



Glossary

*“Definitions of key terms
found in the document.”*





ADOPTED AMENDMENTS

EFFECTIVE DATE	CPA#	CHANGES
11/27/08	2008-00009	Adopted by Ordinance 08-17.

SECTION COVER PHOTO: SALLY SCHOOLMASTER
Tigard Library, 2nd Floor.



100-year Floodplain — An area of land adjacent to a river, stream, lake, estuary, or other water body that the Federal Emergency Management Agency (FEMA) identifies as having a 1% chance of being inundated by flood waters in any year.

Active Recreation — Active recreation refers to physical participation in activities involving games, sporting events or similar activities which often require specific constructed facilities to accommodate the activity such as sporting fields, courts, aquatic facilities, buildings, etc. Active recreation may also include unstructured play or other leisure activities requiring facilities such as playgrounds, dog play areas, skate parks, etc.

Active Recreation Facilities — These are public or private facilities such as described above that accommodate those who wish to engage in structured or unstructured active recreation, play, or leisure activities.

Adaptive Management — A management approach that seeks to improve the effectiveness of a policy or process by establishing measurable baseline conditions and desired end goals, periodically measuring the success of existing actions against those goals, and making corrections as necessary to improve success.

Affordable Housing — The accepted definition found in federal and state programs is housing that costs a household no more than 30% of its gross income for rent and utilities.

Biodiversity — The full range of variety and variability within and among living organisms and the ecological complexes in which they occur; encompasses ecosystem or community diversity, species diversity, and genetic diversity.

Citizen — An inhabitant of a city or town, specifically one entitled to its privileges or franchises.

Citizen Involvement Program — A program established by a city or county to ensure the extensive, ongoing involvement of local citizens in planning. Such programs are required by Statewide Land Use Planning Goal 1, “Citizen Involvement,” and contain or address the six components described in that goal.



Clean Water Services (CWS) — A public utility committed to protecting water resources in the Tualatin River Watershed through innovative wastewater and stormwater services, flood management projects, water quality and stream enhancement projects, fish habitat protection, and more.

Cluster — A grouping of development. Specifically, the locations of structures on a given site in one area leaving the remainder of the land in open space.

Committee for Citizen Involvement (CCI) — A local group appointed by a governing body for these purposes: assisting the governing body with the development of a program that promotes and enhances citizen involvement in land use planning; assisting in the implementation of the citizen involvement program; and evaluating the process being used for citizen involvement.

Community Recreation Facilities — The wide variety of indoor and outdoor sports and leisure facilities publicly owned and operated to promote the health and well-being of the community. Some are used primarily for active recreation, others designated for passive uses, with some overlap among or within individual facilities.

Community Parks — Provide a variety of active and passive recreational opportunities for all age groups and are generally larger in size and serve a wider base of residents than neighborhood parks. Community parks often include developed facilities for organized group activity as well as facilities for individual and family activities.

Compatibility — The ability of adjacent and/or dissimilar land uses to co-exist without aesthetic, environmental, and/or operational conflicts that would prevent persons to enjoy, occupy, or use their properties without interference. A variety of remedies to compatibility conflicts are normally provided in a jurisdiction's land use program; including limited land use designation, buffering, screening, site and building design standards, transportation facility design, etc.

Development — Any man-made change to improved or unimproved real property, including, but not limited to, construction, installation or alteration of a building or other structure, change of use, land division, establishment or termination of a right of access, storage on the land, grading, clearing, removal or placement of soil, paving, dredging, filling, excavation, drilling or removal of trees.



Downtown Tigard — The area of the City that is included within the Urban Renewal District.

Economic Gardening — Strategies and programs aimed at helping a community’s existing businesses and entrepreneurs grow into healthy, vibrant companies with a strong employment base.

Efficient Use of Land — Utilization of urban lands in a way that prevents urban sprawl, maximizes the use of existing infrastructure, reduces the need for automobile travel, conserves energy, and provides for easy access to needed goods and services. The efficient use of land also means the application of development principles that result in less land being utilized to accommodate specific uses, thus resulting in compact urban development.

