
SECTION IX. GLOSSARY

Active Recreation Area: A city-owned or -maintained property that is meant to provide facilities for active recreation activities such as field sports, play on structures, and barbecues.

Agricultural Land with Conservation Easement: Agricultural land whose owners have sold or otherwise dedicated the additional development rights of their property so that the land will be assessed and taxed as agricultural land rather than as land that could be developed at a higher intensity.

Arena: A sphere of interest or activity.

Art in Public Places: A city program, which funds the purchase and display of visual art in city buildings and on city-owned property. Funds for Art in Public Places are provided through the Municipal Art Fund.

Artist: Any person working or creating in any of the arts, including visual arts, literary arts, dance, music, video and film making, performance art, media art and all other forms of artistic expression.

Community separators: Agricultural and open space areas located between cities that provide visual relief from continuous urbanization, encourage compact urban form, and maintain the unique identity of communities in close proximity. These lands are frequently subject to intense development pressures, especially within transportation corridors. The areas between the cities of Davis and Dixon and between the cities of Davis and Woodland have been identified as the primary Community Separators in the Davis General Plan.

Cultural Resource Site: Archeological sites containing information of known or potential value in answering scientific research questions; archeological sites containing information that may shed light on local, State, or national history; sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history, historic or prehistoric cemeteries, or shrines; sites associated with events important in the history of the community as a whole (battlefields, trails, etc.); cemeteries associated with important events or people, or whose study can provide important information about history or prehistory; ruins of historically or archaeologically important buildings or structures; historically important shipwrecks; cemeteries important for the architectural or artistic qualities of their constituent structures and monuments; constructed landscapes that exemplify principles, trends, or schools of thought in landscape architecture, or that represent fine examples of the landscape architect's art.

Demand Responsive Transit: Transit which is dispatched on request to specific locations to meet a passenger. Examples include paratransit, jitneys and taxis.

Densification A type of infill development, involving a building addition or redevelopment to add dwelling units or floor area, consistent with City policies.

Design Guidelines: A set of guidelines defining the parameters to be followed in site and/or building design and development.

Diverse or diversity: Having or representing a multitude of races, ethnicities, cultures, ages, religions, genders, sexual orientations, disabilities, or socio-economic backgrounds.

Dwelling Unit: A structure that contains living facilities, including provisions for sleeping, eating, cooking, and sanitation.

Dwelling Unit, Duplex: Two primary, separate dwelling units, either attached or detached on one lot, each unit allowing one family or one group of congregate residents.

Dwelling Unit, Multi-family: Any residential building providing separate dwelling units for three or more families, or groups of congregate residents, owned by a single entity.

Dwelling Unit, Single Family Attached: Any building with three or more dwelling units, structurally attached, for not more than one family or one group of congregate residents for each unit. Each unit may be owned by a separate entity.

Dwelling Unit, Single Family Detached: Any dwelling unit, not structurally attached to another primary residence, for not more than one family or one group of congregate residents for each unit. Each unit is typically on an individual lot and owned by a separate entity.

Dwelling Unit, Split Lot: Two primary dwelling units, usually attached, each on its own lot. In contrast, a duplex consists of two separate dwelling units on one lot. Split lots in Davis have typically been used to create two affordable dwelling units which are smaller than market-price units.

Floor Area Ratio (FAR): The ratio of the size of a building to the size of its parcel, expressed as a decimal number. For example, a 50,000 square foot building on a 50,000 square foot lot has a floor area ratio of 1.00 (or 100%), while the same building on a 100,000 square foot parcel would have a floor area ratio of .50 (or 50%). The FAR is used in calculating the building intensity of a development project.

“Green” (or “sustainable”) development and building: Environmentally friendly

building design, construction and maintenance. Based on principles of resource conservation, energy efficiency, and preserving and enhancing environmental quality. Incorporates natural systems such as daylight to fresh air. Fundamentals include site, building design, engineering and building. Site considerations may include: redeveloping an existing urban site rather than converting a raw, undeveloped site; building orientation to conserve energy through solar orientation, daylighting, and wind; connections to the larger urban community's facilities and services; below grade construction to reduce visual and energy impacts; and landscaping to minimize water irrigation requirements. Building considerations involve the building's skin, shading, massing and may include: daylighting; efficient HVAC systems; thermal insulation; glazing; shading devices; floor plate and shape to bring in more natural light; design for natural heating and cooling; production of energy; use of removable (that is, photovoltaic panels or solar hot water technology; efficient use and re-use of water; and use of environmentally-friendly, low impact materials that can ultimately be recycled.

