

Glossary

access management (principles, controls, plan)	A set of techniques that State and local governments can use to control access to highways, major arterials, and other roadways. The benefits of access management include improved movement of traffic, reduced crashes, and fewer vehicle conflicts.
accessory dwelling unit	A self contained second living unit that is typically built into or attached to an owner occupied single family dwelling. An accessory dwelling unit has its own kitchen, bathroom, and private entrance and is subordinate in size to the primary housing unit.
affordable housing	Housing that has a sales price or rental amount that is within the means of a household that is moderate income or less. In the case of dwelling units for sale, housing that is affordable means housing in which principal, interest, taxes, which may be adjusted by state and local programs for property tax relief, and insurance constitute no more than thirty percent (30%) of the gross household income for a household with less than one hundred and twenty percent (120%) of area median income, adjusted for family size. In the case of dwelling units for rent, housing that is affordable means housing for which the rent, heat, and utilities other than telephone constitute no more than thirty percent (30%) of the gross annual household income for a household with eighty percent (80%) or less of area median income, adjusted for family size.
affordable housing trust fund	Separate funds established by states or localities to provide a stable source of revenue reserved solely for affordable homes.
agritourism	Any agriculturally based operation or activity conducted for the enjoyment or education of visitors and that generates supplemental income for the farm or ranch owner. Agritourism can include farm stands, u-pick, tours, classes, festivals and fairs, Christmas tree farms, pumpkin patches, winery weddings, guest ranches, and more.
American Community Survey	An ongoing statistical survey by the U.S. Census Bureau, sent to approximately 250,000 addresses monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.
Americans with Disabilities Act (ADA)	Is a civil rights law that sets conditions for prohibition of discrimination based on disability.
Best Management Practices (BMPs)	Often used to describe both structural or engineered control devices and systems to treat polluted stormwater, as well as operational or procedural practices (e.g. minimizing use of chemical fertilizers and pesticides).

big box retail	The term "big-box" is derived from the store's physical appearance; large-scale buildings, plainly designed, often resembling a large box and serving as a single-use retailer.
blue trail or blueway	A route along a river or across other bodies of water, such as a lake or salt water, for people using small beachable boats like kayaks, canoes, day sailors or rowboats.
BRAC - Base Closure and Realignment (Process/Act)	A process by a federal government commission to increase U.S. Department of Defense efficiency by planning end of the Cold War realignment and closure of military installations. More than 350 installations have been closed in five BRAC rounds: 1989, 1991, 1993, 1995, and 2005.
broadband	Telecommunication in which a wide band of frequencies is available to transmit information resulting in users being able to access the Internet and Internet-related services at significantly higher speeds than those available through "dial-up" services.
bulk limit zoning	Bulk regulations are the combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height and setback) that determine the maximum size and placement of a building on a lot.
Capital Improvement Program (CIP)	A short-range plan which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.
carbon sequestration	The process of capture and long-term storage of atmospheric carbon dioxide (CO ₂) or other forms of carbon to either mitigate or defer global warming and avoid climate change. It has been proposed as a way to slow the atmospheric and marine accumulation of greenhouse gases, which are released by burning fossil fuels.
carex kobomugi	Commonly known as Japanese sedge, is an invasive perennial plant found in coastal areas of the Northeast.
CHAS data	The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.
class 1 rating (re: rail track)	The Federal Railroad Administration categorizes all track in six classes, segregated by maximum speed limits. Class 1: 10 mph for freight, 15 mph for passenger. Much yard, branch line, short line, and industrial spur trackage falls into category.

climate change	A long-term change in the earth's climate, especially a change due to an increase in the average atmospheric temperature.
Coastal Barrier Improvement Act	A federal act enacted in 1982 to minimize the loss of human life by discouraging development in high risk areas vulnerable to storm surges and hurricane winds; reduce wasteful expenditure of federal resources; and protect the natural resources associated with undeveloped coastal barriers. The Act designates various undeveloped coastal barriers, which were illustrated by a set of maps to be included in the John H. Chafee Coastal Barrier Resources System (CBRS).
collector streets	A low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads. Unlike arterials, collector roads are designed to provide access to residential properties.
commercial design standards	A set of design concepts intended to help define a distinctive character when development / redevelopment occurs. They typically address building design and use characteristics that encourage pedestrian access, as well as the following: building height; location and design of parking; location and transparency of front building facade; location and design of pedestrian entrances and other openings; utilities; and signage.
Community Development Block Grants (CDBG)	Program of the U.S. Department of Housing and Urban Development which funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development.
community supported agriculture (CSA)	An association of individuals who have pledged to support one or more local farms, with growers and consumers sharing the risks and benefits of food production. CSA members pay at the onset of the growing season for a share of the anticipated harvest; once harvesting begins, they receive weekly shares of vegetables, fruit, dairy, meat, etc.
Complete Streets	Is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods.

