

**DEFINITIONS**

**ACRONYMS**

**SOURCES**

# Acronyms

SMALL TOWN

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- AEA: Annexation Expansion Area
- AMI: Area Median Income
- APA: American Planning Association
- BID: Business Improvement District
- BoPa: Bonanza Park
- BRC: Business Resource Centers
- BRT: Bus Rapid Transit
- CARG: Citizens Allied for Responsible Growth
- CC&Rs: Covenants, Conditions, & Restrictions
- CDA: Community Development Areas
- CDBG: Community Development Block Grant
- CHD: Cottage Housing Development
- CLT: Community Land Trusts
- CSD: Conservation Subdivision Design
- CUP: Conditional Use Permit
- EDA: Economic Development Areas
- EMS: Environmental Management System
- EPM: Emergency Program Manager
- GHG: Greenhouse Gas

- GIS: Geographic Information Systems
- HDDR: Historic District Design Review
- HOV: High Occupancy Vehicle
- HPCA: Historic Park City Alliance
- HSI: Historic Sites Inventory
- HUD: US Department of Housing and Urban Development
- LEED-ND: Leadership in Energy and Environmental Design for Neighborhood Development
- LEHC: Limited-Equity housing Cooperatives
- LLGHGs: Long-Lived Greenhouse Gas
- LMC: Land Management Code
- LoPa: Lower Park Avenue
- LOS: Level of Service
- MPD: Master Planned Development
- PCSD: Park City School District
- PUD: Planned Unit Development
- RDA: Redevelopment Agency
- RLF: Revolving Loan Funds
- SBSRD: Snyderville Basin Special Recreation District
- SHPO: State Historic Preservation Officer
- SSA: Special Service Area
- SWOT: Strengths, Weaknesses, Opportunities, Threats

TBA:	Targeted Brownfields Assessments
TDM:	Travel Demand Management
TDRs:	Transfer of Development Rights
TEC:	Tax Entity Committee
TIF:	Tax Increment Financing
UEs:	Unit Equivalents
UGB:	Urban Growth Boundary
URA:	Urban Renewal Areas
VMT:	Vehicle Miles Traveled
WFRC:	Wasatch Front Regional Council
WUI:	Wildlife Urban Interface

## Definitions

### Accessory Structure:

A subordinate structure detached from but located on the same lot as a principal building (see Land Management Code Section 15-15-1.3 for a detailed definition that applies to all projects in Park City).

### Adaptive Reuse:

Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

### Affordable Housing:

Affordable housing shall be defined shall be defined by the applicable City Affordable Housing Resolution, currently Resolution 25-12, as amended.

### Attainable Housing:

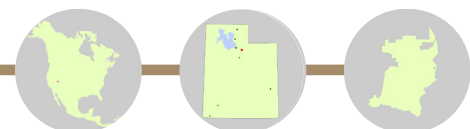
Housing offered for sale or lease at levels above affordable housing maximum amounts but restricted to target specific income levels or households.

### Brownfield:

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

### Co-housing:

A type of intentional community composed of private homes supplemented by shared facilities and community spaces.



**Complete Streets:**

A transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

**Congregate Housing:**

A type of housing in which each individual or family has a private bedroom or living quarters but shares with other residents a common dining room, recreational room, or other facilities.

**Conservation Subdivision Design (CSD):**

A controlled-growth land use development that adopts the principle for allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities

**Deed Restrictions:**

Limitations (covenants) written into a deed to restrict the control, occupancy, or use of a property.

**Floating Zones:**

A zoning district that is added to the zoning law but that "floats" until an application is made to apply the new district to a certain parcel. Upon the approval of the application, the zoning map is amended to apply the floating district to that parcel of land.

**Geographic Information Systems (GIS):**

A software system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data.

**Cultural Heritage Tourism:**

A branch of tourism oriented towards the cultural heritage of the location where tourism is occurring.

**Housing Enterprise Zone:**

Provides a tax incentive for the development and rehabilitation of residential housing and to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur.

**Impact Fee:**

Fee that is imposed by a local government within the United States on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

**Inclusionary Zoning:**

A development containing [at least 20 percent, typically] low-and moderate-income dwelling units.

**Limited Equity Co-ops:**

A type of shared home ownership in which individuals buy a share in a cooperative, usually at a low price.

**Master Planned Development (MPD):**

A planned urban community designed for self-sufficiency and providing housing, educational, commercial, and recreational facilities for its residents (see Land Management Code Section 15-15-1.159 for a detailed definition that applies to all projects in Park City).

**Overlay Zones:**

A separate zone which establishes specific development requirements addressing unique circumstances or situations on a property or group of properties.

**Park City Soil Ordinance:**

Citywide ordinance that was implemented to protect the health of residents from certain risks associated with exposure to mine waste soils and toxicities within defined areas.

**Scattered Site Land Trust:**

A strategy for expanding the supply of permanently affordable housing.

**Shared Parking:**

A public or private parking area used jointly by two or more uses.

**Transfer of Development Rights (TDRs):**

A type of zoning ordinance that allows owners of property zoned for low-density development or conservation use (these areas are noted as "sending" zones) to sell development rights to other property owners where an increase in density may be realized (these areas are noted as "receiving" zones).

**Transition Zone:**

Land that acts as a buffer between uses of different density or intensity and compatibility.

**Transit-Oriented Development (TOD):**

Moderate or high density housing concentrated in mixed-use developments that encourage the use of public transportation.

**Travel Demand Management (TDM):**

The application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.

**Urban Growth Boundary:**

The boundary or line marking the limit between the urban growth areas and other areas such as rural and resource areas where urban growth is not encouraged.

**Wildlife Corridor:**

An area of habitat connecting wildlife populations separated by human activities or structures (such as roads, development, or logging).

**Wildlife Urban Interface (WUI):**

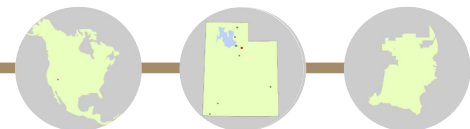
A transitional zone between unoccupied land and human development.

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## Sources

The photography through out this document was primarily the work of Mark Maziarz, a local Park City photographer, and the PCMC Planning Department staff. Any photography that is not Mark Maziarz or planning staff has been noted in the sources.

The art work through out the document is the work of Tony Poulson, a local Salt Lake Artist.

Governor Jon Huntsman

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## VOLUME I

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