

General Plan Glossary

100-year Assured Water Supply (also see *Groundwater Management Act--GMA*): a part of the *GMA* which requires that Tucson and other central Arizona cities must be able to prove they have enough water of satisfactory quality to meet their needs of projected growth and development for the next 100 years.

Access/Egress: the ability to enter a site from a roadway and exit a site onto a roadway.

Acre: a measure of area totaling 43,560 square feet.

Action: typically an activity which must be undertaken by the City of Tucson to implement a supporting policy.

Activity Centers (and Nodes): areas in which land uses are, or will be, intensified or mixed to a degree generally not found in the rest of the community. Activity centers may vary in size, scale, and diversity of uses and draw from a regional, community, or neighborhood/local market. An activity node offers a limited range of mixed-uses, such as convenience shopping, residentially-scaled offices, restaurants, and other small-scale businesses. Although an activity node may draw from a larger market, its design character and scale are compatible with the residential neighborhoods that surround it.

Adaptive Use/Adaptive Reuse: the conversion of obsolescent or historic buildings from their original or most recent use to a new use.

Affordable Housing: housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing including utilities.

Amenity (Landscape Amenity; Pedestrian Amenity): a term referring to an aspect of a development, such as an improved streetscape, generous sidewalks and shade trees, or an attractive public meeting area or plaza. The provision of amenity features by the development may be an incentive for awarding density or floor area bonuses or a requirement within special design districts.

Aquifer: an underground, water-bearing layer of earth, porous rock, sand, or gravel through which water can seep or be held in natural storage.

Archaeological Resources (also see *Cultural Resources* and *Historic Resources*): material remains of human activity and life, which include artifacts, monuments, and other cultural remains.

Area Plans: prepared by the City Planning Department with the assistance of citizen advisory committees and adopted by the Mayor and Council, these plans provide land use policy and design direction to guide future land use decisions within a defined area. Plans typically cover a study area of several square miles that is unified by similar physical characteristics and development issues. *Area Plans* are adopted to implement and further refine the Tucson *General Plan*.

Arizona Heritage Fund: initiated in 1990 and supported by Arizona Lottery sales, this fund supports a variety of natural and cultural heritage programs through Arizona State Parks and Arizona Game and Fish.

Arterial Street: a street which carries a high volume of traffic, usually in excess of 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets traverse the City, connecting with other arterials, freeway interchanges, and bridges.

Arts District/Arts District Plan: an approximately 70-block area in Tucson's Downtown, the Arts District is the center of a variety of arts-related facilities and events; the *Arts District Plan*, prepared in 1988 by the Project for Public Spaces, provides the framework for Downtown revitalization and arts and cultural planning.

Auto-related or Auto-oriented Uses: uses in support of automobile and auto-dominated land use and transportation patterns, such as service stations, vehicle sales or rental, and car washes or detailing, or other nonresidential uses that serve customers in their vehicles, such as banks, pharmacies, and restaurants with drive-through windows.

Back to Basics Neighborhood Improvement Program: a program spearheaded by the City Manager's Office to assist residents to revitalize neighborhoods. Improvement projects are initiated from the grassroots neighborhood level.

Barraza-Aviation Parkway (Downtown segment): formerly Aviation Parkway, the Downtown segment of this parkway resulted from the *Downtown Land Use and Circulation Study (DLUCS)* and includes corridor design to accommodate alternate modes and enhanced urban design and public art amenities.

Buffering: the use of design elements, such as masonry walls, berms, setbacks, landscaping, building heights, density transitions, and sensitively designed parking areas, to mitigate the impact of more intense development on less intense adjacent land uses.

Business Improvement District (BID): generally a special assessment district approved by property owners within a specific area and authorized by a government entity, which may share the cost of the area improvements. An example locally is the Downtown BID, approved by Downtown property owners and the Mayor and Council in early 1998.

Campus Park Industrial (see *Park Industrial*)

Capital Improvements Program (CIP): a program which schedules expenditures of City funds on public works projects (five-year plan updated annually).

