
GLOSSARY

Accessory Dwelling Unit: An additional dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with provisions within the accessory dwelling unit for cooking, eating, sanitation and sleeping. Such a dwelling shall be considered an accessory use to the main dwelling and be clearly subordinate to the main dwelling.

Accessory Use: A use of land or building or a portion thereof that is demonstrably subordinate and incidental to the primary use of the premises.

“Act”: The Growth Management Act as enacted in chapter 17, Laws of 1990, 1st Ex. Sess, and chapter 32, Laws of 1991, 1st Special Sess., State of Washington (see Growth Management Act).

Adequate Public Facilities: Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums. In Jefferson County, adequate public facilities are synonymous with adopted levels of service.

Adjacent Property Owners: The owners of real property, as shown by the records of the County Assessor, located within three hundred feet of any portion of the boundary of the property proposed for division. If the owner of the real property which is proposed for division owns another parcel or parcels of real property which lie adjacent to the real property proposed for division, adjacent property owners shall mean owners of real property located within three hundred feet of any portion of the boundaries of such adjacently located parcels of real property.

Adjacent: A lot or parcel of land that shares or touches all or part of a common lot line with another lot or parcel of land. Parcels that are cater-corner to one another also are considered adjacent.

Adult Family Home: A home facility that provides care for between two to six senior citizens or disabled persons who are unable to live independently.

Affordable Housing: Those housing units available for purchase or rent to individuals or families with a gross income between the federally recognized poverty level and the median income for working families in Jefferson County; and whose costs, including utilities, would not exceed 30% of gross income.

Agriculture: Improvements or activities associated with the growing, cultivation, and/or harvesting of crops and livestock, including those activities necessary to prepare the agricultural commodity for shipment.

Agricultural Land: Land primarily devoted to the commercial production of horticultural, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term commercial significance or has local significance for agricultural production.

Airport Approach Zone: An imaginary “zone” extending upward and outward from a runway’s centerline within which there may be additional height restrictions and/or limited land uses.

Annexation: The act of incorporating an area into the domain of a city.

Aquaculture: Improvements or activities associated with the culture or farming of food fish, shellfish, or other aquatic plants or animals, including those activities necessary to prepare the aquacultural commodity for shipment.

Aquifer: A saturated geologic formation that will yield a sufficient quantity of water to serve as a private or public water supply.

Aquifer Recharge Areas: Areas where soils and geological materials permit the infiltration of natural or artificial sources of water in rates and quantities sufficient to recharge ground water reserves.

Arterial, Minor: A street with signals at important intersections, stop signs on the side streets and that collects and distributes traffic to and from collector streets.

Arterial, Principal: A street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterials.

Assisted Housing: Owner-occupied or rental housing which is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies. Assisted housing does not include holders of non-project based Section 8 Certificates.

Assisted Living Facility: Residences for the elderly that provide room, meals, personal care, supervision of self-administered medication and other services such as recreational activities, financial services and transportation.

Best Available Science: With regard to designating and protecting critical areas, best available science refers to the utilization of the most current, widely-accepted scientific data, research, studies and/or reports in making land use and policy decisions.

Best Management Practices (BMP): State-of-the-art technology as applied to a specific problem. BMPs are often required as part of major land development projects. BMPs represent physical, institutional, or strategic approaches to environmental problems, particularly with respect to nonpoint source pollution control.

Block: A group of lots, tracts, parcels, or sites located within well-defined and fixed boundaries such as roads.

Board: The Jefferson County Board of County Commissioners, (BOCC).

Bond and Levying Financing: A method employed by local governments for generating revenue through either the sale of municipal bonds, which require 60 percent voter approval, or by increasing property tax, which requires a simple majority.

Buffers: An area, unit or strip of land designed so as to shield, separate or protect one type of land use from another with which it is incompatible or to protect environmentally sensitive areas. Buffers

typically consist of open areas, landscaped areas, walls, fences, berms or any combination thereof which help to minimize conflicts from noise, light or other nuisances.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Built Environment: A combination of buildings and related activities along with associated impervious surfaces, infrastructure, parking and landscaping.

Capital Improvements: Projects to create, expand or modify a capital facility that have a minimum cost of \$15,000 and have a life expectancy of at least five years. Capital Improvements include facilities such as utility systems, landfills, public buildings, streets, sidewalks, drainage and major equipment.

Capital Improvements Program (CIP): A plan for future capital expenditures which identifies each capital project, its anticipated start and completion dates, and allocates existing funds and known revenue sources over a six-year period.

Categorical Exemptions: Development actions, enumerated in WAC 197-11-800, which have been legislatively determined not to have significant adverse environmental impacts, and therefore do not require environmental review or documentation for potential impacts under the State Environmental Policy Act.

