

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

100-Year Flood Event: A flood having a 1% chance of being equaled or exceeded in any given year. This is a catastrophic flood event that is not expected to occur more than one time in any 100-year period. The volume of water used to calculate the 100-year flood is different for each community, because it is based upon historical rainfall data for that specific community. Also referred to as a “Base Flood.”

Accommodate: The ability of the community to adapt to the changes that occur, particularly the ability of the community to meet the needs of the future population.

Access: The provision for immediate ingress and egress of vehicles from an abutting property to an adjacent street or indirect ingress/egress that is shared by two or more properties or is channeled by some means indirectly to the adjacent street. When used in reference to parking or loading, means both ingress and egress.

Access Control: A CPTED design concept directed primarily at decreasing criminal accessibility. The provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas where they will not be easily observed.

Adjacent Wetlands: Those wetland areas bordering, contiguous, neighboring, or hydrologically contiguous to state waters and/or wetland ecosystems.

Adverse Impact: A negative consequence for the physical, social or economic environment resulting from an action or project.

Agency: Any unit, department, or office of federal, state, or local government, meaning any subdivisions thereof.

Agricultural Uses: Activities within land areas which are predominantly used for the cultivation of crops and livestock, including, but not limited to, cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

Air Curtain Incinerator: An incinerator that operates by forcefully projecting a curtain of air across an open chamber or pit in which burning occurs.

Alternative Site: A physical geographic location, either on the same parcel of property or another parcel of property in the same vicinity, which could result in a use having fewer adverse impacts on coastal resources.

Aquifer: A saturated, permeable geologic unit that can transmit significant quantities of water under ordinary hydraulic gradients.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Architectural Treatment:* A part, portion or projection that contributes to the beauty or elegance of a building or structure, exclusive of signs, that is not necessary for the structural integrity of the building or structure to make it habitable.

*Area Source:* A pollution source which is insignificant individually, but which exists in large numbers and thus collectively impact air quality (e.g., automobiles).

*Areas of Preservation and Restoration:* A special group of Geographic Areas of Particular Concern singled out because of their conservation, recreational, ecological, or aesthetic values.

*Beach:* A sandy shoreline area characterized by low relief, generally of gentle slope, and some vegetation. The beach extends from the waterline to a change in physiographic form such as a dune or bluff, a change in sediment type, such as clay from sand, and/or a change in vegetation type. Gulf beaches are those sand beaches of the mainland and islands in Alabama which are subjected to the direct wave action of the Gulf of Mexico.

*Best Management Practices (BMPs):* - Structural or non-structural measures, practices, techniques or devices employed to avoid or minimize soil, sediment or pollutants carried in runoff to waters of the state.

*Biochemical Oxygen Demand (BOD):* A measure of the amount of dissolved oxygen required in biochemical process to oxidize waste in water.

*Biodiesel:* A clean burning alternative fuel, produced from domestic, renewable resources. Biodiesel contains no petroleum, but it can be blended at any level with petroleum diesel to create a biodiesel blend. It can be used in compression-ignition (diesel) engines with little or no modifications. Biodiesel is simple to use, biodegradable, nontoxic, and essentially free of sulfur and aromatics.

*Blueway:* A key water-based connection enhancing waterway and riparian areas.

*Boat Launch/Ramp:* Facility to launch and retrieve recreational boats from a trailer. Some are limited to hand launching of canoes. Most ramps have breakwater protection from large waves, parking lots, a courtesy dock to assist in launching, toilets, refuse containers, lighting and telephones.

*Boathouse:* - A structure, constructed over water, designed or intended to be used for the purpose of docking, storing, and protecting one or more watercraft.

*Boatslip:* An excavated basin whose length is no greater than twice its width and which is used for the dockage of watercraft.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Borrow Pit:* An area of excavation from which material such as gravel, sand, clay, or stone is removed for uses including, but not limited to, road construction, development fill material.

*Buffer:* Land which is maintained in either a natural or landscaped state and is used to screen and/or mitigate the impacts of development on surrounding areas, properties or rights-of-way.

*Buffer, Vegetated:* An area extending landward from a lake, stream and/or the edge of a wetland that provides native vegetation for stormwater filtration and wildlife habitat.

