

# Town of Kinnickinnic



## Planning Definitions

These definitions are included for informational purposes in reading and understanding the Comprehensive Plan. They are not for use in applying any other town ordinances.

**Accessory Dwelling Unit (or Apartment):** A secondary dwelling unit with and clearly subordinate to an existing single family detached dwelling unit.

**Affordable Housing:** Generally means low-cost housing for rent to meet the needs of people who cannot afford units through the open market. It can be delivered through social renting, shared ownership or low-cost housing on the open market. Affordable housing usually involves some form of subsidy.

**Agricultural Zoning:** Agricultural zoning, including forestry zoning, restricts land uses to farming and livestock, other kinds of open-space activities and limited home building.

**Aggregates:** Crushed rock, sand and gravel used in the construction industry for materials such as concrete, roadstone and asphalt, or for use as constructional fill or railway ballast.

**Animal Units:** Calculated for each different type and size class of livestock and poultry. For instance, in Wisconsin, facilities with 1,000 beef cattle, 700 milking cows or 200,000 chickens would each be considered to have the equivalent of 1,000 animal units. The chart below is the Wisconsin DNR’s equivalency chart. This information is necessary to determine compliance with Wisconsin’s CAFO regulations.

**Assisted Living Facilities:** Multifamily housing with congregate and personal care services. Services offered vary widely, but frequently include as core services, meals, housekeeping and transportation and often some assistance with laundry, grooming, medication management and other functions of daily living. Special care units in some facilities care for individuals with cognitive impairment and respiratory assistance needs. Unless an assisted living facility is a component of a continuing care or “life-care” community, it does not offer the health care services of a nursing facility.

Number of Animals Equivalent to 1,000 Animal Units	
ANIMAL TYPE	EQUIVALENCY NUMBERS
<b>DAIRY CATTLE</b>	
Milking and Dry Cows	700
Heifers (800 lbs to 1,200 lbs)	910
Heifers (400 lbs to 800 lbs)	1,670
Calves (up to 400 lbs)	5,000
<b>BEEF CATTLE</b>	
Steers or Cows (600 lbs to market)	1,000
Calves (under 600 lbs)	2,000
Bulls	700
<b>HOGS</b>	
Pigs (55 lbs to market)	2,500
Pigs (up to 55 lbs)	10,000
Sows	2,500
Boars	2,000
<b>SHEEP</b>	
Sheep (per animal)	10,000
<b>HORSES</b>	
Horses (per animal)	500
<b>TURKEYS</b>	
Turkeys (per bird)	55,000
<b>DUCKS</b>	
Ducks - Wet Lot (per bird)	5,000
Ducks - Dry Lot (per bird)	100,000
<b>CHICKENS</b>	
Layers (per bird)*	100,000
Broilers (per bird)* **	200,000
* Layers or Broilers - liquid manure system	30,000
** Broilers - continuous overflow watering	100,000

[http://dnr.wi.gov/runoff/ag/faq\\_cafo.htm#q1](http://dnr.wi.gov/runoff/ag/faq_cafo.htm#q1)



**Best Management Practices (BMPs):** A practice, or combination of practices, that is determined to be the most effective, practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

**Better Site Design:** Site and subdivision design techniques that minimize impacts to the natural environment, including topography, hydrology, vegetation, natural habitat, groundwater recharge, and stormwater runoff. Such a design respects these natural systems by employing practices that minimize impacts to these systems both on and off site.

**Bio-diversity:** A measure of the number and range of species and their relative abundance in a community.

**Buffer:** Open space, landscape areas, fences, walls, berms, or any combination used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

**Buildable Area:** The area of a lot remaining after the minimum yard and open space requirements of the zoning ordinance have been met.

**Building Height:** The vertical distance measured from the average grade on the site to the highest point of the coping for a flat roof; to the deck line of a mansard roof, or to the mean height level between the eaves and ridges of a gable, hip, or gambrel roof.

**Capital Improvement Program (CIP):** The CIP guides the development of public facilities over a multi year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project.

