

Glossary of Selected Terms⁴ Related to Recommendations

The following definitions are intended to assist the reader with the terminology specific to the recommendations. The sources from which these definitions have been developed are indicated in parentheses.

Agriculture Production Areas (APA)—The designation of an APA by a local unit of government is intended to maintain various agricultural industries by defining a geographic area (size depends on the sustainability of the type agricultural activity) that consists primarily of agricultural production. APA programs typically (1) require a minimum commitment of a year to encourage agricultural production into the foreseeable future through the placement of an easement on the farmland and (2) impose penalties for early withdrawal. Voluntary enrollment of farmland in an APA allows landowners to receive priority for protection from incompatible uses that may otherwise result in direct or indirect conversion of farmland. Enrollment in APA programs also reduces property taxes on farmland, enhances eligibility for other farmland preservation programs, and may provide exemptions from some special assessments and real estate transfer taxes.

Alternative On-site Wastewater Treatment Systems—An on-site treatment system that includes components different from those used in a conventional septic tank and drainfield system. An alternative system is used to achieve acceptable treatment and dispersal/discharge of wastewater where conventional systems may not be capable of meeting established performance requirements to protect public health and water resources (e.g., at sites where high ground water, low-permeability soils, shallow soils, or other conditions limit the infiltration and dispersal of wastewater or where additional treatment is needed to protect ground water or surface water quality). Components that might be used in alternative systems include sand filters, aerobic treatment units, disinfection devices, and alternative subsurface waste infiltration systems such as mounds, gravel-less technology, and pressure and drip distribution. To be approved, an alternative on-site wastewater treatment system must meet standards established by the Michigan Department of Environmental Quality, taking into consideration, at a minimum, the following factors:

- Discharge location;
- The type of collector sewer used;
- The estimated volume of flow (a number used to design the final treatment system);
- Site characteristics (including site area, distance to surface waters, soil characteristics, and projected future use);
- System reliability and monitoring;
- System maintenance and personnel requirements;
- Adaptability to changes in system operation.

⁴As used in this report.

Biological Diversity—The full range of variety and variability within and among living organisms and the natural associations in which they occur. Biological diversity includes ecosystem diversity, species diversity, and genetic diversity.

(Part 355 [Biological Diversity Conservation] of the Natural Resources and Environmental Protection Act, P.A. 451 of 1994)

Biodiversity Conservation—Management efforts for maintaining and restoring natural biological diversity that protect, restore, and enhance as much of the variety of native species and communities as possible in quantities and distributions that provide for the continued existence and normal functioning of native species and communities, including the viability of populations throughout the natural geographic distributions of native species and communities

(Part 355 [Biological Diversity Conservation] of the Natural Resources and Environmental Protection Act, P.A. 451 of 1994)

Coastal Dependent Use—Commercial, recreation, or industrial uses that are dependent upon a waterfront or coastal location.

(Michigan Department of Environmental Quality)

Coastal Zone Management Principles—Coastal management objectives as statutorily defined by the federal Coastal Zone Management Act include: preserve, protect, develop, and, where possible, restore coastal natural resources and habitats; provide public access; manage development to minimize the loss of life and property in coastal hazard areas; improve and protect water quality; give priority consideration to coastal-dependent uses; revitalize deteriorating urban waterfronts and ports; preserve and restore historic, cultural and aesthetic coastal features; and provide for public participation and governmental coordination in decision-making.

(Coastal Zone Management Act, P.L. 92–583 of 1972, as amended.)

Commercial Forest Program—The Commercial Forest Program was created in 1925 by Public Act No. 94, which is currently embodied in Part 511 (Commercial Forests) of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. “The Commercial Forest Program provides a property tax reduction to private landowners as an incentive to retain and manage forestland for long-term timber production. Landowners participating in this program pay a reduced property tax of \$1.10 per acre listed in the program. Additionally, the State of Michigan pays \$1.20 per acre annually to each county where land is listed in the program. There are approximately 2.2 million acres listed in this program under the ownership of nearly 1300 private landowners. Landowners include private individuals, clubs, forest industry, and other businesses. Landowners in this program agree to develop, maintain, and manage the land as commercial forest through planting, natural reproduction, or other silvicultural practices. Lands listed in this program are private lands under the control of private owners, who through the program allow the public the privilege of hunting and fishing only.”

