



APPENDIX





A. Glossary

1. Overview

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

2. Glossary

Build-Out

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

City

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

Commercial Development

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

Conservation Easement

An easement precluding future or additional development of the land.

Density, Residential

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

Floor Area Ratio (FAR)

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

Goal

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

Land Use

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

Light Industrial Development

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

Natural Resources

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

Objective

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



Open Space

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

Residential Density, Gross

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

Residential Density, Net

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

Rural

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

Sprawl

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

Strategy

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

Village

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

Wetlands

Those areas that are inundated or saturated by 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 soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.



B. Bibliography

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