*Build-To Line:* The Build-to-Line is the opposite of a “setback” line in that a setback line establishes the minimum front yard, with buildings permitted to be located further back from that minimum dimension. Conversely, a Build-to-Line requires that buildings must be built up to the Build-to-Line and are not permitted to be located further back from that line.

*Buildable Area:* That portion of the established development parcel which can be devoted to buildings and structures. Generally, this area is bounded by any applicable building restriction lines, right-of-way lines and development parcel lines. It shall be the buildable area of a development parcel rather than “lot,” as it is established in the Baldwin Zoning Regulations, that will be utilized to establish the maximum gross floor area of a development within specified portions of the Development Area.

*Canal:* An excavated waterway for the purpose of navigation whose bottom elevation is below mean low water.

*Certificate of Compliance:* A document sent to a state agency certifying that the ADEM has determined the proposed use is in compliance with the Coastal Area Management Program.

*Clustering:* The practice of grouping residential uses close together rather than distributing them evenly throughout a site while remaining below the applicable gross density ceiling of the future land use district.

*Coastal Area:* The waters (and the lands therein and thereunder) and the adjacent shorelands (including the waters therein and thereunder) lying seaward of the continuous 10 foot contour extending seaward to the outer limit of the United States territorial sea. The inland boundaries of the coastal area are described as follows within Baldwin County from the Baldwin County line in the Mobile River to the west and north lines of Baldwin County in the Mobile and Alabama Rivers to the intersection of the westernmost point of Baldwin County where the land surface altitude reaches 10 feet above mean sea level; then, a 10-foot contour in a southwesterly and southern direction along the Alabama River, the Mobile River Delta and the east shore of Mobile Bay to the proximity of Bon Secour; then continuing along the 10-foot contour in an easterly and northeasterly direction to the Alabama-Florida state line.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Coastal Resources: Valuable human, natural, cultural, or historical assets within the coastal area, such as water quality, air quality, wetlands, and submersed grassbeds, beaches and dunes, wildlife habitats, biological resources, and water resources.

Coastal Waters: Those waters, adjacent to the shoreline, which contain a measurable, quantity or percentage of sea water, including but not limited to, sounds, bays, lagoons, bayous, ponds, and estuaries.

Cogeneration: The harnessing of heat energy that normally would be wasted to generate electricity – usually through the burning of waste.

Commercial Uses: Activities within land areas, which are predominantly connected with the sale, rental, and distribution of products, or performance of services.

Community: A sustainable human habitat which is complete and compact. Its smallest theoretical manifestation is the neighborhood. In ecology, an assemblage of populations of different species within a specified location in space and time.

Community Heritage District: A method of preserving and maintaining an unincorporated community's quality of life, character, identity and independence so that the area's residents and businesses may rely on the logical growth of local government affecting them, or to allow the community's incorporation if desired. For the purposes of this definition, community shall be defined as: A locality in which a body of people resides in more or less proximity having common interests which bind together the people of the area, and where the people are acquainted and mingled in business, social or recreational activities. It often incorporates development in a more compact form that might otherwise occur in scattered clusters. A community typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation. This term does not refer to the form of incorporation of a municipality and a Community Heritage District may be smaller than a municipality.

Community Planning Area: An area where the citizenry desires a more tailored plan of a community with more detailed provisions than those found in the Comprehensive Plan. Community plans establish a clear vision of the kind of place the community wants to be in the future balanced with sound planning principles to accommodate growth. Community Plans provides a course of action to build the community that the stakeholders envision. They include land use policy, which guides future decisions on zone change and subdivisions, and infrastructure recommendations such as the placement of roads, sidewalks, parks, etc.

Compatible: The ability of different uses to exist in reasonable harmony with each other. “Making uses compatible with each other” implies site development standards that regulate the impact of one use on another.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Compatibility: The recognition of existing development patterns and characteristics, and responsiveness in new building design that respects these established patterns.