(Michigan Department of Natural Resources. [Online, cited 6/23/03.] Available: <http://www.michigan.gov/dnr/0,1607,7-153-10367-34016--,00.html>.)

Compact—“A pattern of land development with sufficient density of development and proximity between uses and activities to encourage pedestrian movement and efficient provision of public facilities and services.”

(Robert W. Burchell et al. 2002. *Costs of Sprawl—2000*. Transit Cooperative Research Program Report 74. Washington, D.C.: National Academy Press, 575–77.)

Composite Maps—In this context it refers to the preparation, usually by a county or regional planning office, of two types of maps for an area encompassing multiple jurisdictions (such as a county or a region) that have the following characteristics:

- A composite future land use map includes future land use by type (e.g., single-family residential, multiple-family residential, commercial, industrial, agricultural, etc.) using a common definition for each land use type for every jurisdiction in the area included.
- Similarly, a composite zoning map includes existing zoning categories for every common zoning classification using a common definition for each zoning class (e.g., single-family residential, multiple-family residential, commercial, industrial, agricultural, etc.).

A composite map allows anyone to visually examine the planned location for future land use, or existing zoning for an area much larger than a single jurisdiction at a glance and without having to gather all the separate future land use plans and zoning maps from each jurisdiction. It also permits analysis to determine incompatibilities between planned or zoned land uses or densities between adjoining jurisdictions and to calculate the amount of land (and number of dwelling units or square feet of nonresidential development) planned or zoned for particular land uses.

(Mark Wyckoff. 2002. “Overzoning and Buildout Analysis.” *Planning & Zoning News* 20 (6), April: 5–13. Lansing, Mich.: Planning and Zoning Center, Inc.)

Conservation Easement—A conveyance, by a written instrument, in which—subject to permitted uses—the owner relinquishes to the public in perpetuity his or her development rights and makes a covenant running with the land not to undertake development.

(Natural Resources and Environmental Protection Act, P.A. 451 of 1994, Sec. 36101.)

Conservation Reserve Enhancement Program (CREP)—An offspring of the Conservation Reserve Program (CRP), CREP is a joint, state-federal land retirement conservation program targeted to address state and nationally significant agriculture-related environmental effects. This voluntary program uses financial incentives (e.g., annual rental payments and cost-share assistance to establish long-term, resource-conserving covers on eligible land) to encourage farmers and ranchers to enroll in contracts of 10 to 15 years in duration to remove lands from agricultural production. It is authorized pursuant to the 1996 Federal Agriculture Improvement and Reform Act. CREP has two primary objectives: to coordinate federal and non-federal resources to

address specific conservation objectives of a state and the nation in a cost-effective manner, and to improve water quality, erosion control and wildlife habitat related to agricultural use in specific geographic areas.

(Farm Service Agency. [Online, cited 6/23/03.] Available: <http://www.fsa.usda.gov/dafp/cepd/crep.htm>.)

Context Sensitive Design—“Context sensitive design (CSD) is a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility. CSD is an approach that considers the total context within which a transportation improvement project will exist.”

(U.S. Department of Transportation, Federal Highway Administration. [Online, cited 6/23/03.] Available: <http://www.fhwa.dot.gov/csd/>.)

Contract Zoning—The establishment of conditions in connection with a rezoning that bind the developer and the community to its terms. Contract zoning has often been invalidated mainly because it is seldom specifically authorized in state enabling legislation.

(American Planning Association [APA]. December 1999. *A Glossary of Zoning Development and Planning Terms*, PAS Report No. 491/492. Chicago, Ill.: APA.)

