

Appendix D

Glossary of Terms

24-Hour/25-Year Storm: A rainfall event with duration of 24 hours and a probable recurrence interval of once in 25 years. [NOAA/National Weather Service]

Access Management Strategies: Approach to controlling and regulating the spacing and design of driveways, medians, median openings, traffic signals and intersections on arterial roads to improve safe and efficient traffic flow on the road system. [FDOT Transportation Glossary, June 16, 2009]

Adjacent: To have property lines, or portions thereof, in common or facing each other across a right-of-way, street, or narrow water body. [Generally Accepted Planning Terminology]

Affordable Housing: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing. [Rule 9J-5.003 (1), F.A.C.]

For purposes of this Comprehensive Plan, Affordable Housing shall be defined as housing that is affordable to **Extremely Low Income, Very Low Income, Low Income, Moderate Income, and Special Needs Households**, as defined herein.

Airport Clear Zone: A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. [Rule 9J-5.003 (3), F.A.C.]

Airport Compatibility: See definition of **Compatibility**.

Alternative Energy Overlay: Future Land Use Map Overlay that allows for the development of alternative energy facilities that utilize renewable sources of energy such as solar and wind. [Generally Accepted Planning Terminology]

Amendment: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S. Throughout this chapter, references

to a plan or comprehensive plan shall also be deemed to refer to a plan amendment or Comprehensive Plan amendment. [Rule 9J-5.003 (6), F.A.C.]

Annexation: Action to add real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. [Generally Accepted Planning Terminology]

Annual Budget: Supports the day-to-day operations of the City for a single fiscal year. It includes all planned services and programs, their expenditure requirements and revenue estimates to support the stated level of activity. [City of Venice Finance Department]

Aquifer: A geologic formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield useful quantities of ground water to wells, springs or surface water. [Subsection 62-40.210, F.A.C.; SWFWMD Water Management Plan, 2005]

Aquifer Recharge Areas: Areas contributing significant volumes of water which add to the storage and flow of an aquifer through vertical movement from the land surface [Subsection 62-40.210, F.A.C.] and, due to their pervious ground cover, karst topography, or permeability, have a high potential for contamination. [SWFWMD Water Management Plan, 2005]

Architectural Styles: Method to classify architecture in terms of form, techniques, materials, time period, region, etc. It overlaps with, and emerges from the study of the evolution and history of architecture. [Generally Accepted Planning Terminology]

Areas of Unique Concern: Specific areas identified in the Comprehensive Plan that have been identified as having unique characteristics with regards to land use, parking, building envelopes and site design. [City of Venice Planning & Zoning Department]

Arterial Road: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road. [Rule 9J-5.003 (8), F.A.C.]

Autocentric Uses: Land use planning term to describe environments built for and around the automobile as opposed to the pedestrian. Pedestrian-friendly environments and compact developments are land use strategies employed to combat autocentric uses. [Generally Accepted Planning Terminology]

Average Daily Flow (ADF): Average quantity of water consumed or wastewater generated per equivalent residential [dwelling] unit. [City of Venice Utilities Department]

Beach: Zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. “Beach,” as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines. [Rule 9J-5.003 (9), F.A.C.]

Bed and Breakfast Inn: A residence which, for compensation, provides temporary lodging and breakfast. [Section 86.570, City of Venice Code of Ordinances]

Best Management Practices: Methods or combination of methods designed to reduce or prevent nonpoint source pollution to levels compatible with water quality goals. In addition, this includes conservation management guidelines contained in the latest edition of the Natural Resources Conservation Service's National Conservation Planning Manual. [Sarasota County Comprehensive Plan, Environment Chapter, November 2006]

Bicycle and/or Pedestrian Facilities: Any road, path, or way which is open to bicycle travel and travel afoot, but which excludes motor vehicles. Bicycle paths are not bicycle lanes which are constructed as part of a roadway to be shared by motor vehicles. [Generally Accepted Planning Terminology]

Building Height: As defined in Objective 9 and related policies of the Future Land Use and Design Element of the City of Venice Comprehensive Plan.

Building Permit: Any authorized action by an officer or agency of the City of Venice that approves, conditions, or denies a development of a parcel, tract, building, or structure, including but not limited to any of the following: master site plan; zoning map amendment; concept plan; conditional zoning; conditional use permit; grading or other permit; certificate of occupancy; subdivision plat; certificate of appropriateness; site plan; sketch plan; landscape plan; tree preservation development approval; variance; appeal; and development plan. [City of Venice Planning & Zoning Department]

Capital Budget: Portion of the City's budget which reflects capital improvements scheduled for a fiscal year. [Rule 9J-5.003 (11), F.A.C.]

