

Appendix H - Glossary



Appendix H: Glossary of Plan Terms

Term	Definition
Accessibility	People with a disability are afforded the opportunity to acquire information, engage in interactions, and enjoy services in a similar amount of time and effort as people without a disability; The number of places – shops, jobs, recreation, etc. – a person can get to in a given amount of time. Accessibility can be increased by improving mobility and/or land use proximity.
Activation (of a public space)	Public spaces can be activated through physical interventions, such as different amenities, public art, building placement and size and landscaping.
ADA accessibility standards	Accessibility standards issued under the Americans with Disabilities Act of 1990 (ADA) that apply to places of public accommodation, commercial facilities, and state and local government facilities in new construction, alterations, and additions.
Adaptive reuse	The process of reusing an existing building or structure for a purpose other than that for which it was originally built or designed.
Affordable housing	Housing that is either built under a government regulation or a binding agreement that requires the unit to be affordable to households at or below specified income levels.
Albedo	The fraction of solar light that a surface reflects by the sun. If all light is reflected, it's 100% or equal to 1.0 . If 30% is reflected, the albedo is 0.3.
Amenities	Public or privately provided facilities within a development that enhance public enjoyment. Amenities can include physical enhancements to public and private spaces that make those spaces more inviting to the general public. These enhancements can include specialty paving, lighting, landscaping and artwork, as well as financial contributions toward any of these elements.

Area Connector	Area Connectors are primarily residential through streets that tend to serve a moderate amount of traffic volume. These streets may have longer or comparable block lengths and often serve longer-distance travel compared to Neighborhood Connectors.
Area median income (AMI)	The midpoint of a specific region's income distribution, calculated annually by the Department of Housing and Urban Development based on American Community Survey data. It determines income eligibility for affordable housing programs (e.g., 30%, 50%, 80% AMI). These figures are adjusted for household size and, in some cases, high housing costs.
Bike lanes	Conventional bike lanes are portions of the street that have been designated by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists.
Breezeway	Type of bikeway aimed to provide the highest level of comfort, convenience, safety and efficiency for bicyclists of all ages and abilities. The Breezeway Network prioritizes higher speed bicycle travel between major activity centers, including central business districts, transit stations, and job centers.
Buffered bike lanes	bike lanes paired with a designated buffer space separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane to increase the comfort of bicyclists.
Building Lot Terminations (BLTs)	A transferable development right created from land that consists of at least 25 acres, is capable of being served by an individual sewage treatment unit that satisfies Chapter 27A and applicable regulations under that chapter, is located in the AR zone, and could be encumbered by a Building Lot Terminus easement under Chapter 59.
Bus Rapid Transit (BRT)	A high-quality and high-capacity bus-based transit system that delivers fast, comfortable, reliable, and cost-effective transit service. This may include elements such as: dedicated lanes for buses, off-board fare collection systems and advanced transit information systems.

Capital Bikeshare	Bike sharing program in the DC metro region where participants access a bicycle using a key fob or credit card and can return bicycles to any station in the network.
Capital improvement projects (CIP)	A six-year comprehensive statement of the objectives with cost estimates and proposed construction schedules for capital projects and programs for all agencies for which the county sets tax rates or approves budgets or programs. Examples include the construction of public schools, street maintenance, and parks improvements.
Civic Green	This park type is under the urban parks category for Parks Classification (2022 PROS Plan Appendices) and is designed to be formally planned, flexible, and programmed open spaces that serve as places for informal gathering, quiet contemplation, or large special events. (See Energized Public Spaces Design Guidelines for more details on key design elements of this park type.)
Climate resiliency	The ability of a system to absorb and recover from climate-induced impacts. Taking this approach helps mitigate and prepare for climate change.
Commercial-Residential zones (CR zones)	A family of mixed-use zoning that can include both commercial and residential uses at varying densities and heights. The CR family of zones includes Commercial Residential Neighborhood (CRN), Commercial Residential Town (CRT), and Commercial Residential (CR) zones. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities.
Corridors	The area paralleling a major transportation facility, such as a highway, boulevard, or transitway.
Curb extensions	Curb extensions extend a section of sidewalk into the roadway at intersections and other crossing locations to shorten crossing distances and increase pedestrian comfort and visibility. Also called bulb outs or neck downs.

Deeply affordable housing	Housing units affordable to households earning at or below 50% of the area median income.
Density	A measure of the amount of development on a property. Density is often expressed as the number of residential units per acre of land (or another unit of measure), or the total amount of residential or commercial square footage on a property. When expressed as the ratio of residential or commercial square footage to square footage of lot area, it is called Floor Area Ratio (FAR).
Duplex	A residential structure that typically resembles a single housing unit but contains two dwelling units. It can be arranged as two units next to each other sharing a common wall, or one unit above the other.
Equity	Fair and just opportunities and outcomes for all people.
Excel-to-build density	Additional density above a property's mapped FAR that may be achieved within an overlay zone by providing public benefits
Façade	The front of a building. Typically, the primary side facing onto a public space such as a street or park.
FAR	The ratio of the gross floor area of a building to the area of the lot on which it is located. Parking and non-leasable space of the building are generally excluded from the computation. For example, a building with a gross floor area of 43,560 square feet on a one-acre lot would have a 1.0 FAR.
Floodplain	The flat area adjacent to the channel constructed by the stream and overflowed by the stream at a recurrence interval of about two years or less. Forest Conservation Easement A grant or reservation by the owner of land for the use of all or a portion of the land to others, including the public, to protect existing forest or newly planted forest on properties under development.
Frontage	A property line shared with an existing or master-planned public or private road, street, highway, or alley right-of-way, open space, or easement boundary.

