

## GLOSSARY



# GLOSSARY

## -A-

**Abatement** - Full or partial exemption from ad valorem taxes of certain real property and/or tangible personal property in a reinvestment zone.

**Adaptive Reuse** - Rehabilitation of old property and structures for new purposes.

**Affordable Housing** - For purposes of housing assistance with federal funds, such as Community Development Block Grant and HOME:

- **Rental**-Housing cost (rent plus utilities) are no more than 30 percent of a household's income.
- **Owner**-Housing costs (defined as PITI or principal, interest, taxes, and insurance) are not more than 30 percent of a household's income.
- **Affordable to Extremely Low Income Households**-Housing costs are no more than 30 percent of an income of 30 percent of median income in the Fort Worth-Arlington Metropolitan Area.
- **Affordable to Very Low Income Households**-Housing costs are no more than 30 percent of an income of 50 percent of the median income in the Fort Worth-Arlington Metropolitan Area.
- **Affordable to Low Income Households**-Housing costs are no more than 30 percent of an income of 80 percent of median income in the Fort Worth-Arlington Metropolitan Area.

**Arterial** - Major roadways, usually 4 to 6 lanes, that serve a large geographic area.

**Avigation Easement** - Provides right of flight at any altitude above the approach surface and a right to create noise, vibrations, dust, fumes, etc. without incurring liability. Avigation easements are usually purchased from the property owner at 10 to 15 percent of the appraised value of the property.

## -B-

**Birth Rate** - Number of births per 1,000 persons in a population within a specified time period.

**Brownfields** - Vacant, under-utilized, obsolete, or structurally deteriorated industrial or commercial properties where improvements are hindered by real or perceived contamination.

**Buffer** - Separation between land uses by distance, landscaping, berms, fences, masonry walls, or other transitional uses.

## -C-

**Capital Improvements Program (CIP)** - The tool through which locally funded public facilities, such as sewers, local roads, storm drains, schools, libraries, parks, etc., can be scheduled and built.

**Central City** - The area within Loop 820 consisting of the following: all CDBG-eligible census block groups, all State-designated enterprise zones, and all census block groups that are contiguous by 75 percent or more of their perimeter to CDBG-eligible block groups or enterprise zones.

**Closing Cost** - Includes, but is not limited to, prepayment of insurance and taxes, attorney fees, appraisals, termite inspections, points, mortgage insurance payments, and other miscellaneous expenses associated with the closing on the sale of a property.

**Commuter Rail** - A form of public rail transportation designed for intra-or inter-city commuting with relatively few stops along the route. The train travels along standard tracks and may be pulled by a locomotive or use self-propelled vehicles.

**Comprehensive Plan** - The Comprehensive Plan is a general guide for making decisions about the City's growth and development. It presents a broad vision for Fort Worth's future and describes major policies, programs, and projects to realize that vision. The Plan serves as a continuously updated reference guide and decision-making tool for planners and other city policy-makers. The Plan contains information concerning the current status of land use, transportation, infrastructure, housing, urban design, and economic development, while offering future visions for these components based on population and economic trends and forecasts.

**Consumer Price Index (CPI)** - Measure of the average change over time in the prices paid by urban consumers for fixed-market consumer goods and services. The CPI provides a way for consumers to compare and contrast the cost of market goods and services on different days, months, years, etc.

**Core Based Statistical Area** - A statistical geographic entity consisting of the county or counties associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties containing the core. Metropolitan and Micropolitan Statistical Areas are the two categories of Core Based Statistical Areas.

## -D-

**Death Rate** - Number of deaths per 1,000 persons in a population within a specified time period.

**Density** - Measure of units within a geographic area, such as number of dwelling units per acre or population per square mile.

**Domestic Migration** - People moving from other parts of the country to take up permanent residence in the local area.

**-E-**

**Endangered Building** - Building threatened by deterioration, damage, or irretrievable, irreplaceable loss due to neglect, disuse, disrepair, instability, lack of financial resources, and/or impending demolition.

**Endangered Species** - A species present in such small numbers that it is at risk of becoming extinct.

**Ethnicity** - Categories of people based upon common ancestral culture, customs, or language.

**Exception** - Departure from any provision of the Subdivision Ordinance requirements for a specific parcel, without changing the Subdivision Ordinance.

**Extraterritorial Jurisdiction (ETJ)** - Unincorporated area extending generally five miles from the city limit in which the City has the authority to regulate subdivision and platting of property.