Developer/Development Agreement—There are two common meanings. Both are within the context of the recommendations in this report and both are from the same source:

1. An agreement by a developer with the city that clearly establishes the developer’s responsibility regarding project phasing, the provision of public and private facilities, and improvements and any other mutually agreed to terms and requirements.
2. A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction that “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

(American Planning Association [APA]. December 1999. *A Glossary of Zoning Development and Planning Terms*, PAS Report No. 491/492. Chicago, Ill.: APA.)

Exclusionary Zoning—“Development regulations that result in the exclusion of low- and moderate-income and minority families from a community.”

(Robert W. Burchell et al. 2002. *Costs of Sprawl—2000*. Transit Cooperative Research Program Report 74. Washington, D.C.: National Academy Press, 575–77.)

Green Infrastructure—Urban, suburban and rural natural areas, such as greenways, parks, trails, waterways, wetlands, woodlands, and wildlife habitats. These areas support native species, maintain ecological processes, sustain air and water resources, and

contribute to the health and quality of life of people and the sustainability of communities.

Inclusionary zoning—“Regulations that provide incentives to construct housing that is affordable to low- and moderate-income households.”

(Robert W. Burchell et al. 2002. *Costs of Sprawl—2000*. Transit Cooperative Research Program Report 74. Washington, D.C.: National Academy Press, 575–77.)

Infrastructure—“Those systems under public ownership, or operated or maintained for public benefit that are necessary to support development, maintenance, and redevelopment and to protect the public health, safety, and welfare.”

(Robert W. Burchell et al. 2002. *Costs of Sprawl—2000*. Transit Cooperative Research Program Report 74. Washington, D.C.: National Academy Press, 575–77.)

Infrastructure includes capital improvement projects such as transportation systems (including sidewalks, bike paths, and wheelchair access), water supplies, sewage collection and treatment, and other services that involve a capital expenditure.

Institutional organizations—Include, but are not limited to, the following types of organizations:

- Education
 - K–12
 - Career Tech
 - Colleges and universities
- Health and human services
- Arts and culture
- Community and private foundations
- Faith based
- Environmental
- Community interest groups

(Council member)

Master Plan, Comprehensive Plan, or Future Land Use Plan—These are three of many common terms used to describe a plan prepared by a planning commission to guide future land use and infrastructure decisions in the community according to the procedures and requirements of the applicable planning enabling act (i.e., Municipal Planning Act, P.A. 285 of 1931, Township Planning Act, P.A. 168 of 1959, and County Planning Act, P.A. 282 of 1945). A plan prepared under these acts has a long-term focus of at least twenty years, is required to be reviewed at least once every five years, and includes analysis, recommendations, and proposals for the community’s population, economy, housing, transportation, community facilities, services, and future land use.

(Adapted to fit Michigan’s statutes from American Planning Association [APA]. December 1999. *A Glossary of Zoning Development and Planning Terms*, PAS Report No. 491/492. Chicago, Ill.: APA.)

Michigan Natural Resources Trust Fund (MNRTF)—The MNRTF, started in 1976, provides financial assistance to local governments and the Michigan Department of Natural Resources to purchase lands for outdoor recreation and/or the protection of natural resources and open space. It also assists in the appropriate development of land for public outdoor recreation. Since the beginning of the MNRTF in 1976, more than \$537 million in appropriations have been made for more than 1,200 state and local recreation projects.

(Michigan Department of Natural Resources. [Online, cited 7/9/03.] Available: http://www.michigan.gov/dnr/0,1607,7-153-10366_11864-36732--,00.html.)

Michigan Resource Information System (MIRIS) Current Use Inventory—MIRIS was created in 1979 by Public Act No. 204, which is currently embodied in Part 609 (Resource Inventory) of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. The Current Use Inventory illustrates land cover and land use and was compiled from photo interpretation of color infrared aerial photography (1:24,000-scale or 1 inch to 2,000 feet) obtained in 1978–79. Aerial photography obtained in 1985 was used for the inventory of Detroit and seven highly urbanized counties in southeast Michigan. Maps are available of all 83 Michigan counties.

