GLOSSARY

Accessory apartment: A secondary and subordinate dwelling unit on a residential lot, which can be rented out by the owner of the house. Accessory apartments may be connected to the house, be detached buildings, or be located above detached garages.

Affordable Housing: Rental and “for purchase” housing, which is decent, safe and sanitary, and does not exceed 30% of household income. Albemarle County targets resources at the following three income ranges having the greatest need in 1999: Rental housing occupying 0-80% of the median income and “for purchase” housing at 50 - 80% of the current median income.

Average daily traffic: ADT: The average total numbers of vehicles that traverse a road on a typical day, usually specified in the ITE Traffic Generation Manual.

Bioretention: A water quality practice that uses landscaping and soils to treat urban storm water runoff by collecting it in shallow depressions before filtering it through a fabricated planting soil media.

Cul-de-sac: A local access street with a closed circular end, which allows for vehicle turnarounds. As a rule, Cul-de-sacs are discouraged in the Neighborhood Model.

Close: An alternative to the cul-de-sac supported by the Neighborhood Model, the Close is a one-way loop road encircling a public space, fronted by residences or shops on one side.

Density, Gross: The maximum number of dwelling units allowed within a particular parcel of land, expressed in terms of dwelling units per acre.

Density, Net: The maximum number of dwelling units possible within a particular parcel of land after subtracting the non-developable areas, e.g., flood plains, wetlands, steep slopes, forest preserves collector roads, and other open spaces, expressed in terms of dwelling units per acre, net.

Density Bonus: A form of incentive offered to property developers to provide some combination of features consistent with the Comprehensive Plan.

Excess Parking: Parking spaces that are constructed over and above the number required or predicted based on the parking demand ratio for a particular land use or activity.

Hollywood Drive: A one-lane driveway broken into separate narrow paved areas for each wheel with a strip of grass in between.

Impervious cover: Any surface in the urban landscape that cannot effectively absorb or infiltrate rainfall. In suburban areas, streets and parking lots are the two most significant components of impervious cover.

Infill development: New construction on vacant land within the Development Areas that is surrounded or nearly surrounded by existing development.

ITE Manual: Published by the Institute of Traffic Engineers it provides nationwide roadway standards.
**Minimum Lot Size:** The minimum area of an individual lot within a particular zoning category as specified in the Zoning Ordinance of Albemarle County.

**Neighborhood:** The building block for the Development Areas, a neighborhood is a mixed-use, mixed-income area limited by walking distance, not by density. The neighborhood is conceived to fulfill ordinary human needs, including those of transportation, employment and shopping. The neighborhood is served by a interconnected pattern of transportation variously designed for character and capacity creating a public realm that is available to the pedestrian, the bicyclist as well as the motor vehicle.

**Neighborhood Model:** The guidelines that describe the character of the Neighborhood in Albemarle County as defined in this document.

**Network:** A system of interconnected streets and transportation options.

**New Urbanism:** A land development methodology that gained popularity in the early 1990’s that aims to use the techniques of neighborhood design popular before the 1940’s. It marries these techniques to contemporary technology, e.g., cars, rapid transit, etc.

**Open Space:** Land that is set aside for outdoor enjoyment and preservation.

**Pavement Width:** The width of the paved roadway within a right-of-way.

**Parking Lane:** A narrow curb lane often seven-to eight-feet in width designed for parallel “on-street” parking.

**Parking demand:** The number of parking spaces actually used for a particular land use.

**Parking, Off-street:** Driveways or parking lots within a property.

**Parking, On-street:** Parallel parking typical of traditional towns and villages, which is frequently not counted toward satisfying the required number of parking spaces for a residence or a business.

**Parking ratios:** An expression of the required parking spaces that must be provided for a particular land use, often stated as a ratio of x spaces per y units in residential calculations or x spaces per 1000 square feet in non-residential calculations.

**Parking, Shared:** When two uses such as office and retail have peak parking loads at different times of the day or week, they can often share their parking with each other and take advantage of the underutilized parking at one of the facilities. This has the effect of reducing the total mount of parking and allowing higher densities or a reduction in impervious cover.

**Queuing street:** A narrowed street which contains a single travel lane and which may occasionally require an opposing driver to pull over to allow an oncoming vehicle to pass.

**Redevelopment:** The remodeling and reconstruction of existing “strip centers” and malls into more viable commercial and/or residential areas.

**Right-of-way:** The design area of a thoroughfare that includes the pavement width and areas for sidewalks and utilities.

**Rural Areas:** A zoning and land use classification that describes the agricultural areas of Albemarle County located outside of the Development Areas.
Setback: See Yard

Structured Parking: More commonly referred to as parking garages, these are parking facilities on multiple levels. Structured parking reduces the land on a given site that must be devoted to parking to allow higher densities of development and reduce the total land coverage of a particular development.

Subdivision Ordinance: The regulations governing the creation of new parcels for development. It also specifies the construction standards for roads, drainage, utilities and other facilities to serve a development or parcel.

Swale: An open drainage channel or depression explicitly designed to detain and promote the filtration of storm water runoff.

Traditional Neighborhood Development (TND) or Neotraditional Development: A compact, mixed-use development typically containing a grid street pattern, sidewalks, and street trees, reflecting the vernacular pattern of human settlement typical of development throughout the United States up until 1939.

Transect: A cross-section of a Neighborhood containing a mix of activities and reflecting a continuum of intensity of uses.

Transit Oriented Design (TOD): A type of development consistent with the Neighborhood Model designed to encourage and facilitate transit ridership.

Vehicle Miles Traveled (VMT): This is a measure of the total number of miles driven by every automobile within a study area within a specified time period, on any given day. VMTs are one the statistics used to measure the required road capacity. Reducing distances between residences and shops and workplaces, mixing uses and adopting a network pattern for thoroughfares reduces VMTs over conventional suburban development.

Yard: The space in front, behind or to the side of a building.