

Definitions

Amendment means any action of a local government which has the effect of amending, adding to, deleting from, or changing an adopted comprehensive plan element or map or map series.

Capital budget means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

Capital improvement means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost.

Capital improvement program (CIP) means the multiyear scheduling of public infrastructure projects.

Clustering means the grouping together of structures and infrastructure on a portion of a development site.

Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Concurrency means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Density means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Developer means any person, including a governmental agency, undertaking any development

Development means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

Development Impact fees are scheduled charges applied to new development to generate revenue for the construction or expansion of capital facilities located outside the boundaries of the new development (off-site) that benefit the contributing development.

Development of Regional Impact means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

Development permit includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development as defined in this chapter.

Environmentally sensitive lands or Regionally Important Resources or Areas Requiring Special Attention means areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.

Fiscal impact analysis means an assessment of the costs incurred and the revenues received by a local government (or other level or entity of government) as the result of a development approval or some other action.

Floor Area Ratio (FAR) means the gross floor area of all buildings or structures on a lot divided by the total lot area.

Goal means the long-term end toward which programs or activities are ultimately directed.

Governing body means the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government.

Governmental agency means:

- (a) The United States or any department, commission, agency, or other instrumentality thereof;
- (b) This state or any department, commission, agency, or other instrumentality thereof;
- (c) Any local government, as defined in this chapter, or any department, commission, agency, or other instrumentality thereof;
- (d) Any school board or other special district, authority, or other governmental entity.

Inclusionary zoning means regulations that increase housing choice by the establishment of requirements and providing incentives for the construction of housing to meet the needs of low and moderate-income households.

Improvements may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscapingor any other improvement required by a governing body.

Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

Land means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

Land development regulations include local zoning, subdivision, building, and other regulations controlling the development of land.

Land use means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or land development code..

Level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Local comprehensive plan means any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Georgia Planning Act or the Minimum Standards and Procedures for Local Comprehensive Planning as adopted by the Georgia Department of Community Affairs

Objective means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Parcel of land means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Policy means the way in which programs and activities are conducted to achieve an identified goal.

Public facilities means major capital improvements, including, but not limited to, transportation facilities, sanitary sewer facilities, solid waste facilities, water management and control facilities, potable water facilities, alternative water systems, educational facilities, parks and recreational facilities, health systems and facilities

Public utility includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone lines (whether underground or overhead).

Purchase of development rights means the acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser.

Regional planning agency (regional commission) means the agency designated by the state to exercise responsibilities in a particular region of the state.

Revenue bonds means obligations which are payable from revenues derived from sources other than ad valorem taxes on real or tangible personal property and which do not pledge property, credit, or general tax revenue.

Right-of-way means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

Special district means a local unit of special purpose, as opposed to general-purpose, government within a limited boundary, created by general law, special act, and local ordinances

Street includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

Structure means anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

Subdivision means the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and re-subdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

Suitability means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Transfer of Development Rights means a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

Urban service area means those areas in and around existing communities which are deemed most suitable for urban development and capable of being provided with a full range of urban services. Urban service areas are typically designated by the comprehensive plan.