Compensatory Storage: New excavated storage volume equivalent to any flood storage which is eliminated by filling or grading within the floodplain. For the purposes of this definition, equivalent flood storage capacity is that which is replaced by an equal volume as measured between corresponding one (1) foot contour intervals which are hydraulically connected to the floodway.

Conservation Easement: A right or interest in real property, which is appropriate to retaining land or water areas predominantly in their natural state.

Conservation Uses: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality; and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities, or wildlife habitats.

Construction Control Line (CCL): A line of demarcation that controls where construction can occur along the coastal areas of Alabama. Also known as the Coastal Construction Line.

Cooperate: To work together to a common end with consensus on the terms of the effort.

Coordinate: To provide leadership with appropriate personnel (county staff or volunteers) in a cooperative effort.

Crime Prevention Through Environmental Design (CPTED): A design method with the goal of preventing crime through designing a physical environment that positively influences human behavior based on the following four strategies: natural surveillance, territorial reinforcement, natural access control and target hardening.

Critical Habitat: Refers to geographic locations which are vital to the survival of a Threatened and Endangered species as defined in the Endangered Species Act. The Specific areas on which are found those physical or biological features essential to the conservation of the species and which may require special management considerations or protection.

Cultural Resource: Any district, building, site, object, or other material in American history, architecture, archaeology, or culture which is of national, state, or local significance.

Density: The number of residential dwelling units per gross acre, exclusive of non-developable lands such as wetlands, easements, rights-of-way.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Development:* The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities or uses shall be taken for the purposes of this Plan to involve development, as defined herein: a reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land, or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; or deposit or refuse, solid or liquid waste, or fill on a parcel of land. The following operations or uses shall not be taken for the purpose of this Plan to involve development as defined herein: work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad; work by any utility and other persons engaged in the distribution or transmission of gas or water for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, utility tunnels, power lines, towers, poles, tracks, or the like; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; or the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights of land.

*Discharge:* Addition, introduction, leakage, spillage, or emitting of any sewer, industrial wastes, pollutant, or other wastes into waters of the state.

*Discourage:* To express or make clear disapproval of.

*Ditch:* An excavation designed for the purpose of stormwater drainage whose bottom elevation is at or above zero National Geodetic Vertical Datum (NGVD).

*Dredging:* Excavation of any materials from lands underlying coastal waters or wetlands.

*Dune:* A landform characterized by an accumulation of wind-blown sand, often vegetated, in ridges or mounds that lie landward of the beach and usually parallel to the shoreline.

*Easement:* A right, such as a right of way, afforded a person to make limited use of another's real property.

*Ecology:* The interrelationship of living things to one another and their environment; the study of such interrelationships.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Effluent*: Sewage, water or other liquid, partially or completely treated or in its natural state, flowing out of any component of an individual sewage disposal system or flowing over the ground's surface or beneath the ground in groundwater.

*Encourage*: To assist through regulations or economic incentives.

*Endangered Species*: Any species, including subspecies and varieties, which are in danger of extinction as determined by the U.S. Fish and Wildlife, throughout all or a significant portion of their range in Alabama.

*Ensure*: Take steps to make reasonably certain something will happen.

*Environmental Degradation*: The deterioration of the environment through depletion of resources such as air, water and soil; the destruction of ecosystems and the extinction of wildlife.

*Environmentally Sensitive Lands*: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.

*Estuary*: That part of a river or stream or other body of water having unimpaired connection with the open sea, where the sea water is measurably diluted with fresh water derived from land drainage.

*Existing Structure*: A structure that was constructed prior to October 9, 1985, and for which all required state, local, and federal authorizations were obtained prior to October 9, 1985.  
Secondary definition: When referring to an existing structure having non-conformity or being grand-fathered, this refers to structures that are in existence prior to the Zoning Ordinance being implemented in a particular Planning District.

*Federal Permit*: Authorization, certification, approval, or other form of permission, and any renewal thereof, which any federal agency is empowered to issue to an applicant.

*Fill*: Any solids, dredged material, sludge, or other material, the placement of which has the effect or purpose of raising the elevation of wetlands or lands underlying coastal waters.