Certified Local Government (CLG): A program established by the National Historic Preservation Act that provides technical and financial assistance to preserve historic buildings, sites, neighborhoods and other places of local importance. A local government that participates in the program and becomes certified is known as a “certified local government.”

City: The incorporated City of Port Townsend, Washington.

Cluster Development: A development design technique that groups or “clusters” buildings in specific areas on a site rather than spread evenly throughout the parcel as in a conventional lot-by-lot development. The remaining land is to remain undeveloped in perpetuity and used for recreation, common open space, and/or preservation of environmentally critical areas.

Collector: A street that collects traffic from local streets and connects with minor or major arterials.

Commercial Use: An activity that provides merchandise or services for compensation to an owner, leasee or licensee.

Community Plan: A document that has been prepared by a group of individuals, representing individual communities, that outline the goals and visions set forth by community residents. Community Plans provide guidance for the County-wide Comprehensive Plan.

Community Sites and Facilities: Sites and facilities provided as a community service including, but not limited to, parks, open space, recreation facilities, water, and sanitary facilities.

Comprehensive Plan: A generalized coordinated policy statement of the government body of a city or county that is adopted pursuant to the Washington State Growth Management Act (Chapter 36.70A RCW). A document or series of documents prepared by a professional planning staff and planning

commission that sets forth guidelines and policies for the future development of a specific geographical area (i.e., city or county).

Concurrency: The provision of capital improvements, infrastructure or facilities at the same time (concurrent) with a development project so as to maximize efficiency and minimize costs.

Conditional Use: A use that, owing to some special characteristics attendant to its operation or installation (e.g. potential danger, smoke or noise), is permitted in a district, subject to approval and special requirements, different from those usual requirements for the district in which the conditional use may be located.

Condominium: A system of separate ownership of individual units, usually in a multiple tenant building. A single parcel of property with all the unit owners having a right in common to use the common elements with separate ownership confined to the individual units.

Congregate Care: Care which caters to those who are unable to provide for themselves and which provides services such as housekeeping, transportation or other support services.

Consistency: The requirement that subdivision regulations, zoning regulations and capital improvement programs be consistent with the comprehensive plan and each of its elements, and that individual land use decisions also be consistent with the plan. The GMA requires that the plan be both internally consistent and consistent with neighboring jurisdictions.

Contiguous Development: Development of areas next to, adjacent, abutting, or touching one another. Parcels that are cater-corner to one another also are considered contiguous.

Conversion Option Harvest Plan (COHP): A voluntary plan developed by a landowner and approved by the local government entity indicating the limits of harvest areas, road locations, and open space.

Cooperative Housing: A multiple unit residential building owned and jointly administered and maintained by members of a cooperative generally residing in the building.

Cottage Industries:

1. An accessory use within a single-family dwelling or building accessory to a dwelling and is wholly incidental and subordinate to the residential use of the property.
2. Limited, small-scale commercial or industrial activity, including fabrication, and that can be conducted without substantial adverse impact on the residential environment in the vicinity. Some examples include: dressmaking, baking, weaving, carpentry, cosmetic sales, and sculpting.

County: Jefferson County, Washington.

County-wide Planning Policy (CWPP): Written policy statements developed cooperatively between the County and City of Port Townsend establishing a policy framework to guide development of the Comprehensive Plan and ensure that it is consistent with the provisions of the Growth Management Act (Chapter 36.70.210 RCW) and with each other's Comprehensive Plans.

Critical Areas: Areas of substantial importance as unique and vital ecosystems and which are highly susceptible to adverse impacts associated with development. Under GMA, every county or city must classify, designate, regulate and protect critical areas which include:

- Wetlands
- Aquifer recharge areas
- Fish and Wildlife habitat conservation areas
- Frequently flooded areas
- Geologic hazard areas

CWSP: The Jefferson County Coordinated Water System Plan.

Density: The number of households, persons or dwelling units per unit of land (usually expressed as “per acre”).

Density Transfer: The transfer of all or part of the permitted density from one parcel to another.

Detached Single-Family House: A residential building on a single lot, designed for occupancy by only one household and not attached to any other dwelling.

Development: Any man-made change to improved or unimproved real estate, or in use, or extension of the use of the land for any purpose including, but not limited to, construction, reconstruction, conversion, structural alteration, relocation, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or vehicles.

Development Regulations: Any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances.

Development Standards: Minimum standards for new development required by local governments for the provision of roadways, fire and building safety, utilities, storm water, landscaping, and public access.

Domestic Water System: Any system providing an adequate supply of potable water pursuant to RCW 19.27.097 for the intended use of a development.

Downzoning: A change in the zoning classification of land from a more intensive land use classification to one of less intensive development, such as a change from commercial to residential zoning.