Effective Impervious Area — Impervious area such as rooftops, streets, sidewalks, and parking areas do not allow water to drain into the soil. Impervious area that collects and drains the water directly to a stream or wetland system via pipes or sheet flow is considered “effective impervious area”, because it effectively drains the landscape. Impervious area that drains to landscaping, swales, parks and other pervious areas is considered “ineffective” because the water is allowed to infiltrate through the soil and into ground water, without a direct connection to the stream or wetland.

Employment and Industrial Areas — Areas identified in Title 4 of the Metro Urban Growth Management Functional Plan as being important to the region’s economy. These areas are subject to certain limitations on the type and scale of non-industrial uses.

Encourage — Support, advocate, or take affirmative action to achieve a particular community objective.

Environmental Performance Standards — See the Tigard Community Development Code Chapter 18.725.

Family Wage — The income necessary for a family to make ends meet without any public or private assistance.

Feasible — Reasonably capable of being done, executed, or effected with the means at hand and circumstances as they are; practicable.



Federal Emergency Management Agency (FEMA) — The federal agency responsible for administering the National Flood Insurance Program

Fine Particulate Matter — Air pollution comprised of solid particles or liquid droplets that are less than 10 microns in diameter or less than 2.5 microns in diameter. Particles in these size ranges are of great concern because they can be inhaled deeply into the lungs where they can remain for years.

Floodplain — The area adjoining a stream, tidal estuary, or coast that is subject to regional flooding.

Franchise Agreements — The right to provide service granted to a person pursuant to the Tigard Municipal Code, including the establishment of rates by the City.

Full Service Recreation Facilities — A collection of facilities that provide a diverse array of recreation choices and allow for a wide spectrum of programs and activities that meet the recreational and leisure needs of community residents.

Functions and Services — The physical, chemical, and biological processes or attributes that contribute to the self-maintenance of a natural system and the benefits human populations derive, either directly or indirectly, from them. An example of a function is the provision of wildlife habitat or the trapping of nutrients, while a service would be supporting the food chain or provision of clean water.

Goal — A general statement indicating a desired end or the direction the City will follow to achieve that end.

Green Concepts and Practices — Refers to measures to increase re-use and recycling programs, on-site filtration, integrated pest management, the utilizing of existing and emerging technologies for conservation and energy efficiency, demand management, and other best management and operation practices.

Greenspace/Greenway — An area of protected or reserved public or private land that has important natural resource characteristics such as flood plains, wildlife habitat, water quality functions, natural scenic qualities, etc. Greenspaces/Greenways may provide for low impact passive recreation activities such as walking, nature study, and, where appropriate, biking.



Habitat — An area upon which fish and/or wildlife depends in order to meet their requirements for food, water, mobility, security, and reproduction.

Habitat Friendly Development Practices — Broad range of development techniques and activities that reduce the detrimental impact on fish and wildlife habitat relative to traditional development practices. Examples include clustering development to avoid habitat, using alternative materials and designs such as pier, post, or piling foundations designed to minimize tree root disturbance, managing stormwater on-site to help filter rainwater and recharge groundwater sources, collecting rooftop water in rain barrels for reuse in site landscaping and gardening, and reducing the amount of effective impervious surface created by development.

Hazardous Tree — A tree or tree part that is likely to fail and cause damage or injury, and the likelihood exceeds an acceptable level of risk.

Hazardous Waste — A solid waste (solid waste includes solids, liquids and compressed gases) that possesses at least one of four characteristics (ignitability, corrosivity, reactivity, or toxicity), or that appears on federal or state official lists of hazardous wastes. A solid waste is a hazardous waste if is:

- Defined by Title 40 of the Code of Federal Regulations (CFR), Part 261 as a hazardous waste; or
- A “state-only” waste defined as hazardous in the State of Oregon. Oregon includes six categories of waste in OAR 340-101-0033.

Healthy Streams Plan — Approved by CWS in June 2005, the goal of the plan is to utilize scientific knowledge and innovation to improve watershed and stream health for community benefit.

Historic and Cultural Resources — Historic and prehistoric sites, structures, districts, landscapes, objects, and other evidences of human activities that represent facets of the history, or ongoing cultural identity, of a Nation, Oregon, or Tigard.

Household Hazardous Waste — Any discarded, useless, or unwanted chemical materials or products that are or may be hazardous or toxic to the public or the environment and are commonly used in or around households. Residential waste that is ignitable, corrosive, reactive, or toxic. Examples include solvents, pesticides, cleaners, and paints.



