

# GLOSSARY

**Affordable Housing:** Housing that can be purchased or rented by a household with very low income (earning below 50 percent of the area median income), low income (earning between 50 percent and 80 of the area median income), or moderate income (earning between 80 to 120 percent of the area median income) based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, property taxes, insurance, and utilities.

**Best Management Practices (BMP):** Any program, technology, process, or engineered system, which controls, removes, or reduces pollution.

**Bike Facilities:** These include Class I, Class II and Class III Bike Facilities. A Class I Facility, typically called a "bike path" or "shared use path", provides bicycle travel on a paved right-of-way completely separated from any street. A Class II Facility, often referred to as a "bike lane," which provides a striped and stenciled lane for one-way travel on either side of a street or highway. A Class III Facility, generally referred to as a "bike route," provides routes through areas not served by Class I or II facilities or to connect discontinuous segments of a bikeway. Class III facilities can be shared with either motorists on roadways and is identified only by signing.

**Boutique:** A small business offering specialized products and services.

**Bulbout:** A traffic calming measure, primarily used to extend the sidewalk, reducing the crossing distance and allowing pedestrians about to cross and approaching vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility.

**Business Improvement District (BID):** A BID is a public-private partnership in which businesses in a defined area pay an additional tax or fee in order to fund improvements or maintenance within the district's boundaries.

**Business Support Services, Downtown:** An establishment that provides one or more services to other businesses, which may also be utilized by the general public. Business Support Services uses include:

- Copying, quick printing, blueprinting
- Computer rental, repair
- Film processing and photofinishing (retail)
- Mailing and mail box services

**California Environmental Quality Act (CEQA):** Enacted in 1970 and amended through 1983, established state policy to maintain a high-quality environment in California and set up regulations to inhibit degradation of the environment by instituting a statewide policy of environmental protection.

**Decibel (dB):** A unit of measurement used to express the relative intensity of sound as heard by the human ear.

**Density:** The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross developable acre. (See also Municipal Code Section 17.06.030)

**Department Store:** A retail establishment which satisfies a wide range of the consumer's personal and residential durable goods product needs; and at the same time offering the consumer a choice of multiple merchandise lines, at variable price points, in all product categories. Department stores usually sell products including apparel, furniture, home appliances, electronics, and additionally select other lines of products such as paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, and sporting goods.

**Design Guidelines:** Discretionary and qualitative, and are intended to serve as criteria for reviewing projects during the application and approval process. Design guidelines address building elements that cannot easily be measured or quantified, but are important aspects of the design and quality of a building or development. The design guidelines contain recommendations on design aspects that are more open to interpretation such as texture, materials, style and overall design character.

**Development Standards:** The basic building form or "envelope" that applies to a given property. Development standards consist of measurable building elements such as setbacks, stepbacks, building heights, floor area and residential density. The standards are considered prescriptive and quantitative, and are applied to all properties in each zoning district consistently. The development standards are mandatory, and projects may only be approved if the proposed improvements are consistent with the development standards, unless otherwise provided by a variance.

**Easement:** A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary; usually needed for utilities or shared parking. (See also Municipal Code Section 17.06.030)

**Environmental Impact Report (EIR):** A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the projects potential impacts in an Environmental Impact Report (EIR).

Impacts analyzed include air quality, noise levels, population, traffic patterns, public services, endangered species, archeological artifacts, and community design.

**Floor Area Ratio (FAR):** regulates the intensity of non-residential development, is the ratio of the total floor area of a building to the size of the land or parcel on which it sits. (See also Municipal Code Section 17.06.030)

**General Plan:** A master or comprehensive plan that lays out the future of the city's development in general terms through a series of policy statements (in text and map form). Each city and county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. Napa's General Plan was adopted in 1998 and includes amendments through 2010. (See also Municipal Code Section 17.06.030)

**Green Building:** A Green Building generally refers to one that is environmentally friendly in terms of energy consumption, or the waste they produce during its entire life-cycle. Green buildings are scored by rating systems, such as the Leadership in Energy and Environmental Design (LEED) rating system developed by the U.S. Green Building Council, Green Globes from GBI and other locally developed rating systems.

**Impervious Surface:** Any material which prevents absorption of water into land.

**Infill:** The development of new housing or other buildings on scattered vacant lots in a predominantly developed area or on new building parcels created by permitted lot splits.

**Infiltration:** Gradual flow of runoff through the soil to mix with groundwater.

**Intersection Capacity:** The maximum number of vehicles that has a reasonable expectation of passing through an intersection in one direction during a given time period under prevailing roadway and traffic conditions.

**Infrastructure:** Permanent utility installations, including roads, water supply lines, sewage collection pipes, drainage pipes, and power and communications lines.

**Level of service (LOS):** A qualitative term describing operating conditions a driver will experience while traveling on a particular street or at an intersection during a specific time interval. It ranges from LOS A (very little delay) to LOS F (long delays and congestion).

**Mitigation:** A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are

identified.

**Mixed-Use Development:** Defined as a development form in which a mix of uses is located in close proximity to each other, sometimes within the same building. The land uses may be stacked on top of each other (i.e., a retail land use on the ground floor with multi-family residential units or offices above). Alternately, the mix could be "horizontal" in nature where, for example, commercial or institutional (school or civic) uses are placed directly next to multi-family residential uses. In all instances the intent of a mixed-use designation is to allow a higher density and intensity of uses that encourage pedestrian activity by placing residents within walking distance of daily needs, reducing automobile dependence.