**Cluster Development:** Development in which individual lots may be smaller than the average lot authorized by the zoning ordinance. Buildable lots are located on a portion of rather than the entire site so that the residual area may be preserved for recreation or environmental protection.

**Community Character:** The image of a community or area as defined by such factors as the built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services

**Comprehensive Plan:** A plan prepared under and meeting the content requirements outlined in s. 66.1001, Wis. Stats. Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare

**Collector Street:** A street that provides direct service to and from local areas, routing traffic to the arterial street system. A Collector Street provides the primary means of circulation between adjacent neighborhoods and can serve as a local bus route. The Street provides for the dual purpose of land access and local traffic movement. Generally, these roadways are not used for through trips.

**Conditions:** Planning conditions are provisions attached to the granting of planning permission. They can:

- Limit permitted development rights for a particular site.
- Modify the proposals in a planning application, by, for example, reducing the size of the affected site or adding a provision. On sites worked for minerals or waste disposal this can include restoration through backfilling of a certain type of soil, and/or 'aftercare' - to bring the land back into a use specified by the minerals planning authority.

**Conditional Use:** A use permitted within a particular zoning district upon satisfaction that such use in a specified location will comply with all the conditions and standards of location or operation of the use as specified in the zoning ordinance and authorized by the approving agency.

**Conservation:** The restoration, stabilization, management, and wise use of natural and heritage resources for compatible educational, recreational, aesthetic, agricultural and scientific purposes, or environmental protection.

**Conservation Easement:** A legal mechanism whereby a landowner retains ownership of his/her land, but grants some right(s) to the land to a "holder" While easements does not entail ownership, liability, or maintenance responsibilities, it does grant control to a third party to prohibit further development or other changes that would be inconsistent with the preservation objectives stated in the easement.

**Conservation Subdivisions:** The designing of residential developments that maximize open space conservation without reducing overall building density. Generally half or more of the buildable land area is designated as undivided, permanent open space. Often used to preserve the natural features of the site are maintained to the greatest extent possible.

**Cultural Resources:** Cultural resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of an area.

**Dedication:** The transfer of property rights from private to public ownership. Land so conveyed to the local government may be used for streets, schools, parks, utilities, etc. The governing body must formally accept the dedication for the transaction to be complete.

**Deed Restrictions:** Deed restrictions can be used to control, or restrict, development of portions of privately owned properties in order to protect open space of wetlands. Deed restrictions may also restrict further sub-division of properties.

**Demographics:** Originally referring to birth and death rates, it has also come to apply to other events which influence the size of a population.

**Density:** The number of persons or dwelling units per acre.

**Design Guide:** A document that provides guidance on how development can be carried out in accordance with design policies of a local authority.

**Design Standards:** Design standards or guidelines can serve as a community's desire to control its appearance, from within and without, through a series of standards that govern site planning policies, densities, building heights, traffic and lighting.

**Development:** The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.

**Development Intensity:** A quantitative measure of non residential and mixed use development, which may include residential components, usually expressed in terms of floor area ratio; the mix and distribution of uses within a given area that determines the impact on public facility systems and transportation facilities.

**Dissolved Oxygen:** A component of water that is essential to the survival of aquatic life. Low concentrations of dissolved oxygen are generally caused by oxygen use during the decomposition of organic matter.

**Easement:** A grant by a property owner of the use of his or her land by another party for a specific purpose. Examples include easements for greenways, water/sewer lines, and driveway access to interior properties.

**Ecology:** The science of the interaction and relationships between living organisms and their environments.

**Ecological Resources:** Biological species, communities and habitats characterized by high biological productivity, diversity, and/or connectivity, that are valuable because of their scarcity, their uniqueness, their pollutant removal abilities, and/or their aesthetic benefits.

**Economic Development:** Activities aimed at job creation, retention and expansion, which strengthen a community's economic base and provide employment opportunities for the population.