*Floodplains*: Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program, as an "A" or a "V" (Velocity) Zone on Flood Insurance Rate Maps, or Flood Hazard Boundary Maps. The part of a river valley that is made of unconsolidated, river-borne sediment and is periodically flooded. It is built up of relatively coarse debris left behind as a stream channel migrates laterally and of relatively fine sediment deposit when bankful discharge is exceeded.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Floor Area Ratio (FAR)*: A measure of non-residential intensity whereby the total gross floor area (including multiple stories) is divided by the total site. Example: At a maximum FAR of 0.12, a 5-acre site could accommodate 26,136 square feet of gross floor area:  $5 \text{ acres } (217,800 \text{ sq. ft.}) \times 0.12 \text{ FAR} = 26,136 \text{ sq. ft.}$

*Footprint*: Ground area covered by a structure when viewed from the top or plan view.

*Function*: Any ecological, hydrological, or other phenomenon that contributes to the self – maintenance of the wetland ecosystems; also, the normal or characteristic activities that take place in wetland ecosystems.

*Functional Value*: A wetland’s ability or potential to provide one or more of the following: stormwater retention and storage; nutrient export and primary productivity; purification and filtration of water; shoreline protection and erosion control; wildlife or fisheries habitat; and/or groundwater recharge.

*Gateways*: A point along a roadway at which a motorist or pedestrian gains a sense of having entered a community. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character or a natural feature. Gateways can be located at significant points of entry into a community to help shape the identity and provide a clear sense of a community’s boundaries.

*Geographic Information System (GIS)*: A computer system used to visualize, query, analyze and map information that is spatial in nature.

*Greenhouse Gas*: A gas, such as carbon dioxide or methane, which contributes to potential climate change.

*Greenway*: A linear open space established along either a natural corridor, such as a riverfront or ridge-line; over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, natural reserves, cultural features, or historic sites with each other and populated areas; or a local strip or linear park designated as a parkway or greenbelt.

*Groundwater*: Water that occurs below the Earth’s surface. It is either passing through or standing in the soil and underlying strata, and is free to move under the influence of gravity. Most groundwater is derived from surface sources.

*Habitable Structure*: Any structure which by virtue of its design, size, or appurtenances, is suitable for occupation as a residence on a temporary or permanent basis, or any similar structure used for commercial purposes.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Hazardous Waste*: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

*Historic Resources*: All areas, districts, or sites containing properties listed on the Alabama Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

*Hydrologically Contiguous*: Continuously or recurrently connected to state waters by other surface water or drainage as evidenced by water marks on land or vegetation, channels, or water eroded paths, including areas separated from state surface waters by a berm, causeway, or similar feature and which have a surface elevation at or below the normal high water line of the adjacent water body.

*Hydrology*: The science dealing with the properties, distribution, and circulation of water.

*Hydroperiod*: The cyclical changes in the amount or stage of water in an aqueous habitat.

*HUD Definitions*

- 81-120 percent of the area median income. Defined as *moderate income* by the U.S. Housing Act.
- 80 percent of area median income. Defined as *lower income* by the U.S. Housing Act and used for many rental and homeownership programs.
- 60 percent of area median income. Used as *low income* for the low-income housing tax credit and HOME programs.
- 50 percent of area median income. Defined as *very low income* by the U.S. Housing Act and used for many rental programs.
- 30 percent of area median income. Defined as *extremely low income* in the Quality Housing and Work Responsibility Act of 1998 (QHWRA), which for each rental housing assistance program requires that at least a minimum share of entrants have extremely low incomes.

*Impact*: The consequence of a course of action; the effect of a goal, guideline, plan, decision or development.

*Impervious Surface Area (ISR)*: A measure of non-residential intensity whereby the total impervious surface area (such as buildings, sidewalks, parking areas, etc.) is divided by the total site. Example: At a maximum ISR of 0.20, a 5-acre site could accommodate 43,560 square feet of impervious surface area:  $5 \text{ acres } (217,800 \text{ sq. ft.}) \times 0.20 \text{ ISR} = 43,560 \text{ sq. ft.}$

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Industrial Uses:* The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

*Infill Development:* The development of vacant parcels in otherwise developed locations where public facilities such as water, sewer, roads, schools etc. are currently available.

