

GLOSSARY

Draft Glossary

The definition of terms in this Glossary may differ from definitions of terms in the current Shoreline Municipal Code. ~~For the present time, t~~The Shoreline Municipal Code will prevail over the Comprehensive Plan where definitions are in conflict. When the Comprehensive Plan has been adopted, and the Shoreline Municipal Code has been updated, the definitions in both documents should be consistent.

Absorption	In a real estate development context, absorption refers to the amount of increase in occupied commercial space or residential units which occurs in a given market area over a specified time period. Negative absorption means vacancies are occurring faster than new occupancies.
Accessory Dwelling Unit (ADU)	A separate, complete dwelling unit attached to or contained within the structure of the primary dwelling, or contained within a separate structure that is accessory to the primary dwelling unit on the premises.
Affordable Housing	Housing which is affordable for a family which earns 80 percent or below of the area median income. Housing costs, including utility costs, must comprise no more than 30 percent of gross family income in order to be considered affordable.
Anadromous Fish	Fish which migrate up rivers and creeks from the sea to breed in fresh water. Examples include salmon species, steelhead, and other species of trout.
Annexation	This is the process of adding or incorporating an area into a city's jurisdiction.
Aquatic	<u>Growing, living, frequenting, or taking place in or on water.</u>
Basin	A drainage area which flows either to a river, or directly to Puget Sound.
Best Management Practices (BMPs)	Defined by the Washington State Department of Ecology as physical, structural, and/or managerial practices that, when used singly, or in combination, prevent or reduce pollution of water. The types of BMPs are source control, runoff treatment, and streambank erosion control.
Bog	An area of soft, naturally waterlogged ground with a substrate composed chiefly of sphagnum moss and peat.
Build Out	Hypothetical development of all parcels to the maximum extent allowed under current zoning.
Buffer	<u>In an ecological context: a designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability and reduce surface water flows and landslide hazards; or a designated area contiguous to a stream or wetland intended to protect and function as a component of the feature. In a general planning context: transitional land uses of intermediate or low development intensity, open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.</u> A designated area contiguous to a steep slope or landslide hazard

	area intended to protect slope stability and reduce surface water flows and landslide hazards; or a designated area contiguous to a stream or wetland intended to protect the stream or wetland and be an integral part of the stream or wetland ecosystem. As a general term, denotes a zone separating areas with different qualities.
Candidate Species	Any native fish or wildlife species that the State of Washington and/or the federal government will review for possible listing as Endangered, Threatened, or Sensitive. A species will be considered for designation as a Candidate Species if sufficient evidence suggests that its status may meet the listing criteria defined for Federal or State Endangered, Threatened, or Sensitive Species.
Capital Facilities	Structures, improvements, equipment, or other major assets, including land, which are provided by and for public purposes and services.
Capital Improvement Program (CIP)	To allocates funds from various revenue sources; to improve cultural and recreational opportunities for King County Shoreline citizens; to build needed roadways; to protect our investment in existing buildings; to protect the health of our citizens; to enhance the management of natural resources; and to provide necessary capital resources for our law, safety, and justice system.
Channel	A surface feature that conveys surface water and is open to the air.
Clustering	Developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while it maintains the overall zoned residential density.
Commute Trip	A trip made from an employee's residence to a work site with a regularly scheduled weekday arrival time of 6:00 a.m. to 9:00 a.m.
Commute Trip Reduction Act	State legislation enacted in 1991 and incorporated into the Washington Clean Air Act. The law establishes goals for the reduction of commute trip vehicle miles by the employees of large employers.
Comprehensive Plan	The Growth Management Act (GMA) requires certain cities and counties of the state to adopt comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the GMA. A comprehensive plan consists of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. Each comprehensive plan includes a plan, scheme or design for land use, housing, capital facilities, utilities, rural areas , and transportation. Optional components include elements relating to conservation, solar energy, recreation, and subarea plans.
Comprehensive Plan Advisory Committees (CPACs)	A collection of sixteen citizen advisory committees, based primarily on neighborhood affiliation, which were convened in May of 1996 to provide citizen input for Comprehensive Plan policy formation. These committees were expired in June of 1997 and citizen input was obtained via participation by the citizenry at large.
Concurrency	The Growth Management Act requires jurisdictions to adopt and

Management System	enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the Comprehensive Plan, unless transportation improvements or strategies to accommodate the impacts of development are made "concurrent" with the development. Concurrent with development means that transportation improvements or strategies are in place at the time of development or that financial commitment is made to complete the improvements or strategies within six years. The Concurrency Management System of King County establishes a process to manage new development based on transportation impacts on levels-of-service and the concurrency of needed improvements or actions.
Conservation Easement	A permanent legal restriction, requirement, or condition placed on the use or management of real property. Conservation easements are put in place by a landowner, but run with the title to the land and transfer to future owners. This tool can be used to preserve open space.
Conveyance System	Drainage facilities, both natural and built, which collect, contain, and provide for the flow of surface and storm water from the highest points on the land down to a receiving water. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes and wetlands. The built elements of the conveyance system include gutters, ditches, pipes, channels and most retention/detention facilities.
Corner Lot	A lot situated at the intersection of and fronting on two or more public street rights-of-way.
<u>Cottage Housing</u>	<u>Detached single family housing which has the following characteristics: 1) each unit is of a size and function suitable for a single person or very small family; 2) each unit has the construction characteristics of a single family house; 3) density of cottage housing is typically 7-12 units per acre; 4) all units are located on a commonly owned piece of property and may have shared amenities (i.e. party room, tool shed, garden, orchard, workshop, parking areas; 5) site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.</u>
Countywide Planning Policies	The Growth Management Act requires that counties, as regional governments within their boundaries, prepare countywide planning policies which establish a countywide framework from which county and city comprehensive plans are to be developed and adopted. This framework is to ensure that city and county comprehensive plans are consistent. The "King County Countywide Planning Policies" were developed and recommended by the Growth Management Planning Council and are to serve as a blueprint for how King County and its cities should grow over the next 20 years. The Metropolitan King County Council adopted these policies in 1992. Since this time, amendments called "Phase II Countywide Planning Policies" have

