

Below is a list of key terms related to planning. For definitions of Summit County Development Code specific language, please use the following links:

<https://www.summitcountyutah.gov/828/Development-Codes>

Accessory Building/ Use

A building or use that is incidental and subordinate to the principal use of a main building or lot, and located on the same lot as the principal building or use.

Accessory Dwelling Unit (ADU)

A smaller, independent residential dwelling unit located on the same lot as a single-family home. [More information](#). Most zones in Summit County limit the size of Accessory Dwelling Units to 1,000 square feet and require the recordation of a Restrictive Use Covenant.

Affordable Housing

Housing units built or operated under federal, state, or County government programs, including government ownership and subsidized financing; or by the private sector under a government requirement. Affordable housing programs are designed to serve people with varying incomes up to 80 percent of the Area Median Income (AMI), although Workforce Housing allows incomes of up to 120 percent of the AMI.

Administrative Process

A review process conducted by planning staff, the Community Development Director, or a building official to grant a specified use once compliance with applicable zoning or development code regulations have been met.

Area Median Income (AMI)

The household income for the median/'middle' household in a given region. The middle or median income of an area is utilized to benchmark income levels and highlight the need for programs or services within a given community. The income benchmarks are calculated and adjusted based on family/household size. Therefore a single individual will have a lower income threshold than a family of 4.

General terms/definitions by income level

Workforce or Attainable Housing = 81% to 120% AMI

Low to Moderate Income = 50% – 80% AMI

Extremely Low to Very Low Income = 30% – 50% AMI

[AMI Income Limits for Summit County can be found here.](#)

Base Density

The maximum number of dwelling units per unit of gross land area (usually expressed in acres) that is allowed by zoning, exclusive of any additional density that may be permitted based on the use of cluster provisions, development agreements, or the planned development zones or overlays.

Board of Appeals

A five-member board appointed by the County Council to hold hearings and rule on special exceptions and variances. The Board's powers and responsibilities are defined in the Development Code.

Bus Rapid Transit (BRT)

A fixed-guideway transit system on which buses operate on rights-of-way that are separated, either physically or through signing and marking, from general purpose lanes used by automobiles. [BRT in Summit County](#).

Clustered Development

An optional development technique under zoning and subdivision regulations that allows residential dwellings to be placed on smaller than usual lots that have been grouped or clustered in order to leave some land undivided and available as common area or open space.

Community Development Block Grant (CDBG)

A program that provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

The [State of Utah Community Development Block Grant](#) program provides grants to cities of fewer than 50,000 people and counties of fewer than 200,000. The purpose of the small cities program is "to assist in developing viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate incomes."

Conditional Use

A use that is permitted if certain operational or site conditions are met.

Corridor

An uninterrupted area of developed or undeveloped land paralleling a transportation route (such as a street, highway, or rail) or the land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads.

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).

Easement

A contractual agreement to gain temporary or permanent use of, and/or access through, a property. Permanent easements should be shown on a subdivision record plat.

Green Infrastructure

An approach to water management that protects, restores, or mimics the natural water cycle. The range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters. [More info from the EPA.](#)

Impact Fee

A charge collected to help pay the costs of providing public facilities in designated areas. The fee is generally collected at the time of building permit.

Infrastructure

The built facilities, generally publicly funded, that are required to serve a community's development and operational needs. Infrastructure includes roads, water supply systems, and sewer systems.

Intensity

The degree to which land uses generate traffic, noise, air pollution, and other potential impacts.

Land Use

The types of buildings and activities that exist in an area or on a specific site. Zoning regulates existing and future land uses.

Land Use Plan

The land use element of an approved and adopted general, master, sector, or functional plan.

Leadership in Energy and Environmental Design (LEED) Certification

The certification program and nationally accepted benchmark for the design, construction, and operation of high performance green buildings. [More about LEED.](#)

Legislative

The legislative body in Summit County is the County Council. They are responsible for adopting ordinances and general plans, reviewing applications for rezones, annexations, and development agreements.

Land Use Development and Management Act (LUDMA)

The governing law for municipalities in Land Use. Authorizes land use regulation to city or county council. Mandates the creation of planning commission, land use authorities, appeal authorities, and land use general plan.