Impervious Surface — A solid surface, such as streets, parking lots, and roofs, that prevents rain from being absorbed into the soil, thereby increasing the amount of water runoff that typically reaches a receiving stream.

Industry Cluster — Groups of similar and related firms in a defined geographic area that share common markets, technologies, worker skill needs, and which are often linked by buyer-seller relationships.

Innovative Business — A business involved in the creation of new knowledge (invention); the transformation of new knowledge into new products, processes, systems or services (translation) ; and/or the creation of economic value with new products, processes, systems or service (commercialization).

Intelligent Transportation Systems — A broad range of diverse technologies which, when applied to our current transportation system, can help improve safety, reduce congestion, enhance mobility, minimize environmental impacts, save energy, and promote economic productivity.

Intergovernmental Agreement (IGA) — The most common method, usually in the form of a signed legal contract, for neighboring jurisdictions to cooperate on providing services or implementing programs.

Invasive Species — A non-native species whose introduction does, or is likely to cause, economic or environmental harm, or harm to human health. An invasive species can be a plant, animal, or any other biologically viable species that enters an ecosystem beyond its native range.

Landslides — The downslope movement of rock, soil, or related debris that is a natural hazard.

Leadership in Energy and Environmental Design (LEED) — A broadly accepted private benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.



Linear Parks — Park or greenspace that may provide opportunities for trail-oriented outdoor recreation along built or natural corridors, connect residences to major community destinations, and may also provide some active and passive recreation facilities to meet neighborhood needs, especially in areas not adequately served by traditional neighborhood parks.

Low Impact Development (LID) Practices — An approach to land development that uses various land use planning and design practices and technologies to simultaneously conserve and protect natural resource systems and reduce infrastructure costs. LID still allows land to be developed, but in a cost-effective manner that helps mitigate potential environmental impacts.

Metro — The regional government of the Portland metropolitan area. The elected Metro Council is the policy setting body of the regional government.

Mixed Use Zoning — An area of land within the Tigard city limits designated for buildings or structures with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment, in a compact urban form.

Municipal Separate Storm Sewer System (MS4) Permit — Required by Section 208 of the Clean Water Act and held by Clean Water Services, the permit requires the implementation of stormwater pollution prevention plans or stormwater management programs (both using best management practices) that effectively reduce or prevent the discharge of pollutants into receiving waters.

National Ambient Air Quality Standards — Established by the United States Environmental Protection Agency, the standards are designed to regulate air pollutants that are harmful to people and the environment. Primary standards are set at levels meant to protect human health, including sensitive populations such as children, the elderly, and individuals suffering from respiratory disease. Secondary standards are designed to protect public welfare (e.g. building facades, visibility, crops, and domestic animals).

National Pollution Discharge Elimination System (NPDES) Permit — Held by Clean Water Services, the permit is required by the Clean Water Act, which prohibits anybody from discharging “pollutants” through a “point source” into a “water of the United States” unless they have an NPDES permit.



The permit contains limits on what can be discharged, monitoring and reporting requirements, and other provisions to ensure that the discharge does not hurt water quality or people’s health. In essence, the permit translates general requirements of the Clean Water Act into specific provisions tailored to the operations of each person discharging pollutants.

Natural Area — City-owned land and water that has substantially retained its natural character and provides important habitat for plant, animal, or aquatic life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historic, scientific, or paleontological features, or for the appreciation of natural features.

Natural Resources — Resources and resource systems identified in Statewide Planning Goal 5. Examples include: fish and wildlife habitats, wetlands, streams and associated riparian corridors, groundwater, and rare and endangered fish and wildlife, plants, and plant communities.

Natural Systems — Interactive, interrelated, and interdependent elements forming a complex whole that exists in or is formed by nature. Hydrologic and ecological systems are two examples.

Nature in Neighborhoods Program — A Metro region conservation initiative that brings people and government together to ensure a healthy urban ecosystem. The initiative will align the region’s conservation programs behind a strategic effort to protect clean water and healthy natural areas for fish, wildlife and people. It will add more hands-on capacity for conservation education and habitat restoration.