**Environmental Corridors (St. Croix County):** Environmental corridors are significant areas of environmental resources characterized by continuous systems of open space, physical features, environmentally sensitive lands and natural or cultural resources which can be adversely impacted by development. These areas are often evident to people in the area and they identify with them as significant natural areas in their surroundings. Independent resources are non-continuous open space, physical features, environmentally sensitive lands, and natural or cultural resources that also can be adversely impacted by development.

This is accomplished by ensuring development occurs using engineering, site design, construction and management practices which address potential adverse impacts.

**Environmental Corridor Criteria (St. Croix County):** Environmental corridors incorporate the following environmental and historical resources: Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; Geologic Formations and Physiographic Features; Highly Erodible Soils; Wet, Poorly Drained Organic Soils; Closed Depressions; Wellhead Protection Areas; Woodlands; Prairie; Rare or Endangered Species and Communities; Historical and Archeological Sites; and, Scenic Areas.

St. Croix County uses the following are the criteria used to designate environmental corridors and resources:

**Primary Environmental Corridor**

Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or geologic feature:

- At least three environmental resources present
- At least 400 acres in size
- At least two miles long
- At least 200 feet wide

**Secondary Environmental Corridor**

- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width



**Independent Environmental Resources:**

- At least one valued resource present
- No minimum size
- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

**Extraterritorial Zoning:** A local government's authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1-½ miles beyond the municipal boundary for 4th class cities and villages. See s. 62.23(7a), Wis. Stats.

**Exurban Areas:** The region that lies beyond a city and its suburbs.

**Floor Area Ratio (FAR):** An expression of the amount of development (typically non residential uses) allowed on a specific parcel of land. FAR is determined by dividing the total square footage of buildings on a site by the amount of site square footage. Thus, a permitted floor area ratio of 3.0 on a 10,000 square feet lot would allow a building whose total floor area is 30,000 square feet.

**Fecal Coliform:** A harmless bacteria originating in the intestinal tracts of warm blooded animals that is measured in surface water and groundwater as an indicator of fecal contamination and of the possible presence of pathogenic organisms.

**Floodplain:** Those land areas in and adjacent to streams and watercourses subject to periodic inundation from flood events. For instance, the 100 year flood frequency event has a one percent chance of occurrence in any given year.

**Freeways and Expressways:** Controlled access highways providing for high volume travel. The concept of service to abutting land is subordinate to accommodating the through movement of vehicles.

**Functional Classification:** A system for classifying the transportation system in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Transit system elements include line haul, collection and distribution, and specialized or community oriented transit services.

**Green Infrastructure:** An interconnected network of protected land and water that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for America's communities and people. Also refers to a strategic approach to conservation that addresses the ecological, social and economics impacts of sprawl and the accelerated consumption and fragmentation of open land.

**Geometric Standards:** Highway design criteria for road construction.

**Greenways:** Refers to a linear natural feature. Greenways can function in six basic ways: as habitat, as a conduit, as a barrier, as a filter, as a source for animals or seeds, and as a sink for trapping sediment, toxins, or nutrients.

**Groundwater Resources:** Subsurface sources of water in usable quantities for wells.

**Group Homes:** Homes in which moderate amounts of support services are provided and appropriate for persons with physical, mental, emotional, familial or social difficulties who are somewhat self sufficient but who benefit from living in groups of five to eight persons.

**Growth Management:** A term that encompasses a whole range of policies designed to control, guide, or mitigate the effects of growth.

**Habitat:** Refers to those parts of a landscape which an animals species uses for feeding, breeding, movement, and shelter.

**Impact Fees:** As established by Section 66.0617, Wisconsin Statutes, impact fees are cash or other types of contributions that are used to finance the capital costs of acquiring, establishing, upgrading, expanding, and constructing public facilities which are necessary to accommodate future growth and land development.

**Independent Living Facility:** A residential development that is limited to occupancy by elderly persons and/or persons with disabilities. Such a facility shall provide: (a) dwelling units with complete kitchen facilities, (b) supportive services such as meals, personal emergency response systems, recreation and transportation services, and (c) design features, such as wider doorways and hallways, accessible-ready bathrooms and lower light switches.