*Infiltration:* The downward movement or seepage of water from the surface to the subsoil and/or groundwater.

*Infrastructure:* Those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water systems, potable water wells serving a system, solid waste disposal sites or detention areas, storm water systems, utilities, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges, and roadways.

*Intensity:* A measure of land use activity based on density, use, mass, size and external impact.

*Interagency Coordination:* Formal and informal consultation between the ADEM and any federal, state, or local agency proposing to issue a license or permit for any use in the coastal area.

*Interagency Review Process:* Review of a proposed project between County staff and the ADEM staff to identify information gaps and other relevant aspects of the project.

*Invasive Exotic Plant Species:* Any species, including its seeds, spores, or other biological material capable of propagating that species, that is not native to that ecosystem; and whose introduction does or is likely to cause economic or environmental harm or harm to human health.

*Jurisdictional Wetland:* Wetlands identified for regulation by the Clean Water Act. The 1987 United States Army Corps of Engineers Wetlands Delineation Manual is the tool used to determine jurisdictional status of a wetland. For a wetland to be jurisdictional, there must be at least one positive wetland indicator from each of the following criteria: hydric soils; hydrophytic vegetation; and wetland hydrology. Since the 2001 decision of the US Supreme Court, in SWANCC, isolated wetlands are not considered jurisdictional, whether or not they meet the criteria in the 1987 USACE Manual.

*Joint Planning Areas:* Comprehensive multi-jurisdictional planning efforts between the County and local governments wishing to participate, and culminating in a Joint Planning Agreement between the parties which defines the boundaries, procedures and rules and regulations regarding development inside the joint planning areas.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

*Landmarks:* Well-remembered places, structures, or natural features that provide identity or orientation in a community. Landmarks could be historic places and structures, places that provide a visual reference point i.e. vistas, overlook, park etc. Defined as prominent buildings which create a focus of community identity.

*Leadership in Energy and Environmental Design (LEED):* A third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. 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.

*Leapfrog Development:* An urbanizing growth pattern which occurs when new land development is sited away from an existing urban area, bypassing vacant parcels located in or closer to the urban area that are suitable for development. This typically results in scattered, discontinuous growth patterns in rural areas.

*Level of Service (LOS):* An indicator of the extent or degree provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

*Maintain:* Support, keep, and continue in an existing state or condition without decline.

*Marina:* Any commercial facility which is capable of offering permanent or transient docking or mooring space for 10 or more boats and is capable of providing one or more of the following services: dry boat storage, boat fueling facilities, haulout facilities, repair services, nautical supplies, or any facility which is capable of providing mooring space for 20 or more boats ancillary to developments such as apartments, condominiums, hotels, or other planned unit developments.

*Marine:* One of five wetland systems described in the USFWS wetland classification scheme. It consists of the open ocean overlaying the continental shelf and its associated high-energy coastline. These habitats are exposed to the waves and currents of the open ocean and the water regimes are determined primarily by the ebb and flow of oceanic tides.

*Metropolitan Statistical Area (MSA):* The general concept of a Metropolitan Statistical Area is that of a large population nucleus, together with adjacent communities having a high degree of social and economic integration with that core. MSAs typically comprise one or more counties. The U.S. Office of Management and Budget (OMB) defines MSAs for purposes of collecting, tabulating, and publishing federal data. MSA definitions result from applying published standards to the U.S. Census Bureau data. The standards for defining the areas are reviewed and revised once every ten years, prior to each decennial census.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Mitigation: The compensation for reduction or loss of wetland functions due to filling activities through wetland restoration, enhancement, and/or creation activities.

Mitigation Bank: The creation, restoration, or enhancement of an area of functioning wetland in advance of anticipated impacts within the same region.

Mobile Sources: Non-stationary sources of pollution including, but not limited to, automobiles, trucks, buses, trains, planes, boats, construction equipment, and agricultural equipment.

Native vegetation: Plants that occur naturally in a particular habitat, ecosystem, or region of the United States and its territories or possessions, without direct or indirect human actions.

