

## APPENDIX

### APPENDIX A – Glossary of Terms

**Annexation:** To incorporate an area/territory into a city, service district, etc.

**Area Plan:** Plans adopted by Maricopa County for specific subareas of the unincorporated County. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also specify detailed land use designations which are used to review specific development proposals and plan services and facilities.

**Arterial:** A street providing traffic service for large areas. Access to adjacent property is incidental to serving major traffic movements.

**Agriculture:** Any use of land for the growing and harvesting of crops or animals for sale for profit, or uses which are directly ancillary to the growing and harvesting of crops or animals, which is the exclusive or primary use of the lot, plot, parcel, or tract of land; or processing crops to the generally recognizable level of marketability; or the open range grazing of livestock.

**Aquifer:** A saturated underground formation of permeable materials capable of storing water and transmitting it to wells, springs, or streams.

**Buffer:** A method of separating incompatible uses; examples include opaque fencing, vegetated berms, and dense landscaping.

**Transportation Improvement Program:** A Board of Supervisors approved timetable or schedule of future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

**Character:** Distinguishing quality or qualities that make an area unique.

**Cluster Development:** A development design that concentrates buildings in areas of the site to allow remaining land to be used for recreation, common open space and/or preservation of environmentally sensitive features.

**Community:** A group of individuals living in a common location sharing common interests.

**Comprehensive Plan:** A master or general plan containing guidelines for growth and development of the land within a jurisdiction, and coordinating policies affecting public services, benefits and regulations.

**Density:** A numeric average of families, individuals, dwelling units or housing structures per unit of land; usually refers to dwelling units per acre in the Comprehensive Plan.

**Developer:** Any person or group of persons or legal entity which builds improvements on land, including buildings, streets, parking lots, drainage structures, and utilities to serve buildings.

**Dwelling Unit:** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

**Easement:** An interest held by one person, party, or entity, in land of another, whereby that person is accorded partial use of such land for a specific purpose, such as access or utility extensions.

**Endangered Species:** A species of animal or plant that is listed as endangered in accordance with the federal Endangered Species Act.

**Environment:** All the factors (physical, social, and economic), that affect a population.

**Floodplain:** The channel and the relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by floodwater. Land immediately adjoining a stream, which is inundated when the discharge exceeds the conveyance of the normal channel.

**Goal:** An ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

**Groundwater:** Water stored underground, beneath the earth's surface, in cracks and crevices of rocks and in the pores of geologic materials that make up the earth's crust.

**Habitat:** The sum of environmental conditions of a specific place that is occupied by an organism, a population or a community.

**Household:** The person or persons occupying a housing unit.

**Housing Unit:** A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

**Incorporated City:** Area(s)/neighborhood(s) joined together for the purpose of self-government.

**Infrastructure:** Facilities and services needed to sustain any type of development—residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations, etc.

**Intermodal:** A system of moving goods that integrates several different forms of transportation methods (e.g. truck to rail).

**Landfill:** A disposal site, which disposes of solid wastes on land. Wastes are deposited and compacted. At specific intervals, a layer of soil covers the waste and the process of deposit and compaction is repeated without creating nuisances or hazards to public health or safety. The purpose is to confine the wastes to the smallest practical area, to reduce them to the smallest practical volume.

**Land Use:** The occupation or use of land or water area for any human activity or any purpose defined in the Comprehensive Plan.

**Manufactured Housing:** A dwelling unit installed at the building site by connecting one or more segments which have been made in a manufacturing facility located off of the site. A manufactured home is built in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

**Mobile Home:** A movable, factory-built home, built prior to the 1974 National Manufactured Housing Construction and Safety Standards Act.

**Multi-modal:** Capable of accommodating a variety of transportation modes, such as buses, automobiles, rapid transit, rail, bicycles and pedestrians. A multi-modal transportation hub is a facility for the transfer of passengers and/or goods between different modes of transportation.

**Natural Resources:** Elements relating to land, water, air, plant and animal life, and the interrelationship of those elements. Natural resources include soils, geology, topography, floodplains, vegetation, wildlife, surface and groundwater, and aquifer recharge zones.

**Neighborhood:** An area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools, or social clubs, or boundaries defined by physical barriers such as major highways and railroads or natural features such as rivers.

**Neighborhood Park:** A recreation site developed for active and passive activities which is designed to serve one or a few neighborhoods within a short walking or driving distance to the park site. Typical equipment and facilities in a neighborhood park can include a mix of playground equipment, playing fields, picnic tables, landscaping, and on-site parking. Neighborhood parks are generally smaller than a community park, and they lack the variety of recreation experiences available in a larger park.

**Non-attainment Area:** Areas that do not meet the National Ambient Air Quality Standards (NAAQS) for one or more pollutants. The pollutants included in these standards include lead, oxides of nitrogen, sulfur dioxide, ozone, carbon monoxide, and PM<sub>10</sub>.