(Eric Swanson, Director, Michigan Center for Geographic Information, Department of Information Technology. April 2003. *Information Enhanced Land Use Planning*. White paper prepared for Michigan Land Use Leadership Council (MLULC). [Online, cited 6/26/03.] Available: http://www.michiganlanduse.org/resources/councilresources/GIS_LU_Planning.pdf.)

Mixed-use Development—“A tract of land with two or more different uses, such as residential, office, manufacturing, retail, public, or entertainment.”

(Robert W. Burchell et al. 2002. *Costs of Sprawl—2000*. Transit Cooperative Research Program Report 74. Washington, D.C.: National Academy Press, 575–77.)

Mixed-use Residential Development—A tract of land with different housing types and prices ranges.

Multiauthority—Involving more than one public authority, such as a school district, road commission, drain commission, local unit of government, or other governmental agencies.

Multijurisdictional—Involving more than one jurisdiction, and usually all jurisdictions immediately abutting a single jurisdiction, or a cluster of usually contiguous jurisdictions.

Nonmotorized Accommodations—Providing bicycle lanes, sidewalks, crosswalks, drop curbs, and other appropriate design elements that accommodate nonmotorized use along road corridors.

Overzoning—A local zoning practice in which considerably more land is zoned into a higher density zoning classification than the market can absorb, or adequate public services can be provided. It is responsible for promoting low-density scattered development of rural land.

(Wyckoff, Mark. 2002. Overzoning and Buildout Analysis. *Planning & Zoning News* 20 (6), April: 5–13. Lansing, Mich.: Planning and Zoning Center, Inc.)

P.A. 116—The Farmland and Open Space Preservation Program was established in the state in 1974. This program, which is frequently referred to as P.A. 116, allows for farmland owners to enter into a temporary restrictive covenant with the state in which they agree not to develop their land. In exchange for enrolling in the covenant, the landowner is exempt from various special assessments and landowners may receive a tax credit through their state income tax to assist in the payment of property taxes.

(Dan Wyant, Director, Michigan Department of Agriculture. March 2003. *The Interrelationship Between Land Use Trends and Michigan Agriculture Policy and Effects of These on Sustainable Agriculture in Michigan*. White paper prepared for the Michigan Land Use Leadership Council. [Online, cited 6/26/03.] Available: <http://www.michiganlanduse.org/resources/councilresources/MDA-Ag-Impacts.pdf>.)

Private Forest Reserve—Part 513 (Private Forestry) of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 created Private Forest Reserves. The owner or operator of a tract of land not exceeding 160 acres, where at least 1/2 of the land is improved and devoted to agricultural purposes, may designate a portion of that land, not exceeding 1/4 of the total area of the tract, as a private forest reserve. Land stays on the ad valorem tax roll but is assessed at \$1.00/acre. No grazing is allowed and the wooded acreage must be well stocked with specified numbers of seedlings, saplings, or trees. Administration of this program is handled by county or township officials. When timber is harvested, a yield tax of 5 percent of the harvest value applies.

(Part 513 (Private Forestry) of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. [Online, cited 6/26/03.] Available: <http://www.michiganlegislature.org>. Click on “Public Acts”; then enter number and year.)

Public Transit—A public transportation system using buses, subways, light rail, commuter rail, monorail, passenger ferry boats, trolleys, inclined railways, or people movers. An effective public transit system provides convenient, low-cost mobility for people who cannot, or chose not to, drive a motor vehicle.

Purchase of Development Rights (PDR) Program—“A program through which landowners may sell the development rights on their property to a local government unit. Except in certain circumstances, the rights must be held in for a fixed period of time ensuring that the land will be protected for a specific use” (e.g., agriculture, open space, forestry).

Regional, or Regional Government—Refers to a Regional Planning Commission created under either the Regional Planning Act, P.A. 281 of 1945, or the County or Regional Economic Development Commission Act, P.A. 46 of 1966, or the Metropolitan Council Act, P.A. 292 of 1989, and acknowledged by the State of Michigan as the entity responsible for preparing certain regionwide plans, such as transportation plans, and performing certain regionwide functions, such as demographic, economic development, and related data gathering and map making.