Neighborhood: An urban sector that is mixed use, mixed income, and limited in area by walking distance but not by density. The neighborhood is conceived to fulfill most ordinary human needs, including those of transportation. The neighborhood is served by a network of thoroughfares variously detailed for character and capacity, creating a public realm suitable to the pedestrian as well as the vehicle.

Neighborhood Village Center: May also be referred to as *Town Center*. This type of center generally provides for the sale of convenience goods and personal services for the day-to-day needs of the immediate neighborhood, with a grocery or supermarket typically as a main tenant. Typical gross leasable areas will range from 30,000 to 100,000 square feet.

Non-point Source (NPS) Pollution: Water pollution affecting a water body from diffuse sources, such as roadways, farmland or driveways, rather than a point source which discharges to a water body from a specific source such as a sewage treatment plant or industrial facility.

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Obstruction: Describes man-made barriers which prohibit or greatly reduce natural river flows and prevent overbank discharge of water into adjacent floodplains. Examples include dams, dikes, and roads.

Open Spaces: Undeveloped lands suitable for environmental, scenic, recreation or conservation uses.

Pad, Retail or Commercial: A building pad located at the perimeter of a commercial site, adjacent to a street.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Performance Standards: A minimum requirement or maximum allowable limit on the effects or characteristics of a use, usually written in the form of regulatory language.

Point Source Pollution: Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel, or other floating craft from which pollutants are or may be discharged.

Policy: The way in which programs and activities are conducted to achieve an identified goal.

Pollution: The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are, or may be, potentially harmful or injurious to human health or welfare, animal or plant life, or unreasonably interfere with the enjoyment of life or property.

Potable: Water that is satisfactory for direct human consumption, human contact or in the preparation of foods that meets current drinking water standards.

Preserve: To prevent loss, decay or deconstruction; with regard to resource, it permits no consumptive loss.

Provide: To sustain with funding, technical support, equipment, or coordination of personnel (county staff or volunteers).

Renewable: Relating to or being a commodity or resource, such as solar energy or firewood, which is inexhaustible or replaceable by new growth.

Residential Infill: Development on vacant land surrounded by developed land. Infill development in general pertains to a vacant sight that is seamlessly developed within the existing built environment, balancing, completing, and/or repairing the surrounding areas

Riparian: Of, on, or relating to the banks of a natural course of water.

Riverine: One of five wetland classifications described in the HGM classification. These wetlands occur in floodplains and riparian corridors in association with stream channels. Dominant water sources are overbank flow from the channel or subsurface hydrologic connections between the river channel and adjacent wetlands.

Rural Hamlet: A defined area containing residential and residential support services clustered within a rural area that is not served by public sanitary sewer. Rural Hamlets shall be located at the intersection of two collector roadways, no closer than 2.5 miles from another Rural Hamlet,

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

or Urban land use district, or Neighborhood district. The collective size of a Rural Hamlet shall not exceed 50 acres in size.

*Saltwater Intrusion:* The occurrence of unsuitable levels of salt within local aquifer supplies which are usually used for domestic purposes such as drinking, bathing, or irrigating. Causes include over-pumping of coastal aquifers and the lowering or destruction of coastal dunes and wetlands (which serve as aquifer recharge areas) through development activities.

*Shall:* Must or is obliged to.

*Shore or Shoreline:* The interface of land and water.

*Shoreline Hardening:* Hard shoreline stabilization techniques that include structures such as seawalls, bulkheads and riprap, that can disrupt natural shoreline processes, destroy shoreline habitats and nursery grounds such as wetlands, seagrass beds and intertidal beaches, and can lead to increased erosion along coastal areas near the hard structure.

*Should:* Preferred, but not obliged to.

*Smart Growth:* Planning, regulatory and developmental practices and techniques that promote compact, mixed-use development that offers a high-quality living and working environment and encourages a choice of travel modes – walking, cycling and transit, while protecting environmental features and resources.

*Special Management Area:* Those specific areas within coastal Alabama that may require special management and regulatory emphasis due to their unique or special values, characteristics, or significance.