Duplex: A single structure containing two dwelling units within one building located on a single lot, which is used or intended to be used as the residence for two families.

Dwelling Unit: One or more rooms located in a residential building or residential portion of a building that may be used as a residence with each having sleeping, cooking and sanitation facilities.

Easement: A grant by a property owner to a specific person, party, corporation or entity to use the owner's property for a specified purpose.

Economic Development: Any development or activity which creates jobs and promotes economic vitality.

Encroachment: Typically refers to the advance of land use(s) or activity upon adjacent and often incompatible land uses or activity. As used with respect to floodplains, any artificial restriction, physical object, or obstacles within a floodplain that hinders the passage of water or otherwise affects flood flows.

Endangered, Threatened or Sensitive Species: Those species of fish and wildlife listed as endangered, threatened or sensitive by the Washington State Department of Fish and Wildlife, the U.S. Fish and Wildlife Service or the National Marine Fisheries Service.

Essential Public Facilities: Important and necessary facilities which provide essential services such as airports, state educational and/or regional transportation facilities, state or local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes, and which are typically difficult to site because of their potential adverse effects related to size, hazardous characteristics, noise, or public health and safety.

Existing Area of More Intensive Development: As defined with regard to Engrossed Senate Bill 6094, an area of more intensive development is one that is clearly identifiable and contained and where there is a logical outer boundary delineated predominately by the built environment and that was in existence:

- On July 1, 1990
- On the date the County adopted a resolution under RCW 36.70A.040(2); or
- On the date OFM certifies the County's population.

Fair Share Housing: The concept that seeks to equitably distribute affordable and special-needs housing proportionately throughout appropriate areas of the County which can accommodate it.

Family: An individual or two or more persons related by blood or marriage or a group of not more than five (5) persons (excluding servants) living together as a single housekeeping unit and doing their cooking on the premises as distinguished from a group occupying a boarding house or rooming house or hotel.

Family Wage Jobs: Jobs that pay a wage or salary which can support the typical needs of an average family.

Fish and Wildlife Habitat Areas: Areas that are designated as critical areas due to the presence of specified animal species.

Flood Fringe: That portion of the floodplain that lies between the floodway and the outer limits (i.e., boundary) of the 100-year floodplain.

Floodplain: Synonymous with the 100-year floodplain, a floodplain is land that is susceptible to being inundated by stream-derived waters with a 1 percent chance of being equaled or exceeded in any given year.

Floodway: Those portions of the area of a river valley lying streamward from the outer limits of a water-course upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal conditions by a change in surface soil conditions or changes in types or quality of vegetative ground cover conditions. The floodway doesn't include lands that can be reasonably expected to be protected from flood waters by

flood control devices maintained by or maintained under licenses from the federal government, the State, or political subdivisions of the State.

Forest Land: Land devoted primarily to the growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees, subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial purposes, and that has long-term commercial significance.

Forest Practices: Any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including, but not limited to: road and trail construction; harvesting; final and intermediate; pre-commercial thinning; reforestation; fertilization; prevention and suppression of diseases and insects; salvage of trees; and brush control. Forest practices do not include preparatory work, such as tree marking, surveying and road flagging, or removal or harvest of incidental vegetation from forest lands such as berries, ferns, greenery, mistletoe, herbs, mushrooms, and other products which cannot normally be expected to result in damage to forest soils, timber or public resources (see Chapter 222-16-010(21) WAC).

Forest Transition Overlay (FTO): An overlay district designation that creates a transitional area between Forest Lands and pre-existing high density residential land uses in order to minimize the potential for conflict and incompatibility.

Forestry: The management, protection, production, cultivation and transporting of timber resources to ensure the continuous production of wood and wood products.

Fully Contained Community: A fully contained community which supports a mix of uses that provide jobs, housing and services to the residents of the community and pursuant to the criteria set forth in RCW 36.70A.350.

Functional Plans: Planning documents which establish long-range goals and objectives to guide County (or a city's) operations and capital development requests. These plans typically represent ideal goals for specific County departments in providing services and facilities.

Geographic Information Systems (GIS): An advanced computerized information system, capable of storing, organizing, analyzing and retrieving data and linking it to a map.

Geologically Hazardous Areas: Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Grandfathering: A process which permits the continuance of a land use or activity which, at the time of establishment, was a permitted, legally created use but may be an incompatible use upon the reclassification of underlying land use or zoning. (see also Legal existing, non-conforming uses).

Ground Water: All water found beneath the ground surface, including slowly moving subsurface water present in aquifers and recharge areas.

Growth Management: A method to control the amount, type and rate of growth and development and channel it into designated areas in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Growth Management Act (GMA): The Growth Management Act as enacted in chapter 17, Laws of 1990, 1st Ex. Sess, and chapter 32, Laws of 1991, 1st Special Sess., State of Washington (see Growth Management Act).