comprehensive permit	A state-law regulated, single application for special exception to build low and moderate income housing in lieu of separate application to applicable boards (developer goes only to the Planning Board for review and relief instead of also going to the Zoning Board). "Comp permits," as they are called, require a minimum 25 percent affordable housing.
COMPSTAT	A strategic control system designed for the collection and feedback of information on crime and related quality of life issues. The CompStat process is to collect, analyze, and map crime data and other essential police performance measures on a regular basis, and hold police managers accountable for their performance as measured by these data.
conservation easement	A binding contractual agreement between typically a land trust or government entity and a landowner under which the landowner, permanently or during a time period specified in the agreement, agrees to conserve or restore habitat, open space, scenic, or other ecological resource values on the land covered by the easement.
conservation subdivision	A site planning technique which bases the layout of building lots on the natural characteristics of the land and reduces lot sizes so that the remaining land can be used for recreation, common open space , and/or preservation of environmentally, historically and culturally sensitive features and/structures.
Consolidated Housing Plan	A State planning document required by the U.S. Department of Housing and Urban Development (HUD) to identify housing and community development needs and to determine how federal funds will be used to meet those needs.
cooperatives (re: mobile home parks)	A type of housing tenure in which a legal entity, usually a membership-based corporation, grants membership by way of a share purchase in the cooperative. Each shareholder in the legal entity is granted the right to occupy one housing unit. A primary advantage of the housing cooperative is the pooling of the members' resources so that their buying power is leveraged, thus lowering the cost per member in all the services and products associated with homeownership.
density bonus	A zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed, in exchange for provision of a defined public benefit, such as a specified number or percentage of affordable units included in the development.
easement (i.e. utility, conservation, track)	A nonpossessory interest in another's land that entitles the holder only to the right to use such land in the specified manner (for example, a right-of-way to access adjoining property or utilities).

enterprise zone	A specific geographical area, often in low-income areas, that has been designated by a governmental authority. Businesses within the enterprise zone are entitled to receive various types of financial aid. These include tax benefits, special financing and other incentives designed to encourage businesses to establish and maintain a presence within the specified zone.
Environmental Impact Statement (EIS)	A document required by the National Environmental Policy Act (NEPA) for certain actions "significantly affecting the quality of the human environment". An EIS is a tool for decision making. It describes the positive and negative environmental effects of a proposed action, and it usually also lists one or more alternative actions that may be chosen instead of the action described in the EIS. Several state governments require that a document similar to an EIS be submitted to the state for certain actions.
e-town hall	Mission of the town to provide as much municipal information and services through town website/internet providing users with 24 hours access and a greater level of convenience.
Eutrophic ponds	Have high biological productivity (plants/algae) due to excessive amounts of nutrients, especially phosphorus or nitrogen. Human activities (i.e. fertilizer) can lead to a high concentration of nutrients. Elevated nutrient levels can adversely impact fish, other aquatic organisms and water quality.
Fair Market Rents	The U.S Department of Housing and Urban Development (HUD) annually produces location-based gross rent estimates for over 500 cities and 2,000 counties to be primarily used for several federal housing assistance programs including the Housing Choice Voucher Program.
Farm, Forest & Open Space Program	Rhode Island law (44-27) allows property enrolled in the Farm, Forest and Open Space Program to be assessed at its current use, not its value for development. The purpose of the law is not to reduce property taxes, but to conserve Rhode Island's productive agricultural and forest land by reducing the chance it will have to be sold for development.
FIRM (Flood Insurance Rate Map)	Official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the Special Flood Hazard Areas (SFHAs), the Base Flood Elevations (BFEs) and the risk premium zones applicable to the community.
form based zoning	Emphasize regulation of building "form" (versus just use) to assure a building's general shape, massing, height and orientation positively contribute to the existing or desired neighborhood context.

