

Appendix E

Glossary



Accessory Dwelling Unit

A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities; which is an attached or detached extension to an existing single-family structure.

Adaptive Reuse

The rehabilitation or renovation of an obsolete or vacant historic building or structure from one use to a new use.

Affordable Housing

In general, housing for which the occupant(s) is/are paying no more than 30% of his/her income for gross housing costs, including utilities.

Aging-in-Place

The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

American Community Survey (ACS)

An ongoing statistical survey conducted by the U.S. Census Bureau, sent to approximately 250,000 addresses monthly (or 3 million per year), which gathers information previously contained only in the long form of the decennial census.

Americans with Disabilities Act (ADA)

Enacted in 1990, ADA is a federal law that prohibits discrimination against persons with disabilities (either physical or mental) and guarantees equal opportunity and provision of services in areas of public life such as jobs, schools, transportation, and housing.

Best Management Practices (BMPs)

A term used to describe water pollution controls, frequently for stormwater management, in which structural or engineered control devices and systems ameliorate the negative effects of polluted and/or excess stormwater.

Bicycle Facilities

A general term denoting improvements and provisions made by public agencies or private entities to accommodate or encourage bicycling. Examples include bicycle parking/storage facilities, roadways with sharrows markings, bicycle lanes, paved shoulders, sidepaths, and greenways.

Bicycle Lane

A designated area within a street right-of-way reserved for bicycle travel and separated from vehicular travel lanes by painted lines or other pavement markings.

Buffer

An area of land separating two distinct land uses that softens or mitigates the effects of one land use on the other. This term may also be used to refer to a zoning district that serves as a transition and separates two less compatible zoning districts, such as a multi-family zoning district between single-family housing and commercial land uses.

Built-out

A term used to refer to a community with little or no undeveloped land. Jenkintown is considered a built-out community because nearly all of its land has been developed and is served by roads and water and sewer infrastructure.

Business Privilege Tax (BPT)

A flat rate and/or proportional tax levied on the gross receipts from certain occupations, trades and professions, as well as merchants, vendors and others for the privilege of doing business within the taxing district.

Capital Improvement Program (CIP)

That portion of a municipality's budget that describes revenue sources and expenditures for funding capital facilities. Capital facilities are physical features and resources that support the community's development such as roads, parks, municipal buildings, and libraries.

Community Historic Structure

A list of community historic structures is maintained as the local historic resource inventory or study at the Jenkintown Borough Hall and may consist of the three following types of structures:

- *Landmark Building* – A building or structure of significant character or special aesthetic quality, historical interest, or cultural value to Jenkintown.
- *Historic Building* – A building that contributes to the historic character of Jenkintown by virtue of scale, rhythm, and state of preservation of original details.
- *Contributing Building* – A building that contributes to the small town atmosphere by virtue of scale, but may be lacking in qualities to elevate it to a higher category.

Complete Streets

Streets that provide appropriate accommodation for pedestrians, bicyclists, transit riders, and persons of all abilities, while promoting safe operation for all users of all modes.

Conditional Use

A use, listed in the Borough Zoning Ordinance, which is permitted within a zoning district only upon taking measures to address issues that may make the use detrimental to the public health, safety, and welfare, and will not impair the integrity and character of the zoning district.

Crosswalk

That part of a roadway at an intersection, whether marked or un-marked, generally within the area defined by a continuation of the lateral lines of the sidewalks on opposite sides of the roadway intended for pedestrian crossing.

Delaware Valley Regional Planning Commission (DVRPC)

A regional planning agency that has served the Philadelphia region for more than 40 years, covering a nine-county, two-state area on key issues of transportation, land use, environmental protection, and economic development.

Density

A measure of the concentration of development within a community, often expressed in terms of the number of people (population), number of housing units, or number of employees per acre.

Floodplain

An area of land adjacent to a stream or river that experiences flooding during periods of high discharge. It includes the floodway, which consists of the stream channel and adjacent areas that actively carry flood flows downstream, and the flood fringe, which are areas inundated by the flood, but which do not experience a strong current.

Gateway

Something that serves as a boundary, entrance, or means of access; may be marked or framed by a structure, landform, lighting, or landscaping.

Greenway

A linear path or open space area, often composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas specifically designed for pedestrian and bicycle use. Greenways provide an off-street component to the bicycle network.

Historical Architectural Review Board (HARB)

A public advisory body created by state and local laws. HARBs operate under the authority of the State of Pennsylvania's Historic District Act (Act 167).

Home-Based Business

A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling.

Household

A household includes all the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements.

Housing Unit

A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or intended for occupancy) as separate living quarters.

Impervious Surface

Any material placed on or above the earth, the artificial impacting of the earth, or any material change in the natural surface of the earth which substantially reduces or prevents the natural percolation of water or which reduces the undisturbed open space areas on a lot.