Capital Improvement Element (CIE): The Capital Improvement Element prioritizes the capital improvements needed to implement the Comprehensive Plan planning framework and established LOS. The CIE coordinates the City's planning framework and LOS, with the City public services, facilities, and infrastructure systems; work plan schedules; and fiscal demands, costs, and funding sources.[City of Venice Finance Department]

Capital Improvement Program (CIP): Instrument to plan for the provision of City-wide capital budgeting needs. The plan identifies the development schedule for all capital improvement projects, related expenditures, and financing needs proposed within the City. [City of Venice Finance Department]

Capital Improvement: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of the comprehensive plan, physical assets which have been identified as existing or projected needs in the individual plan elements shall be considered capital improvements. [Rule 9J-5.003 (12), F.A.C.]

Capital Improvement Schedule (CIS): The Capital Improvement Schedule provides the financial foundation necessary to implement capital improvements needed to implement the Comprehensive Plan and achieve and maintain adopted LOS. The CIS guides the development of public facilities and infrastructure systems over a 5-year period. The CIS is structured according to the City's planning priorities, estimated project costs, and availability of funding resources. [City of Venice Finance Department]

Capital Improvement System: The Capital Improvement System provides for the public services, facilities, and infrastructure systems needed to implement the 2009 Comprehensive Plan, and maintain and achieve adopted level of service standards. It is comprised of four components: 1) Capital Improvement Element, 2) Capital Improvement Schedule, 3) Capital Improvement Program, and 4) Annual Budget.

Clustering: The grouping together of structures and infrastructure on a portion of a development site. [Rule 9J-5.003 (14), F.A.C.]

Coastal Zone: Area of land and water from the territorial limits seaward to the most inland extent of marine influences. [Section 380.205(2), F.S.]

Coastal Construction Control Line (CCCL): Coastal construction control line as approved on July 18, 1978, by the head of the state department of natural resources (governor and cabinet) under the provisions of Section 161.053, F.S., not including any subsequent revisions to such statute affecting the location of the line. See also **Gulf Front Setback Line** definition. [Section 86.570, City of Venice Code of Ordinances]

Coastal High-Hazard Area: The definition of Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model prepared by the Southwest Florida Regional Planning Council. [Chapter 163.3178(2)(h), F.S.]

Coastal Planning Area: an area of the local government's choosing when preparing and implementing all requirements of the coastal management element (except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality); however, this area must encompass all of the following where they occur within the local government's jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the local government's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be all occurrences within the

local government's jurisdiction of oceanic waters or estuarine waters. [Rule 9J-5.003 (18), F.A.C.]

Collector Road: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. [Rule 9J-5.003 (2), F.A.C.]

Commercial Uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. [Rule 9J-5.003 (21), F.A.C.]

Community Development District (CDD): A local unit of special-purpose government which is created pursuant to applicable Florida Law and limited to the performance of authorized specialized functions; the boundaries of which are contained wholly within a single county; the governing head of which is a body created, organized, and constituted and authorized to function specifically for the delivery of urban community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are as required by general law. [Section 190.003(6), F.S.]

Compact Development: Development where the space needs of a population can be satisfied with less land area. Compact development can take various forms, and communities can develop more compactly by using three techniques: infill development, brownfield redevelopment, and cluster development. [U.S. EPA, Our Built and Natural Environments: A Technical Review of the Interactions between Land Use, Transportation, and Environmental Quality, EPA 231-R-01-002, January 2001]

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. [Rule 9J-5.003 (23), F.A.C.]

Comprehensive Plan: A statutorily defined long-range plan intended to guide the growth and development of the City of Venice for set period of time. It is inclusive of all its elements, goals, objectives, policies, maps, and official amendments. The Comprehensive Plan meets the requirements of Sections 163.3177 and 163.3178, F.S., and is adopted by the City Council pursuant to Section 163.3184, F.S.

Concurrency: When necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. [Rule 9J-5.003 (25), F.A.C.]

Concurrency Management System: Procedures and/or process utilized to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. [Rule 9J-5.003 (26), F.A.C.]

Conditional Use: A use of the property that would not be appropriate generally or without restriction throughout a zoning division or district. A conditional use permit is usually justified after a public hearing and a finding that the use fits with the goals of the Comprehensive Plan

and Land Development Code regulations and is generally compatible with neighboring developments. All approved conditional uses shall be authorized by a permit, which states the required finding and reasons therefore, the conditions imposed on the use, structure, the location of the conditional use and the time limit, if any. [City of Venice Planning & Zoning Department]

Conservation Easement: Easement restricting landowner to land uses that are compatible with long-term conservation and environmental values. [U.S. EPA]

Corridor: Type of planning area characterized by traffic movements surrounded by a mix of auto-oriented uses (mainly commercial and office). [Generally Accepted Planning Terminology]

Crime Prevention Through Environmental Design (CPTED): Proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life. [National Crime Prevention Institute]

Cultural Heritage Tourism: Traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources. [National Trust for Historic Preservation]

Density, residential dwelling: See Definition of ***Density, Gross.***

Density Bonus: Incentives allowing additional dwelling units. [Generally Accepted Planning Terminology]

Density, Gross: An objective measurement of the number residential units allowed per acre of land. [Generally Accepted Planning Terminology]

Development: Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. [Section 380.04, F.S.]