Grading	The process of moving soil within a site by leveling or shaping the ground elevation or slopes to prepare for construction.
Green cover	The integration of vegetation into the landscape to minimize local temperatures, enhance greenhouse gas sequestration, encourage groundwater recharge, and increase plant and animal biodiversity. Green cover may include forests, trees, gardens, vegetated parks, greenways, habitat corridors, street trees, and green roofs.
Green infrastructure	Similar to Green Cover, Green infrastructure refers to a network of natural and designed landscape features that manage stormwater and provide environmental and community benefits. Common examples include rain gardens, green roofs, permeable pavements, stormwater harvesting, and bioswales. These systems help treat stormwater, reduce flood risk, improve water quality, and create more beautiful and resilient communities, as they are often more cost-effective and provide more benefits than traditional "gray infrastructure" like pipes and treatment plants.
Heat islands	Urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and bodies of water.
Impervious surface	Any surface that prevents or significantly impedes the infiltration of water into the underlying soil, including any structure, building, patio, road, sidewalk, driveway, parking surface, compacted gravel, pavement, asphalt, concrete, stone, brick, tile, swimming pool, or artificial turf.
Incentive Density Implementation Guide	The Implementation Guidelines are a tool for administering the review of proposed public benefits associated with the Optional Method of development in the Commercial Residential (CR) and Commercial Residential Town (CRT) zones within the regulatory process.
Ladder crosswalks	A type of high-visibility marked crosswalk that uses pavement markings that are both parallel and perpendicular to the motor vehicle path of travel.

Leading pedestrian intervals (LPI)	An approach to traffic signalization that provides pedestrians a head start to enter the intersection.
LIHTC (Low-Income Housing Tax Credit)	A financing tool administered by states that allocates federal tax credits to affordable housing projects.
Mapped Height	The maximum allowable building height, in feet, assigned to a property on the zoning map and permitted under the applicable zoning designation.
Market-rate affordable units	Market-rate residential units that are affordable to low and middle-income households without public subsidies. It generally refers to rental housing but can include ownership properties as well. In Montgomery County, it generally refers to units affordable to households at or below 80% of AMI.
Massing	The relationship of a building's various parts to each other. Architectural elements such as windows, doors and roofs as well as interior floor plans can affect building mass. Massing is important because it is one of several details that determine the visual interest of a building, the perception of the building's volume and how it blends with its surroundings.
Micromobility	small, lightweight transportation modes used for short-distance travel such as electric-scooters and e-bikes.
Mixed-use	A development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.
Moderately Priced Dwelling Units (MPDUs)	A Moderately Priced Dwelling Unit (MPDU) is a home offered at below-market prices so households earning roughly 65% to 70% of area median income (AMI) can afford to live in Montgomery County. MPDUs are created through the County's inclusionary zoning program, which requires new housing developments to provide a share of affordable units. In developments with 20 or more units, builders must set aside 12.5% to 15% of homes as MPDUs, affordable up to 65% AMI in garden-style buildings and 70% AMI in high-rise buildings. Developments with 11 to 19 units

	don't have to include MPDUs but must instead contribute to the Housing Initiatives Fund (HIF), which supports affordable housing across the County.
Multimodal	Of and relating to multiple travel modes, such as walking, bicycling, using transit, and motor vehicles.
Non-Auto Driver Mode Share (NADMS)	The percent of commuters who travel by modes other than driving an automobile during peak periods. NADMS includes commuters who travel by transit, vanpool, biking, walking, or connecting to the workplace electronically.
Overlay zone	Overlay zones are mapped zones that provide requirements and standards in addition to those of the underlying zone that are necessary to achieve the planning goals and objectives for development or redevelopment of an area.
Parcel	A contiguous area of land described only in a deed recorded in the land records and not included on a record plat.
Park	Publicly-owned parkland owned, operated and managed by M-NCPPC.
Parking corrals	An on-street location where bicycles, scooters, and other similar devices can be securely parked.
Payment In Lieu of Taxes (PILOT)	PILOTs allow local governments, when authorized by state law, to receive negotiated payments instead of applicable real estate and special district taxes for a certain period of time. The intent is to help lower the cost of development in return for a commitment from a developer to provide a public benefit such as affordable housing to low-income residents.
Pedestrian Hybrid Beacons (PHBs) or HAWK (high-intensity activated crosswalk) signal	System of flashing lights to highlight when a pedestrian crossing is in use. It is designed to help pedestrians cross busy or higher-speed streets at midblock crossings and uncontrolled intersections.
Pedestrian refuge islands	Traffic median that is greater than or equal to six feet that provides a place to safely stand between directions of traffic and

