

Glossary

Overview

Comprehensive plans are technical documents that establish public policies and programs to help a community manage its future. But reading such technical language can be distracting and negatively affects a plan's success because of poor communication. That is why this glossary is provided - to aid the reader in understanding the jargon and concepts presented in the Wayne County Comprehensive Plan.

Glossary

Agribusiness

A private enterprise strongly linked to agriculture, such as grain mills, implement sales, butchering, nurseries, orchards, farm markets and landscape contractors.

Agricultural Character

Agricultural character is defined as the historic pattern of agriculture defined by smaller sized farms, family farms, farm fields defined by fence rows and traditional farm architecture (wood-framed barns and outbuildings).

Agricultural Protection Zoning

This is a zoning classification that seeks to protect agricultural operations by discouraging the development of residential subdivisions and other incompatible uses. Such districts could only be adopted in a community with a zoning code. This would be an optional tool that would require public and property owner support.

Aquifer

An underground bed or stratum of earth, gravel or porous stone that contains water.

Build-Out

Build-out is the point at which a community's total land area is completely developed.

City

A city is an incorporated community under the Ohio Revised Code with a population of at least 5,000 persons.

Commercial Development

Commercial development is defined as typical commercially-related uses, such as retail, auto-oriented businesses, personal services and professional offices.

Conservation Easement

An easement precluding future or additional development of the land.

Density, Residential

Residential density is a measure of the amount of housing on a parcel. It is measured in dwelling units. A density of 4.0 dwelling units per acre is translated into a 10,890 square-foot lot.

Floor Area Ratio (FAR)

Floor Area Ratio measures gross floor area of nonresidential structures proportionally to the size of parcel on which the structure is located. If a one-acre site has a FAR of 0.25 then a building with a gross floor area of 10,890 square feet would meet this standard ($43,560 \times 0.25 = 10,890$). FAR is a means of measuring the intensity of development.

Goal

Is a broad policy statement that indicates preferences for specific subject areas or planning values.

Greenspace

Areas not built upon, such as woodlands, wetlands, fields, meadows, stream corridors, fence rows, species habitats, lawns and landscape. The term “greenspace” is interchangeable with the term “open space”.

Hamlet

For the purposes of the Wayne County Comprehensive Plan, a hamlet is an unincorporated community with less than 500 persons.

Land Use

The way in which land is used or occupied by people.

Leap-Frog Development

The development of new areas that are removed from existing developed areas and therefore not adjacent. Such development is costly to serve with public utilities and extends urbanized areas farther away from the denser core of a community.

Light Industrial Development

Light industrial development is defined as comprising uses that are non polluting and low impact, such as research and development, high tech manufacturing, light assembly, and warehouse and distribution.

Natural Resources

Elements of the physical environment such as forests, meadows, wetlands, minerals, water, air, plants and animals in their natural habitat.

Objective

Is a refinement of a goal and indicates a policy direction and action to implement the related goal.

Residential Density, Gross

Gross residential density is a measure of total residential units compared to the total site.

Residential Density, Net

Net residential density is a measure of the total residential units compared to the total site minus land set aside for roads, parks and greenspace.

Rural

A sparsely developed area where the land is predominantly undeveloped or primarily used for agricultural purposes.

Rural Landscape

The rural landscape is defined as the physical attributes that define a historic rural landscape, including woodlands, riparian corridors, farm fields and fence rows.

Sprawl

An uncontrolled or unmanaged form of urban/suburban growth that uses land inefficiently and which results in traffic congestion, land use conflicts, excessive infrastructure costs and environmental impacts.

Strategy

A strategy details the steps necessary to initiate and complete an objective.

Tax Implications

The tax base and fiscally-related issues that impact a community's and school district's revenue stream and which define its economic incentives (i.e., tax abatement, tax increment financing, industrial revenue bonds, etc.).

Utility Services

The various utility services that support development, including sanitary sewers, water, stormwater, natural gas, electricity, telephone, cable television, cellular telephone and fiber optics.

Village

A village is an incorporated or unincorporated community under the Ohio Revised Code with a population of less than 5,000 persons.

Wetlands

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