Neighborhood Parks — The foundation of the parks and recreation system, they provide accessible recreation and social opportunities to nearby residents. When developed to meet neighborhood recreation needs, school sites may serve as neighborhood parks.

Open Space — Public or privately owned areas, either undeveloped or minimally developed, intended for either active or passive outdoor recreation. Open spaces may include developed facilities that support outdoor recreation and trail-oriented recreation, or areas solely set aside for the nature-oriented recreation and the protection of natural resources, such as fish and wildlife habitat.



Park Services — A generic term used to refer to parks, recreation, trails, and open spaces collectively.

Parks System Development Charges — Charges assessed to new developments for the acquisition and development of parks, open spaces, and paved trails. They are assessed based on the cost of providing these services to new City patrons.

Passive Recreation — This is recreation activity which does not usually require specialized facilities. Passive recreation typically involves unstructured activities such as walking for pleasure, picnicking, gardening, nature viewing, etc.

Passive Recreation Facilities — These facilities may consist of minimal structures, such as pathways, benches, picnic tables, etc., intended to accommodate unstructured, low levels of leisure activity on undeveloped, or minimally developed, public or private land.

Pocket Parks — Provide recreation opportunities for residents in areas not adequately served by neighborhood parks, such as town centers or areas of high density development.

Policy — A statement identifying Tigard’s position and a definitive course of action. Policies are more specific than goals. They often identify the City’s position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Promote — Support, advocate, or take affirmative action to achieve a particular community objective.

Proven Community Need — A need supported by evidence that is required to amend land use map(s), which ensures that the new land use being proposed is needed in the community in that particular location, versus other appropriately designated and developable sites.

Public Facilities and Services — Publicly funded infrastructure and services, such as public safety, sanitary sewers, domestic water, water quality, parks, transportation, governance, etc. that are required for the community’s safety, health, welfare, prosperity, and quality of life.



Public Facility Plan — A support document or documents to the Comprehensive Plan that describes the sewer, water, and transportation facilities needed to support the land uses and densities designated in the Plan. It is less specific than a Capital Improvements Program and required by Oregon law for cities with a population of 2,500 or more.

Public Interest — Shared interests often expressed as commonly held values that are perceived to be of general benefit to the whole community and the welfare of the general public versus that of specific entities, and which warrant recognition, promotion, and protection by the City.

Rare — An organism or plant community that is recognized and listed as exceptionally unique, uncommon or scarce by a federal, state, or regional governmental body or agency. Rare species may also be listed as threatened or endangered under the Federal or Oregon Endangered Species Acts.

Recommended Action Measure — A statement outlining a specific City project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Regionally Significant Habitat — Areas identified as providing benefits to fish and wildlife, and classified for protection based on habitat quality and importance, economic and social value of the land, and current development status.

Renewable Energy — Energy sources that are either inexhaustible (solar, wind) or replenished over a short period of time (low impact hydro, biomass, geothermal). Most renewable energy ultimately comes from the sun - indirectly in the case of wind, water, and biomass; directly in the case of solar power generation. Natural gas and coal, for example, are not renewable because their use consumes fossil fuel reserves at a much quicker rate than they can be replenished.

Rent — Payment for the use of City property for private wetlands mitigation. The term is used in the 1996 COT resolution (Res 96-42) pertaining to such use.



Right-of-Way Usage Fee — Annual payment calculated as a percentage of gross revenue and assessed to all persons using a utility system or facility in the right-of-way to provide service to customers within the City of Tigard.

Riparian Corridor — A Goal 5 resource area adjacent to a river, lake, or stream, and consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem. It includes the water areas, fish habitat, adjacent riparian areas, and wetlands.

Riparian Habitat — Areas located within and dependent upon the unique habitat elements provided within a riparian corridor.

Sensitive Lands — Areas containing steep slopes, wetlands, drainageways, or floodplain as defined in the Tigard Community Development Code.

Severe Weather Hazards — This broadly defined hazard category includes windstorms, severe winter hazards (e.g., snow, ice, prolonged cold), thunderstorms, tornadoes, drought, prolonged extreme heat and other weather conditions that disrupt vital regional systems and threaten lives and property.