Development Agreement: A legal instrument that outlines the terms and conditions of the development of a product or real property between an interested party and the City of Venice. Development agreements should comply with the "Florida Local Government Development Agreement Act." [Sections 163.3220-163.3243, F.S.]

Development Order: Any action granting, denying, or granting with conditions, an application for a development permit. [Chapter 163.3164 (7), F.S.; City of Venice Code of Ordinances; Sarasota County Comprehensive Plan, November 2006]

Development Permit: Any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. [Section 163.3164 (8), F.S.; City of Venice Code of Ordinances]

Dwelling: One or more rooms providing complete living facilities for one family, including kitchen facilities or equipment for cooking or provisions for same, and including a room or multiple rooms for living, sleeping, bathing, and eating. Also known as a “dwelling unit.” [Generally Accepted Planning Terminology]

Ecotourism (also known as ecological tourism): Environmentally responsible travel to natural areas, in order to enjoy and appreciate nature (and any accompanying cultural features, both past and present) that promote conservation, have a low visitor impact and provide for beneficially active socio-economic involvement of local peoples. [World Conservation Union (IUCN); Sarasota County Comprehensive Plan, Parks and Recreation Element, November 2006]

Endangered Species: Any species which is in danger of extinction throughout all or a significant portion of its range other than a species of the Class Insecta determined by the Secretary to constitute a pest whose protection under the provisions of this Act would present an overwhelming and overriding risk to man. [Endangered Species Act of 1973]

Energy Conservation Area: An area where a local government has identified the need for and established plans to retrofit existing, inefficient land use patterns and transportation systems to increase energy conservation. [Draft Rules for HB 697 – October, 2009 9J-5.003 Definitions.]

Enterprise Funds: Account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. [Uniform Accounting System Manual, State of Florida]

Environmentally Sensitive Lands: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993. [Rule 9J-5.003 (41), F.A.C.]

Erosion Control Line: A line established at the mean high water line, recognized in Florida as the boundary between private upland property and submerged state owned lands. [Chapter 161, F.S.]

Extremely Low Income Household: A household with an annual income that does not exceed 30% of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.[City of Venice Comprehensive Plan, Housing & Neighborhood Development Element]

Five-year Capital Improvements Schedule (CIS): Instrument that provides the financial foundation necessary to implement capital improvements identified in the Comprehensive Plan and achieve and maintain adopted LOS. The CIS guides the development of public facilities and

infrastructure systems over a 5-year period. The CIS is structured according to the City's planning priorities, estimated project costs, and availability of funding resources. [City of Venice Finance Department; City of Venice Planning & Zoning Department]

Flood Plains: Areas which are inundated during a 100-year flood event or identified by the National Flood Insurance Program as an "A" Zone or "V" Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. [Rule 9J-5.003 (47), F.A.C.]

Floor Area Ratio: Ratio of a building's total floor area in square feet to the total land area of its site in square feet. [Generally Accepted Planning Terminology]

Floor Area: Sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, excluding public corridors, common restrooms, attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures, and basement space where the ceiling is not more than an average of 48 inches above the general finished and graded level of the adjacent portion of the lot. [Section 86.570, City of Venice Code of Ordinances]

Florida Clean Marina: Voluntary designation program administered by the Florida Department of Environmental Protection that provides assistance in implementing practices designed to protect Florida's waterways by addressing sensitive habitat, waste management, stormwater control, spill prevention and emergency preparedness. [Florida Department of Environmental Protection]

Florida Friendly Landscaping (FFL): The landscaping technique promoted by the Florida Yards and Neighborhoods Program that conserves water and protects the environment. [SWFWMD Water Management Plan, 2005]

Florida Green Building Coalition (FGBC) Certified Design: Project that has been designed or upgraded to meet the technical standards developed by the *Florida Green Building Coalition (FGBC)* which promotes, and encourages sustainable efforts with environmental and economic benefits. [Florida Green Building Coalition]

Future Land Use Map (FLUM): Map or series of maps that depict future land use patterns as part of the Future Land Use & Design Element of the City's Comprehensive Plan. [Generally Accepted Planning Terminology]

Gated Community: Residential or mixed use community with restricted vehicular access. [Generally Accepted Planning Terminology]

Goal: Long-term end toward which programs or activities are ultimately directed. [Rule 9J-5.003 (52), F.A.C.]