**Nonmotorized Recreation:** Recreational opportunities provided without the use of any motorized vehicle. Participation in these activities travel by foot or horseback, etc. Bicycle riding is generally included under non-motorized recreation, but some land management agencies may restrict their use.

**Objective:** A specific end, condition or state that is an intermediate step toward attaining a goal. An objective should be achievable and, when possible, measurable and time specific.

**Open Space:** Publicly or privately owned and maintained lands in their natural state and protected from development. Open Space lands are generally comprised of mountains and foothills, rivers and washes, canals, vegetation, wildlife habitat, parks, and preserves.

**Park and Ride:** A voluntary system where participants drive to a central location in order to carpool or gain access to public transportation to another location.

**Particulates:** Small particles suspended in the air and generally considered pollutants.

**Permeability:** Rate at which water runs through soil.

**Planning:** The establishment of goals, policies, and procedures for social, physical, and economic order.

**Plat:** A scaled drawing, developed from a survey performed by a surveyor, that contains a description of subdivided land with ties to permanent survey monuments.

**PM<sub>10</sub>:** Airborne particulate matter of 10 microns or less in diameter. PM<sub>10</sub> is the result of agricultural and construction operation, suspended dust, tire abrasion from vehicles traveling on roads, and natural occurrences such as wind storms.

**Policy:** A specific statement that guides decision making. Policies are statements of intent for actions to be taken in pursuit of a given objective.

**Population Density:** The number of people in a given area. The number may be obtained by multiplying the number of dwellings per acre by the number of residents per dwelling.

**Potable:** Water suitable for drinking.

**Protected Species:** Any species or subspecies subject to excessive taking and with significant threats or declining populations making it illegal to take them under the auspices of a hunting or fishing license.

**Regional Park:** A recreation area of 200 or more acres offering passive recreation opportunities for activities such as hiking, camping, picnicking, and climbing, but has no facilities for organized active forms of recreation.

**Response Time:** The time interval between the receipt of a request for public service or assistance, and the arrival of the service provider. Typically, response time measures the ability to get emergency service to a specific location, with delays attributed to dispatch time, driving distance, traffic conditions, ability to find the specific location, and the backlog of service requests.

**Right-of-Way:** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads and utility lines.

**Rural:** When used in the context of this Plan, rural areas shall be those areas intended for residential development on no greater than one acre lots, with limited supporting nonresidential uses.

**Rural Residential:** Single family residence on a parcel of 1 or more acres; may include mixed residential and agricultural use.

**Subdivider:** Any person who offers for sale or lease six or more lots, parcels or fractional interests in a subdivision or who causes land to be subdivided into a subdivision for himself or for others, or who undertakes to develop a subdivision, but does not include a public agency or officer authorized by law to create subdivisions (as defined by A.R.S. §32-2101-53).

**Subdivision:** Improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests. Subdivision or subdivided lands include a stock cooperative and include lands divided or proposed to be divided as part of a common promotional plan (as defined by A.R.S. §32-2101-54).

**Subsidence:** The gradual, settling or sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of water extraction from underground supplies and not the result of a landslide or slope failure.

**Suburban:** When used in the context of a Maricopa County Area Plan, suburban includes residential uses at generally two to three single family units per acre and supportive nonresidential and public development.

**Threatened Species:** Any species or subspecies which is likely to become endangered within the foreseeable future because serious threats have been identified and populations are (a) lower than they are historically or (b) extremely local and small.

**Traffic Analysis Zones (TAZ):** A small geographic area within a municipal planning area designated by the Maricopa Association of Governments for the purpose of estimating and projecting population.

**Trip:** A one-way vehicle movement that either begins or ends at the location being considered; thus, a vehicle which leaves a home and later returns to it would account for two trips under this designation.

**Urban:** When used in the context of a Maricopa County Area Plan, urban includes development of three or more residential units per acre and comparable nonresidential and public development.

**Visual Resource:** The composite of basic terrain, geologic features, water features, vegetative patterns, and land use effects that typify a land unit and influence the visual appeal the unit may have.

**Wastewater:** Includes sewage and all other liquid waste substances associated with human habitation, or of human or animal origin, or from any producing, manufacturing or processing operation of whatever nature.

***Watershed:*** The entire area that contributes water to a drainage system or stream.

***Zoning:*** The division of a jurisdiction into parcel specific categories with regulations governing the use, placement, spacing, and size of land and buildings corresponding to the categories.