Infill Development

Development of vacant or underused land within areas that are already largely developed.

Infiltration

The downward movement or seepage of water from the surface to the sub-soil and/or groundwater.

Livability

A term to refer to the sum of the factors that add up to a community's quality-of-life desirability as a place to live, including the built and natural environments; economic prosperity; social stability and equity; educational opportunity; and cultural, entertainment, and recreation possibilities.

Local Historic District Act, Act 167 of 1961

Authorizes municipalities to create historic districts within their geographic boundaries; providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies of political subdivisions to protect the distinctive historical character and to regulate the erection, reconstruction, alteration, restoration, demolition, or razing of buildings within the historic districts.

Mercantile Tax (MCT)

A proportional tax levied on the gross receipts from wholesale and retail businesses including wholesale dealers or dealers in goods, wares and merchandise, and all persons engaged in conducting restaurants or other places where food, drink or refreshments are sold.

Municipal Separate Storm Sewer System (MS4) Program

This program aims to prevent harmful pollutants from being washed or dumped into an MS4, and requires operators to obtain a NPDES (National Pollutant Discharge Elimination System) permit and develop a stormwater management program. Phase 1, which was issued in 1990, requires medium and large cities or certain counties with populations of 100,000 or more to obtain NPDES permit coverage for stormwater discharges. Phase II, which was issued in 1999, requires regulated small MS4s in urbanized areas, as well as small MS4s outside the urbanized areas that are designated by the permitting authority, to obtain NPDES permit coverage for their stormwater discharges.

Municipal Waste Planning, Recycling, and Waste Reduction Act (Act 101)

Act 101 of 1988 mandates recycling in the state's larger municipalities, requires counties to develop municipal waste management plans, and provides for grants to offset expenses.

Municipalities Planning Code (MPC) (Act 247)

The MPC (Act of 1968, P.L. 805, No. 247), as updated, empowers counties and municipalities, individually or jointly, to plan their development and to govern the same by zoning, subdivision and land development ordinances, and additional tools.

National Historic Landmark

Nationally-significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States.

National Register of Historic Places

Established in 1966, the nation's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation. A property listed in the National Register, or located within a National Register Historic District, may qualify for tax incentives derived from the total value of expenses incurred preserving the property.

Natural Drainage Systems

The use of trees, plants, ground covers, and soils to manage stormwater runoff from hard surfaces (like roofs, roads, parking lots, and sidewalks) in ways that mimic nature – slowing and cleaning polluted runoff close to its source and reducing the volume of runoff by allowing it to soak back through the soil and recharge groundwater.

Non-Residential Land Use Categories

- *Industrial* – Lands with heavy industrial uses, such as oil refineries, chemical plants, steel and metal fabrication facilities, and manufacturing facilities – as well as lighter industrial uses, such as warehousing and distribution centers, mini-storage facilities, body shops, junkyards, and other outdoor storage facilities.
- *Institutional* – A land use category that includes a wide variety of governmental and non-profit services, such as government centers, educational facilities, places of worship, cemeteries, hospitals and medical centers, nursing homes, life care facilities, and correctional facilities.
- *Mixed Use* – Areas, including traditional Main Street or village corridors, featuring retail, residential, and office facilities with little separation among uses.
- *Office* – Land occupied by office buildings and associated parking, research, and development facilities, hotels, and /or convention centers.
- *Retail* – Land predominately used for the sale of goods and services, including commercial strips, malls, big box stores, shopping centers, gas stations, convenience stores, and restaurants.

Paratransit

A form of public transportation that uses flexible routing and scheduling of small vehicles (taxis, vans, small busses) to provide shared-occupancy, door step/curbside, personalized transportation service.

Pedestrian-Oriented Design

The design of communities, neighborhoods, streetscapes, sites and buildings that emphasizes pedestrian access, walking comfort, and visual interest. For example, a street that is designed to encourage pedestrian movement with adjacent land uses that generate and encourage foot traffic might be called a "pedestrian-oriented street."

Pedestrian-Scale

The size and proportion of physical environmental elements that closely relate to the human body, e.g., a sixteen-foot lamppost vs. a thirty-foot lamppost, or a facade with vertically oriented framed windows vs. a facade with a continuous and unarticulated window wall.

Pennsylvania Historical and Museum Commission (PHMC)

Established in 1945, PHMC is the official history agency of Pennsylvania and is responsible for the collection, conservation, and interpretation of the state's historic heritage.

Pennsylvania Sewage Facilities Act (Act 537)

Passed in 1966, Act 537 requires municipalities to develop and implement Official Sewage Facilities Plans to ensure adequate sewage service for existing needs and new growth.