Green Design: Design that yields environmental benefits, such as savings in energy, building materials, and water consumption, and/or reduced waste generation. [Generally Accepted Planning Terminology]

Green Development: The use of sustainable building and development planning methods utilized in a way that results in minimum impact on natural resources, energy consumption, use of water, use of raw materials, and waste generation, thereby affording inhabitants a potentially higher quality of life. [City of Venice Environmental Task Force]

Green Infrastructure: An adaptable term used to describe an array of products, technologies, and practices that use natural systems – or engineered systems that mimic natural processes – to enhance overall environmental quality and provide utility services. As a general principle, Green Infrastructure techniques use soils and vegetation to infiltrate, evapotranspire, and/or recycle stormwater runoff. When used as components of a stormwater management system, Green Infrastructure practices such as green roofs, porous pavement, rain gardens, and vegetated swales can produce a variety of environmental benefits. In addition to effectively retaining and infiltrating rainfall, these technologies can simultaneously help filter air pollutants, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits. [U.S. EPA, <http://cfpub.epa.gov/npdes/greeninfrastructure/information.cfm>]

Groundwater: The supply of fresh water found beneath the Earth’s surface, usually in aquifers, which supply wells and springs. [U.S. EPA]

Gulf Front Setback Line: A line congruent to the 1978 coastal construction control line as depicted on the official zoning atlas, or a distance of 150 feet from the mean high-water line, whichever is greater. [Section 86.570, City of Venice Code of Ordinances]

Hazardous Waste: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, or otherwise managed. [Rule 9J-5.003 (54), F.A.C.]

Historical or Archaeological Resources: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City of Venice as historically, architecturally, or archaeologically significant. [Rule 9J-5.003 (55), F.A.C.]

Historically Significant Housing: Structure that is listed on the Florida Master Site File, National Register of Historic Places or designated as historically significant by or in accordance with a local ordinance. [Generally Accepted Planning Terminology]

Hurricane Vulnerability Zone: (also “areas subject to coastal flooding”) the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane

vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event. [Rule 9J-5.003 (57), F.A.C.; Sarasota County Comprehensive Plan, November 2006]

Impact Fee: Assessment imposed by the City against new development in order to generate revenue for funding the costs of capital improvements or facility expansions necessitated by and attributable to the new development. Impact fees should be adopted by ordinance or resolution. [Section 163.31801, F.S.]

Impervious Surface: Surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as, compacted sand, limerock, shell, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures. [Generally Accepted Planning Terminology]

Incompatible Land Use: Use of land in a manner which interrupts, conflicts, or otherwise interferes with relatively proximate land such that the original intended use of relatively proximate land is impaired. [Generally Accepted Planning Terminology]

Infill Development: Development designed to occupy scattered or vacant parcels of land that remain after the majority of development has occurred in an area. [Generally Accepted Planning Terminology]

Infrastructure: Manmade structures which serve the common needs of the population, such as: sewage disposal systems, potable water systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges, and roadways. [Rule 9J-5.003 (59), F.A.C.]

Intensity: Objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services. [Rule 9J-5.003 (60), F.A.C.]

Interlocal Agreement: An agreement entered pursuant to Chapter 163, Part I, F.S. which permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities. [Chapter 163, Part I, F.S.]

Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA): An agreement pursuant to Chapter 163, F.S. and Chapter 171, F.S. between a municipality and county that identifies geographic areas anticipated for annexation, the future land uses that the municipality would seek to establish, necessary public facilities and services, including transportation and school facilities and how they will be provided, and natural resources, including surface water and groundwater resources, and how they will be protected. [Section 171.204, F.S.] For purposes

of this Comprehensive Plan, the JPA/ILSBA refers to the Joint Planning and Interlocal Service Boundary Agreement Between the City of Venice and Sarasota County, October 2010. [City of Venice Comprehensive Plan, Future Land Use & Design Element]

Land Development Regulations: Ordinances enacted by governing bodies for the regulation of any aspect of development, including any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land. [Section 163.3164 (23), F.S.]

Level of Service: An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. [Rule 9J-5.003 (62), F.A.C.]

Livable Communities: Communities that are planned to preserve or enhance quality of life for all residents. [Generally Accepted Planning Terminology]

Live-Near-Work Housing: Availability of housing choices near employment opportunities. [Generally Accepted Planning Terminology]

Local Government Comprehensive Planning and Land Development Regulation Act of 1985: Section of the Florida Statutes that requires all of Florida's counties and municipalities to adopt Local Government Comprehensive Plans that guide future growth and development. [See Chapter 163, Part II, F.S.]

Local Government Infrastructure Surtax: Discretionary sales surtax that local governments have the authority to impose by Section 212.055(2), F.S. To impose any surtax requires either a favorable referendum vote or, for some, an extraordinary vote of the governing body. [Section 212.055(2), F.S.]

Local Planning Agency: The City of Venice Planning Commission or such other public body as the City Council may designate to prepare amendments to the Comprehensive Plan. [Section 163.3164 (14), F.S.].

Local Road: A roadway providing service which is of relatively low-traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. [Rule 9J-5.003 (66), F.A.C.]

Low Impact Development (LID): An environmentally responsible approach to developing land and managing stormwater runoff that incorporates environmentally sound technology and sustainable design techniques to address adverse impacts of urbanization and protect aquatic resources, water quality, and the natural pre-development hydrology. To mimic pre-development conditions, the design techniques infiltrate, filter, store, evaporate, treat, and detain runoff close to its source. [Sarasota County Code of Ordinances, Ch. 74, Art. I, Section 74-7]

Low Income Household: A household with an annual income that does not exceed 80% of the median family income of the area as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size. [City of Venice Comprehensive Plan, Housing & Neighborhood Development Element]

Manufactured Home: A detached single-family dwelling unit with all of the following characteristics:

1. Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
2. Designed for transportation on streets or highways on its own wheels after fabrication; and
3. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities and the like.