**APPENDIX B – Generalized Existing Zoning**

<b>Zoning Districts</b>	<b>Density</b>	<b>Permitted Uses</b>
<b>Rural Residential</b>		
Rural 190	1 du/ 5ac (190,000	Residential, agricultural activities
Rural 70	1 du/ 1.6 ac (70,000	Residential, agricultural activities
Rural 43	1 du/ 1ac (43,560 sq.	Residential, agricultural activities
<b>Single Family Residential</b>		
R1-35	1du / 35,000 sq. ft.	Residential
R1-18	1du / 18,000 sq. ft.	Residential
R1-10	1du / 10,000 sq. ft.	Residential
R1-8	1du / 8,000 sq. ft.	Residential
R1-7	1du / 7,000 sq. ft.	Residential
R1-6	1du / 6,000 sq. ft.	Residential
<b>Two Family Residential</b>		
R-2	1du / 4,000 sq. ft.	Multi-family dwelling
<b>Multi-Family Residential</b>		
R-3	1du / 3,000 sq. ft.	Multi-family dwellings
R-4	1du / 2,000 sq. ft.	Multi-family dwellings
R-5	1du / 1,000 sq. ft.	Multi-family dwellings
<b>Commercial</b>		
Planned Shopping Center		Retail and service businesses w/ developer approved by the BOS
Commercial Office (C-O)		Professional, semi-professional and business
Neighborhood Commercial		Food markets, drugstores and personal
Intermediate Commercial		Hotels and motels, travel trailer parks, some commercial recreation and cultural
General Commercial (C-3)		Retail and wholesale commerce and entertainment
<b>Industrial</b>		
Planned Industrial (Ind-1)		Business and manufacturing activities w/ site plan approved by the BOS
Light Industrial (Ind-2)		Light industrial activities w/ development site approved by the BOS
Heavy Industrial (Ind-3)		Heavy industrial activities w/ development site approved by the BOS

In addition to the Zoning Districts listed above, Overlay Zoning Districts, Special Uses, and Unit Plans of Development are also established to allow development that protects the environment, provides alternative housing types, and promotes age specific residential areas. These include:

**1) Hillside Development Standards (HD):**

To allow the reasonable use and development of hillside areas while maintaining the character, identity, and image of the hillside area. This district applies to development on slopes of 15 percent and greater.

**2) Manufactured House Residential Overlay (MHR):**

To provide for housing which is similar to conventional on-site-built housing in subdivisions or on individual lots where manufactured housing is appropriate.

**3) Senior Citizen Overlay (SC):**

To provide for planned residential development designed specifically for residency by persons of advanced age.

**4) Planned Development Overlay (PD):**

To establish a basic set of conceptual parameters for the development of land and supporting infrastructure, which is to be carried out and implemented by precise plans at the time of actual development.

**5) Special Uses (SU):**

To permit a class of uses that are otherwise prohibited by the Ordinance. Nineteen Special Uses Permits have been issued in the Tonopah/Arlington planning area. The approved uses include: RV Parks, PVNGS, a private airport, mobile homes, and mobile home parks.

**6) Unit Plans of Development (UPD):**

To provide for large-scale development where variations in lot size, dwelling type and open space is warranted due to topographic or other considerations.

### ***APPENDIX C – Acronym List***

<b>ADHS</b>	Arizona Department of Health Services
<b>ADEQ</b>	Arizona Department of Environmental Quality
<b>ADOT</b>	Arizona Department of Transportation
<b>ADT</b>	Average Daily Traffic
<b>ADWR</b>	Arizona Department of Water Resources
<b>API</b>	Arizona Preserve Initiative
<b>APS</b>	Arizona Public Service
<b>A.R.S.</b>	Arizona Revised Statutes
<b>AWA</b>	Arlington Wildlife Area
<b>BLM</b>	U. S. Bureau of Land Management
<b>BOS</b>	Board of Supervisors
<b>CAP</b>	Central Arizona Project
<b>DMP</b>	Development Master Plan
<b>DOE</b>	U. S. Department of Energy
<b>EPA</b>	U. S. Environmental Protection Agency
<b>ESLO</b>	Environmentally Sensitive Land Ordinance
<b>FCDMC</b>	Flood Control District of Maricopa County
<b>GIS</b>	Geographic Information System
<b>MAG</b>	Maricopa Association of Governments
<b>MCCD</b>	Maricopa County Community Development
<b>MCDOT</b>	Maricopa County Department of Transportation
<b>MCESD</b>	Maricopa County Environmental Services Department
<b>MCP&amp;DD</b>	Maricopa County Planning and Development Department
<b>NPL</b>	Superfund National Priorities List
<b>NRC</b>	U. S. Nuclear Regulatory Commission
<b>PVNGS</b>	Palo Verde Nuclear Generating Station
<b>RDA</b>	Rural Development Area
<b>ROW</b>	Right of Way
<b>RPTA</b>	Regional Public Transportation Authority
<b>RRS</b>	Roads of Regional Significance
<b>SHPO</b>	State Historic Preservation Office
<b>SLD</b>	State Land Department
<b>TIP</b>	Transportation Improvement Program
<b>TSP</b>	Transportation System Plan
<b>UST</b>	Underground Storage Tanks
<b>VMT</b>	Vehicle Miles Traveled
<b>VOC</b>	Volatile Organic Compounds.
<b>VPD</b>	Vehicles per Day