Carrying Capacity: the level of use which can be accommodated and continued without irreversible impairment of natural resources productivity; the ecosystem; and the quality of air, land, and water resources.

Central Arizona Project (CAP): major Bureau of Reclamation project that distributes Colorado River water to urban and agricultural users.

Certified Local Government (CLG): historic preservation program coordinated by the Arizona State Historic Preservation Office (SHPO) to provide specific delegated historic review authority on behalf of the SHPO to local governments with recognized preservation programs. Tucson was designated a CLG in 1990.

Citizen and Neighborhood Services (City of Tucson Office of): assists neighborhood groups and citizens in setting up meetings and discussion groups about various City activities, registers neighborhood associations, and maintains files on current officers or association representatives.

City: City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city's bike system).

City Center Vision (Vision and Strategic Plan): City-supported Downtown planning process during 1993-94 that involved broad public participation and resulted in an assessment of Downtown needs and a recommended plan of action.

City of Tucson Vision: adopted by the Mayor and Council in 1989, this document addresses twelve categories (natural resources; cultural heritage; economic development; public services and facilities; circulation; land use; parks, recreation, and open space; safety; housing; rehabilitation, redevelopment, and neighborhood conservation; community development; and administration) and provides a guide for future updates to the *General Plan*.

Cluster Housing (or Cluster Development): a development approach in which building lots are reduced in size and sited closer together, usually in groups or clusters, allowing the undeveloped land to be preserved as open space.

Collector Street: a street which generally carries less traffic than an arterial street, usually in the range of 2,000 to 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets are generally shorter in length than arterial streets and connect local streets to the nearest arterial street.

Compatibility of Scale: the generally harmonious relationship of size, height, shape, and setback of development in comparison to adjacent buildings, architectural elements, landscaping, and human form.

Conservation Easement: an easement delineating an area that will be kept in its natural state in perpetuity.

County: County with a capital “C” generally refers to the government or administration of a county. County with a lower case “c” may mean any county or may refer to the geographical area of a county (e.g.,

Cultural Resources: the variety of human-made products, artifacts, and behavior that a community or group values and seeks to preserve as its heritage legacy, including its history, archaeology, art, literature, music, technology, urban design, and folkways.

Dedication: a gift or donation to another person or entity. In the context of land development and regulation, this term refers to the donation of property for public use, such as school and park sites, road rights-of-way, or granting of easements for public hiking or equestrian trails, etc., as a condition of rezoning approval.

Defensible Space: physical design features that create a sense of ownership or territoriality of common areas and which allow the surveillance of public and semipublic areas from within a residential or nonresidential development. Design features can include fences, walls, electronic security, steps or changes in ground level, lighting, and building placement.

Density: the number of dwelling units per acre.

Density Bonus: the allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density Transfer: a way of retaining open space by concentrating densities—usually in compact areas adjacent to existing urbanization and utilities—while leaving unchanged historic, sensitive, or hazardous areas.

Desert Belt: an interconnected, regional open space network utilizing natural desert washes and floodplains. The intent of a desert belt is to create a natural “edge” to urban development as a transition to more rural development and to provide wildlife and trails connections between public resource management units.

Design Compatibility Report: a supplemental report submitted with a rezoning application that addresses design issues, in order to assess the overall compatibility of the proposed land use with existing development.

Design Guidelines Manual: a *Design Guidelines Manual* was prepared as part of the 1998 *Comprehensive Plan* (renamed *General Plan* on February 12, 2001, Ord. 9517) update process. The *Manual* expands on the overall policy direction provided in the “Land Use” and “Community Character *General Plan* by illustrating ways to meet policy objectives for design quality. Guidelines are not regulations or development standards.

Design Integration: site planning and design which accommodate in a harmonious fashion the various programmatic demands of a site, including its existing and proposed land uses and vehicular and pedestrian circulation patterns. The various land uses in integrated developments share parking areas, open space, and access points onto the street. The emphasis is placed on providing for pedestrian access between residences and businesses within commercial areas in order to decrease auto travel and promote “one stop shopping.”