A mobile home is a manufactured home. A travel trailer is not to be considered a manufactured home. [Section 86.570, City of Venice Code of Ordinances]

Manufactured Home Park: The premises where manufactured homes are parked for non-transient living or sleeping purposes and where sites or lots are set aside or offered for lease or rent for use by manufactured homes for living or sleeping purposes, including any land, building, structure or facility used by occupants of manufactured homes on such premises. This term shall also apply to condominium sale and ownership of manufactured home units in compliance with all applicable state statutes. [Section 86.570, City of Venice Code of Ordinances]

Mean High Water Line (MHWL): The average elevation of all high waters recorded at a particular point or station over a considerable period of time, usually a 19-year period adopted by the National Oceanic and Atmospheric Administration (NOAA) National Ocean Service known as the National Tidal Datum Epoch over which sea level observations are taken. Also the boundary between submerged lands owned by the State in its sovereign capacity and uplands subject to private ownership. [NOAA National Ocean Service]

Mining Reclamation Plan: A mining reclamation plan outlines the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to health or safety. [Generally Accepted Planning Terminology]

Moderate Income Household: For the State Housing Programs, a household that does not exceed 120% of the median income of the area, as determined by current Florida Statutes. [City of Venice Comprehensive Plan, Housing & Neighborhood Development Element]

Modular Housing: Type of manufactured housing in which the components (modules) consist of entire rooms that are transported to and assembled on site. [Generally Accepted Planning Terminology]

Multi-modal Development: Development that incorporates various modes (walking, cycling, public transit, automobile, watercraft and air, etc.) of transportation and the connections between such modes so each can fill its optimal role in the overall transportation system that supports it. Also referred to as “intermodalism”. [Generally Accepted Planning Terminology]

Myakka River Management Coordinating Council: The Myakka River Management Coordinating Council (Council) was established in 1985, by the Myakka River Wild and Scenic Designation and Preservation Act (Section 258.501, F.S.) to provide interagency and intergovernmental coordination in the management of the river. The Secretary of the Florida Department of Environmental Protection appoints new members to the Council. Council membership includes staff of state agencies, local governments, regional planning councils, agricultural interests, environmental organizations, landowners, businesses, and other stakeholders as deemed advisable by the Department. [Myakka River Management Coordinating Council]

National Historic Landmark: Authorized in 1935 and implemented in 1960, a federal program that identifies sites and buildings of national significance. [Sarasota County Comprehensive Plan, Historic Preservation Element, November 2006]

National Register of Historic Places: Official listing of culturally significant buildings, structures, objects, sites, and districts in the United States maintained by the U.S. Department of Interior. [Sarasota County Comprehensive Plan, Historic Preservation Element, November 2006]

Native Habitats: Native habitats are defined as those that meet one or more of the following criteria:

1. Are scarce, becoming scarce, or are of special ecological significance;
2. Are important habitats for ecological restoration to prevent additional loss of native habitats or species;
3. Are important to achieve objectives for native habitats or species in public and/or private land management plans that may cover multiple land ownerships;
4. Provide habitat for federal or state threatened, endangered, or species of special concern; and/or
5. Are identified as native habitats in the City Comprehensive Plan.

[City of Venice Environmental Task Force]

Natural Resources: Biological, geological, or physical features which provide a range of benefits. These resources shall include, but not be limited to, bays, rivers, canals, streams, lakes, swamps, springs, marshes, minerals, open-water impoundments, groundwater aquifers, forests, and all naturally occurring fauna thereof. [Generally Accepted Planning Terminology]

Neighborhood: Type of planning area characterized mainly by its residential (both single and multifamily) and other community components such as schools, recreational areas, public facilities, and commercial areas. [Generally Accepted Planning Terminology]

Neighborhood Park: A park which serves the population of a neighborhood and is generally accessible by bicycles or pedestrians . [Rule 9J-5.003 (79), F.A.C.]

Nonconforming lot or parcel: Lot or parcel (subdivided or unsubdivided) that was lawfully established or commenced prior to the adoption or amendment of the local government land development regulations and that fails to meet the current requirements for area, height, yards, setback, or use generally applicable in the district because of a change in the applicable zoning district regulations, annexation, condemnation of a portion of the lot, or other governmental action. [Chapter 86, Article VII, City of Venice Code of Ordinances]

Nonconforming structure: Building or structure that was lawfully erected prior to the adoption or amendment of the local government’s land development regulations but that no longer complies with all the regulations applicable to the zoning district in which the structure is located. [Chapter 86, Article VII, City of Venice Code of Ordinances]

Nonconforming use: A use which lawfully occupied a building or property at the time it was established which does not conform to the use of the zoning district in which it is currently located. [Chapter 86, Article VII, City of Venice Code of Ordinances]

Non-Native Invasive Species: A species that is non-native to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. [Executive Order 13112; National Invasive Species Council]

Objective: Specific, measurable, intermediate end that is achievable and marks progress toward a goal. [Rule 9J-5.003 (82), F.A.C.]

