



Public & Case Planning Glossary

- Abeyance:** Postponed discussion and action of an item to a later date.
- Accessory Use:** A use incidental or secondary to the principal use of a lot, building or structure and located on the same lot as the principal use.
- Ancillary Use:** A use incidental to and customarily associated with a specific principal use and which is located on the same parcel or lot.
- Conditional Use Permit (CUP):** A use that may locate within a Zoning District only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the Zoned District.
- Easement:** A grant of one or more property rights by the property owner for use by the public, a corporation or another person or entity as defined by the granting document.
- Entitlement:** A legal right to use or develop a lot of land as recognized by the City.
- General Plan:** The adopted General Plan or Master Plan of the City, as amended. It provides a broad and comprehensive policy direction for future land use decisions. An amendment to the General Plan requires a Public Hearing and to be voted on at City Council during quarterly sessions.
- Mixed-Use:** The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.
- Non-Conforming Structure:** A building or structure legally and properly located on a lot or parcel at the time of construction or erection of said building, but which subsequently would not be permitted to be constructed at that location by virtue of adoption of Title 19, or an amendment thereto.
- Non-Conforming Use:** Any legally pre-existing use of land which is inconsistent with the provisions of Title 19, or an amendment thereto.

Overlay Zone: A Zoning District that is imposed on one or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

Parcel: A lot in single ownership or under single control usually considered a unit for purposes of development.

Public Hearing: A meeting announced and advertised in advance and opens to the public, in which members of the public have an opportunity to participate.

Rezone: To change the zoning classification of particular lots or parcels of land.

Right-of-Way: A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility

Setback: The minimum required separation distance between the nearest portion of a structure and the lot line.

Special Use Permit (SUP): A specific approval for a use which has been determined to be more intense or to have a potentially greater impact than a permitted or conditional use within the same zoning district.

Variance: Approval to vary from the requirements of the City's development regulations.

Waiver: A modification of specific development requirements. The applicant must show how the proposal will meet the intent of the standard.

Zoning District / Zoning Map: A Zoning District is a designation given by the City to a parcel which limits the way such parcel can be used and/or developed. The Zoning Map shows the parcels of land within the City and their correspondent zoning district designation.