Development: the physical extension and/or construction of urban land uses. Activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and the clearing of natural vegetative cover. Routine repair and maintenance are not considered development activities.

Diversity: the variety of natural, environmental, economic, and social resources, values, benefits, and activities.

Downtown Land Use and Circulation Study (see Barraza-Aviation Parkway)

Downtown Pedestrian Implementation Plan (DPIP): prepared by the Tucson Department of Transportation and endorsed by the Mayor and Council in 1996, the *Plan* fosters a pedestrian-friendly Downtown environment through specific design projects and guidelines for streetscape improvements.

Environmental Resource Report: a supplemental report submitted with a rezoning application that addresses natural features, such as topography and hydrology, vegetation, wildlife habitat and movement, scenic vistas, and trail resources.

Environmental Resource Zone (ERZ): an overlay zone of the Tucson *Land Use Code* (Sec. 2.8.6) which regulates development along designated washes determined to have critical riparian habitat.

Five Year Community Cultural Plan: prepared under the auspices of the Tucson/Pima Arts Council (TPAC) and approved in 1991 by the Mayor and Council, the *Plan* provides policy guidance in eight specific areas, including public art and community design.

Floodplain, FEMA 100-year: the area, as mapped by the Federal Emergency Management Agency (FEMA), which would be covered by the 100-year flood. The 100-year flood is defined as an event, which has a 1 percent chance of occurring in any one year.

Floodway: the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Footprint (Building Footprint): the outline of a building at all of those points where it meets the ground.

Gateway Route (or corridor): an arterial or collector street identified on the *Major Streets and Routes Plan* map, which connects to a major employment center, shopping area, recreational area, or transportation center. Gateway routes are used by large numbers of visitors and residents, and as such, their appearance is important to the overall image of Tucson.

Groundwater Management Act (GMA): passed by the Arizona Legislature in 1980, this law regulates current and future water use and requires water resource planning; the “Safe Yield” part of the *Act* requires a balance between the amount of groundwater pumped and the amount that is replaced (or recharged).

Heritage (or Cultural Heritage): the sum total or mosaic of a community’s history, technology, art and literature, archaeological legacy, urban design, architecture, and folkways.

Hillside Development Zone (HDZ): an overlay zone included in the Tucson *Land Use Code* that regulates the intensity of development in hillside areas identified as protected peaks and ridges or containing areas with slopes of 15 percent or greater.

Historic District Advisory Board (also see *Historic Preservation Zone*): an advisory group appointed to assist the Mayor and Council and the Planning Department in evaluating proposed developments within a City-designated historic district. There are separate boards for each City-designated historic district.

Historic Preservation Zone (HPZ): an overlay zone included in the Tucson *Land Use Code* that provides special protection and development requirements for properties within City-designated historic districts and for other designated landmarks.

Historic Resources (also see *Cultural Resources* and *Archaeological Resources*): those districts, sites, buildings, structures, and artifacts, which have a relationship to events or conditions of the human past.

Impact Fee: a fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Improvement District: area in which property owners of more than 50 percent of linear frontage, by petition, request improvements of the City, such as sidewalks, lighting, and curbs; costs are assessed to the benefiting properties based on the percentage of benefits received.

Infill: development of vacant land (usually individual lots or leftover property) within areas that are already largely developed.

Infrastructure: basic facilities, usually built and operated by the public sector, which provide essential services to the community. These facilities include roads, wastewater and water treatment plants, sewer and water conveyance systems, libraries, police stations, and other public facilities.

Integrated Development (see *Design Integration*)

Jobs/Housing Balance/Jobs/Housing Ratio: the availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Use Code (LUC): the zoning regulations of the City of Tucson governing the use, placement, spacing, and size of land and structures within the corporate limits of the City. The *LUC* is adopted as Chapter 23 of the *Tucson Code*.

Landscape Plan: a graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

Level of Service (LOS): a general term describing the operating conditions a driver will experience while traveling on a particular facility. Where roadway conditions are fixed, level of service varies primarily with volume.