Open Space: Property which is unoccupied or predominantly unoccupied by buildings or other impervious surfaces and which is used for parks, recreation, conservation, preservation of native habitat and other natural resources, or historic or scenic purposes. It is intended that this space be park like in use. [Consistent with Section 86.570, City of Venice Code of Ordinances]

Person: Firm, association, organization, partnership, trust, company or corporation, as well as an individual. [Section 86.570, City of Venice Code of Ordinances]

Plan Consistency: Determination made by appointed city staff to ensure that any public or private project, special plan, ordinance, resolution, or action is in “harmony” (or do not contradict) with the goals, objectives and policies of the City’s Comprehensive Plan. [See Administrative Section of the City of Venice Comprehensive Plan]

Planning Area: Area of the City with a specific planning intent and development scenario as established by the City’s Comprehensive Plan. [See Future Land Use & Design Element, City of Venice Comprehensive Plan]

Policy: Way in which programs and activities are conducted to achieve an identified goal. [Rule 9J-5.003 (90), F.A.C.]

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. [Rule 9J-5.003 (91), F.A.C.]

Post Disaster Redevelopment Plan: Plan that identifies how a community will redevelop and recover long-term after a disaster. The plan covers policies, operational strategies, and roles and responsibilities for implementation that will guide decisions that affect long-term recovery and redevelopment of the community after a disaster. The plan emphasizes seizing opportunities for hazard mitigation and community improvement, in line with the goals of the local comprehensive plan and with full participation of the citizens. [Chapter 252, F.S.]

Potable Water: Water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the Florida Department of Environmental Protection. [City of Venice Utilities Department]

Pre-Construction Clearing: An action carried-out by a property owner or a developer in order to ensure that the property is ready and in compliance to undertake construction activities. [Generally Accepted Planning Terminology]

Preservation: The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic properties. [Sarasota County Comprehensive Plan, Historic Preservation Element, November 2006]

Preservation Planning: Process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The process offers important opportunities to identify, evaluate, and address issues, needs, and challenges relating to historic and cultural resources by bringing together different stakeholders involved in historic preservation. [Generally Accepted Planning Terminology]

Project: Any land use or combination of more than one land use, either existing or proposed, for which application for approval has either been submitted or is in the process of being reviewed or which has been issued a development order. [Generally Accepted Planning Terminology]

Proportionate Share Contribution: Contribution of funds by a development in proportion to its impacts. The concept of “proportionate share” in Florida is closely associated with the provision of adequate facilities concurrent with new development. The methodology for determining proportionate share contribution is referenced in City of Venice Ordinance No. 2006-49, consistent with Section 163.3180 (12), F.S.

Proportionate Share Ordinance: Legal instrument that allows local governments to implement the provisions of Section 163.3180 (16), F.S., which establishes conditions whereby developers, may satisfy transportation concurrency requirements through proportionate fair-share contributions. These conditions are defined in City of Venice Ordinance No. 2006-49, consistent with Section 163.3180 (16), F.S.

Public Access: The ability of the public to physically reach, enter, or use water or land based recreation sites, including beaches, islands, bays, bayous, rivers, streams, creeks, lagoons, and other publicly owned or controlled upland areas. [Rule 9J-5.003 (97), F.A.C.; as modified in Sarasota County Comprehensive Plan, Parks and Recreation Element, November 2006]

Public Facilities: Major capital improvements, including but not limited to transportation, public schools, sanitary sewer, solid waste, drainage, potable water, parks and recreational facilities and services. [Section 94.1, City of Venice Code of Ordinances]

Public Services: Services provided by the City which may or may not be associated with capital infrastructure, such as, but not limited to, police, fire, health, education, library, and social services. [Generally Accepted Planning Terminology]

Receiving Water: Surface-water into which an industrial, domestic, or stormwater pollution-point source flows. [Generally Accepted Planning Terminology]

Reclamation: Restructuring, reshaping, and restoration of mined lands to a form in which the lands are able to be put to a beneficial use. [Generally Accepted Planning Terminology]

Reconstruction: Process of reproducing, by new construction, the exact form and detail of a demolished building structure or object as it appeared at a certain point in time. [Sarasota County Comprehensive Plan, Historic Preservation Element, November 2006]

Recreation: The pursuit of leisure time activities occurring in an indoor or outdoor setting. [Rule 9J-5.003 (102), F.A.C.]