*Sprawl:* Haphazard growth or outward extension of a community resulting from unplanned, uncontrolled and uncoordinated single-use development that does not provide for an attractive and functional mix of uses and/or is not functionally related to surrounding land uses. There are several elements that characterize sprawl: Residences far removed from stores, parks and other activity centers; scattered or “leapfrog” development that leaves large tracts of undeveloped land between developments; commercial strip development along major streets; large expanses of low-density or single-use development, such as commercial centers with no office or residential uses or residential areas with no nearby commercial center; the major form of transportation is the automobile; requires a very high ratio of road surface to development served; and walled residential subdivisions that do not connect to adjacent residential development.

*Stationary Sources:* Non-mobile commercial or industrial sources of pollution.

*Stormwater:* The flow water which results from a rainfall event.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Streetscape: A view from the road which, in conjunction with gateways, provide community image. Streetscape elements typically include trees, landscaping, parkways, plantings in the median, lighting and improvements along the right-of-way.

Sub-basin: A watershed area that is smaller in scale than a river basin.

Submersed Grassbeds: Areas within the coastal area which support rooted vegetation that are not normally emerged even at low tide but remain covered within coastal waters.

Support: To advocate and/or enhance with funding, personnel, or equipment.

Topography: The physical features of a surface area including relative elevations and the position of natural and man-made features.

Town Center: See *Neighborhood Village Center*.

Toxic Pollutants: Those pollutants, or combinations of pollutants, including disease-causing agents, which after discharge and upon exposure, ingestion, inhalation or assimilation into any organisms, either directly from the environment or indirectly through food chains, will, on the basis of the information available to the ADEM, cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions, including malfunctions in reproduction, or physical deformations, in such organisms or their offspring.

Traditional Neighborhood Development (TND): Development of land along the lines of a traditional neighborhood, adapting the urban conventions which were normal in the U.S. from colonial times until the approximate 1940's. General characteristics: neighborhoods can be traversed in a 10-15 minute walk; provides a mix of housing densities and types; retail, workplace and civic uses are included or within close proximity; well defined interconnected streets; physically defined open spaces in the form a plazas, squares and parks; strong neighborhood identity in the form of civic buildings for social and cultural activities.

Trails: Linear corridors and any adjacent support parcels on land or water providing public access for recreation or authorized alternative modes of transportation. Trails are a common recreational component of greenways.

Transfer Of Development Rights: A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Tree, Street: Trees strategically planted – usually in parkway strips, medians or along streets – to enhance the visual quality of a street.

Understory: The group of small trees, shrubs and vines that grow under the taller trees. These plants can grow in the shade of the taller trees.

Uplands: Areas of land that do not qualify as wetland.

Viewshed: A defined panorama which, for aesthetic or cultural reasons, is to remain free of noncontributing visual elements.

Water Dependent Use: Those uses which must, under normal operating conditions, be located on or in immediately adjacent to coastal waters in order to be physically and economically practicable.

Water Table: The surface on which the fluid pressure in the pores of a porous medium is exactly atmospheric; the level below which the ground is completely saturated with water.

Watershed: A geographic area from which a surface watercourse or groundwater system derives its water; the area of land where all precipitation drains to a common sink.

Waterbody: Any body of water, including any creek, canal, river, lake or bay, or any other body of water, natural or artificial, with a discernible shoreline which ordinarily or intermittently contains water, with the exception of a swimming pool or ornamental pool.

Waterbody, Impaired: A water body that has been determined under state and federal law as not meeting water quality standards.

Wellhead Protection Area: A protected surface and subsurface zone surrounding a well or well field supplying a public water system to keep contaminants from reaching the well water.

Wetlands: Those areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wildlife Corridor: A strip of habitat connecting wildlife populations or significant habitat areas separated by human activities (such as roads, development, or logging). This allows an exchange of individuals between populations, lowering inbreeding within populations, increasing effective population size, and facilitating re-establishment of populations that have been decimated or eliminated due to random events.

**HORIZON 2025**  
**THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025**  
**CHAPTER 12: DEFINITIONS**  
**OCTOBER, 2008**

Xeriscape: Creative landscaping for water and energy efficiency, and lower maintenance. The seven xeriscape principles are: good planning and design; practical lawn areas; efficient irrigation; soil improvement; use of mulches; low water demand plants; good maintenance.