Hazardous Substances, or Dangerous Wastes: Substances that pose a present or potential hazard to human health or environment when improperly used, stored, transported or disposed of. Hazardous substances include those materials identified as hazardous waste in Title 40 CFR 261 or defined as hazardous substances in Title 40 CFR 302, and Chapter 173-303 WAC.

Home Occupations: Home-based businesses that are secondary and incidental to the primary residential use of the structure, provide supplemental income for a family, consist of limited-scale service or fabrication, and are limited to mail order and phone sales with off-site delivery.

Household: A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit and can include one person, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Impact Fee: A fee or exaction imposed on developers to pay for the costs to the community of providing services to a new development. It is a means of providing funds for financing new improvements without resorting to deficit financing. The Growth Management Act authorizes imposition of impact fees on new development and sets the conditions under which they may be imposed.

Impervious Surface: A hard-surfaced area that either prevents or retards the entry of water into the soil mantle under natural conditions; a constructed hard surfaced area that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Impervious surfaces include, but are not limited to: roofs; walkways; patios; driveways; parking lots or storage areas; concrete or asphalt paving; gravel roads; packed earthen materials; and oiled or macadam surfaces which similarly impede the natural infiltration of storm water.

Incentive (Bonus) Zoning: The granting of additional development capacity or bonuses, via methods such as smaller lot sizes, in exchange for the developer's provision of a public benefit or amenity, such as open space or a public plaza.

Inclusionary Housing: An affordable housing production strategy that seeks to provide a specified number of affordable and/or low income units within new housing developments. Inclusionary housing units are generally provided through density bonus incentives, requirements for cash contributions to a pool or minimum percentages of affordable units, or combinations of requirements and incentives.

Industrial Use: Any activity involved in the production, processing, manufacturing, fabrication, or assembling of goods and materials, including the storage of material used in the industrial process. Warehousing and distribution centers are also considered industrial activities.

Infill Development: Development consisting of either (1) construction on one or more lots in an area which is mostly developed, or (2) new construction between two existing structures.

Infrastructure: The basic facilities and services necessary to sustain commercial, residential or industrial uses including public utilities such as water, sewer, roads, power or communications service.

Instream Flow: A base flow adopted into Washington State regulations used to condition water rights. A water right for instream resources such as fish, wildlife, recreation, aesthetics, navigation, stock watering, and water quality with a priority date set when the instream flow rule was adopted.

Intensity: The degree to which the land is used, or level of concentration or activity of land uses such as, residential, commercial, industrial or recreational.

- a. Less intensive use: Refers to a type of land use that is less concentrated, generally results in a decreased impact or activity, utilizes fewer resources and/or services, or creates less of a demand as, for example, the difference between commercial and residential land uses.
- b. More intensive use: A type of use which generally creates a greater demand for services or resources, generates increased activity and/or in greater concentrations, and has a greater impact upon the land use or its environs.

Inter-Agency Committee (IAC): A committee created by the Washington State Legislature under Chapter 43.99 RCW to assist in the preservation, conservation, and enhancement of the State's recreational resources.

Inter-Jurisdictional: Relationships between governmental jurisdictions such as city, county, state, tribal, federal government agencies, special purpose districts, water, fire and port districts.

Joint Planning Area: The portion of the unincorporated county which is the future growth and service area of a city and for which planning will occur jointly between the county and that city.

Land Banks: Acquisition of land for the purpose of reserving it for specified future development types.

Land Trust: An organization created to acquire and manage land to sustain long-term affordability and preserve the qualities of the land such as historical significance, environmental value, or agricultural value. The land trust organization leases development rights to individual or non profit organizations who agree to reasonable limitations on resale profits while maintaining basic owner equity and tenure rights.

Land Use: A term used to indicate the utilization of any piece of land; The way in which land is being used.

Legal Existing (Non-conforming) Uses: A lawful use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established. (See also Grandfathering).

Level of Service (LOS): A qualitative measure of service levels or operating conditions used in reference to transportation systems, public facilities or services. Typically, level of service means an established minimum capacity of public facilities or services that must be provided, per unit of demand, or other appropriate measure of need.

Local Improvement District (LID): A quasi-governmental organization formed by landowners to finance and construct a variety of physical infrastructure improvements beneficial to its members. Procedures for establishing a LID in Washington are addressed in RCWs 35.43 through 35.56.

Location Factors: Features which affect where a particular type of commercial or industrial operation will locate. Location factors include but are not limited to: Proximity to raw materials, supplies, and services; proximity to markets or educational institutions; access to transportation facilities; labor market factors (e.g., skill level, education, age distribution, etc.).