Greenbelts: Areas of varying widths, averaging about 100 feet wide, and cover approximately 10% of the area in new residential development. Greenbelts are segments of a citywide complex of parks and transportation corridors. Greenbelts are designed and maintained to provide both recreation opportunities and off-street transportation. Greenbelts serve the neighborhood and the community in general. Amenities may include bike paths, children's playgrounds, turf areas, picnic areas and landscaping.

Greenstreets: One of the components of the City's greenway network. Greenstreets typically include large canopy shade trees to provide beauty and comfort for bicyclists and pedestrians and to minimize the heat gain of the paved surfaces. New greenstreets typically include a parkway space with bike paths between the curbs and ultimate right-of-way lines, in addition to bike lanes. New arterial greenstreets also typically provide a landscaped median. It is recognized that existing designated greenstreets may have been built without the typical elements. Improvements to such streets may be planned (for example, as part of corridor plans) and implemented as resources are available.

Greenways: The components of an integrated, continuous open space system. Greenways link to and connect open space areas such as parks and habitat areas, and are to be planted with native vegetation that supports wildlife.

Gross Density: The density of housing in an area, expressed as dwelling units per acre, including the entire development area with its local and collector streets and private open spaces. For calculation purposes, the gross density excludes arterial streets and public open spaces. On mixed use parcels, the gross density is the density on the entire parcel, without regard to any other uses on the parcel as well.

Habitat Area: An area that can host or sustain vegetative and animal biotic resources, but that has been disturbed or improved in some fashion, as distinct from “Natural Habitat Areas.”

Heritage Oak Trees: A native oak tree with a 60” or larger circumference (approximately 19” or larger diameter).

Historic Building: Notable examples of architectural styles and periods or methods of construction, particularly local or regional types; buildings showing the history and development of such diverse areas as communications, community planning, government, conservation, economics, education, literature, music, and landscape architecture; stores and businesses and other buildings that provide a physical record of the experience of particular ethnic or social groups; complexes of buildings, such as factory complexes, that comprise a functionally and historically inter-related whole; markets and commercial structures or blocks; buildings by great architects or master builders and important works by minor ones; architectural curiosities, one-of-a-kind buildings; sole or rare survivors of an important architectural style or type; studios of American artists, writers, or musicians during years of significant activity; institutions that provide evidence of the cultural history of a community (churches, universities, art centers, theaters, and entertainment halls); buildings where significant technological advances or inventories in any field occurred (agricultural experiment stations, laboratories, etc.).

Historic District: Groups of buildings that physically and spatially comprise a specific environment; groups of related buildings that represent the standards and tastes of a community or neighborhood during one period of history, unrelated structures that represent a progression of various styles and functions, or cohesive townscapes or streetscapes that possess an identity of place; groups of building structures (silos, barns, granaries, irrigation canals) that possess an identity of time and place; groups of structures and buildings that show the industrial or technological developments of the community, State, or Nation; groups of buildings representing historical development patterns (commercial and trade centers, county seats, mill towns); Groups of sites, structures, and/or buildings containing archeological data and probably representing an historical or prehistoric settlement or pattern of related activities.

Historic Resource: 1. (National Historic Preservation Act definition): Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places; such term includes artifacts, records, and remains which are related to such a district, site, building structure or object. 2. (Public Resources Code definition): Any object, building, structure, site, area, place record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Historic Archaeology: The study of archaeology pertaining to the time period from first European occupation until the present.

Historic Structure: Industrial and engineering structures, including kilns, aqueducts, weirs, utility or pumping stations, and dams; transportation structures, including railroads, turnpikes, canals, tunnels, bridges, roundhouses, lighthouses, and wharves; agricultural structures such as granaries, silos, corncribs, and apiaries; movable structures associated with important processes of transportation, industrial development, social history, recreation, and military history (ships, locomotives, carousels, airplanes, artillery pieces, etc.).

