in a location planned for regional facilities by the Water Services Department. This avoids having to install parallel facilities at a later date as the area develops.

Ozone

An indirect byproduct of burning gasoline in internal combustion engines, which is an air pollutant near the surface of the earth while it is a protective layer in the upper atmosphere. Ozone as a pollutant is regulated by federal standards.

Particulate

That portion of material in the air that is generated by sources such as agricultural activity, vacant lots, unpaved roads, smoke, and construction activity. These suspended small particles are air pollutants and are regulated by federal standards.

Passive Recreation

Non-programmed recreational space, such as public trail easements through wash corridors, open green space in parks, and mountain parks and preserves.

Patch

A patch of habitat that is spatially separated from a like habitat.

Pedestrian-oriented Development

Building design and site plan arrangements of buildings designed to encourage and facilitate walking by persons whose entire trip or any portion of a trip is made by foot. Examples would include placing doors near sidewalks and putting parking behind buildings, providing shaded walkways, and well-lit pathways.

Photovoltaic

Using solar energy to generate electricity.

Planning Area

The geographic area approved by the Maricopa Association of Governments in which Phoenix and other jurisdictions do long range land use planning and for which population, housing and employment projections are made and then divided into smaller areas. The Phoenix Planning Area includes both lands within the city limits and lands in the county that could be annexed in the future.

Planning Commission

In Phoenix, a City Council-appointed body of nine resident volunteers who meet regularly to make recommendations on changes to the General Plan or to the Zoning Ordinance text or maps. They also advise the City Council on land use planning related issues.

Pollution Prevention Program

A city of Phoenix program established to help reduce the city's use of hazardous chemicals and generation of hazardous waste.

Private-Sector Redevelopment Area Program

Commercial, residential or mixed-use development concepts sought by the city of Phoenix to expand the opportunity for market-driven investment in currently deteriorated and obsolete areas located outside of existing redevelopment areas. These areas are intended to be small, immediately developed and not requiring much city assistance.

Property Abatement Program

City abatement is the final step in the Neighborhood Preservation Ordinance enforcement process. The city, at its own discretion, may choose to directly abate and assess (lien) for any and all violations that remain in non-compliance with city ordinances or regulations.

Proportionality

Proportionality refers to a city of Phoenix policy that requires a developer to provide facilities in proportion to the demand that the development places on facilities.

Public Facility

A public facility as used in this plan is a something created to serve a development. Public facilities include fire stations, libraries, streets, parks, water and sewer mains, and treatment plants.

Rational Nexus

Rational nexus is a term established by the courts. It requires that the facilities a development is required to construct are logically connected to the demand that the development places on the facilities.

Redevelopment Authority

The right, in conformance with state law, for the city to establish a redevelopment area for the purpose of removing blight, by acquiring property through condemnation. The redevelopment area plan is adopted by the City Council following a public participation and hearing process.

Regional Framework or Regional Network

Existing or proposed trail, open space or transportation corridors that help provide links between municipalities and regional facilities.

Repayment Agreement

An arrangement between the city and a developer whereby the city agrees to repay the developer for oversizing of water and sewer facilities with connection fees collected by the city from developments later connecting to the oversized facilities.

Requests for Proposals

As applied to redevelopment areas, an RFP is a request by the city for others to present a specific development proposal they would pursue on land within the redevelopment area.

Retention Basin

A hydrologic structure similar to a reservoir that intercepts and stores storm water and is specifically designed to be drained to the underground or to be emptied by evaporation to the atmosphere.

Right-of-Way

A general term denoting land, property, or interest therein, usually in a strip, acquired for or devoted to transportation purposes.

Rio Salado and Rio Salado Habitat Restoration Program

The Salt River which bisects the central portion of the city. Phoenix has adopted a program to restore the dry riverbed to a wetlands riparian habitat and provide flood control protection.

Riparian Zone

Area of vegetation and wildlife habitat dependent on the availability of water typically associated with stream flow.

Safe Yield

A groundwater management goal which attempts to achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawn in an active management area and the annual amount of natural and artificial groundwater recharge in the active management area.

Scenic Corridor or Drive

A scenic designation applied to a street that has or is intended to have a special character. The designation does not alter the underlying functional classification for the street, but it does signal the application of special design features and policies. These design features relate to streetscape design, landscaping in adjacent easements, and policies for compatible design of adjacent development.

Shared Roadway

Any roadway upon which a bicycle lane is not designated and which may be legally used by bicycles regardless of whether such facility is specifically designated as a bikeway.

Sidewalk

The portion of a highway designed for preferential or exclusive use by pedestrians.

Single Occupancy Vehicle (SOV)

A vehicle with only one occupant.

Site

A parcel of land or a contiguous combination of parcels.

Small Box

A freestanding single user building of between 15,000 and 100,000 square feet in size.

Solar Access

A building's access to incoming sunlight.