Long-Term Commercial Significance: As used with respect to natural resource lands, it includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, with consideration of the land's proximity to population areas and the impact of this proximity on the ability to practically and economically manage the land, and the possibility of more intense uses of the land.

Lot: A fractional portion of land having fixed boundaries, and of sufficient area and dimension to meet the requirements set forth in the Jefferson County Zoning Code.

Lot Consolidation: The process of “merging” or “consolidating” substandard lots under contiguous ownership into one lot or parcel to create a lot or parcel which meets the current minimum lot size requirements.

Low-Income: A household whose income does not exceed 80 per cent of the median income for the area, as determined by the Department of Housing and Urban Development (HUD).

Major Industrial Development: Pursuant to RCW 36.70A.365, a master-planned location for a *specific* manufacturing, industrial, or commercial business that should be located in an Urban Growth Area but can be conditionally permitted outside the UGA boundary if it is shown that the activity:

- a. requires a parcel of land so large that no suitable parcels are available within an Urban Growth Area;
- b. is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent; or
- c. the nature of the activity is incompatible with urban development due to its potential threat to the public health, safety and welfare.

Furthermore, a major industrial development can not be for the purpose of commercial shopping development or multi-tenant office parks.

Manufactured Housing: A manufactured structure or major portion of a building designed for long-term residential use, which is transportable in one (1) or more sections and is designed for use with or without a permanent foundation when connected to required utilities.

Master Planned Resort (Existing): A self-contained fully integrated planned unit development, in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities and pursuant to the criteria set forth in RCW 36.70A.362.

Mineral Extraction: The removal of minerals including, but not limited to, sand, gravel, shale, rock, coal, soil, peat or clay from an excavation in the earth.

Mineral Resources: Include gravel, sand, rock, other aggregates and valuable metallic substances.

Mineral Resource Lands: Lands primarily devoted to the extraction of minerals or that have known mineral resources or the potential of long-term commercial significance for the extraction of minerals.

Mining: The removal of naturally occurring rock, sand, gravel, and minerals from the earth.

Multi-Family Residential Development: Developments containing structures housing two or more residential dwelling units.

Multi-modal: The integration or coordination of multiple types of transportation systems including, but not limited to, non-motorized transportation, transit, automobile, rail, water or aviation.

Natural Resource-Based Industry: Those industries that are directly dependent upon natural resources for manufacturing or processing and which typically locate near the natural resource upon which they are dependent. Examples include, but are not limited to, sawmills or fish canneries.

Natural Resource Lands: Agricultural, forest, aquaculture, and mineral resource lands that have long-term commercial significance.

Non-Conforming Use: See Grandfathering and/or Legal Existing Uses.

Nonpoint Source Pollution: A diffuse source of water pollution that freely flows across natural or man-made surfaces from activities such as agriculture, urban run off, mining and silviculture.

Non-structural Solutions: Shoreline protection measures to prevent loss of upland property, usually referring to the placement of beach material or vegetation management at the shore in order either to replace eroded material, to feed a littoral current that would otherwise cause shoreline retreat, or to plant vegetation to stabilize shore material.

Nuisance: Any use or activity that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

OFM: Washington State Office of Financial Management.

On-site Retention: Permanent impounding of storm water, or a substantial portion of storm water, in manmade or man-modified lakes and ponds. On-site retention is often required for developments.

Open Space Land: Land not occupied by buildings or other structures, and which is set aside to serve as a buffer, provide recreational opportunities, protect environmentally sensitive areas, preserve wildlife corridors, provide viewsheds or to serve as locations for future public facilities.

Overlay District: A specially designated zoning district containing additional standards and requirements, which is applied on top of a basic zoning classification. Examples include Historic Districts, Office/Clinic, Gateway Corridor, Design District, and Pedestrian overlays.

Park: Public land set aside for recreational, educational, aesthetic or cultural use.

Permeability: The rate at which water moves through undisturbed soil.

Planned Unit Development (PUD): A form of development usually characterized by a unified site design for a number of housing units and compatible nonresidential uses, including provisions for the clustering of buildings and promotion of common open space, and may include density increases and a mix of buildings types and land uses. PUDs allow for the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis.

Planning Period: The 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Plat: A map of the design of a land subdivision.

Prime Agricultural Land: Soils with little or no limitations or hazards for crop production.

Principal Use: The main or primary purpose for which a building, other structure and/or lot is designed, arranged, or intended, or for which it may be used, occupied or maintained.

Protective Easement: An easement for the purpose of precluding future or additional development of the land. Protective easements are generally used to preserve tidelands, shorelines, marshes, streamways, or other environmentally sensitive areas.

Public Benefit and Rating System: Open space applications are awarded points on the Public Benefit Rating (PBR) Scale to the extent that they implement policies which prioritize types of open space.

