

Glossary¹

The following definitions are intended to assist the reader with the terminology specific to the study. Various empirical procedures used in the analysis may incorporate definitions slightly different from those found below.

Agriculture—Farming in all its branches. Includes activities such as the following:

1. the production, cultivation, growing, and harvesting of any agricultural, viticultural, or horticultural commodities;
2. the raising and/or the breeding of livestock, including but not limited to dairy and beef cattle, sheep, goats, fur-bearing animals, companion animals, poultry, and swine;
3. the breeding, boarding, raising, or training of equine;
4. the production of nursery, sod, floriculture, and forest products; and
5. the harvesting, storage, grading, packaging, processing, distribution, and sale of such commodities where such activities occur at the point of production.

Aquifer—A subsurface geological formation that supplies water to wells or other surface waters.

Brownfields—Any former or current commercial or industrial site that is vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of contaminants.

Capital facilities—The land, building, and other physical facilities under public ownership, or operated or maintained for public benefit, that are necessary to support development and redevelopment and to protect the public health, safety, and welfare.

Cluster development—A form of development that permits an increase in overall density of development and that devotes remaining land area to open space, recreation, and preservation of environmentally sensitive areas or agriculture.

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.

Conversion—A change in the use of land or a structure.

¹ Glossary reprinted with permission of the Transportation Cooperative Research Program, Transportation Research Board of the National Research Council, from Robert W. Burchell, George Lowenstein, William R. Dolphin, Catherine C. Galley, Anthony Downs, Samuel Seskin, Katherine Gray Still, and Terry Moore, *Costs of Sprawl—2000*, Transit Cooperative Research Program Report 74 (Washington, D.C.: National Academy Press, 2002), 575–77.

Decreasing sprawl—A sprawl designation used in this study to identify counties that met the sprawl criteria for the 1980 to 2000 period but did not meet the criteria for the 2000 to 2025 period.

Density—The number of families, individuals, dwelling units, households, or housing structures per unit of land.

Developable land—Unimproved land exclusive of the following:

1. public open space,
2. land precluded from development due to deed restrictions, and
3. land deemed undevelopable by state or local regulation of natural features (e.g., slopes, wetlands, etc.).

Development—The division of a parcel into two or more parcels followed by construction, reconstruction, conversion, structural alteration, or enlargement of any structure for the property owner's use.

Economic Area (EA)—The unique group of counties, defined by the Bureau of Economic Analysis, that encompasses both metropolitan and nonmetropolitan locations and that forms an economically related geographic area.

Ecosystem—An integrated system of living species, their habitat, and the processes that affect them.

Environmentally fragile lands—Areas that are critical to maintaining biodiversity, including those containing:

1. habitats of endangered or threatened plant or animal species,
2. pristine waters,
3. coastal and freshwater wetlands,
4. prime forested areas,
5. ridgelines, gorges, and ravines,
6. grasslands, and
7. staging areas for migratory species.

Exaction—A contribution or payment required as an authorized precondition for receiving a development permit.

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

Exurban area—The fringe area between a suburbanized area and rural areas that is subject to development pressures with existing or planned infrastructure.

F-statistic—A statistic measuring the extent to which two variables are related.

Fiscal impact analysis—An analysis of the costs and revenues associated with development activities.

Floodplain or flood-prone area—The channel and the area adjoining the channel of a stream or river that have been or may be covered by floodwater.

Floor-area ratio (FAR)—The sum of the area of all floors of a building or structure compared with the total area of the site.

Fringe area—The area of transition between two different dominant land uses or other recognizable characteristics.

Growing sprawl— A sprawl designation used in this study to identify counties that did not meet the sprawl criteria for the 1980 to 2000 period but did meet the criteria for the 2000 to 2025 period.

Growth management—The conscious public effort to induce, restrain, or accommodate development in any geographic setting and at any governmental level.

Habitat—The natural environment of an individual animal or plant, population, or community.

Housing mix—The types of residential housing associated with a locale and number of each type present.

Impact fee—an assessment on a development to help finance the cost of improvements or services.

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

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.

Land—Real property, including improvements and fixtures thereon, above or below the surface.

Laterals (water or sewer)—Pipes conducting water or sewage from individual buildings to larger pipes, called trunks or interceptors, usually located in the street.

Master plan—A comprehensive, long-range plan intended to guide the growth and development of a community or region.

Metropolitan Statistical Area (MSA)—A geographic area consisting of a large population nucleus and adjacent areas exhibiting a high degree of economic and social integration.

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

Mobile home—A factory-built, single-family structure that meets the National Manufactured Home Construction and Safety Standards.

Multifamily housing—A building containing three or more dwelling units, including units that are located one over the other.

Municipality—Any city, borough, village, or township of the state, but not a county or school district.

Nonresidential unit—A nonresidential space of 1,000 square feet.

Nonsprawl—A sprawl designation used in this study to identify counties that do not meet the sprawl criteria for both the 1980 to 2000 period and 2000 to 2025 period.

Parcel—A quantity of land, either vacant or holding structures, that can be defined geographically.

Per capita—A measurement that is presented in terms of units per person.

Quartile—A subset of data containing 25 percent of the total data set.

R-squared—A sample statistic that tells how well a model fits the data. The **adjusted R-squared** is a corrected statistic that more closely reflects the goodness-of-fit of the model in the data.

Regression analysis—A mathematical technique used to build a model relating a specific parameter to other variables of interest.

Rural center—A rural-development-type county that is an economic node for the surrounding counties.

Septic system—An underground individual sewerage system with a septic tank used for the decomposition and treatment of wastewater before it is discharged to groundwater.

Sewer—Any pipe or conduit used to collect and carry away sewage or storm-water runoff from the generating source to the treatment plant or receiving body of water.

Significance level—The percentage of the data that is not as supposed or tested for.

Single-family attached housing—One dwelling unit attached to one or more dwelling units, side by side, with each dwelling unit located on a separate lot.

Single-family detached housing—A building containing one dwelling unit that is not attached to any other building and that is surrounded by yards.

Standard error—An estimate of the variation of the dependant variable about a nominal value; e.g., a regression curve.

Sustained sprawl— A sprawl designation used in this study to identify counties that meet the sprawl criteria in both the 1980 to 2000 period and the 2000 to 2025 period.

t-score—A statistic measuring the extent to which two variables are related.

Taking—To take, expropriate, acquire, or seize property without compensation.

Transfer of Development Rights (TDR)—The reassignment of all or part of the permitted density on one parcel of land to another parcel of land.

Transit—A vehicle or transportation system, including heavy and light-rail, buses, vans, and other services, owned or regulated by a governmental agency and used for the mass transportation of people.

Urban center—A city of statewide importance. An urban center is a large settlement that has a large population and a high intensity of mixed land uses, including industrial, commercial, residential, and cultural uses.

Urban service area—A defined geographic area where there are government-supplied public facilities and services.

Vehicle-miles traveled (VMT)—An estimate of the total number of miles traveled on the highway and street system. VMT is used as an indicator for both vehicular and roadway utilization.

Wastewater management plan—A description of existing and future wastewater-related jurisdictions, wastewater service areas, and selected environmental features and domestic treatment works.

Wetland—An area that is saturated or inundated with surface water or groundwater at a frequency and duration sufficient to support hydrophilic vegetation and that is characterized by hydric soils.