**Industrial Areas:** Areas that are intended to provide suitable locations for industrially related uses. The category does not typically allow residential uses and generally limits future office uses to those which are ancillary to an area's industrial uses.

**Infill:** Development on vacant or underused sites within an established development pattern.

**Infrastructure:** Permanent public resources including roads, sewers, schools, hospitals, railways, communication networks etc.

**Land Trust:** A land trust is a not-for-profit organization, private in nature, organized to preserve and protect the natural and man-made environment by, among other techniques, creating conservation easements that restrict the use of real property.

**Leapfrog Development.** New development that is not contiguous with existing development and that leaves substantial vacant land in between.

**Level of Service (LOS):** A qualitative measure of the effect of a number of traffic factors, including speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and traffic volume. These factors are used to measure the functioning of a road or intersection with traffic, and the resulting level of service is expressed by a rating of “A” (best) through “F” (worst).

**Livable Communities:** A livable community is one that provides for the community well-being through economic development, social equality, amenity assets, and quality of life, parks and access to transportation infrastructure.

**Local Parks:** Parks that serve local, or nearby residents, communities and workers; are easily accessible; and offer active or passive recreational facilities, or both.

**Local Street:** A street which is primarily intended to provide direct access to properties abutting the roadway and within the immediate vicinity. Overall operating speeds are low in order to permit frequent stops or turning movements to be made with maximum safety. Service to through traffic movement is deliberately discouraged.

**Lot:** A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to a common use.

**Low Impact Development (LID):** The use of site and subdivision design techniques in coordination with stormwater management engineering to mimic the hydrologic conditions associated with an undeveloped site to the greatest extent practicable.

**Low Income Households:** Households with incomes that are less than 50 percent of the Metropolitan Statistical Area (MSA) median household income, adjusted for family size.

**Manufactured Housing:** Homes built in a factory to federal standards and inspected by federally certified agencies. These homes are often assembled on site.

**Master Planning:** The process of developing a comprehensive plan for a course of action that incorporates visions, goals, objectives and strategies for implementation of that plan. The comprehensive plan is intended to guide a community toward the realization of its vision and is inclusive of a community’s relationship with its surrounding landscape as interactive, interdependent elements.

**Metropolitan:** Constituting a large urban area, usually including a city, its suburbs and outlying areas.

**Minor Arterial:** A roadway that carries a mix of local and through traffic. It links Collectors, and sometimes Local Streets, with Principal Arterials. Minor arterials may carry local bus routes, and are designed with greater emphasis on traffic movement than on providing access to abutting land.

**Mixed-Use:** A designation that permits a combination of uses within a single development or district. The development may contain a mix of office buildings, retail establishments, hotels, housing, and related uses.

**Moderate Income Households:** Households with incomes that are between 50 and 80 percent of the Metropolitan Statistical Area (MSA) median household income, adjusted for family size.

**Moratorium:** A moratorium suspends the right of property owners to obtain development approvals while the local legislature takes time to consider, draft, and adopt land use regulations or rules to respond to new or changing circumstances not adequately dealt with by its current laws. A moratorium is sometimes used by a community just prior to adopting a comprehensive plan or zoning law, or major amendment thereto.

**Multifamily Housing:** Structures designed to accommodate several unrelated households. Multifamily residences include garden apartments, mid rise and high rise apartment buildings, and residential condominiums.

**New Urbanism:** A term coined in 1986 to describe a movement to reform patterns of urban growth. Basic tenets include:

- compact neighborhoods with diverse populations that are pedestrian friendly and have mixed uses transportation systems that efficiently serve regions
- a wide spectrum of housing types
- buildings and landscapes that define streets and public spaces as areas of shared use and urban places with architecture and landscape design that celebrate local history, ecology, climate and building practices.