Inclusion: Equal opportunity for participation by all diversity groups.

Infill development: Urban development or redevelopment on vacant or “underutilized” urban-designated land within a city’s boundaries, consistent with City policies, as an alternative to accommodating growth through expansions of City boundaries.

Informal Education: Informal education plays a traditional and central role in intellectual, cultural and social development. Informal education is voluntary, lifelong and motivated mainly by intrinsic curiosity, exploration and social interaction. It includes hobbies, visiting museums, youth groups and youth activities, libraries, and any educational activity that is outside formal, classroom education.

Landmark Tree: A tree determined by the City of Davis to be of high value because of its species, size, age, form, historical significance, or similar criteria.

Lifecycle Costing: Cost analysis of a project or improvement that looks at the costs to implement and maintain the project or improvement over its entire life.

Low Income Housing: Housing which is affordable to families earning low incomes. “Low” incomes are 50% - 80% of the median income in Yolo County. “Affordable” means that a family spends no more than 30% of its gross income on housing.

Major Intersections: The following street intersections shall be considered “major intersections” for the purpose of Standard MOB 0.2a related to level of service standards:

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|-----------------|----------------|
| 1. Covell Blvd. | Shasta Drive |
| 2. Covell Blvd. | Anderson Road |
| 3. Covell Blvd. | Pole Line Road |

4. Covell Blvd.

Alhambra Blvd.

5.	8 th Street	Anderson Road
6.	8 th Street	Pole Line Road
7.	Russell Blvd.	Arlington Blvd.
8.	Russell Blvd.	Anderson Road
9.	Russell Blvd.	B Street
10.	5 th Street	F Street
11.	5 th Street	Pole Line Road
12.	1 st Street	E Street / Richards Blvd.
13.	Richards Blvd.	Olive Drive
14.	Cowell Blvd.	Pole Line Road
15.	Chiles Road	Mace Blvd.
16.	Cowell Blvd.	Mace Blvd.
17.	West Covell Blvd.	SB SR 113 ramps
18.	West Covell Blvd.	NB SR 113 ramps
19.	Russell Blvd.	SB SR 113 ramps
20.	Russell Blvd.	NB SR 113 ramps
21.	Richards Blvd.	EB Interstate 80 ramps
22.	Covell Blvd.	WB Interstate 80 ramps

Mixed Use: Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or industrial with offices and retail.

Mobility: The movement of goods and provision of access to activities and community services that is reasonably available to all people, including those who do not drive automobiles due to age, income, illness, disability, or choice.

Moderate Income Housing: Housing which is affordable to families earning moderate incomes. "Moderate" incomes are 80% - 120% of the median income in Yolo County. "Affordable" means that a family spends no more than 30% of its gross income on housing.

Multi-family: A term generally describing a residential building providing separate dwelling units for three or more families where the units in the building are owned by a single entity. See "Dwelling Unit - Multi Family."

Municipal Art Fund: A revenue fund, comprising a set-aside by the city of 1% on the construction cost of most capital improvement projects, that is earmarked for the purchase and display of Art in Public Places. The Civic Arts Commission is responsible for advising City Council on fund expenditures.

Natural Habitat Area: An area that sustains animal and vegetative biotic resources that has not been improved or disturbed. Natural Habitat Areas can also be areas that were previously "disturbed" and have been reclaimed or rehabilitated.

Neighborhood: A cluster of residential and related land uses within the city, which typically has a focal point at a neighborhood shopping center, school or park, with an approximate radius of one-quarter to one-half mile from the focal point to the periphery.

Net Density: The density of housing in an area, expressed as dwelling units per acre, based on the land area of the development parcels only, and not including public streets, parks and public open spaces. For calculation purposes, the net density includes private streets and private open spaces. On mixed use parcels, the net density is the density on the entire parcel, without regard to any other uses on the parcel as well.

Participation: Any type of involvement, including employment, membership, or utilization.