Life-cycle Costing: a method of evaluating a capital investment that takes into account the sum total of all costs associated with the investment over the lifetime of the project.

Livable Community (also see *Sustainability*): a livable or sustainable community meets the needs of the current generation without hindering the ability of future generations to do the same; the indicators of a livable community are economic vitality, community stability, and environmental health.

Livable Tucson Vision Program (also see *Livable Community* and *Sustainability*): begun in 1997 to involve the community in developing goals, strategies, and indicators for progress toward community sustainability.

Local Street: a street, which generally carries less than 2,000 vehicles per day, and is not identified on the *Major Streets and Routes Plan* map. Local streets provide neighborhood access to collector and arterial streets.

Low Water Use Drought-Tolerant Plant List: official regulatory list prepared by the Arizona Department of Water Resources for use within the Tucson Active Management Area.

Major Streets & Routes Plan (MS&R): plan adopted by the Mayor and Council to implement the *Tucson General Plan*, which identifies the general location and size of existing and proposed freeways, arterial and collector streets, future right-of-way lines, typical intersections, and Gateway and Scenic Routes.

Master Plan for Public Art: published in 1994 after an in-depth public process, this *Plan* provides the Tucson-Pima Arts Council (TPAC) with a long-range blueprint for public art within Tucson and Pima County.

Master Planned Community (also see *New Urbanism*): a large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; and overall control during the phasing and build-out process by a single development entity. Such planned communities generally contain a full range of residential and nonresidential land uses, open space, and public services and facilities. The concept of planned communities, also known as “new towns” and “garden cities,” is centuries old. Recent master planned communities associated with *neo-traditional design* or *new urbanism* stress open space preservation, integration of land uses to reduce auto trips, a walkable pedestrian network that leads to an “urban village center,” and other design and architectural details that foster social interaction. An example of a master planned community in Tucson is *Civano*.

Mixed-use Development: properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mode (as in *transportation mode*): refers to various forms of transportation, such as automobile, transit, bicycle, and walking. *Multimodal* or *alternate modes* refers to a system designed to accommodate several transportation uses and users. *Intermodal* refers to the connection between modes.

MS&R Plan: acronym for *Major Streets and Routes Plan*.

National Register (National Register of Historic Places): the official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique.

Native Plant Preservation Ordinance (NPPO): a development regulation included in the *Land Use Code* which is intended to encourage the preservation-in-place of healthy native plants through sensitive site design.

Native Vegetation: plants that are indigenous to the site and to areas contiguous to the site.

Natural Grade: the topographic configuration of land, graphically represented by contour lines, prior to any grading or other human disturbance.

Natural Open Space: any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, that is set aside, dedicated, or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.

Natural Park (or Parkland): a park containing large areas of undisturbed open space, generally with high natural resource value, such as rugged terrain, natural watercourses, geologic formations, or dense vegetative cover. Recreation uses are generally limited to low impact activities, such as hiking, bird-watching, and nature study.

Natural Resources: generally refers to the variety of biological and physical values found in nature and may include, at the area or project level, the site’s geology and soils, terrain, slope characteristics, vegetation and wildlife habitat, and hydrology. Natural resource protection often considers the multiple benefits to the community of flood control and watershed protection, open space and habitat protection, and trails and other recreational opportunities.

Neighborhood Plans: prepared by the Tucson Planning Department with the assistance of citizen advisory committees and adopted by the Mayor and Council, these plans provide land use policy and design direction to guide future land use decisions within a specific neighborhood. Plans typically cover smaller geographic areas than *Area Plans* and address land use issues at a parcel level. *Neighborhood Plans* are specific plans which further refine and implement the *General Plan*.

Neo-traditional Design: a term that is often used interchangeably with “new urbanism” or “traditional neighborhood developments” to define development that integrates land uses so as to reduce vehicle trips, promote transit use, and create a pedestrian-and-bicyclist-friendly streetscape. Circulation systems in

these developments stress returning to the grid (or modified grid) pattern to provide more direct connections within the community.