Regional Urban Trail System: System of pathways intended for use by non-motorized modes of transportation, such as pedestrians or bicyclists that links multiple activity centers within a specific region. A regional urban trail system typically consists of a designated land corridor or body of water that provides recreational, aesthetic, or alternate transportation opportunities to non-motorized users of all ages and abilities. [Generally Accepted Planning Terminology]

Rehabilitation: Process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values. [Sarasota County Comprehensive Plan, Historic Preservation Element, November 2006]

Restoration: Process of accurately recovering the form and details of a resource and its setting as it appeared at a particular period of time by means of the removal of later work or by the

replacement of missing earlier work. [Sarasota County Comprehensive Plan, Historic Preservation Element, November 2006]

Revenue Bond: Special type of municipal bond distinguished by its guarantee of repayment solely from revenues generated by a specified revenue-generating entity associated with the purpose of the bonds. [Generally Accepted Planning Terminology]

Right-of-Way: Land in which the State, County, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. [Rule 9J-5.003 (109), F.A.C.]

Sarasota County Area Transit (SCAT): Public transit (i.e., bus) service operated by Sarasota County that provides transit services which connect the cities of Sarasota, Venice, and North Port, as well as the Town of Longboat Key. [Sarasota County Area Transit]

Sarasota/Manatee Metropolitan Planning Organization (MPO): Regional transportation agency which provides a forum for cooperative decision-making concerning regional and local transportation issues. The MPO was created by Federal and State law to develop transportation plans and programs which encourage and promote the implementation of transportation facilities which include all modes of transportation in a manner that will maximize the mobility of people and goods. [Sarasota/Manatee Metropolitan Planning Organization (MPO)]

Seawall: Manmade wall or embankment, except riprap, which is made to break the force of waves and to protect the shore from erosion. [Generally Accepted Planning Terminology]

Second Option Shelter: Facility built to hurricane shelter standards that can be utilized in the event of natural disaster which would allow residents without special needs to remain in their neighborhoods. These facilities could include community buildings, neighborhood clubhouses or public facilities. [Generally Accepted Planning Terminology]

Sector: Type of planning area that is characterized by its historic significance, commercial or industrial activity, and/or park or public space. [Generally Accepted Planning Terminology]

Seasonal Population: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. [Rule 9J-5.003(116), F.A.C.]

Setback: Physical distance which serves to minimize the effects of development activity from a structure or natural resource and for which it may be necessary to restrict activities for the area or the physical distance between a structure and the property line. [Generally Accepted Planning Terminology]

Shoreline The interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces. [Rule 9J-5.003 (118), F.A.C.]

Site Plan: Scaled drawing for a project that shows the proposed development of the lots, parcels, or tracts, including elevations, sections, architectural, landscape, engineering, and ecological drawings as is required for development approval of the project. [Generally Accepted Planning Terminology]

Smart Growth: A set of ten (10) principles intended to protect the natural environment while simultaneously making communities more attractive, economically stronger, and more socially diverse. Smart growth uses development strategies that preserve natural lands and critical environmental areas, protect water and air quality, and reuse already-developed land. Smart Growth conserves resources by reinvesting in existing infrastructure, reclaiming historic buildings, and by designing neighborhoods that have shops, offices, schools, churches, parks, and other amenities within walking or biking-distance of residential areas. [U.S. EPA; Smart Growth Network]

Southwest Florida Regional Planning Council (SWFRPC): Agency created pursuant to Sections 186.501-186.515 to exercise responsibilities under Sections 186.001-186.031 and 186.801-186.901, F.S. in the Southwest Region of the State of Florida. The Council's main objective is to bring together governments of the southwest region to coordinate planning for the future and provide an opportunity for sharing solutions among all jurisdictions. [Southwest Florida Regional Planning Council]

Special Flood Hazard Area (SFHA): Land area covered by the floodwaters of the base flood and represented on the National Flood Insurance Program (NFIP) maps. The SFHA is the area where the NFIP floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Special Needs Housing: Housing designed for special groups such as the frail elderly, physically disabled, homeless or at-risk of homelessness, and/or those with extremely low incomes. These special needs populations may include more specifically defined subgroups such as youth aging out of foster care, survivors of domestic violence, persons with severe and persistent mental illness, farmworkers, persons with service animals, or persons with developmental disabilities. [City of Venice Comprehensive Plan, Housing & Neighborhood Development Element]

Special Revenue: Proceeds of specific revenue sources (other than expendable trusts or for major capital projects) that are legally restricted to expenditure for specified purposes. [Uniform Accounting System Manual-State of Florida]

Species of Special Concern: Species identified in Section 39-27.005, Florida Administrative Code, which warrants special protection, recognition, or consideration because it has an inherent, significant vulnerability to habitat modification; environmental alteration; human disturbance; or substantial, human exploitation which, in the foreseeable future, may result in it becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that, should it decline significantly in numbers or distribution, other

species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion. [Section 39-27.005, F.A.C.]

Stabilization: Methods which break the force of waves, protect the underlying soil from erosion, and consist of riprap, routed vegetation, or other similar appropriate material. [Generally Accepted Planning Terminology]

Stormwater Management System: A system which is designed and constructed or implemented to control stormwater, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse stormwater to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system. [As described in subsection 62-40.210, F.A.C. per Rule 9J-5.003 (125), F.A.C.]