**National Pollutant Discharge Elimination System (NPDES):** As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution.

**Parking Management Plan:** Parking management is the strategic application and use for existing and planned parking spaces both on-street and at off-street facilities in a given area. Parking management is a system management tool which addresses how vehicles access, use (length of time) and egress from parking spaces. These tools include: the designation of long term and short term parking; payment technologies; and strategies to encourage

shared use of parking facilities.

**Parking – Shared Parking:** The concept of using the same parking spaces for two or more different land uses at different times. For example, many businesses experience their peak business during daytime business hours on weekdays, while restaurants and bars peak in the evening hours and on weekends. This presents an opportunity for shared parking arrangements and can improve the economics of constructing new parking by providing greater turnover in the facility. Residents in a mixed use building generally need parking at night, while retail users need parking during the day. Mixed-use developments that share parking result in greater density, better pedestrian connections, and reduced reliance on private vehicles because multiple uses can be accessed by walking.

**Pedestrian-oriented Development:** Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

**Personal Services, Downtown:** Personal services may include the retail sale of products related to services provided as an ancillary function of the use. Personal Services uses include:

- Art, music and photography studios
- Clothing rentals
- Day spa
- Framing shops

- Hair, skin and nail care, including tanning, not including body piercing and tattooing
- Massage, spa
- Optical services
- Travel arrangements
- Weight loss establishments

**Private Realm:** The private realm includes all privately owned land and improvements, including buildings, private parking lots, and landscaping.

**Professional, Administrative or Business Offices:** Includes consulting and advisory services, counseling services, design services, employment services, financial services, insurance services, legal services, real estate services and non-profit offices.

**Public Realm:** The public realm includes all publicly owned land and improvements, including roads, sidewalks, public parking lots, open space, etc.

**Residential Density:** Regulates the amount of residential development through the allowed dwelling units per acre of land.

**Retail, Downtown:** Includes stores, shops, general retail establishments, department stores and specialty stores such as listed below, and the sale of the following and similar items. This land use does not include adult entertainment establishments, which is defined separately. This is not a comprehensive list but rather provides guidance as to the type of uses allowed. If a use is not listed

below, it is not allowed unless a determination is made by the Community Development Director to allow it as consistent with the purpose of the district. Downtown Retail uses include:

- Animal retail sales and supplies, excluding pens and runs
- Antiques
- Books, magazines
- Camera and photographic supplies
- Clothing and shoes
- Drug Stores and Pharmacies (Excluding medicinal marijuana dispensaries)
- Electronics sales and accessory repair
- Fabric, sewing supplies
- Florist, plants (indoor sales)
- Gift
- Hardware
- Hobbies
- Home furnishings and decoration
- Household supplies
- Jewelry and watches
- Luggage and leather goods
- Musical instruments, parts and accessories
- Newspapers and periodicals
- Office supplies, stationary, greeting cards
- Optical wear
- Personal care products, including health care products
- Tobacco Stores
- Toys and games

**Right-of-Way (ROW):** A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or

other similar use. (See also Napa Municipal Code section 17.06.030)

**Setbacks:** Refers to the space between the property lines and the front, side, and back of buildings.

While a consistent rhythm of building facades along the sidewalk edge is important, front setbacks allow privacy for the residential uses and encourage space for outdoor dining activities for retail uses. Side and rear setbacks are also important to ensure proper transition between uses, particularly between new development in the identified opportunity areas and adjacent residential neighborhoods. In addition, side setbacks can provide public spaces such as paseos, courtyards, and outdoor seating opportunities, while rear setbacks could be used for open space as well as vehicle access, utility service, and parking. (See also Napa Municipal Code section 17.06.030)

**Specific Plan:** A specific plan is a special set of development standards that apply to a particular geographical area. Under California law, a specific plan provides for systematic implementation of the general plan for all or part of the area covered by the general plan. (See also Napa Municipal Code section 17.06.030)

**Stepbacks:** Development standard that is used to reduce the impact of a building's massing by stepping back upper floors.

**Streetscape:** The appearance or view of spaces located between street curbs and building facades, including pedestrian crosswalks, paving, plantings, and street furniture.  
be consistent with a city's general plan and specific.  
(See also Napa Municipal Code section 17.06.030)

**Transportation Demand Management (TDM):** The application of strategies and policies to reduce travel demand, particularly by single-occupant vehicles during peak commute periods. Instead of increasing roadway capacity, TDM programs focus on using existing transportation systems and modes in ways that contributes less to traffic congestion.

**Use:** The purpose for which land or structure may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City's Zoning Ordinance and General Plan land use designation. The City's zoning regulations provides a list of approved uses that can legally operate on the zoned parcel. The uses referred to in Chapter 4: Land Use and Zoning Districts identifies allowed uses in broad terms, and a detailed list of permitted, conditional and prohibited uses will be adopted as part of the zoning code update.

**Zoning Ordinance:** The zoning ordinance translates the general plan's broad policy statements into specific requirements of individual landowners. The zoning ordinance divides all land in the city into zones and specifies the permitted uses and required standards in each zone. The zoning ordinance must