Significant Habitat — Areas classified through the work of the Tualatin Basin Partners for Natural Places and adopted as part of Metro’s Regionally Significant Habitat Areas and identified on the Tigard Significant Habitat Areas Map.

Solar Access — Ability of sunlight to reach a solar collector unimpeded by trees, fences, buildings, or other obstruction.

Solid Waste Collection and Disposal — Act of ensuring that any material no longer usable by the generator, producer, or the source of the material is properly disposed of or resource-recovered by another person.

Special Needs Housing — Housing units which are available to a specific population, such as elderly, disabled, homeless, or people recovering from drug or alcohol abuse.

Special Use Area — Public recreation lands that are specialized or single purpose in nature. Examples are dog parks, skate parks, golf courses, display gardens, recreation centers, and a wide range of other activities and facilities.



Stormwater — Precipitation that accumulates in natural and/or constructed storage and conveyance systems during and immediately following a storm event.

Stormwater Management — Functions associated with planning, designing, constructing, maintaining, financing, and regulating the facilities (both constructed and natural) that collect, store, control, and/or convey stormwater.

Stream Corridor — Area adjacent to a perennial or intermittent creek or river that protects the water quality functions of the stream as well as fish and wildlife habitat.

Support — To aid the cause, policy, or interests of, or contribute to the progress or growth of.

Sustainable (Sustainability) — Using, developing and protecting resources at a rate and in a manner that enables people to meet their current needs and also provides that future generations can meet their own needs. Sustainability requires simultaneously meeting environmental, economic and community needs.

System Development Charge — A reimbursement fee, an improvement fee, or a combination thereof, assessed or collected at the time of increased usage of a capital improvement or the issuance of a development permit, building permit, or connection to the capital improvement.

Tigard Urban Planning Area — A site specific area within the Metro Regional Urban Growth Boundary consisting of lands within Tigard’s city limits, and contiguous unincorporated land for which both the City and Washington County maintain an interest in Comprehensive Planning. Tigard and Washington County have entered into an Urban Planning Area Agreement (UPAA) to coordinate land use and public facility planning activities and service provision within the areas.

Tigard Urban Services Area (TUSA) — A site specific area within the Metro Regional Urban Growth Boundary consisting of lands within Tigard’s city limits, and contiguous unincorporated lands. This area is co-terminus with the Tigard Urban Planning Area. Within the TUSA Agreement, Tigard is designated as the ultimate service provider of specific urban services. Also in the agreement, Washington County recognizes Tigard as the ultimate local governance provider to all of the territory within the TUSA, including unincorporated properties.



Total Maximum Daily Load (TMDL) — Calculation of the maximum amount of a pollutant that a waterbody can receive and still meet water quality standards, and an allocation of that amount to the pollutant’s sources. A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and nonpoint sources. The calculation must include a margin of safety to ensure that the waterbody can be used for the purposes the State has designated. The calculation must also account for seasonal variation in water quality.

Traded Sector — Business sectors that sell goods and services outside the region to the broader state, national, and international markets; and/or produces goods and services that normally would have to be imported into the community. These businesses bring income into the community or region and keep local income from going elsewhere.

Trails and Connectors — Public access routes for commuting and trail-oriented recreational activities including sidewalks, bikeways, multi-use trails, and paths.

Up-to-date — Being in accord with relevant facts, knowledge, techniques, styles, etc.

Upland Habitat — All habitats beyond a riparian corridor. Examples include oak prairie, ponderosa pine/oak camas prairie, mixed conifer forest, etc.

Urban Growth Boundary — Managed by Metro, a boundary that acts as a tool to protect forest and farmland from urban sprawl and promotes the efficient use of land, public facilities and services inside the boundary.

Urban Forest — All the trees located within the city limits, including both remnants of native forests and planted landscapes.

Urban Forest, Diverse — An urban forest that contains a variety and abundance of differing composition, structure, and function. Diversity in composition means variation in species, genetics, abundance and age. Diversity in structure means variation and abundance of vertical and horizontal arrangement, heterogeneity, forest density, micro-climates, and visual quality. Diversity in function means variation and abundance of ecological services, stages of succession, and value as green infrastructure.



Urban Interface Zone — The zone is located at the urban-rural fringe where homes and other structures are built onto a densely forested or natural landscape.

