

## **LAND USE RELATED DEFINITIONS**

Access Management: The systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway.

Accessory Structure: A structure located on the same lot with the main building, detached or attached and is subordinate and customarily incidental to the use of the main building.

Accessory Use: A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Building: A structure enclosed within exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property.

Bulk Regulations: Standards applying to individual lots that control the placement, intensity, and character of development and include the amount of open space on the lot, the height of structures, setbacks from property lines and public rights-of-way, impervious coverage, floor area ratio, and density.

Comprehensive Plan: A long range plan intended to guide the growth and development of a community or region for a set period of time and which typically includes inventory and analytic sections leading to recommendations for the community's land use, future economic development, housing, recreation & open space, transportation, community facilities, and community design, all related to the community's goals and objectives for these elements.

Detention Basin: A facility for the temporary storage of stormwater runoff.

Dwelling Unit: A complete self-contained residential unit for permanent habitation by one family only and containing one or more rooms and facilities for living, including cooking, sleeping, and sanitary needs.

Easement: A legal interest in land, granted by the owner to another person, which allows that person(s) the use of all or a portion of the owner's land, generally for a stated purpose.

Egress: Access from a property leading onto a public or private road.

Environmental Assessment Form (EAF): A form used to determine whether a project would have significant environmental impacts. Depending on the site's environmental features and the project's magnitude, either a short or long EAF will be completed.

Environmental Impact Statement (EIS): A document prepared pursuant to the State Environmental Quality Review Act subsequent to a determination of potential adverse impacts that examines the existing and developed environment, and identifies and presents impacts, mitigation measures and alternatives.

Flood Hazard Area: Land within a community subject to a one percent (1%) or greater chance of flooding in any given year. Also commonly referred to as base floodplain or 100-year floodplain.

Flood Insurance Rate Map (FIRM): The official map of a community on which the Federal Emergency Management Agency has delineated both the special hazard areas and the risk premium zones applicable to the community.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency.

Geographic Information System (GIS): A computer-generated mapping system for collecting, storing, analyzing, and integrating information about physical and man-made features on maps. Features available locally include tax parcels, contours, wetlands and floodplains.

Global Positioning System (GPS): The Global Positioning System is a satellite-based radio navigation system provided by the US Department of Defense. It permits users with suitable receivers to establish their position, speed and time on land, sea or in the air, at any time of the day or night and in any weather condition.

Impervious Surface: A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

Ingress: Access from a public or private road leading to a property.

Lot: A designated parcel, tract, or area of land established by plat, subdivision or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Lot Coverage: The percentage of the lot covered by the combined area of all buildings, structures, parking areas, or other impervious surfaces on the lot.

Nonconforming Lot: A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning regulations but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Nonconforming Structure: A structure, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning regulations but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning ordinance.

Nonconforming Use: A use or activity that was lawful prior to the adoption, revision, or amendment of the zoning regulations but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Permitted Use: Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Planning Board: may be delegated reviewing board functions and a variety of advisory functions, including the preparation of the comprehensive plan, drafting zoning provisions, or suggesting site plan and subdivision regulations, in addition to other functions. One important purpose of the planning board's advisory role is to provide an impartial and professional perspective on land use issues based on the long range needs of the community contained in the comprehensive plan or other local policy documents.

Plat: (1) A map representing a tract of land, showing the boundaries and location of individual properties and streets. (2) A map of a subdivision or site plan.

Principal Use: The primary or predominant use of any lot or parcel.

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

Site Plan: The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography; vegetation; drainage; floodplains; wetlands; and waterways; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order for an informed decision to be made by the approving authority.

Special/Conditional Permit Use: A use permitted in a particular zoning district when it is shown that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the zoning regulations and authorized by the approving authority.

State Environmental Quality Review (SEQR): Review of an application according to the provisions of the State Environmental Quality Review Act, 6NYCRR, Part 617 (Statutory Authority: Environmental Conservation Law Section 8-0113), which incorporates the consideration of environmental, social, and economic factors into the planning, review, and decision-making process of state, county, and local governmental agencies.

Street: Any vehicular way that is (1) an existing state, county, or municipal roadway; (2) shown upon a plat approved pursuant to law.

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, tracts, or parcels or other subdivisions of land for sale, development, or lease.

Tax Parcel Identification Number: A unique number consisting of the section number, the block number, and the lot number which distinguishes each land parcel in the county from all other land parcels in the county.

Variance, Area: A variance from the dimensional and physical requirements to allow the use of land in a manner otherwise prohibited in the district.

Variance, Use: A variance from the use regulations to allow the establishment on a specific lot of a use otherwise prohibited in the district.

Wetland, New York State Department of Environmental Conservation (NYSDEC) Regulated: An area that is saturated by water at a frequency and duration sufficient to support a prevalence of certain vegetation that has adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Certain activities within or adjoining a wetland that is 12.4 acres or more in size may be regulated by NYSDEC.

Zoning Board of Appeals: An officially constituted body whose principal duties are to hear appeals and where appropriate grant variances from the strict application of the zoning regulations.

Zoning Ordinance/Land Use Law: The regulations that govern the delineation of districts, the use, placement, spacing, density, and size of land and buildings.