



Glossary v1

(Note: sources are noted after each definition)

Accessory dwelling unit (ADU)	<p>A dwelling unit considered secondary to a primary dwelling unit for use as a complete independent living facility on the same parcel as a permitted principal use and which meets dimensional and other requirements applicable to the principal use, which may be attached to the primary dwelling.</p> <p>(source: GCULUR, Article 16, Definitions)</p>
Affordable housing unit (AHU)	<p>A resident-occupied housing unit, the sale or rental of which units have been limited to specific segments of the market with permanent affordability insured through appreciation rates controlled by deed restriction or other legally-binding mechanism approved by the Board of County Commissioners.</p> <p>(source: GCULUR, Article 16, Definitions)</p>
Density	<p>A unit of measurement, specific to residential development, to be interpreted as the number of dwelling units per acre of land.</p> <p>(source: GCULUR, Article 16, Definitions, modified as shown)</p>
Dwelling unit (DU)	<p>A building or portion of a building that is designed for residential occupancy by a single family (i.e. kitchen, bathroom(s), individual entry from exterior or a common hallway).</p> <p>(source: GCULUR, Article 16, Definitions, modified as shown)</p>
Floodplain	<p>Any land area susceptible to being inundated by water from any source (see definition of flooding). The floodplain mapped in the Comprehensive Plan, Appendix 3 is the 100-year floodplain as determined by the Federal Emergency Management Administration (FEMA).</p> <p>(source: GCULUR, Article 16, Definitions, modified as shown)</p>
Individual Sewage Disposal System (ISDS)	<p>An absorption system of any size or flow or a system or facility for collecting, storing, treating, neutralizing, stabilizing, or disposing of sewage that is not a part of or connected to a sewage treatment works. There are many types of ISDS's, the most common of which is a septic system. Systems of less than 2,000 gallons/day capacity are regulated by the County Health Department, systems of 2,000 gallons/day or more must receive site approval and a discharge permit from the State Department of Health.</p> <p>(source: www.cdphe.state.co.us/regulations/wqccregs/100306individualewagedisposalsystems.pdf)</p>
Infrastructure	<p>Those manmade structures which serve the common needs of the population. Structures typically include roads, water lines, sewer lines, electric and gas lines.</p> <p>(source: GCULUR, Article 16, Definitions, modified as shown)</p>

Intergovernmental Agreement (IGA)	An agreement between two or more governments or agencies. (source: WA)
Light pollution	Light emitted from an artificial source that falls on a separate property from the source, or illuminates the night sky decreasing the visibility of stars and other natural sky phenomena. (source: Google search and combination of various sources)
Municipality	An incorporated city or town. (source: GCULUR, Article 16, Definitions)
Neighborhood center	A small (up to 5 acres) area containing a mix of residential and commercial uses, the commercial uses of which are intended primarily to serve surrounding rural populations. (source: GarCo CP 2030 Land Use Table, modified)
Planned Unit Development (PUD)	A type of customized zoning district. The purpose of a PUD is to permit and encourage greater flexibility and innovation so that the development is compatible with the site's physical and environmental characteristics. In general, a PUD provides an opportunity for a mixture of uses and housing types in a coordinated manner that may not be possible in a traditional zoning district. All uses that are permitted in the underlying zone district where the PUD is located and any other uses that are consistent with the Comprehensive Plan may be permitted in a PUD. (source GCULUR Article VI)
Regional employment center	A large area of industrial, light industrial uses and/or manufacturing uses that draws work and employees from a broad area within the region. (source: GarCo CP 2030 Land Use Table, modified)
Rural employment center	Small areas (typically under 10 acres) that accommodate principally employment uses, such as light industrial, manufacturing and equipment storage. These centers are typically located near major roadways and can also contain a minor amount of retail sales intended primarily as convenience shopping. They may include residential uses primarily for employees of the business located on the property. (source: GarCo CP 2030 Land Use Table, modified)
Riparian	Related to, living or located on the bank of a natural watercourse or lake. Riparian areas include groups of plants, animals and aquatic communities whose presence is either directly or indirectly attributed to water-influenced or water-related factors. Areas exempt from this definition are manmade agricultural structures and devices including irrigation ditches, sprinklers and artificial ponds. (source: GCULUR, Article 16, Definitions)
Special District	Quasi-municipal corporations established under state statute Title 32 to provide public facilities or services. (source: GCULUR, Article 16, Definitions)

Town Center	<p>A compact (usually 25 to 50 acres) mix of commercial, office, retail and residential uses that are the “downtown” focus of a local community. Most town centers occur in incorporated cities and towns, and some cities may have more than one. Smaller town centers are often anchored by a grocery store.</p> <p>(source: GarCo CP 2030 Land Use Table, modified)</p>
Unincorporated area	<p>The area of the county that is outside of the limits of incorporated cities and towns.</p> <p>(source: WA)</p>
Unincorporated community	<p>Essentially a small town that has not been incorporated. They typically contain a mix of retail, office and residential uses. The commercial uses are intended to serve their own populations and the immediately surrounding residences. Services and infrastructure are provided by a combination of county (e.g. sheriff) and special districts (fire, water/sewer, school, etc.).</p> <p>(source: GarCo CP 2030 Land Use Table, modified)</p>
Urban Growth Area (UGA)	<p>A boundary line (Urban Growth Boundary or UGB) portrayed on a map and drawn around a municipality within which a city expects to accommodate future urban growth, certified to the County by the governing body of the municipality. It is expected that land within Urban Growth Areas will be developed in an urban pattern, urban services will be provided by the municipalities, and the area will eventually be annexed, based upon a maximum 20-year growth period.</p> <p>(source: GCULUR, Article 16, Definitions)</p>
Urban level of development	<p>Generally residential development that is comprised of lots that are less than 1/3 acre in size.</p> <p>(source: WA)</p>
Urban services	<p>Services normally associated with living in urban and suburban settings, such as¹ some or all of the following:</p> <ul style="list-style-type: none"> ○ Collective water and sewer treatment ○ Police services such as traffic monitoring and domestic disputes ○ Low response time fire protection ○ Trash collection ○ Street lights ○ Animal control ○ Paved streets, with more frequent snow plowing and periodic street cleaning <p>(source: WA)</p>
Watershed	<p>The area of land where all of the water that is under it or “sheds” or drains from it into the same place (creek, stream, river, lake, etc.). A watershed is defined by ridgelines that form basins.</p> <p>(source: combination of various on-line definitions)</p>

¹ These include many of the services provided in rural areas, but at higher frequencies.