frontage road with cross easements	A local service road, typically running parallel to a highway, providing access to roadside businesses. Easements provide legal rights for multiple properties to use frontage road for access. This solution minimizes curb cuts and safety issues associated with direct access to highway.
gateway	An area that serves as an entrance or a means of access, such as the roadway that leads between one community to another.
Geographic Information System	Is a computer system designed to capture, store, manipulate, analyze, manage, and present all types of spatial or geographical data.
greenhouse gas	Are gases that trap heat in the atmosphere. The primary sources of greenhouse gas emission include electricity production (fossil fuel burning), transportation (fossil fuel burning), industry (fossil fuel burning and certain chemical reaction), commercial and residential (fossil fuel burning, use of certain products that contain greenhouse gas, and the handling of waste), and agriculture (livestock, agricultural soils and rice production).
greenways / green corridors	A tract of land that is reserved for conservation or recreational use.
growth center	Areas that already have a core of residential and commercial development or are well suited to planned, future development; they are places that have the infrastructure (e.g. sewer, water, transit) to accommodate future growth while protecting its natural and cultural resources.
Housing Choice Voucher System	A major federal program for assisting very low-income families, the elderly, and the disabled afford housing in the private market. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.
inclusionary zoning ordinance	Local regulations which require a given share of new construction to be affordable by people with low to moderate incomes.
industry cluster	A geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. Clusters are considered to increase the productivity with which companies can compete, nationally and globally.
infill development	Construction on any undeveloped or underdeveloped land that is within an urbanized / developed area.

Infiltration & In-flow (I&I)	A term used to describe the ways that groundwater and stormwater enter into dedicated wastewater or sanitary sewer systems.
Intelligent Transportation System (ITS)	The application of advanced information and communications technology to surface transportation in order to achieve enhanced safety and mobility while reducing the environmental impact of transportation.
invasive species	An organism (plant, animal, fungus, or bacterium) that is not native and has negative effects on our economy, our environment, or our health. Not all introduced species are invasive.
Low -and - Moderate Income Housing Act	State law requiring that 10% of each municipalities' housing stock be "affordable". "Affordable" units are required to have a government subsidy and deed restriction to assure they will remain affordable for a minimum of 30 years. The Act requires that communities that are not exempt, produce an "affordable housing plan" and file an annual progress report with the Housing Resources Commission.
Low Income Tax Credit (LITC)	Is a dollar-for-dollar tax credit in the United States for affordable housing investments. It was created under the Tax Reform Act of 1986 that gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans.
Low-and-Moderate Income Housing	"Means any housing whether built or operated by any public agency or any nonprofit organization or by any limited equity housing cooperative or any private developer, that is subsidized by the federal, state, or municipal government under any program to assist the construction or rehabilitation of housing affordable to low or moderate income households, as defined in the applicable federal or state statute, or local ordinance and that will remain affordable through a land lease and/or deed restriction for ninety-nine (99) years or such other period that is either agreed to by the applicant and town or prescribed by the federal, state, or municipal subsidy program but that is not less than thirty (30) years from initial occupancy." R.I.G.L. 45-53-3(5)
mixed-use zoning	Mixed use zoning sets standards for the blending of residential, commercial, cultural, institutional, and where appropriate, industrial uses. Mixed use zoning is generally closely linked to increased density, which allows for more compact efficient development while reducing energy consumption and transportation costs. The mixed use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling.

National Register of Historic Places	The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.
nonpoint source pollution	Pollution from diffuse sources, not one specific location, that occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them in waterbodies or introduces them into groundwater.
Ocean SAMP	The Ocean Special Area Management Plan (Ocean SAMP) is the regulatory, planning and adaptive management tool that the RI Coastal Resources Management Council (CRMC) is applying to uphold its regulatory responsibilities.
overlay zoning / district	A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.
Pavement Management Program	A local program involving the annual inspection, data collection, mapping and analysis of the condition of street pavement in town.
Pay As You Throw	Is a usage-pricing model for disposing of solid waste. Users are charged a rate based on how much waste they present for collection to the municipality or local authority.
performance standards (re: industrial zoning)	Standards designed to encourage a high standard of development and operation of use by industry to minimize disturbance to adjacent/nearby properties. Regulations often include measurable controls such as noise, smoke, fumes, etc.
Phase II Stormwater Management Program Plan	Required by Rhode Island Pollutant Discharge and Elimination System (RIPDES), local SWMPPs address the following minimum measures required by the regulations: Public Education and Outreach on Storm Water Impacts; Public Participation and Involvement; Illicit Discharge Detection and Elimination; Construction Site Storm Water Runoff Control; Post-Construction Storm Water Management; Pollution Prevention and Good Housekeeping for Municipal Operations.
phragmites australis	Also known as common reed, is a wetland plant species found in every state. It can grow up to 6 meters high in dense stands and is long-lived. The species is invasive particularly in the eastern states along the Atlantic Coast and increasingly across much of the Midwest and in parts of the Pacific Northwest.