Special Planning District (SPD)

A neighborhood plan and overlay-zoning district initiated by property owners. It is designed to help neighborhoods identify and implement programs to help conserve or revitalize their area. An SPD may include changes to the underlying zoning tailored to the specific needs of the area.

Stabilization

The use and practices that prevent exposed soil from eroding.

Subsidence

The settling or lowering of the surface of land which results from the withdrawal of groundwater.

Super Streets

An arterial street that is enhanced to increase traffic capacity. The enhancements may include grade separations and use of intelligent transportation systems.

Superblock

A multiple-block site with abandoned or closed streets.

Support Services

Stores, restaurants, offices, parks, schools and other place or activities needed by residents or employees.

Sustainability

To ensure that development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sweat Equity

A popular expression for value created in the property by the performance of work or labor by the purchaser or borrower. This work adds to the value of the property.

Target Area Programs

Involves concentrated revitalization activities and city resources within a designated area, including blight elimination measures covered by an adopted redevelopment plan.

Transit-oriented Development

Pedestrian-oriented development designed to facilitate access to and use of transit facilities including buses, bus stops, and light rail stations. It is designed to encourage a mix of land uses around transit centers and stations that will maximize ridership. Desired uses include housing, employment with a high density of workers and major tourist attractions.

Transitional Neighborhood or Area

Locations in which the surrounding land use patterns, zoning districts, and resident desires indicate conversion to commercial and industrial uses.

Travel Time

See Commute Time.

Trucks

Vehicles with motive power other than buses, and having three or more axles that measure 36 feet or longer in an overall length, including truck and load.

U.S. Department of Housing and Urban Development (HUD)

The federal department that provides grants and loans to local jurisdictions both as an entitlement and through competition for various housing and community development purposes.

Underutilized Land

Land that is partially vacant and/or contains abandoned or obsolete buildings that could be developed today or in the future, in a different way that would make the land more valuable.

Urban Form

A pattern or arrangement of buildings and land uses for a city. The urban village is the desired land use pattern for Phoenix.

Urban Fringe

Land at the edge of the developed portion of the metropolitan area.

Urban Residential District

A Phoenix zoning district that promotes high density housing; this may also include small-scale retail or offices on the first or second floor. The development standards are very pedestrian-oriented and include mostly structured parking and build-to lines.

Urban Village

One of 14 geographic areas of the city designated by the City Council that has an appointed citizen committee providing recommendations on land use and development topics.

Urban Village Model

The components and policies that govern the distribution and arrangement of land uses in urban villages.

Vehicle Occupancy

As used in the General Plan, means the number of people riding in one vehicle.

Viable Neighborhood

A residential area of sufficient size and compactness in which residents are generally maintaining their properties to code, or in which it could be economically feasible to rehabilitate properties to meet codes for existing development. It would also include areas not subject to significant environmental hazards.

Viewshed

A visible open area provided that helps maintain the visibility of a natural feature.

Village Planning Committee

A group of 15 or 21 City Council-appointed citizens and volunteers who meet monthly and are staffed by a village planner. The committees provide recommendations on General Plan amendments, rezoning requests, text amendments, bond proposals, and facility locations to departments, the Planning Commission, and the City Council. They operate under the rules of the Council adopted Village Planning Committee Handbook.

Vistability

Property that has the following: (1) at least one entrance at grade (no step), approached by an accessible route, such as a sidewalk and (2) the entrance door and all interior doors on the first floor that are at least 34 inches wide, offering 32 inches of clear passage space. Vistability allows mobility-impaired residents to visit families and friends where this would not otherwise be possible.

Water Wheeling Agreement

An agreement with an entity controlling water delivery facilities that would allow transport of water other than those of the entity for compensation. The Water Resources Plan assumes that Phoenix will be able to reach a wheeling agreement with the Central Arizona Project to allow transport water from the McMullen Valley to Phoenix in the CAP canal.

Wealth Generating Companies

Companies that bring into the regional economy more dollars than they take out. A local software company that produces software locally and sells it nationally brings new dollars to the regional economy. A company that locally sells goods that are produced in another part of the country takes dollars out of the regional economy.

Workforce

The people who work at a specified location or who work in a specified occupation or industry.

Workforce Housing

Housing which is affordable to those who are employed but whose household income is at or below 80 percent of the median county income as adjusted for household size. It is often used more generally to refer to housing needed by those who are working full time but cannot afford new market rate housing.

Xeriscape

A style of landscaping using design and selection of plant materials to make attractive and water efficient landscapes. Inclusion of drought tolerant plant materials, especially natives to the Sonoran Desert, is desired.

Xeroriparian Zone

The transition area between the riparian area and the native desert vegetation.

Zoning Ordinance

The books of maps and rules which govern how property owners can develop their land. The zoning ordinance is comprised of districts that include a list of permitted land uses and development standards such as height, coverage, setbacks, number of units per acre, parking requirements and design guidelines. All property in the city is zoned with at least one zoning district.