Public Facilities: Any use of land, whether publicly or privately owned, for transportation, utilities, or communications, or for the benefit of the general public, including streets, roads, highways, sidewalks, storm and sanitary sewer systems, parks and recreational facilities, schools, libraries, fire and police stations, municipal and county buildings, powerhouses and cemeteries (see 36.70A.030 RCW).

Public Services: The full range of services traditionally provided by local government including fire protection, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

RCW: Revised code of Washington.

Real Estate Excise Transfer Tax (REET): A tax levied on the sale of real property. The amount of the tax is determined as a percentage of the sales price. The GMA authorized cities to impose a second 0.25 per cent REET tax to be used to fund capital projects.

Recreational Facilities: Facilities such as trails and pathways, parks, and campgrounds that provide opportunities for leisure-type activities.

Regional Services: Goods, services and/or facilities that serve the population of a large geographic area.

Regional Transportation Plan: The transportation plan for the regionally designated transportation system and which is produced by the Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO): A voluntary organization of local, multi-county governments which coordinate inter-regional transportation needs pursuant to RCW 47.80.020.

Residential Use: Any land which provides for living space. Examples include single family dwellings, multi-family dwellings, artist studio/dwelling, boarding house, caretaker's quarters, special residence, floating homes, and mobile homes.

Resource-Based Industrial Zone (RBIZ): A Forest Resource-Based Industrial Zone designation that recognizes existing, active sawmills and related activities.

Rezone: Changing the zoning designation to a different zoning classification.

Right-of-Way (ROW): A recorded right to use or travel over a specified property. The property can be an area or strip of land, public or private. Most commonly, it refers to land on which a street, sidewalk, or railroad is located. It can also be occupied by utilities, transmission lines, oil or gas pipelines, drainageways or similar facilities although pathways for these features are more commonly referred to as easements.

Runway Protection Zone: A trapezoidal area located adjacent to each end of a runway representing the ground level at the innermost portion of the runway approach.

Rural Character: Pursuant to RCW 36.70A.030 (14), rural character refers to the patterns of land use and development established by a County in the rural element of its Comprehensive Plan:

- a. In which open space, the natural landscape, and vegetation predominate over the built environment;
- b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- c. That provide visual landscapes that are traditionally found in rural areas and communities;
- d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- f. That generally do not require the extension of urban governmental services; and
- g. That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

Rural Crossroads: Those areas established by virtue of historic transportation patterns and characterized by existing concentrations of small scale commercial uses fronting on, or in close proximity to, major transportation routes and intersections. The interim boundaries of Rural Crossroads are defined by the contained built environment that existed in 1990 or before. These site-specific areas serve an identified existing need for the local community and cannot be expanded in size. The following three types of Commercial Rural Crossroads exist in Jefferson County: Neighborhood/Visitor Crossroads, Convenience Crossroads, and General Crossroads:

Convenience Crossroads (CC): Those crossroads that provide a limited selection of basic retail goods and services, and serve a lower intensity population base and the traveling public. Convenience Crossroads are characterized by a single convenience/general store. There are three (3) Convenience Crossroads in Jefferson County: Nordland, Beaver Valley and Wawa Point.

Neighborhood/Visitor Crossroads (NC): Those crossroads which provide multiple uses and services serving both the local community and the traveling public. There are five (5) Neighborhood/Visitor Crossroads identified in Jefferson County: Mats Mats, Discovery Bay, Four Corners, Chimacum and Gardiner.

General Crossroads (GC): Similar to Neighborhood Crossroads, General Crossroads serve a higher local population base and offer a wider variety of goods and services. There are three (3) General Crossroads identified in Jefferson County: Ness' Corner, Irondale Corner and SR 19/20 Intersection.

Rural Development: Refers to development outside the Urban Growth Area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development *does not* refer to agriculture or forestry activities that may be conducted in rural areas.

Rural Lands: Land which primarily contains a mix of low-density residential development, is not within an Urban Growth Area and is not designated as natural resource land having long term commercial significance for production of agricultural products or timber.

Rural Services: Pursuant to RCW 36.70A.030 (16), rural services are those public services and facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services and other public utilities associated with rural development and not normally associated with urban areas. Rural services do not include storm or sanitary sewers except as otherwise authorized by RCW 36.70A.110 (4).

Rural Village Center(s): Small, unincorporated commercial and residential community centers that provide a rural level of services and which serve as a focal point for the local population. The interim boundaries of the Rural Village Centers are predominantly defined by the contained, built environment as it existed in 1990 or before. These commercial districts allow modest in-fill development that maintains the character of the immediate area, but cannot expand their designated boundaries. In Jefferson County these centers include: Port Hadlock, Quilcene and Brinnon.