physical alteration permitting (PAP)	RIDOT administers the PAP process to support the rules and regulations concerning permission for use of state highway rights-of-way regarding alterations to curbs, sidewalks, highway access, storm water disposal, construction, traffic signals, and signage.
prime farmlands (re: RI Soil Survey)	Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, range-land, forest land, or other land, but not urban built-up land or water).
purchase development rights	Provide a way to financially compensate willing landowners for not developing their land. When buying development rights, the community obtains a legal easement, sometimes referred to as a conservation easement, that (usually) permanently restricts development on the land. The landowner, however, still owns the land and can use or sell it for purposes specified in the easement, such as farming.
renewable energy	Energy from a source that is not depleted when used or that is naturally replenished, such as wind, solar, geothermal, and tidal.
Rhode Island Natural Heritage Program	Is a comprehensive statewide inventory of Rhode Island's rarest and most vulnerable natural features. The Program was established in 1978 as a cooperative venture of The Nature Conservancy (a national, non-profit land conservation organization) and the Department of Environmental Management. The NHP maintains an extensive and dynamic database of maps, computer files, and other materials documenting the locations of rare species and other significant natural features, management and stewardship needs, and threats to critical areas.
Rhode Island Pollution Discharge and Elimination System (RIPDES)	Is the Rhode Island system for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing point source discharge permits and imposing and enforcing pretreatment requirements pursuant to Title 46, Chapter 12 of the General Laws of Rhode and the Clean Water Act.
rights of way and commons to the shore	Are clear legally defined public pathways to the shore, as designated by the RI Coastal Resources Management Council (CRMC).
Road Safety Assessments/Audit / RSAT	The formal safety performance examination of an existing or future road or intersection by an independent, multidisciplinary team. It qualitatively estimates and reports on potential road safety issues and identifies opportunities for improvements in safety for all road users.

Safe Routes to School	A national and international movement to create safe, convenient, and fun opportunities for children to bicycle and walk to and from schools. The goal of Safe Routes to School is to get more children bicycling and walking to schools safely on an everyday basis.
sea level rise	Refers to the increasing current (height of the sea with respect to a land benchmark, averaged over a period of time) and future sea level associated with global warming.
Smart Growth	Describes efforts to manage and direct growth in a way that minimizes damage to the environment, reduces sprawl, and builds livable towns and cities.
solar access	Is the ability of one property to continue to receive sunlight across property lines without obstruction from another's property (buildings, foliage or other impediment).
Special Flood Hazard Areas	The land area covered by the floodwaters of the base flood (100 Year Flood) is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.
special use permit	Allows a specific exception to the zoning regulations from a list of acceptable exceptions for a particular parcel of land in a district of a particular zoning character. The local zoning authority reviews and grants special use permits.
sprawl (commercial, urban, etc.)	The uncontrolled, auto-oriented, and low-density spreading or expansion of a city or its suburbs. It often involves the construction of residential and commercial buildings in rural areas or otherwise undeveloped land at the outskirts of a city.
stormwater	Water that originates during precipitation events and does not soak into the ground, flowing either directly into surface waters or channeled into storm sewers, which eventually discharge to surface waters.
stormwater utility	Mechanism to fund stormwater management at the local level; fees are collected from residents and businesses and used for water resource improvement projects and for implementing BMPs. Sometimes the fees are used to keep up with the costs of replacing and repairing aging stormwater infrastructure. Typically programs assess a fee based on the amount of impervious area on a site.
Total Maximum Daily Load (TMDL)	The amount of a pollutant that may be discharged into a waterbody and still maintain water quality standards. The TMDL is the sum of the individual waste load allocations for point sources and the load allocations for nonpoint sources and natural background taking into account a margin of safety

