Urban planning language can be technical. This fact sheet is created to “break down” some common planning concepts.

**Community Plans** – Guide the development of neighborhoods by making goals and policies for buildings, streets and transportation to impact: sidewalks and roads, stores and other businesses, and housing. They have the potential to create healthier, more livable neighborhoods and improve business districts that can increase job and housing opportunities for city residents, and improve the design of communities.

**Community Plan Implementation Ordinance (CPIO)** – Tool used to help implement the Community Plan that allows for policies that are specific to individual neighborhoods and impacts the architecture, environment, and neighborhood culture of areas within the Community Plan.

**Floor-Area-Ratio (FAR)** - Limits the size of buildings. Projects with higher FARs are typically more dense (or more urban) and smaller FARs are usually less dense (or more suburban).

**Free Standing Fast Food Establishment** - A restaurant that stands by itself on its own piece of land or is not sharing any walls with other businesses within a shopping center, and which sells food over a counter or by way of drive-through service, has a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers.

**Height Districts (HD)** - A Height District limits the size of buildings by their height, stories, and floor area for specific areas.

**Historic Preservation Overlay Zones (HPOZs)** - Specific areas of the City that are preserved and protected because they contain important cultural and/or historical buildings or other features.

**Lot Coverage** - The portion of a parcel that is covered by a building if you view it from above.

**New Community Plan Program** - The updating of land use plans for community plan areas throughout the City to make sure that the plans address current community needs.
**Pedestrian Amenities** - Outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces of outdoor dining or seating that are located on the street level, and that are accessible to and available for use by the public.

**Set Backs** - Setbacks are specific areas of a building area that are dedicated for open space.

**Specific Plan** - Tools used to encourage a sense of place in a specific neighborhood in a Community Plan Area through policies that can be as general as introducing theoretical concepts, or as detailed as guidelines for the design of buildings. Policies in a Specific Plan should be consistent with the Community Plan, but can also include policies that are not in the larger Community Plan.

**Mixed-Use** - A project which combines residential with one or more commercial use(s).

**Transit-Oriented Development (TOD)** - Dense development with both businesses and homes within walking distance – or a half mile – of transit stations (bus stations, train stations, etc...). This type of development aims to: improve the ability of residents to walk around, bike and take the bus or train, increase the number of people using public transit and decrease traffic, provide a rich mix of housing, shopping and transportation choices, and create a sense of place.

**Transitional Height (Step Backs)** - A tool used to preserve the character of houses in a neighborhood by limiting the heights of businesses in commercial areas near single family homes or other intentionally low-density areas.

**Urban Planning** - Urban planning (urban, city, and town planning) is a technical and political process that controls the use of land and the design of the built environment, including transportation, to guide the development of communities and create a sense of place in an area.

**Zoning** - A tool used to determine the types of development allowed in specific areas, the maximum size of buildings allowed, and the size of setbacks to promote consistent, safe, and compatible development in a given area. Zones typically include: commercial (for businesses, shops and offices), residential (for houses and apartments), industrial (for light and/or heavy manufacturing), and mixed-use (a mixture of residential and commercial development in the same area).

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