New Urbanism (also see *Neo-traditional Design*): a community and architectural design approach that aims to recreate the compact scale, traditional street pattern, and pedestrian-friendly environment found in small towns.

Nonconforming Use: an existing land use activity lawfully established and maintained which no longer complies with land use regulations applicable to the zoning category in which the land use activity is located.

Nonresidential Use: residentially-scaled office use, office use, commercial use, and industrial use.

Open Space (see Natural Open Space)

Ordinance: a law or regulation set forth and adopted by government authority, usually a city or county.

Overlay Zone: a mapped area that has special requirements or development incentives in addition to those of the underlying zoning designation. Development within the overlay zone boundaries must conform to the requirements of both the underlying zone and the overlay.

PAG: an acronym for Pima Association of Governments.

Park Industrial: comprehensively planned industrial developments, which are compatible with surrounding residential communities. They contain clean uses, which are generally not objectionable because of noise, heavy truck traffic, fumes, or any other nuisances. The intention of this land use is to provide attractive locations for employment centers close to residences so as to reduce travel time between home and work.

Pedestrian Refuge Islands: a safe area, often in a raised median, designed as an integral part of the street in order to facilitate safe pedestrian street crossings.

Pedestrian-oriented Development: a development whose site design, street furniture, landscaping, and other amenities are directed toward creating a safe, attractive, and comfortable pedestrian environment.

Performance Standards: generally zoning regulations that permit uses based on a particular set of standards of operation rather than on a particular type of use. For example, performance standards provide specific criteria limiting noise, air pollution, traffic impacts, and the visual impact of a use.

Pima Association of Governments (PAG): regional agency that performs a variety of planning and coordination functions; programs focus on issues that cross jurisdictional lines, such as transportation, population growth, and air and water quality.

Pima County Department of Environmental Quality (PDEQ): County agency responsible for identifying and responding to environmental issues and providing a variety of public services, including monitoring, enforcement, and information and education on water and air quality.

Plan: (see *Area, Neighborhood, Subregional, and the Tucson General Plan*)

Planned Area Development (PAD): a zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by the Mayor and Council.

Planned Community (see *Master Planned Community*)

Policy: a statement of principle or of guiding actions that implies clear commitment but is not mandatory.

PROST: an acronym for Parks, Recreation, Open Space, and Trails Element.

Protected Peak and Ridge Setback Area: the three hundred (300) foot distance, measured horizontally in all directions, from a protected peak or from the line of the protected ridge.

Protected Peaks and Ridges: a peak or ridge that is identified by the Mayor and Council to be visually significant and important to the image and economy of the city. These peaks and ridges are shown on the Hillside Development Zone (HDZ) Maps.

Public Art Program (also referred to as the “Percent for Public Art” or “One Percent for Public Art”): plans and implements a full spectrum of public art, with major funding provided through City and County capital improvements budgets; public art projects have been included as part of roadway projects, parks, libraries, and other public facilities.

Redevelopment (also see *Development*): expansion or alteration of land uses, site configuration, or structures.

Regional: pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area; generally used in policy statements to refer to the Tucson metropolitan area or Eastern Pima County.

Regional Trail System: a planned trail system for Eastern Pima County consisting of primary trails, such as riverparks, connector trails which connect primary trails to each other or to public lands, and local trails. The system is illustrated in the *Pima County Trail System Master Plan*.

Regional Transportation Plan: adopted in May 1998 as the latest update of the long-range regional plan, the *MTP* will guide improvements to our region’s bus, roadway, bicycle, pedestrian, aviation, and rail transportation through the year 2020. Pima Association of Governments (PAG) coordinates the update.

Regional Vision (for Eastern Pima County): adopted in 1990 by the Regional Council of the Pima Association of Governments, this document describes the aspirations of the area’s jurisdictions, focusing on the shared elements of jurisdictional comprehensive or general plans.

Regulation: a rule or order having the force of law; in the City of Tucson, development regulations are included in the zoning ordinance (*Land Use Code*) or other *Tucson Code* chapters. Additional requirements are included in *Development Standards*.