**-F-**

**Fair Market Rent** - An amount determined by HUD to be the cost of modest, non-luxury rental units in a specific market area. With certain exceptions, it is the highest rent allowable for that market under the Section 8 Program.

**Fair Market Value** - Highest price a property would bring in a free and open market given a typically motivated, prudent, and well-informed seller and buyer, and assuming typical financing.

**Family Income** - Combined gross money income of all members of a family living in the same household. Concept developed by the U.S. Bureau of the Census.

**Floodplain** – Area adjacent to a river or stream subject to inundation by flood waters.

**Full-Time Employment** - Employment status of an individual who works 35 or more hours per week at an income producing job.

**-G-**

**Geographic Information System (GIS)** - Computer system that allows a user to

create custom maps depicting the relationships between any number of mappable physical features and events. Since virtually all City data are tied to a specific location and can be mapped, a GIS is an effective tool for land records management, land use planning, infrastructure management, environmental management, or computer-aided dispatch of fire and police and other public service tasks.

**Goal** - A broad and general statement concisely phrased. Goals are broad statements of ideal future conditions that are desired by the community and/or organizations within it. Goals can be pursued on a continuing basis, and may never be satisfied completely. Goals are statements of intention or general direction.

**Gross Domestic Product (GDP)** - Total dollar value of all goods and services produced within the United States.

**Gross State Product (GSP)** - Total dollar value of all goods and services produced in the State of Texas.

**-H-**

**Heliport** - Full-service facility for helicopters offering maintenance, fueling, and passenger services.

**HOME** - HOME Investment Partnership Program is a HUD program whereby HUD allocates funds by formula among eligible State and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing (with primary attention to rental housing), for very low-income families.

**Household** - A single occupied housing unit and all of its occupants. A household may be comprised of one or more families, one or more unrelated individuals, or a combination of families and unrelated individuals.

**Household Income** - Combined gross money income of all persons who occupy a single housing unit. The household income can be comprised of the gross money income earned by one or more families, one or more unrelated individuals, or a combination of families and unrelated individuals who occupy a single housing unit.

**Housing Unit** - A house, apartment, mobile home, or other unit, occupied or vacant, but intended for occupancy as separate living quarters.

**-I-**

**Impact Fees** - Costs charged to a developer to cover expenses relating to the provision of city services for a new development.

**Immigration** - People moving from foreign countries to take up permanent residence in the local area.

**Industrialized Housing** - Modular or prefabricated units constructed off-site that meet local building codes and Texas Industrial Code specifications. Industrialized housing is exempt by State law from zoning restrictions.

**Infill Housing** - Housing that is constructed on vacant lots within existing developed neighborhoods. These lots usually contained houses at one time, but demolition of older housing stock has taken place. Rebuilding houses on these existing lots can provide affordable housing for citizens and revitalize central city neighborhoods.

**Infrastructure** - Facilities necessary to provide city services, usually referring to physical assets such as roads, pipes, city buildings, etc. but sometimes including personnel, management structure, etc.

**-J-**

**-K-**

**-L-**

**Labor Force** - Includes all persons 16 years old and older who are either employed or unemployed but actively looking for work and available to accept employment, plus the members of the Armed Forces.

**Land and Water Conservation Fund (LWCF)** - A federally funded program originally conceived in 1964 as a federal-state partnership program that was created to expand the nation's park and recreation system. A percentage of these funds are passed through to local governments to expand and enhance local park and recreation facilities.

**Land Use** - Designations of how land is being used or is planned to be used in the future (e.g., single family, commercial, industrial, etc.).

#### **Land Use Classifications:**

##### **Commercial**

- **General Commercial** - Retail goods, services, and offices serving the occasional needs of the surrounding residential areas. In addition to providing neighborhood goods and services, other uses may include specialty shops, small department stores, banks, auto services, and restaurants. May also include mixed-use development.
- **Mixed-Use Growth Center** - Mixed-use, intensely developed high employment area, primarily commercial and residential in nature. May already exist as Downtown, malls, and the Medical District, or be newly forming subcenters of the City. Concentrated development is encouraged at these nodes

to discourage low-density and strip commercial suburban development. Incentives may be offered to achieve the desired density necessary to achieve public transportation and the highest and best use of valuable urban land. Mixed-use growth centers may have certain light industrial uses.