**Nitrogen:** A nutrient, which when released into surface water, may stimulate the growth of aquatic organisms. Such organisms, upon decomposition, can adversely affect the ecological quality of a surface water body by depleting its supply of dissolved oxygen.

**Official Map:** The official map is the adopted map of a municipality showing streets, highways, parks, drainage, and other physical features. The “Official Map” is final and conclusive with respect to the location and width of streets, highways, drainage systems, and parks shown thereon and is established to conserve and protect the public health, safety, and welfare.

**Off-Street Parking:** A temporary storage area for an automobile that is directly accessible to an access aisle and that is not located on a dedicated street right-of-way.

**On-Street Parking:** A temporary storage area for an automobile that is located within a dedicated street right-of-way.

**Open Meetings Law:** The Open Meetings Law is a state statute (Wis. Stats 19.81) that requires local legislative, administrative, and quasi-judicial bodies to open almost all meetings to members of the public.

**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.

**Open Space Easement:** A legal mechanism whereby a landowner retains ownership of his/her land, but grants some right(s) to the land to a public body or other entity. open-space easements to include retaining or protecting the property value of natural or open space, assuring the availability of open space for agricultural, forested, recreational, or open space use; protecting natural resources; maintaining or enhancing air or water quality; or preserving historical, architectural or archeological resources.

**Ozone:** An air pollutant that forms from the interactions of oxides of nitrogen and volatile organic compounds with sunlight. High ozone concentrations can adversely affect human health. Motor vehicles are the major source.

**Overlay Districts:** A mechanism used to create a special use district or to apply special zoning and land-use standards to an area comprised of differing zoning or land-use classifications by “overlying” those classifications.

**Phosphorus:** A nutrient, which when released into surface water, may stimulate the growth of aquatic organisms. Such organisms, upon decomposition, can adversely affect the ecological quality of a surface water body by depleting its supply of dissolved oxygen.

**Planned Unit Development:** Land under unified control to be developed in a single development or a programmed series of phases. A planned development includes the provisions, operations, maintenance, facilities, and improvements that will be for the common use of the development districts, but which will not be maintained at general public expense.

**Principal Arterial:** A highway that serves main travel corridors. Significant intra area travel and important intra urban and intercity bus services are served by this class of street. Some access is provided to abutting land, but the primary function of a Principal Arterial roadway is to carry through traffic.

**Public Services:** Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire.

**Right-to-Farm Laws:** Right-to-farm laws protect farmers from land-use action or restrictions over which they have little control.

**Riparian Zones:** The riparian zone refers to the area surrounding a stream or river and is composed of the stream, its flat flood plain (the region in which the stream meanders, the steeper banks, and the uplands which are often wooded).

**Regional Parks:** Parks that are distinguished from, yet supplement and enhance County and municipal park systems, and seek to preserve and protect regionally-significant areas of particular ecological, scenic or historic value and provide recreational facilities.

**Regional Stormwater Management Facilities:** A regional stormwater management facility is defined as a facility that provides detention of stormwater runoff typically for the entire upstream watershed and provides water quality benefits for the entire upstream watershed in accordance with the Public Facilities Manual. Generally for a stormwater detention facility to qualify as a regional facility, it must provide detention benefits for a watershed area of greater than 100 acres

**Rural Character:** Rural character consists of qualities such as horse farms, lakes, pastures, farms, estates and undisturbed roadsides. Areas contain mature and natural landscape with informal placement of trees and indigenous vegetation is characteristic of the area. Cemeteries and places of historic or architectural significance are preserved and maintained.

**Revitalization:** The renewal and improvement of older commercial and residential areas through any of a series of actions or programs that encourage and facilitate private and public investment.

**Right-of-Way:** The area over which a legal right of passage exists; land used for public purposes in association with the construction or provision of public facilities, transportation projects, or other infrastructure.

**Screening:** Landscaping and/or physical barriers that are erected to mitigate potential incompatibilities between different types of land uses.

**Setback:** The distance between the buildings and any lot line. Typically reported as either front, side, or rear yard setback with varying minimum distances established by zoning category.