Transfer of Development Rights (TDR)	A program that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). The sending areas can be environmentally-sensitive properties, open space, agricultural land, wildlife habitat, historic landmarks or any other places that are important to a community. The receiving areas should be places that the general public has agreed are appropriate for extra development because they are close to jobs, shopping, schools, transportation and other urban services.
transit oriented development	A mixed-use residential and commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. A TOD neighborhood typically has a center with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the center.
Transportation Demand Management (TDM)	The application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.
Transportation Improvement Program (TIP)	A list of transportation projects the State of Rhode Island intends to implement using United States Department of Transportation funds.
Transportation Management Associations (TMAs)	Non-profit, public/private partnerships that have been established to form partnerships with businesses and local government to provide commuter information and services.
TTHMs	The trihalomethanes are chloroform, bromodichloromethane, dibromochloromethane, and bromoform. EPA has published the Stage 1 Disinfectants and Disinfection Byproducts Rule to regulate total trihalomethanes (TTHM) at a maximum allowable annual average level of 80 parts per billion.
Type 1 Waters	The Coastal Resources Management Council (CRMC) Water Type Classification identifies Type 1 waters as "Conservation" and include water areas that are within the boundaries of designated wildlife refuge areas, water areas that have retained undisturbed natural habitat or maintain scenic values of unique or unusual significance, and water areas that are particularly unsuitable for structures due to their exposure to severe wave action, flooding and erosion.

U.S. Census	A decennial population census mandated by the United States Constitution and carried out by the U.S. Census Bureau. It is the number one source of current population data and the latest Economic Indicators.
urban services boundary	Represents the general extent of the areas within which public services (i.e. sewer/water) supporting urban development presently exist.
wastewater management district	A local program which ensures that Onsite Wastewater Treatment Systems (OWTS) are properly installed, operated, regularly inspected and routinely maintained to prevent malfunctioning systems for the purposes of protecting public health and surface and groundwater supplies.
watershed	A watershed is an area of land that feeds all the water running under it and draining off of it into a body of water.
Watershed Protection Districts	Established local zoning overlay district in Middletown to protect, preserve and maintain the quality and quantity of surface and groundwater.
wayfinding	Attractive and consistent signage program used to orient and guide unfamiliar motorists and bicyclists, enhancing the visitors' experience and promoting local economic development.
workforce housing	Workforce housing can refer to any form of housing, including ownership of single or multi-family homes, as well as occupation of rental units. Workforce housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace.

Acronyms

ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AIBP	Aquidneck Island Broadband Project
AIPC	Aquidneck Island Planning Commission
AIRPA	Aquidneck Island Reuse Planning Authority
ATVs	All Terrain Vehicles
BMPs	Best Management Practices
BRAC	Base Realignment and Closures Act
CCRI	Community College of Rhode Island
CDBG	Community Development Block Grant
CommerceRI	Commerce Corporation (Rhode Island); formerly known as RIEDC
CPUC	Comprehensive Plan Update Committee (Middletown)
CRMC	Coastal Resources Management Council (Rhode Island)
DPW	Public Works Department (Middletown)
FEMA	Federal Emergency Management Agency (United States)
FHA	Federal Housing Administration (United States)
FIRM	Flood Insurance Rate Maps
GIS	Geographic Information System
HUD	Department of Housing and Urban Development (United States)
LMI	Low-and-Moderate Income Housing
MEDAC	Middletown Economic Development Advisory Committee
MFI	Median Family Income
MGD	million gallons per day (re: public water usage)
NAVSTA	Naval Station
NRPA	National Recreation and Park Association
NUWC	Naval Undersea Warfare Center (United States)
NWD	Newport Water Department
OWTS	Onsite Wastewater Treatment System
PAYT	Pay as You Throw Curbside Refuse Program
RCOS	Recreation, Conservation and Open Space
RIAC	Rhode Island Airport Corporation
RIDEM	Rhode Island Department of Environmental Management
RIDOT	Rhode Island Department of Transportation
RIPDES	Rhode Island Pollution Discharge Elimination System
RIPTA	Rhode Island Public Transit Authority
ROW	Right of Way
RSAT	Road Safety Audit Team
SBA	Small Business Administration (United States)
sf	square feet
STEM	Science, Technology, Engineering and Math
SWMPP	Storm Water Management Program Plan
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIP	Transportation Improvement Program
TMA	Transportation Management Association
TMDL	Total Maximum Daily Load
TTHMs	total trihalomethanes
US EPA	United States Environmental Protection Agency

VHT	Vehicle Hours Travelled
VMT	Vehicle Miles Travelled
WebEOC	Web based Emergency Operations Center
WRB	Water Resources Board (Rhode Island)