- **Neighborhood Commercial** - Retail goods, services, and offices serving the daily needs of adjacent residential areas within three-quarters of a mile. Typical uses include convenience, drug, and grocery stores, as well as personal services such as dry cleaners, beauty shops, and video rental stores. May also include low-intensity mixed-use development.

##### **Industrial**

- **Heavy Industrial** - Uses that usually require production and transformation of materials. They may be objectionable uses such as concrete batching, rendering, storage of hazardous materials, and manufacturing.
- **Industrial Growth Center** - An industrial growth center will primarily consist of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Unlike mixed-use growth centers, residential uses are generally discouraged within industrial growth centers.
- **Light Industrial** - Industrial land uses that are not noisy, polluting, or otherwise obnoxious. Uses include warehousing, outside storage, distribution/dispatch, research, and light assembly.

##### **Institutional**

- **Institutional** - Public or quasi-public uses including schools (public and private), churches, cemeteries, human services agencies, government buildings (libraries, service centers, offices, jails), and utilities.

##### **Residential**

- **High Density Residential** - Multiple unit structures with over 24 units per acre. Mixed uses would be encouraged. Open space, building separation, and height would be considered on an individual basis.
- **Low Density Residential** - Two or more units attached or detached on one lot or separately platted lots. May be referred to as duplexes, patio homes, row houses, or townhouses. These units may be rented or owner occupied. Density is usually less than 12 units per acre.
- **Manufactured Housing** - Includes mobile homes constructed before 1976 and manufactured homes built to meet Department of Housing and Urban

Development specifications. These units are constructed off-site and transported on a permanent chassis, and are designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities including plumbing, heating, air-conditioning, and electrical systems. Permitted only in Manufactured Housing ("MH") zoning district. Manufactured housing is not to be confused with modular or industrialized housing. See definition of Industrialized Housing.

- **Medium Density Residential** - Multiple-unit, multi-story structures usually in a complex of five or more units under one ownership, condominium, or cooperative tenure. Most medium density residential developments share common open space and parking areas. Density is usually 12 to 24 units per acre, limited to three stories in height.
- **Rural Residential** - One unit per structure and lot, independent of size or tenure. Structures may include site built, modular, or factory-built structures. Density is less than or equal to one unit per acre.
- **Single Family Residential** - One unit per structure and lot, independent of size or tenure. Structures may include site built, modular, or factory-built structures. Density is usually less than eight units per acre.
- **Suburban Residential** - One unit per structure and lot, independent of size or tenure. Structures may include site built, modular, or factory-built structures. Density is less than or equal to two units per acre.
- **100-Year Floodplain** - Normally dry land adjacent to a body of water and subject to a one percent chance of flooding in any given year.
- **Infrastructure** - Major rights-of-way for roads, railroads, and utilities, as well as railroad switching yards and airports.
- **Private Park, Recreation, Open Space** - Private land used for active recreation, cemeteries, or passive land conservation.
- **Public Park, Recreation, Open Space** - Public land used for active recreation, tourism, or passive land conservation.
- **River, Lake, Stream** - Bodies of water.
- **Vacant, Agricultural** - One residential unit per structure on one plus acre lot with no City water or sewer service or land with no existing buildings, except for those related to mining, crops, or grazing.

**Ldn** - Day-night sound level over a 24 hour period. Ldn is used as a means of measuring long-term noise exposure in a community. Sound is measured in decibels,

a means of expressing amplitude of sound. The higher the number of decibels, the louder the sound level. Most residential neighborhoods have an Ldn of 50 to 60 decibels.

**Level of Service** - Means of rating the movement of vehicles on an arterial street. Service levels range from "A"- free flowing, to "F"- bumper-to-bumper congestion.

**Low-Income** - Households whose incomes are over 50 percent but do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. However, HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. Note: HUD income limits are updated annually and are available from local HUD offices for the appropriate jurisdictions or from the Texas Department of Housing and Community Affairs.

**Low-Income Housing Tax Credit (LIHTC)** - Credit against regular federal tax liability for investments in low-income housing projects acquired, constructed, or rehabilitated after 1986. The credit is available annually over a 10-year period. The term for compliance with requirements regarding tenant income, gross rents, and occupancy is 15 years. This is to encourage investments by corporations or high-income individuals in low-income housing.

-M-

**Market Demand** - The desire and ability to purchase or lease goods and services.

**Master Plans** - Plans that are developed by individual departments within the City of Fort Worth and by individual agencies that provide greater detail than the Comprehensive Plan concerning departmental plans for future development and service needs. Master Plans generally detail anticipated services and general locations for public facilities such as schools, parks, libraries, and fire and police stations.