Wastewater System — An underground carriage system that is responsible for transporting sewage from houses, businesses, and industry to a treatment facility. In the City of Tigard, they are operated separately and independently of the stormwater system. Sanitary lines generally consist of laterals (services to a particular unit), mains, and manholes (or other various forms of traps).

Wetland — An area that is inundated or saturated by surface water or groundwater at a frequency or duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildfire — Any fire occurring on wildlands that requires suppression response.

Workforce Housing — Workforce housing can be rental and ownership market housing units that are affordable to households with incomes between 60-120% of median family income.

Comprehensive Plan Map Legend

RESIDENTIAL USE DESIGNATIONS

Low-Density Residential — These areas will provide low-density residences (1 to 5 units to the net acre) and necessary urban services to maintain single-family residential neighborhoods. This designation includes the R-1, R-2, R-3.5, and R-4.5 zones.

Medium-Density Residential — These areas will provide medium-density residences (6 to 12 units to the net acre) and necessary urban services to maintain a stable mixture of single-family and multi-family neighborhoods. This designation includes the R-7 and R-12 zones.

Medium-High Density Residential — These areas will provide medium-high-density residences (13 to 25 units to the net acre) and necessary urban services to allow housing of all types, but focused primarily on multiple-family neighborhoods. This designation includes the R-25 zone.



High-Density Residential — These areas will provide high-density residences (26 to 40+ units to the net acre) and the necessary urban services to allow multiple-family neighborhoods. This designation includes the R-40 zone.

COMMERCIAL USE DESIGNATIONS

Central Business District — The area deemed appropriate for high intensity mixed use development allowing commercial and office, as well as higher density residential uses of a minimum of 40 units per acre. This designation includes the CBD zone.

Community Commercial — These areas are intended to provide locations for retail and service uses, which primarily have a neighborhood orientation. Medium-density residential uses will also be accommodated on or above the second story. This designation includes the C-C zone.

General Commercial — These areas are intended to provide for major retail goods and services, generally for the traveling public, and be located along major traffic ways. This designation includes the C-G zone.

Neighborhood Commercial — These areas are intended for the concentration of small commercial and personal service activities and related uses necessary to satisfy the daily shopping and related needs of nearby residents. This designation includes the C-N zone.

Professional Commercial — These areas are deemed appropriate for business and professional offices and related uses. This designation includes the C-P zone.

MIXED USE DESIGNATIONS

Mixed Use Commercial — These areas are intended to accommodate high-density office buildings, retail, and service uses, as well as mixed use developments and medium high and high-density (25 to 50 units to the net acre) residential uses. Larger buildings with parking under, behind, or alongside the structures will be encouraged. The designation includes the MUC and MUC-1 zones.

Mixed Use Employment — These areas are intended to accommodate development concepts characterized by retail, office, and commercial services use, with business park and research facilities. High-density residential development will be encouraged. The designation includes the MUE zone.



Mixed Use Employment 1 and Mixed Use Employment 2 — These areas are intended to accommodate office, research and development, and light manufacturing. Limited commercial and retail services are allowed, as well as residential uses compatible with the employment character of the area. The designation includes the MUE-1 and MUE-2 zones.

Mixed Use Residential 1 and Mixed Use Residential 2 — These areas are intended to accommodate mixed uses with medium high and high-density residential development. Limited commercial and retail services that provide benefits and amenities to the residents are allowed. These areas should have a high degree of pedestrian amenities, recreation opportunities, and access to transit. The designation includes the MUR-1 and MUR-2 zones.

INDUSTRIAL USE DESIGNATIONS

Heavy Industrial — These areas are deemed appropriate for intensive manufacturing, processing, or assembly of semi finished or finished products, including fabrication, and whose operating characteristics are potentially incompatible with most other land uses. The designation includes the I-H zone.

Light Industrial — These areas are deemed appropriate for industrial activities which include manufacturing, processing, assembling, packaging, or treatment of products from previously prepared materials and which are devoid of nuisance factors that would adversely affect other properties. The designation includes the I L and I P zone.

OTHER DESIGNATIONS

Open Space — These areas are designated for retention in a natural state and for development of recreational uses.

Public Institution — These areas are designated for municipal uses, school uses, or other public uses.