Residential Cluster Project (RCP): development option in the residential zones that provides for greater flexibility and creativity in design. Use of the RCP may result in higher densities than conventional development in the same residential zone.

Residentially-scaled: generally refers to commercial or office use that demonstrates compatibility in scale with the surrounding residential area, either in converted residential structures or in new structures. Site and architectural design for residentially-scaled offices is guided by criteria outlined in the O-1 office zone.

Rezoning: the process by which property owners seek to change the zoning of their land to allow uses or densities not possible under existing zoning. Rezoning requests require public hearings before the Zoning Examiner. The Mayor and Council make the final decision to grant or deny requests.

Right-of-Way (ROW): a strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, drainageways, railroads, and utility lines.

Riparian: the name of an ecological community occurring in or adjacent to a drainageway and/or its floodplain and which is further characterized by species and/or life forms different from those of the immediately surrounding upland and/or nonriparian areas.

Riprap: a layer, facing, or protective mound of stones randomly placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used. In local usage, the similar use of other hard material, such as concrete rubble, is also frequently included as riprap.

Scenic Route: an arterial or collector street identified on the *Major Streets and Routes Plan* map, along which the intention is to preserve scenic vistas and natural vegetation.

Screening: an opaque barrier designed and constructed to conceal areas used for storage, refuse, mechanical equipment, parking, or delivery service loading bays from the street and public view or to buffer adjacent land uses.

Sign Code (City of Tucson): Chapter 3, Advertising and Outdoor Signs, of the *Tucson Code* which regulates all outdoor signs in order to promote public safety, enhance property values, and foster a good visual environment.

Site Analysis: an inventory and assessment of natural and cultural site features intended to promote development that is responsive to site constraints and opportunities.

Sprawl (see Urban Sprawl)

Standards, Development: a comprehensive set of design principals, criteria, and specifications which describe the manner in which development of land and related improvements within the City of Tucson are to be accomplished. These standards are established by Administrative Directive by the City Manager.

State Historic Preservation Office (SHPO): a division of Arizona State Parks that coordinates historic preservation activities in Arizona, administers the National Historic Preservation Program, and maintains National and State Registers of Historic Places.

Street: any permanent public or private right-of-way, other than an “alley” or “parking area access lane,” set aside to accommodate vehicular-travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such features.

Strip Commercial: a pattern of commercial development characterized by incremental additions of single function businesses along a street frontage. Such developments typically have separate vehicular access points and parking for each business and lack pedestrian linkage between individual businesses.

Subdivision: improved or unimproved land or lands divided into four or more lots, tracts, or parcels; further defined and regulated in the *Land Use Code*.

Subregional Plans: based on the *Pima County Comprehensive Plan* and adopted by the Mayor and Council in 1995, the three subregional plans (*Tucson Mountains; Catalina Foothills; Rincon/Southeast*) establish future land use and development direction for areas that are adjacent to the city and have potential for future annexation. The subregional plan becomes effective for an area that is located within plan boundaries after the area is annexed into the City of Tucson and the Mayor and Council adopt that portion of the subregional land use map.

Sustainability (also see *Livable Community*): a concept that supports creating and maintaining a balance between the needs of the community and its resources; sustainable planning means proposing long term strategies and solutions to ensure that future generations have the ability to meet their needs and to uphold environmental, economic, and social values.

Tax Abatement: full or partial exemption for a defined period of time of real estate taxes.

Traffic Calming Devices: any number of street modifications to slow or divert traffic, including speed humps, traffic circles (or roundabouts), curb bump-outs, raised planters, or other obstructions.

Transit (Public): a system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis.

Transit-oriented Development (TOD): an approach to arranging land uses in a form that encourages and facilitates the use of transit. Generally, this means locating higher-density residential uses, employment centers, and other more intense mixed-uses within walking distance of a transit center or priority route bus stop.

Travel Reduction Ordinance: adopted in 1988 as part of Title 17 (Air Quality Control) of the Pima County Code, this ordinance recognizes the need to improve air quality and reduce traffic congestion in unincorporated and incorporated areas of Pima County by increasing alternate mode usage and reducing motor vehicle travel. The ordinance establishes the basis for regional cooperation on this issue.