Salt Water Intrusion: The process of sea water being drawn into ground water sources or aquifers.

Scenic Corridor: Strip of land along streams, rivers, cliffs, bays, shorelines, ridges or roadways that provides scenic vistas, views or aesthetically-pleasing landscapes.

SEPA: See State Environmental Policy Act.

Service Area: A geographic area defined by a county or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Its boundaries are typically delineated according to the distance people are willing to travel for goods and services.

Shoreline Management Act: A law passed by the Washington State Legislature in 1971 and ratified by the voters in 1972 (reference RCW 90.58). The Shoreline Management Act requires local governments to establish a program, consistent with the rules adopted by the Department of Ecology, for the administration and enforcement of the permit system for shoreline management.

Shorelines: All the water areas of Jefferson County, including reservoirs and their associated wetlands, together with lands underlying them, except:

- a. Shorelines of state-wide significance;

- b. Shorelines or segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and
- c. Shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.

Shorelines of State-wide Significance: A shoreline of the State with respect to Jefferson County and the City of Port Townsend as identified as follows:

- a. Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of one thousand acres or more measured at the ordinary high water mark, including associated wetlands;
- b. Those areas of Puget Sound and adjacent salt waters and the Strait of Juan de Fuca between the ordinary high watermark and the line of extreme low tide, which are Hood Canal from Tala Point to Foulweather Bluff south to the Mason-Jefferson County line, including associated wetlands;
- c. Those areas of Puget Sound and the Strait of Juan de Fuca and adjacent salt waters north to the Canadian line and lying seaward from the line of extreme low tide; and
- d. Those natural rivers or segments thereof downstream from a point where the mean annual flow is measured at one thousand cubic feet per second or more. In Jefferson County these rivers are the Clearwater, Hoh, and Quinault.

Significant Trees: Trees with significant aesthetic, cultural, environmental or historical importance including, but not limited to, ridge-top trees, riparian buffers, and Port Townsend forest corridor trees.

Single Family Residence: A dwelling unit detached from any other dwelling unit and intended for occupation by one immediate family.

Small-scale Recreational or Tourist-related Uses: Those uses which are leisure or recreational in nature and typically are reliant upon a rural setting. Examples include, but are not limited to, the following: campgrounds, U-fish ponds, hot springs, trails, cultural or religious retreats, mini-golf, public gardens, marinas and music festivals.

Special Needs Housing: Housing designed for persons who require supportive social services in order to live independently or semi-independently. Special needs groups include, but are not limited to, the homeless, elderly, persons with disabilities and persons with substance abuse

Spot Zoning: The process of signaling out a small parcel of land for a use classification that is different and inconsistent with the surrounding area, for the benefit of the owner of such property and to the detriment of the rights of other property owners.

Sprawl: see Urban Sprawl.

Stakeholder: Any affected or interested person or party including, but not limited to, property owners, tribes, government agencies, businesses or organizations.

State Environmental Policy Act, (SEPA): The State law passed in 1971 requiring state and local agencies to consider environmental impacts in the decision-making process.

Storm Water: Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

Storm Water Detention: The process of collecting and holding back storm water for a delayed release to receiving waters.

Strip Development: Intensive development, typically commercial, and usually arranged in a linear pattern, located on both sides of an arterial.

Strip Zoning: A zone normally consisting of a ribbon of uses fronting both sides of an arterial roadway and extending inward for half a block.

Structure, Detached: A structure, which has no common or party wall with another structure.

Subdivision: Any division of land regulated under the Jefferson County Subdivision Ordinance, No. 4-0526-92, as amended, for the purpose of sale or lease.

Substandard Dwelling: A dwelling unit that does not meet the building code requirements through lack of maintenance, age of unit, neglect, lack of (part or all) plumbing facilities, kitchen facilities, or crowded conditions.

Substandard Lot: A lot or parcel that does not meet the minimum lot size requirements of current development regulations.

Surface Water: That portion of water that appears on the land surface, such as oceans, lakes, rivers, springs and wetlands.

Targeted Industry Program: A program that identifies and targets specific industries or business activities that the County wishes to promote or encourage.

Time Share: A building used or intended for use as an occasional residential accommodation by one or more persons who permanently reside elsewhere and who typically share in operating expenditures such as rent and upkeep.

Tourist-Related Industries: See Small-scale Recreational or Tourist-Related Uses.

Transfer of Development Rights (TDRs): A program in which the development rights are separated from the land in an area in which a community wishes to limit development, and permits them to be sold for use in an area targeted for high-density development.