**Metropolitan Division** - A county or group of counties within a Core Based Statistical Area that contains a core with a population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

**Metropolitan Statistical Area** - A Core Based Statistical Area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

**Mission** - A statement of core values and ultimate purpose. A mission reflects history

and traditions, present culture and resources, and future expectations and intentions.

**Mixed-Use Development** - Combination of different but compatible land uses within a single building, site or district.

**Moderate/Medium Income** - Households whose incomes are over 80 percent of the area median income but do not exceed 120 percent of the area median income. The area median income is determined by HUD with adjustments for smaller and larger families.

**Multi-modal** - A type of transportation system that incorporates multiple forms of movement: vehicular, public transportation, bicycle, aviation, and pedestrian. A solid multi-modal system minimizes congestion, improves air quality, and provides all citizens with the means of safe and efficient transportation.

**Multifamily Residential** - Three or more dwelling units attached with a common wall regardless of ownership. Multifamily units are commonly known as apartments or condominiums.

-N-

**Neighborhood Unit** - An area of approximately one square mile with a population of 3,000 to 6,000, typically bounded by principal arterial streets. The neighborhood unit is characterized by a centrally located neighborhood park. The Neighborhood Park is one of the primary components that comprise "local close to home park space" in the City of Fort Worth.

**Nonpoint Source Pollution** - Pollution that does not originate from a single point. It is transported primarily by storm water runoff, and also discharges from solid waste disposal sites and septic systems.

**North Central Texas Council of Governments (NCTCOG)** - The regional planning agency for the Dallas/Fort Worth area. The agency assists local governments in the 16-county region in coordinating sound regional development, encouraging cooperation for mutual benefit, and planning for common need.

-O-

**Objective** - A statement of attainable, quantifiable, time-constrained achievement that helps accomplish goals.

-P-

**Part I Offenses** - Measure of crimes in communities (index) that include murder, rape, robbery, aggravated assault, burglary, larceny-theft, arson, and auto theft.

**Part Time Employment** - Employment status of an individual who works less than

35 hours per week at an income-producing job.

**Personal Income** - Consists of wage and salary disbursements, profits from businesses that are not corporations, net rental income, dividends, personal interest income, and transfer payments (such as pensions and welfare assistance). It includes wages and salaries paid in-kind, the net rental value of owner-occupied houses, and the net value of food and fuel produced on farms. Capital gains are not included because they are not attributable to current economic activity.

**Planned Development (PD) District** - A zoning district that allows for a mix of land uses and development standards as outlined in a City Council- adopted plan.

**Policy** - A predetermined directive of the City Council designed to guide thinking, decision making, and actions of decision makers and their subordinates in implementing goals or stated missions. Once a policy is adopted, it helps support or guide the creation/change of specific rules or strategies (such as development regulations, budgets, or supplemental plans). For purposes of the Comprehensive Plan, policies should be directly linked to stated goals. Policies are intended to guide implementation.

**Preservation Easement** - A legal document that regulates the use of or changes to real property and may be given or sold by a property owner to a charitable organization or government body. Once recorded, an easement becomes part of the property's chain of title and usually 'runs with the land' in perpetuity, thus binding not only the present owner who conveys it, but all future owners as well. A preservation easement gives the organization to which it is conveyed the legal authority to enforce its terms. Exterior and facade easements protect the outside appearance of buildings by controlling alterations and requiring maintenance; they may also control development and air rights of a building.

**Program** - A formalized, defined strategy which has been authorized, funded, and/or designed for specific purposes. Can be long-range ongoing programs such as the national Low Income Tax Credit program or short-range, locally initiated programs.

**Project** - A specific work-oriented program that has been created to achieve special purposes and has narrowly defined scopes and time frames.

-Q-

-R-

**Race** - Categories of people based upon traits that may be inherited or passed through a gene pool.

**Rezone** - An amendment to the map and/or text of a zoning ordinance to affect a

change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Right-of-Way** - Width of land available to incorporate all elements of a roadway, including traffic lanes, turn lanes, frontage roads, shoulders, medians, bicycle lanes, sidewalks, and landscaping. A right-of-way may also contain certain public utilities.