Trees for Tucson: a program of Tucson Clean and Beautiful which promotes and supports the planting of trees for their community-wide benefits, including climate moderation, air quality, pedestrian comfort, and civic pride and beauty.

Tucson Active Management Area (TAMA): established as a result of the Groundwater Management Act, the TAMA covers 4,600 square miles in southeastern Arizona and includes both the Upper Santa Cruz and Avra Valley Subbasins. Each of the state's four AMAs prepares water management plans to meet water conservation, water quality and supply, and water augmentation and reuse mandates.

Tucson General Plan: A policy document used to achieve the community vision and the goals adopted by the Mayor and Council, with review, comment, and involvement of the citizens of Tucson. The *General Plan* addresses the relationships between the use of land, transportation, quality of life, compatible development, environmental quality, and economic prosperity. The broad policy direction of the *General Plan* is refined and implemented through specific plans, such as the *Major Streets and Routes Plan*, area and neighborhood plans, subregional plans, and Planned Area Developments.

Tucson-Pima Arts Council (TPAC): a nonprofit agency that serves and is partially funded by the City of Tucson and Pima County. TPAC funds and promotes a variety of arts programs, including public art and community design, arts education, and the work of local artists.

Tucson-Pima County Historical Commission: established to advise the Mayor and Council, Tucson Planning Director, and Board of Supervisors on cultural heritage issues, including establishment of historic districts or landmarks, and review of new construction, alteration, and demolition within City-designated historic districts. Members have expertise in archaeology, architecture, history, landscape architecture, real estate, and urban design.

Tucson Stormwater Management Study (TSMS): major study begun in 1988 by the Tucson Department of Transportation in association with Simons Li & Associates and Camp Dresser McKee to develop a comprehensive stormwater management program for the Tucson metropolitan area. Various phases of the on-going study have included technical analyses and video mapping of each watershed, a comprehensive riparian habitat inventory and evaluation, and an implementation plan for wash preservation and revegetation.

Urban Design: the attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, landscape architecture, and architecture.

Urban Sprawl: haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development; often referred to as “leapfrog” development.

Urban Village or Urban Village Center: a planning term that may refer to a distinct subarea of an existing city (e.g., the Phoenix urban village concept) or to the neighborhood-scaled activity center in a master planned community (e.g., the proposed Neighborhood Center Zone in the Civano community).

Variance: a departure from any provision of the zoning requirements (in the *Land Use Code*) for a specific parcel, except use, without changing the zoning ordinance or the zoning designation of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone.

Vehicle Miles Traveled (VMT): the total number of miles traveled on all roadways by all vehicles. Reducing VMT can help ease traffic congestion and improve air quality.

View Corridor: the line of sight—identified as to height, width, and distance—of an observer looking toward an object of significance to the community (e.g., mountain peak, ridgeline, river, historic building, etc.).

Viewshed: the area within view from a defined observation point.

Warehouse District: area of former warehouses in the greater Downtown, generally extending along the railroad tracks from Main to Fourth Avenue and north to Fifth Street. The revival of the District and the

adaptive reuse of its buildings have been supported by the Mayor and Council, in concert with the Arts District Partnership, private property owners, and artists who live and work in the district.

Watercourse Amenities, Safety, and Habitat (WASH) Ordinance: Article VIII of Chapter 29 (Energy and Environment) of the *Tucson Code* regulates development adjacent to designated washes in order to maximize groundwater recharge, protect existing vegetation, and provide for revegetation of disturbed washes.

Xeriscape: a landscaping program designed to save water by using seven principles, including water conserving design, low-water use/drought tolerant plants, reduction in turf, water harvesting techniques, appropriate irrigation methods, soil improvements and use of mulches, and proper maintenance practices.

Zoning (also see *Land Use Code*): the districting of property into specific categories, which allows defined activities. Appropriate zoning categories are determined by compatibility of surrounding land uses, environmental stability, and potential for use.

Zoning Overlay District (see Overlay Zone)