**Single Family Detached Dwelling:** A single family dwelling unit which is entirely surrounded by open space or yards on the same lot.

**Single Family Residential:** Units designed to house one family per unit. Includes detached single family homes as well as townhouses.

**Sign:** Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means; including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

**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, flood plains, wetlands, and waterways; landscaping and open space; 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 so that an informed decision can be made by the approving authority.

**Smart Growth:** An approach to land-use planning and growth management that recognizes connections between development and quality of life. Smart-growth approaches preserve open space and other environmental amenities. The term is also used to refer to Wisconsin's comprehensive planning law. See s. 66.1001, Wis. Stats., although the law does not define Smart Growth.

**Suburban Areas:** The region that generally lies at the edge of urban areas with lower density residential and commercial development.

**Site Inventory/Analysis:** The mapping of the natural, cultural and historic features of a site or region. Such natural features as soils, wetlands, floodplains, slopes, habitat, vegetation and riparian resources are inventoried. The analysis identifies developable and non-developable areas in a highly graphic manner, thus assisting in the prioritizing of objectives.



**Scenic Byway:** Any designated highway, street, road or route which features certain resources (cultural, natural, archaeological, historical, recreational) that should be protected or enhanced.

**Sustainable Development:** The balancing of economic and social forces against the environmental imperatives of resource conservation and renewal for the future. Sustainable development has been defined as development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Many consider the three legs of sustainable development to be social equity, economic prosperity and ecological integrity.

**Transfer of Development Rights:** The transfer of development rights is a mechanism by which culturally or historically significant properties, in many cases farms, significant buildings or scenic views, may be protected in perpetuity through the sale of “development rights.” Typically, owners of land in development-restricted areas called “sending” districts transfer the development rights from their property and sell those rights to property owners in specified “receiving” districts.

**Trails:** A pathway constructed of various materials such as asphalt, stone dust, or natural surface that is used for recreation, or as an alternative mode of non-motorized transportation, or both.

**Tributary Stream:** Any perennial stream that is so depicted on the most recent U.S. Geological Survey 7 1/2 minute topographic quadrangle map (scale 1:24,000).

**Traditional Neighborhoods:** Traditional neighborhood development emphasizes two broad goals:

- reduce the destruction of habitat and natural resources, and to reduce dependency on automobiles and their associated impacts; and
- reduce polluting emissions, excessive use of energy and fragmentation of the landscape

**Transit Oriented Development:** Mixed-use community with an average 2,000-foot walking distance of a transit stop and core commercial area.

**Urban Design:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. Design analysis includes the relationship between buildings, streets, land use, open space, circulation, height, natural features and human activity. A well designed urban or suburban environment demonstrates the four generally accepted principles of urban design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**Urban Growth Area:** An area in which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Urban growth areas are based on the population forecast and shall include areas and densities sufficient to permit the urban growth that is projected to occur for a specified period.

**Urban Growth Boundaries:** The line on a map that is used to mark the separation of urbanizable land from rural land and within which urban growth should be contained for a period of time specified by a growth management plan.

**Urban Reserve:** An area outside of an urban service area but within an urban growth boundary in which future development and extension of services are planned. The urban service area and urban reserve combined, in many places, constitute the urban growth area.

**Urban Service Area:** An area in which urban services will be provided and outside of which such services will not be extended.

**Urban Sprawl:** Generally defined as unplanned, uncontrolled, and uncoordinated single-use development that does not provide for an attractive and functional mix of uses and/or is not functionally related to surrounding land uses.

**Watershed:** A geographical area within which rain water and other liquid effluents seep and run into common surface or subsurface water bodies such as streams, rivers, lakes, or aquifers.

**Wetlands:** Any land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an unusually strong affinity for water, and the presence or evidence of surface wetness.

**Zoning:** Land use laws developed to protect lower impact uses, such as housing, from higher impact uses, such as industry and commerce. It has become a type of land-use control to separate one type of land use from another. Current trends in zoning are to allow for mixed use developments.