Transitional Housing: As defined by the Federal McKinney Act, transitional housing means a project that:

- a. Is designed to provide housing and appropriate supportive services to homeless persons, including (but not limited to) de-institutionalized homeless individuals with mental disabilities other homeless individuals with mental disabilities, and homeless families with children; and

- b. Has as its purpose facilitating the movement of homeless individuals to independent living within 24 months, or within a longer period determined by HUD as necessary to facilitate the transition.

Transit: A multiple-occupant vehicle operated on a for-hire, shared-ride basis, including bus, ferry, rail, shuttle bus, or vanpool. Public transportation can include, but is not limited to: public bus, trolley, light rail, heavy rail, and commuter rail transport, but not ferries or van pools.

Transportation Improvement Project (TIP): A jurisdiction's six-year road improvement program.

Trip: A one-direction movement, which begins at the origin and ends at the destination. For example, a trip movement from a residence to a work place is a trip from home to work.

Trip Generation: The second step in forecasting the number of trips generated by the forecasted land use. The number of trips made to and from each type of land use by day. Trip generation provides the linkage between land use and travel. Trips generated at the home end are generally termed "production." Trips generated by business are generally termed "attractions."

Upzoning: A change in the zoning classification of land to a classification allowing more intensive use of the land, such as a change from single family to multi-family residential (see downzoning).

Urban Growth: Pursuant to RCW 36.70A.030 (15), urban growth is growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas (UGA): Areas which counties designate, in consultation with cities, where urban growth will be encouraged and supported with urban levels of services pursuant to the criteria set forth in RCW 36.70A.110. The Urban Growth Areas are to include areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period.

Urban Growth Boundaries: The line or boundary that delineates the limit between the Urban Growth Areas and other areas such as rural and resource areas where urban growth is not allowed, as designated by the County in consultation with its cities, under the requirements of the GMA.

Urban Services: Pursuant to RCW 36.70A.030 (19) urban services are those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, street improvements such as sidewalks, curbs and gutters and other public utilities associated with urban areas and normally not associated with rural.

Urban Sprawl: Scattered, poorly planned urban development that occurs particularly in urban fringe and rural areas and frequently invades land important for environmental and natural resource protection. Urban sprawl typically manifests itself in one or more of the following patterns (see also Sprawl):

- a. Leap frog development: when new development is sited away from an existing urban area, bypassing vacant parcels located in or closer to the urban area that are suitable for development;
- b. Strip development: when large amounts of commercial, retail, and often multi-family residential development are located in a linear pattern along both sides of a major arterial and typically, accessing directly onto the arterial; and
- c. Large expanses of low-density , single-family dwelling development.

Use:

1. The purpose for which the building or structure or premises or part thereof is used, occupied or intended to be used or designed to be used or occupied; or
2. An activity, occupation, business or operation carried on, or intended to be carried on, in a building or on a tract of land; or
3. Any purpose for which a building or other structure or parcel of land may be designed, arranged, intended, maintained or occupied, or
4. Any activity, occupation, business or operation carried out, or intended to be carried on, in a building or other structure or on a parcel of land; or
5. Anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly, or through any trustee, tenant, servant or agent for or with the knowledge or consent of such owner or occupant, for the purpose of making use of said land, building or structure.

Vested(ing): The status of a project for which landowners are granted permission to proceed with development after obtaining all necessary permits and meeting all criteria set forth by the appropriate agencies. In Washington State, the time at which the project is vested is statutorily defined. When a complete building permit application for a structure to be used in a manner permitted under the land use regulations in effect on the date of such application is submitted, the applicant will be entitled to improve and use land under the ordinances of the County in effect on the date of the complete building application.

A vested right to subdivide is established as of the date a “fully competed application for preliminary plat approval has been submitted.”

Village Commercial Center: The zoning classification of Port Ludlow Master Planned Resort’s commercial area.

WAC: Washington Administrative Code.

Water-Dependent Use or Activity: A use or portion of a use which can not exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

Water-Enjoyment Use or Activity: A recreational use, activity or other use facilitating public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which, through the location, design and operation, assures the public's ability to enjoy the physical and aesthetic qualities of the shoreline.

Water-Oriented Use or Activity: Any combination of water-dependent or water-enjoyment uses or activities.

Water-Related Use or Activity: A use or a portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

1. Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water or,
2. The use provides a necessary service supportive of the water-dependent commercial activities and the proximity of the use to its customers makes its service less expensive and/or more convenient.

A use or activity which must be located close to the land/water interface to support a water-dependent use or activity either by its own operation or by the provision of the services it houses. Warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, and log storage are examples of water-related uses or activities.

Watershed: The geographic region within which water drains into a particular river, stream, or body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Wetland: Areas that are inundated or saturated by surface water or ground water 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. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the County.

WSESD: Washington State Employment Security Division

Zoning: A measure enacted by general purpose unit of local government in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. The Zoning Ordinance consists of two parts, the text and the map.