Story: That part of a building contained between any floor and the floor or roof next above. [Section 86.570, City of Venice Code of Ordinances]

Structure: Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a moveable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. “Structure” also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. [Section 163.3164 (21); Section 380.031(19), F.S.]

Subdivision: The division of a lot, tract, or parcel into two or more lots, tracts, or parcels. Includes re-subdivision of previously subdivided land. [Generally Accepted Planning Terminology]

Support Document: Volume II of the City’s Comprehensive Plan that contains the surveys, studies, inventory maps, data, inventories, listings or analyses used to support the goals, objectives and policies as required by Rule 9J-5. [Rule 9J-5.003 (127), F.A.C.]

Sustainable Development: Type of development that meets the needs of the present without sacrificing the ability of future generations to meet their own needs. [Generally Accepted Planning Terminology]

Sustainable Development Practices: Practices that support *Sustainable Development* through the integration of social, economic and environmental activities. [Generally Accepted Planning Terminology]

Technical Review Committee: Group composed of members of the City staff who exercise their professional knowledge to analyze the impact of a project or development. [Generally Accepted Planning Terminology]

Threatened Species: Any species which are likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. [Endangered Species Act of 1973]

Traditional Neighborhood Design (TND): A development pattern that is designed on a grid using a system of blocks that are limited in width and length, that are framed by a street system that prioritizes pedestrian activity, and that has buildings and structures that form a consistent, distinct edge, spatially delineating the public street and the private block interior. TND calls for residential neighborhoods to be designed in the format of small, early 20th century villages and neighborhoods. TND practices include but are not limited to the following:

- Compact, pedestrian-oriented developments
- Defined public spaces and civic activity
- Diverse housing types
- Mixed uses
- Walkable, affordable, accessible, distinctive neighborhoods

[Generally Accepted Planning Terminology]

Traffic Calming: Technique of slowing or reducing motor-vehicle traffic to improve safety for pedestrian and bicyclists and improve the environment for residents. [Generally Accepted Planning Terminology]

Transit-Oriented Design (TOD): Creation of compact, walkable communities centered on high quality mass transit systems, minimizing dependence upon automobiles. [Generally Accepted Planning Terminology]

Transportation Concurrency Exception Area (TCEA): An area which is so designated by a local government pursuant to Section 163.3180, F.S. [Section 163.3180, F.S.]

Universal Design: New design paradigm that emerged from barrier-free or accessible design and assistive technology. It means a broad-spectrum design solution that produces buildings, products and environments that are usable and effective for everyone, not just people with disabilities. [Generally Accepted Planning Terminology]

Upland: Land at a higher elevation, in general, and absent of wetlands. [Generally Accepted Planning Terminology]

Urban Sprawl: Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development. [Rule 9J-5.003 (134), F.A.C.]

Urban: Area having the characteristics of a city; that is, an area which has been completely developed and which is served by a full range of public facilities and services. [Generally Accepted Planning Terminology]

Venetian Waterway Trail: Linear trail in Venice, extending approximately 10 miles along both the east and west sides of the Intracoastal Waterway and connecting to Sarasota County's Legacy Trail. [City of Venice Planning & Zoning Department]

Very Low Income Household: A household with an annual income that does not exceed 50% of the median family income of the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.[City of Venice Comprehensive Plan, Housing & Neighborhood Development Element]

Viewsheds: Areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. Viewsheds are often spaces that are readily visible from public areas such as from public roadways or public parks. [Generally Accepted Planning Terminology]

Water Quality: Physical, chemical, and biological characteristics of water which interrelate with the propagation of fish, wildlife, and all aquatic life. [Generally Accepted Planning Terminology]

Water-Dependent Activities: Activities which can be carried out only on, in, or adjacent to water bodies because the use requires access to the water for waterborne transportation, including ports or marinas, recreation, electricity-generating facilities, or water supply. [Rule 9J-5.003 (137), F.A.C.]

Water-Related Activities: Activities which are not directly dependent upon access to a water body but which provide goods and services that are directly associated with water-dependent activities. [Rule 9J-5.003 (139), F.A.C.]

Watershed: Region or area bounded by a divide and draining ultimately to a particular watercourse or body of water. [Generally Accepted Planning Terminology]

Wellhead Protection: Strategy designed to protect public drinking water supplies by managing the land surface around a well where activities might affect the quality of the water. [Generally Accepted Planning Terminology]

Wetlands: Areas that are inundated or saturated by surface water 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 soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions.

Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. [Section 373.019 (25), F.S.]

Workforce Housing: Housing that is affordable to a household that earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For purposes of this definition, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center. [380.06(19)(b), F.S.]

Zoning: Demarcation of an area by ordinance (text and map) into zones, the establishment of regulations to govern the uses within those zones, and the location, bulk, height, and coverage of structures within each zone. [Generally Accepted Planning Terminology]