Master Plan

Provide detailed and specific land use and zoning recommendations for specific areas of the County. They also address transportation, the natural environment, urban design, historic resources, public facilities, and implementation techniques.

Mixed Use Development

The integration of different, usually compatible or mutually supportive, land uses on a site. Uses may share parking and access.

Metropolitan Planning Organization (MPO)

A federally mandated and federally funded transportation policy-making organization that is composed of representatives from local government and governmental transportation authorities. They were created to ensure regional cooperation in transportation planning. MPOs were introduced by the Federal-Aid Highway Act of 1962, which required the formation of an MPO for any urbanized area (UZA) with a population greater than 50,000. Federal funding for transportation projects and programs are channeled through this planning process. MPOs are meant to ensure that existing and future expenditures of governmental funds for transportation projects and programs are based on a continuing, cooperative, and comprehensive ("3-C") planning process.

Mountainland Association of Governments (MAG)

Designated as the Association of Governments for Summit, Utah, and Wasatch counties. Areas of emphasis include Informed Aging, Community & Economic Development and Planning for Growth.

Multi-Family Dwelling

A dwelling unit in a structure containing three (3) or more dwelling units sharing common horizontal floors/ceilings, but not including hotels and lodges.

Node

A physical focal point of a community activity, often an intersection of roads or a concentration of buildings.

Nonconforming Building or Use

A building or use that was lawful when established and continues to be lawful, but no longer conforms to the requirements of the zone in which it is located because of the adoption or amendment of the Development Code or the Zoning Map.

Overlay Zone

A mapped zone that imposes a set of requirements or restrictions in addition to those of the underlying zoning district (base zone). Land is developed under the conditions and requirements of both the base zone and the overlay zone.

Park and Ride Lots

Parking lots that allow all-day commuter parking enabling the auto driver to connect with carpools or transit.

Permeability

The ability of surface soils or materials to permit the movement of water through them when they are saturated.

Quasi-Judicial

A term applied to actions of a governing body requiring it to investigate facts, or ascertain the existence of facts, hold hearings, and draw conclusions from them as a basis for official action and to exercise discretion of a judicial nature.

Redlining

A discriminatory practice that consists of the systematic denial of services such as mortgages, insurance loans, and other financial services to residents of certain areas based on their race or ethnicity. Redlining disregards an individual's qualifications and creditworthiness to refuse such services solely based on residency in minority neighborhoods, which were also often deemed "hazardous" or "dangerous."

In 1935, the Federal Home Loan Bank Board (FHLBB) asked the Home Owners' Loan Corporation (HOLC) to look at 239 cities and create "residential security maps" to indicate the level of security for real estate investments in each surveyed city. On the maps, the newest areas— those considered desirable for lending purposes—were outlined in green and known as "Type A." These were typically affluent suburbs on the outskirts of cities. "Type B" neighborhoods, outlined in blue, were considered "Still Desirable," whereas older "Type C" were labeled "Declining" and outlined in yellow. "Type D" neighborhoods were outlined in red and were considered the riskiest for mortgage support. These neighborhoods tended to be the older districts in the center of cities; often they were also African American neighborhoods.

More info, [click here](#).

Redlining in Utah, [click here](#).

Even more info: check out [The Color of Law](#) from the library at Kimball Junction.

Restrictive Use Covenant

A provision in a real property conveyance that limits the grantee's use of the property. The beneficiaries of a restrictive covenant obtain rights from such covenants, and this may be the parties who agreed to the restrictive covenant or adjunct property owners who benefit from the restrictive covenant.

Right of Way (ROW)

The legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another.

Setback

The minimum distance that a building or parking area must be set back from a lot line. Minimum setbacks are specified in the Development Code and, occasionally, in development agreements and plat notes.

Site Plan

A detailed plan, typically prepared by a certified surveyor, that shows proposed development on a site in relation to immediately adjacent areas. It indicates property lines, roads, easements, parking areas, existing or proposed buildings, elevation changes, wetlands, streams/rivers, etc.

Special Exception

A legislative exemption from the requirements of the Code.

Specially Planned Area (SPA)

The development agreement entered into between Summit County and a property owner that defines the final provisions, terms, and conditions for any development that occurs within a specially planned area. An approved specially planned area plan shall constitute the final development regulations for the specific area for which it has been adopted.