Pennsylvania Stormwater Management Act (Act 167)

Enacted in 1978, this Act was in response to the impacts of accelerated stormwater runoff resulting from land development. It requires counties to prepare and adopt watershed-based stormwater management plans, as well as municipalities to adopt and implement ordinances to regulate development consistent with these plans.

Placemaking

The concept of building a community around a sense of place, a celebration of historical character, and a critical mass of activity and people.

Public Gathering Area

Private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate.

Rain Garden

A bioretention area or rain garden is a shallow surface depression designed to accept runoff from adjacent surfaces and retain or detain stormwater before it is infiltrated or discharged downstream, planted with specially selected native vegetation to capture and treat runoff.

Renewable Energy System

Any facility or installation which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat.

Residential Land Use Categories

- *Multi-family Residential* – Residential buildings that contain more than one dwelling unit, with units usually horizontally separated, such as apartments, including garden-style apartment complexes, and duplexes.
- *Single-Family Attached Residential* – Residential areas with homes that share at least one vertical wall with a neighboring house, including housing types like rowhomes, twins, townhomes, and quadrplexes.
- *Single-Family Detached Residential* – Residential areas with homes which do not share party walls and have yards of varying sizes on all sides.

Retail Gap Analysis

An analysis which compares the current retail demand (based on spending patterns of the population) and current retail supply (based on retail sales). A positive retail gap occurs where demand exceeds supply showing that a community is under-supplied in that retail category. A negative retail gap occurs where supply exceeds demand showing that a community is over-supplied in that retail category.

Right-of-Way

A public or private easement for vehicular, pedestrian or other type of movement and transit, including the cartway of a street and its border areas. The cartway is that area of a right-of-way which is paved and primarily intended for vehicular traffic.

Road Classification

- *Arterial Roads* – A federal highway functional classification, arterials are either “principal” or “minor,” and provide greater mobility for longer trips, but offer more accessibility than expressways.
- *Collector Roads* – A federal highway functional classification, collectors are either “major” or “minor” and channel traffic to or from higher classification roads.
- *Local Roads* – A federal highway functional classification, local roads consist of all roads not defined as arterials or collectors and which primarily provide access to land rather than allow thru-traffic for vehicles. This class includes all residential side streets.

Road Diet

A technique in transportation planning whereby the number of travel lanes and/or effective width of the road is reduced in order to achieve systemic improvements.

Setbacks

The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Shared Parking

Parking that is utilized by two or more uses taking into account the variable peak demand times of each use; the uses can be located on more than one lot.

Shade Tree

Any tree, shrub, or other woody plant in or upon any public street, park, parkway, or other public area, or that part of any tree, shrub, or other woody plant which extends within the lines of any public street, park, parkway or other public area within the Borough of Jenkintown.

Sharrow

A street which is recommended for shared use between bicyclists and motorists but does not have a specific area for bicyclists designated within the right-of-way. Painted roadway markings and signage are used to alert motorists that bicyclists are present and frequently use the roadway.

Sidewalk

An improved facility intended to provide for pedestrian movement; usually, but not always, located in the public right-of-way adjacent to a roadway. Typically constructed of concrete, but can be made with asphalt, bricks, stone, wood, and other materials.

Southeastern Pennsylvania Transportation Authority (SEPTA)

A regional transit company that provides regional rail, subway, trolley, and bus service to Philadelphia and its Pennsylvania suburbs.

Storm Sewer

A system of pipes or other conduits which carries stormwater but does not convey domestic sewage or industrial wastes.

Stormwater Management

The set of actions taken to control water in its hydrological cycle with the objective of providing surface drainage, flood control, erosion and sedimentation control and reducing pollutants in stormwater runoff.

Streetscaping

The combination of elements that make up the visual image of a street (“streetscape”), including the configuration of buildings, signs, parking, street furniture, and other hardscape and landscape features located along a street right-of-way.

Total Maximum Daily Load (TMDL)

A regulatory term in the U.S. Clean Water Act which identifies the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards.

Traffic Calming

A range of measures that reduce the impact of vehicular traffic on residents, pedestrians, and cyclists. Traffic calming measures are usually intended to reduce vehicle speeds, provide more room for pedestrians and cyclists, and improve the local environment.

Transit-Oriented Development (TOD)

Moderate- to higher-density development, located within easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the automobile.

Tree Canopy

The cumulative surface area aboveground covered by mature trees, including the trunks and branches.

Walkability

A measure of how friendly an area is to walking. Influencing factors include the presence and quality of footpaths, sidewalks, or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety.

Wayfinding

Encompasses all of the ways in which people orient themselves in physical space and navigate from place to place. Spatial problem solving encompasses three independent processes: decision making, decision executing, and information processing.