(P.A. 281 of 1945, P.A. 46 of 1966, and P.A. 292 of 1989. [Online, cited 6/26/03.] Available: <http://www.michiganlegislature.org>. Click on “Public Acts;” then enter number and year.)

Social Equity—Fair and impartial access to social or public services regardless of economic or social status. (Sustainable Development Indicator (SDI) Group SDI Inventory, Organized by Issue, Working Draft, Version 3, October 8, 1996). Note: the SDI Group reports to the Council on Environmental Quality in the Executive Branch of the Federal government.

Sustainability (variation of “sustainable” and “sustainable development”)—The practice of decision making in a manner that ensures the needs of the present generation are being met without compromising the ability of future generations to meet their needs.

(Adapted from G. Brundtland (ed). 1987. *Our Common Future: The World Commission on Environment and Development*. Prepared for the United Nations. Oxford: Oxford University Press.)

Ten Tenets of Smart Growth

1. Create a range of housing opportunities and choices
2. Create walkable neighborhoods
3. Encourage community and stakeholder collaboration
4. Foster distinctive, attractive communities with a strong sense of place
5. Make development decisions predictable, fair, and cost-effective
6. Mix land uses
7. Preserve open space, farmland, natural beauty and critical environmental areas
8. Provide a variety of transportation choices
9. Strengthen and direct development towards existing communities
10. Take advantage of compact development design

(Smart Growth Network. *Getting to Smart Growth*. Washington, D.C.: Smart Growth Network. [Online, cited 8/3/03.] Available: <http://www.smartgrowth.org/PDF/GETTOSG.pdf>)

Urban Areas—“Title 23 of the United States Code, Section 101 (a), provides the following definitions for urban area, at a minimum:

- a. An urban cluster, as designated by the Bureau of the Census and having a population of 5,000 to 49,999, and not within any urbanized area, or
- b. An urbanized area, as designated by the Bureau of the Census, being an area comprising a place and the adjacent densely settled surrounding territory that together have a minimum population of 50,000 people.

Federal-aid Urban Boundary

- a. For urban clusters (par. 1a), the federal-aid urban boundary shall encompass, as a minimum, the urban cluster boundary as designated by the Bureau of the Census,

and the entire corporate limits of any incorporated city or village designated as partially urban by the census. In addition, adjacent areas meeting the criteria may be included as agreed upon by the Michigan Department of Transportation (MDOT) in cooperation with responsible local officials. In Michigan, the resulting area is also known as a ‘small urban area.’

- b. For urbanized areas (par. 1b), the federal-aid urban boundary shall encompass, as a minimum, the entire urbanized area within Michigan as designated by the Bureau of the Census, and the entire corporate limits of any incorporated city or village designated as partially urbanized by the Census. In addition, adjacent areas may be included as agreed upon by MDOT in cooperation with responsible local officials. This usually means that a number of incorporated cities or villages will be included within a single urbanized area.”

(Michigan Department of Transportation [MDOT]. 2002. *Guidelines for Updating Federal-aid Urban Boundaries*. Lansing, Mich.: MDOT.)

OR

“The U.S. Census Bureau classifies as urban all territory, population, and housing units located within urbanized areas (UAs) and urban clusters (UCs). It delineates UA and UC boundaries to encompass densely settled territory, which generally consists of:

- A cluster of one or more block groups or census blocks each of which has a population density of at least 1,000 people per square mile at the time, and
- Surrounding block groups and census blocks each of which has a population density of at least 500 people per square mile at the time, and
- Less densely settled blocks that form enclaves or indentations, or are used to connect non-contiguous areas with qualifying densities.

Rural consists of all territory, population, and housing units located outside of UAs and UCs. Geographic entities, such as metropolitan areas, counties, minor civil divisions (MCDs), and places, often contain both urban and rural territory, population, and housing units.”

(U.S. Census Bureau. [Online, cited 7/18/03.] Available: <http://www.census.gov/geo/www/tiger/glossry2.pdf>.)