**-S-**

**Sidewalk** - Layer of the streetscape that is dedicated exclusively to pedestrian activity.

**Spatial** - Relationship between locations or regions, such as distance, area, coincidence, or adjacency.

**Special Exception** - A use permitted in a specific zoning district if the Board of Adjustment determines that the use would be compatible with development of adjacent properties and would comply with other criteria established by the zoning ordinance.

**Standard Industrial Classifications**

- Agriculture - Firms involved in the production of food crops, livestock, poultry, timber, game, other plant and animal products, and services related to the production of these products.
- Mining - Firms involved in the extraction and processing of materials occurring naturally in the Earth's crust, including oil and gas exploration, drilling, and refining.
- Construction - Firms engaged in building construction, remodeling, repair, and heavy construction such as highway and bridge construction or repair, and water and sewer line construction.
- Manufacturing - Firms engaged in the mechanical or chemical transformation of agricultural and mining raw materials into final products.
- Transportation, Communication and Utilities - Firms engaged in providing passenger or freight transportation, telecommunications services, water, sewer, gas, or electric utilities and all services of the U.S. Postal Service.
- Trade - Firms engaged in selling and distributing raw materials and final products between the producer and the final consumer, including retail and wholesale establishments.
- Finance, Insurance, and Real Estate - Firms engaged in banking, lending, securities, commodities, underwriting, property ownership, brokerage, and

management.

- Services - Firms providing a wide range of personal, professional, educational, membership, social, emergency, security services. Services closely related to another industry are classified with that industry.

**Strategic Goal** - A statement of purpose describing a critical, long-term outcome toward which the entire organization directs its efforts.

**Strategy** - An administrative approach to achieve goals and/or policies.

**Streetscape** - All the elements that make up the physical environment of a street and define its character. This includes a combination of planters, sidewalks, street trees, street signs, street furniture, and street lights.

**Subdivisions** - Division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Sustainable Development** - Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**-T-**

**Tax Abatement** - [see abatement]

**Texas Department of Transportation (TxDOT)** - The Texas state agency for highway, bridge, public transportation, and other state-sponsored construction. TxDOT deals with both rural and urban transportation projects throughout the State. The projects are managed through a district structure with a statewide transportation commission.

**Traffic Calming** - The practice of using physical devices or roadway design techniques to reduce automobile speeds, usually in residential neighborhoods and parking facilities. Calming measures include, but are not limited to, 85% low speed limits, speed humps, narrow lanes, curb bulb-outs, and on-street parking.

**Transit-Oriented Development (TOD)**—TODs are dense urban development areas located within 1/4 to 1/2 mile of commuter rail stations, modern streetcar stops, and similar fixed-route transit stations. Successful TODs contain a mix of uses, including higher density residential, and are carefully designed to be pedestrian-friendly and specifically oriented to the transit station or stop. TODs accommodate growth more efficiently than low-density subdivisions, while supporting increased use of transit and its associated traffic congestion and air quality benefits.

**-U-**

**Underemployment** - Individuals working in jobs requiring a lower skill-base than

their training or abilities permit.

**Undevelopable Land** - Land that has significant regulatory or cost constraints based on site conditions. For example, portions of the 100-year floodplain are undevelopable.

**Urban Village** - A highly urbanized place that has a concentration of jobs, housing units, commercial uses, public spaces, public transportation, pedestrian activity, and a sense of place. Villages are frequently located at significant intersections. Within this relatively compact geographic area, different land uses are found side-by-side or within the same structures.

**Use Permit** - Discretionary and conditional review of an activity, function, or operation on a site or in a building or facility. The review generally precedes the actual operational use.

-V-

**Variance** - Departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. The Board of Adjustment grants variances only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district.

**Veloweb** - Interconnected network of off-street trails designed for bicycle commuters. The trails will provide access to employment centers, schools, shopping, and parks. Because the trails will have few signalized or stop sign intersections, and will go over or under major roadways, the veloweb is a safe and efficient way to commute.

**Vision** - A mental image of a possible and desirable future state. It succinctly conveys and reinforces a shared long-term view of where a community wants to be, and serves as the basis for developing goals, objectives, policies, and strategies.

-W-

**Watershed** - Topographical areas that catch precipitation and drain to specific water bodies or aquifers.

**Wetlands** - Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

-X-

**Xeriscaping** - Landscaping that conserves water and protects the environment,

typically through the use of native drought-resistant vegetation.

-Y-

-Z-

**Zoning** - Division of land into districts based on the allowable use of the land. These districts have uniform zoning regulations including those on land use, height, setbacks, lot size, density, and coverage.