Sprawl

A pattern of low-density suburban development that is highly dependent upon the automobile as the main form of travel and is considered the source of today's traffic congestion, environmental degradation and other issues associated with the growth of suburbs since at least World War II.

Stormwater Management

The control and use of stormwater runoff. It includes planning for runoff, maintaining stormwater systems, and regulating the collection, storage, and movement of stormwater. The goals of stormwater management include protecting our environment, reducing flooding to protect people and property, reducing demand on public stormwater drainage systems, supporting healthy streams and rivers, and creating healthier, more sustainable communities. In Summit County, we consider both stormwater and snowmelt runoff.

Street Character and Functional Classifications

Street character describes how roadway features should be designed to integrate the public and private realm. Functional classifications describe the roadway's purpose—the degree to which its primary function is to provide access to adjacent land uses or mobility for longer-distance travel.

Streetscape

The environment of the street right-of-way as defined by adjacent private and public buildings, pavement character, street lighting and street furniture, and the use of the right-of-way.

Subdivision

The division or assemblage of a lot, tract, or parcel of land into one or more lots, parcels, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development.

Tax Increment Financing (TIF)

A land development financing tool to promote economic development at the local government level by earmarking property tax revenue from increases in assessed values within a designated district for the provision of infrastructure needed within that designated district.

Traffic Calming

Physical changes to a street or roadway used to improve safety by decreasing traffic speed and volume. Methods of traffic calming include traffic circles, speed humps, and curb extensions.

Transfer of Development Right (TDR)

A zoning technique that conserves land by redirecting development that would otherwise occur on the land (the sending area) to a receiving area suitable for denser development. The technique operates so that owners in the sending area can be compensated for their redirected development rights. [More.](#)

Transit-Oriented Development (TOD)

A transit-oriented development is a mixed-use community within a quarter-mile to half mile walking distance of a transit stop and commercial area. TODs have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, or foot.

Transportation Demand Management (TDM)

A range of programs and services designed to reduce the use of single-occupant vehicle trips, particularly during periods of peak travel. TDM strategies provide travel options that reduce and spread demand by travel destination, mode, route, and time of day to most efficiently use transportation system infrastructure and resources.

Trip Mitigation

Reduce congestion during peak commuting hours by encouraging travelers to use alternatives to driving alone. Alternatives include carpools, vanpools, public and private transit, bicycling, walking, compressed and flexible work schedules, and telecommuting.

Town Center

Town centers are similar to downtowns but generally feature less intense development and cover a smaller geographic area. They typically have high- to moderate-intensity residential development, including multi-family buildings and townhouses, and retail (existing or planned). Town centers share the following characteristics: a regional or neighborhood-serving retail node with housing and other uses; medium to high levels of pedestrian and bicyclist activity; medium levels of existing or planned transit service; a street grid that ties into the surrounding streets; continuous building frontage along streets, with some curb cuts; a mix of structured and underground parking as well as surface parking lots.

Urban Design

The process of giving form, shape, and character to the arrangement of buildings on specific sites, in whole neighborhoods, or throughout a community. Urban design blends architecture, landscaping, and city planning concepts to make an area accessible, attractive, and functional.

Variance

Permission, granted by the Board of Adjustments, to depart from the literal requirements of a zoning ordinance. A variance cannot be contrary to public interests

Vehicle Miles Traveled

The amount of travel for all vehicles in a geographic region over a given period.

Vision Zero

A strategy to eliminate all transportation fatalities and severe injuries. Vision Zero starts with the ethical belief that everyone has the right to move safely in their communities, and that system designers and policy makers share the responsibility to ensure safe systems for travel.

Watershed

A land area that channels rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, lakes, and the ocean.

Wetland

An area inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, under normal circumstances, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Workforce Housing

Housing that is intended to be affordable to households earning between 80 and 120 percent of the area-wide median income.

Zone

A classification intended to regulate the land uses and buildings that are permitted in an area. Within each zone, certain uses are allowed by right and others permitted by meeting particular conditions. Any use not expressly permitted is prohibited.

Zoning

Euclidean Zoning: the separation of land uses by type—residential, commercial, retail, industrial, etc.—each into their own zones or areas within a given area. [More](#).

Mixed Use Zoning: blends multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one area where those functions are integrated. [More](#).

Zoning Map

The official map showing the location of all zoning categories in a given area.