Passive Recreation Area: An area owned or maintained by the City of Davis that is meant to be used primarily for passive activities such as sitting, walking, nature watching and general relaxation. A Habitat Area could serve as a passive recreation area, as could a Natural Habitat Area in some specific cases.

Pedestrian-Oriented Design: Urban design intended to facilitate pedestrian movement in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include continuous building streetwalls with shop windows, outdoor cafes, street trees, benches and planters.

Planning Area: The land area addressed by the General Plan. The Planning Area in the Davis General Plan is the incorporated area within the boundaries of the City of Davis and the unincorporated land outside of its boundaries which in the judgement of the City bears relation to its planning (per California Government Code Section 65300). State law provides for planning outside of the City's boundary and the City can formally communicate its concerns for the future to other jurisdictions. Cooperative extraterritorial planning may include, but is not limited to, agriculture and resource conservation, open space, provision of services, or consistent development standards.

Prehistoric Archaeology: The study of archaeology pertaining to the time period prior to first European occupation (prior to 1492).

Proposition 70 Acquisition Program: Proposition 70 was a State bond measure passed in 1988 that included a \$2 million line item grant to the City of Davis for the acquisition and preservation of land that is sensitive wildlife habitat or could be converted to habitat. Since then, the City has spent more than \$1 million of the Proposition 70 funds acquiring 190 acres of land. There is a June 30, 1998 sunset on the use of the remaining funds.

Public Resource: Any publicly owned property or publicly operated service.

Public Art: All visual art owned by the city, whether purchased in whole or in part by Municipal Art Funds or donated to the city.

Publicly Accessible Art: All art, whether owned by the city or privately, that is located such that it is easily viewed by the general public.

Real-Time Information: Information conveyed via a computer or other electronic device that is updated to reflect actual conditions of the time the information is conveyed.

Riparian Corridor: A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems is in constant contact with groundwater.

Second unit: A self-contained living unit accessory to the primary residential unit on a single lot. May be attached to or detached from the primary unit. Sometimes known as a “granny flat” or “accessory unit.” Governed by Section 65862 of the California Government Code.

Single-family: A term generally describing a dwelling unit for one family which can be either attached to or detached from other single family units. See "Dwelling Unit - Single Family Attached," "Dwelling Unit - Single Family Detached," "Dwelling Unit - Split Lot," "Dwelling Unit - Duplex," and "Second Unit."

State Historical Building Code: A special building code containing alternative regulations for qualified historical buildings. This performance-oriented code derives its authority from the Health and Safety Code and its application is mandatory pertaining to qualified historical buildings.

Sphere of Influence: A representation of the probable ultimate physical boundaries and service areas of the City of Davis as adopted by the Yolo County Local Agency Formation Commission (LAFCO). Under State law, LAFCO is charged with discouraging urban sprawl and encouraging the logical and orderly development and coordination of local governmental agencies. The City may extend its Planning Area beyond the Sphere of Influence adopted by LAFCO (see “Planning Area” in the Glossary).

Sustainable: Used, designed or conducted in a manner that does not impede the ability of future generations to live or use resources.

Through Lanes: Lanes on a roadway at an intersection from which traffic proceeds straight through the intersection.

Traffic Calming Devices: Structures built in roadways intended to slow traffic or reduce traffic volumes. Examples include speed humps, roundabouts, and traffic diverters.

Turn Lanes: Lanes on a roadway at an intersection that are designated for use by vehicles turning right or left.

Underutilized land: Developed or partially developed urban-designated land which could be developed in other uses or more dense and intense use consistent with City policies, surrounding uses and potential impact issues.

Vacant land: Urban-designated land which is without a particular use, activity and building.

Very Low Income Housing: Housing which is affordable to families earning very low incomes. “Very Low” incomes are less than 50% of the median income in Yolo County. “Affordable” means that a family spends no more than 30% of its gross income on housing.

Wetlands: Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes and similar areas.

Yolo-Link: A computerized database of social service agencies and programs in Yolo County, available on a CD ROM, on paper, or at computer terminals at public libraries in Yolo County. Intended for use by both service providers and the general public. Lead organization in creating and administering Yolo-Link is the Yolo County Library.

Youth: People under 21 years of age.