	allows pedestrians to negotiate crossing only one direction of traffic at a time.
Pedestrian-scale lighting	Lighting that ensures the pedestrian realm, including sidewalks, is well-lit.
Permeable pavements	Pavements made of materials with the ability to permit the movement of water through them.
Placemaking	The act of improving a common space to make it welcoming and attractive, so it better serves the needs of the people who use it.
Plan Area	Specific area being addressed in a Master Plan. This is determined at the Scope of Work by the Planning Board.
Priority Public Benefit	Public benefits identified as priorities for the plan area. Proposed development projects that include these public benefits will earn additional density.
Priority Shared Lane Markings	Street markings that communicate bicyclist priority within a shared lane and guide bicyclists to ride outside of the door zone.
Privately owned public space (POPs)	Public space amenities that are often provided and maintained by a developer for public usage as part of their development requirements.
Protected crossings	Specific traffic control devices that improve the safety and comfort of pedestrians and bicyclists crossing streets by reducing or eliminating conflicts, as well as increasing stopping and yielding for pedestrians and bicyclists, using measures such as traffic signals (full signals with pedestrian signals), pedestrian hybrid (HAWK) beacons, all-way stop control, or grade-separated crossings.
Public Benefit	A broad range of amenities or features that are provided through the development review process that enhance or contribute to the objectives of a zone or a master plan.

Public Realm	Any open space or built environment that is open to the public for access and enjoyment. Typically, the public realm includes roads, sidewalks, streetscapes, and public spaces.
Public Right-of-Way Accessibility Guidelines (PROWAG)	A set of technical guidelines developed by the US Access Board. The guidelines help ensure that sidewalks, pedestrian street crossings, pedestrian signals and other facilities for pedestrian circulation and use constructed or altered in the public right-of-way by state and local governments are readily accessible to and usable by pedestrians with disabilities.
Resiliency hubs	Resiliency hubs are community-serving facilities augmented to support residents and coordinate resource distribution and services before, during, or after a natural hazard event.
Right-of-way (Public Right-of-Way and Master Planned Right-of-Way)	The public right-of-way is a strip of land intended for travel by the public. A public right-of-way is occupied or intended to be occupied by a road, bikeway, sidewalk, path, or transit facility, as well as any ancillary facilities such as storm drains and stormwater management facilities. Public utilities such as electric transmission lines, telephone lines, cable TV lines, gas mains, water mains, and sanitary sewers may be permitted in the public right-of-way. A public right-of-way may be obtained by dedication as part of the development process or purchased in whole or in part by a public agency. A master planned right-of way is the amount of land that a long-range master plan determines will be needed in the future to accommodate all modes of transportation—such as walking, biking, transit, and driving—based on projected community needs.
Separated Bikeway	A type of Bikeway that provides physical separation from traffic and include sidepaths and separated bike lanes.
Setback	The minimum distance that a structure or parking area must be located from a specified lot line or right-of-way.
Shared Road Bikeway - Shared Roads (Priority Shared Lane Markings)	A type of Bikeway that shares space with automobiles. They include neighborhood greenways in suburban areas, shared streets in urban areas and priority shared lane markings where there is insufficient space for a dedicated bikeway.

Sidepath	A type of Separated Bikeway located parallel to and within the road right-of-way, providing two-way travel for walking, rolling, bicycling, jogging and skating. Also known as Shared Use Paths.
Signalized intersection	Intersections that provide various signals for traffic and pedestrians.
Solar Reflectance Index	Solar reflectance is the surface capability to reflect solar radiation back to the hemisphere where the solar source is located.
Street buffer	The space between the travel or curbside zones and the bikeway or sidewalk.
Streetscape	The improvements within and adjoining a street right-of-way that influence our perception of streets. It includes the width of the roadway, street trees and landscaping, sidewalk/pavement, street lighting, and other street furniture.
Structured parking	An above-ground or below-ground parking garage.
Surface parking	An uncovered parking area that is at ground level, rather than above-ground or below-ground.
Third places	Places for informal social interaction outside of the home or workplace.
Tract	A continuous parcel or block of land under a single ownership or considered as one property. The entire area being planned or developed as one project, which may later be divided into smaller lots, parcels, or phases.
Traffic calming	Physical changes to a street or roadway used to improve safety by decreasing traffic speed and/or volume and/or improving visibility. Methods of traffic calming include traffic circles, speed humps, and curb extensions.
Tree canopy	The layer of leaves, branches, and stems of trees that cover the ground when viewed from above and that can be measured as a percentage of a land area shaded by trees.

Triplex	A residential structure that contains three units.
Vision Zero	A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and equitable mobility for all.
Wayfinding	Signs providing distance and direction to destinations.