

## APPENDIX A GLOSSARY OF PLANNING TERMS

Many terms used in this *Comprehensive Plan* are commonly found in professional vernacular. However, their use in a planning context may be unfamiliar to the general public. An important objective of the Wappingers Falls Comprehensive Plan Committee was to use the *Comprehensive Plan* as a vehicle for educating and involving the public in the planning process. This glossary was developed to meet that objective by defining terms that may need further clarification.

ACTION:	A specific program or project designed to implement an objective and, ultimately, achieve a goal.
ADAPTIVE REUSE:	Transformation of a vacant or obsolete property from its former use to a different function in response to contemporary economic market conditions.
AFFORDABLE OWNER-OCCUPIED HOUSING:	Residences that do not require monthly mortgage principal, interest, taxes and insurance (PITI) payments that exceed 35 to 40 percent of the owner-occupant household's monthly income.
AFFORDABLE RENTER-OCCUPIED HOUSING:	Residences that do not require monthly rent and utility payments that exceed 35 to 40 percent of the renter-occupant household's monthly income.
AS-OF-RIGHT:	In relation to zoning, use of a property allowed by the zoning ordinance as a principal permitted use in the zoning district in which it is located with no special conditions or permission required.
CAPITAL IMPROVEMENT:	New construction or upgrading of existing facilities, infrastructure or physical plant used for delivery of services.
CENSUS TRACT:	A relatively permanent geographical subdivision of a county as defined by the US Bureau of the Census. Census tracts usually have between 2,500 and 8,000 persons.

CODE ENFORCEMENT:	Procedures used to compel citizens to comply with local laws and regulations related to property development and maintenance.
COMPREHENSIVE PLAN:	Descriptive material that identifies the goals, objectives, principles, guidelines, policies, standards, devices, and instruments for the immediate and long range protection, enhancement, growth and development of the Village.
EXISTING LAND USE SURVEY:	Physical inventory and identification of the general function of each parcel of land within the Village.
FUTURE LAND USE PLAN:	A map of the Village that illustrates the general boundaries of different land uses to guide future decision-making and bring about a desirable pattern of development and/or redevelopment.
GOAL:	A broad policy description of community desires for the future; a long-term end toward which programs or activities are directed.
HISTORIC PRESERVATION:	Procedures and activities in which buildings and other sites are defined as significant to an area's past and are kept in existence or restored to assist in defining the origins and past development of the area.
IN-MIGRATION:	Movement of new residents into the Village from a different community.
LAND USE CONFLICT:	Negative impact caused by the use of a property or properties for purposes that are inconsistent with the prevailing environment in the surrounding area.
LOW INCOME:	Earnings that are at or below 60 percent of the area's median household income.

MEDIAN INCOME:	Point in a distribution at which half of the incomes are higher and half of the incomes are lower than the level of earnings at the “median” income point.
MODERATE INCOME:	Earnings that are at or below 80 percent of the area’s median income.
NON-CONFORMING USE:	A use or occupancy of a property in a zoning district for a function that is not permitted in that district by zoning.
OBJECTIVE:	Specific intermediate end, achievable in the short-term, that progresses toward a goal.
QUASI-PUBLIC:	Institutional uses that are owned and/or operated by a private or semi-public entity but are similar in function or design to public facilities such as hospitals, schools, or churches.
REVITALIZATION:	Process of upgrading an economically depressed area through building rehabilitation, introducing viable land uses, and improving the physical environment.
SENIOR CITIZEN HOUSING:	Residential developments that are designed for the elderly and where occupancy is limited to those over the age of about 60 years.
STRUCTURAL QUALITY SURVEY:	Observation and inventory of the physical condition of residential or commercial structures, visible from the street through the “windshield” of a moving vehicle using a numerical ranking system.
SUBSIDIZED HOUSING:	Rental units in which lower income occupants pay less than market rent with the difference between their rent and market rent paid by government assistance.
VARIANCE:	Official permission from the Zoning Board

of Appeals to deviate from a zoning regulation which, under normal circumstances, the property would need to comply.

VISION STATEMENT:

Formal expression of the overall image a community wishes to present of itself in the future, which emerges from the goals and objectives formulated during the planning process.

WINDSHIELD SURVEY:

Observation and inventory of exterior features of properties and their use, that are visible from the street through the “windshield” of a moving vehicle.

ZONING:

A method of dividing the Village into land use districts where building restrictions limiting the height, coverage, and other dimensions of structures are established.

ZONING BOARD OF APPEALS:

A local semi-judicial entity formed when zoning regulations are first adopted. The board’s essential function is to grant variances from the unfair application of zoning in a particular circumstance.