	been made to the sections pertaining to affordable housing, economic development and rural character. The County Council has adopted these Phase II amendments.
Critical Wildlife Habitat:	Lands deemed important for the protection, management, or public enjoyment of certain wildlife species or groups of species, including, but not limited to habitats of species which state or federal agencies have designated as endangered, threatened, sensitive, candidate, or priority species, anadromous fish habitat, waterfowl and raptor nests, heron rookeries and habitats of local importance which are identified and designated through a wildlife conservation plan.
Culverts	A pipe or concrete box structure that conveys drainage water from open channels, swales, or ditches under a driveway, roadway, fill soil, or surface structure.
Cumulative	Increasing or enlarging by successive addition. Impacts resulting from a series of actions or events which individually would have had little or no noticeable effect.
Density	The number of housing units per unit area. Typically expressed as housing units per acre or square mile.
Density Incentives/ Bonuses	Additional units exceeding the number of units permitted on a site by zoning (sometimes referred to as "base density") in exchange for public benefits provided by the developer. King County has incorporated use of density incentives with standard urban subdivision, mobile home park, and multifamily development projects. (King County Code, Title 21A)
Development	An area that is developed as a tract of land with built structures.
Drainage	Collection, conveyance, containment, and/or discharge of surface and storm water runoff.
Drainage Basin	A sub-unit of a watershed which is defined by hydrology and topography. An area that drains to common outlet or an identifiable water body, such as a creek, wetland, river, or stream. In King County 72 drainage basins are contained within six major watersheds.
Duplex	<u>A building containing two complete dwelling units. Depending on how they are configured, duplexes are considered single family attached dwellings or multi-family dwellings. Accessory Dwelling Units are not considered duplexes. A duplex is two separate dwelling units within the same building.</u>
Dwelling Unit	One household. It can be a single-family house, an accessory dwelling unit, or one unit of a duplex, triplex, townhome, apartment building, or condominium. The growth targets in King County are measured in dwelling units.

Ecological Function	An ecological function refers to physical, chemical, and biological processes or attributes of a species, habitat or ecosystem. For example, the ecological functions of wetlands include food chain support, water quality maintenance, flood storage, and wildlife habitat.
Endangered Species	Any native fish or wildlife species that the State of Washington and/or the federal government has formally determined is seriously threatened with extinction through all or a significant portion of its range (within either the State of Washington or the United States.)
Enhance	An increase or one or more of the functions or values that an ecosystem or environmental feature possesses. An improvement is a functional attribute or value.
Environmentally Sensitive Areas	Ecologically important areas which are generally unsuitable for development and highly susceptible to negative environmental impacts. Also known as critical areas. Shoreline is known to have the following environmentally sensitive areas: -landslide hazard areas, steep slopes, seismic hazard areas, erosion hazard areas, frequently flooded areas, streams, wetlands, <u>critical wildlife habitat</u> , and the protective buffers for these areas.
Erodible soils	Soil materials that are easily eroded and transported by running water, typically fine or medium-grained sand with minor gravel, silt, or clay content. Such soils are commonly described as Everett or Indianola series soil types in the SCS classification. Also included are any soils showing examples of existing severe stream channel incision as indicated by unvegetated streambanks standing over 2 feet high above the base of the channel.
Erosion	Detachment of soil or rock fragments by water, wind, ice, and gravity as defined in the Sensitive Areas Ordinance.
Erosion Hazard Area	These s Soils that may experience severe to very severe erosion hazard.
Estuarine	Of, relating to, or found in an estuary. Estuarine wetlands in Shoreline occur where the saltwater of the Puget Sound meets the freshwater of creeks.
Fen	Low, flat, swampy land.
Fair Housing Ordinance	King County's Fair Housing Ordinance prohibits housing discrimination against persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, use of Section 8 subsidy, sexual orientation, disability or the use of a trained guide dog.
Family-Wage Jobs	Jobs which are capable of supporting a family. For the purposes of this plan, the term means jobs which pay at least 80% of the annual average wage for King County in a given year.
Flag Lot	A lot where access to the public street right-of-way is by a private driveway, access tract or easement.

Floodplain	The areas of land adjacent to lakes, rivers, and streams that are subject to periodic flooding. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one-percent probability of experiencing flooding in any given year.
Floor Area Ratio (FAR)	A ratio which expresses the relationship between the amount of gross floor area permitted in a structure to the area of the lot on which the structure is located.
Flow	When used in reference to surface water management, this term refers to the rate of water discharged from a source given in volume with respect to time.
Front Yard Setback	The required minimum distance separating a building from the public street right-of-way or the edge of a sidewalk which extends beyond a right-of-way, whichever is closer.
Functional Plans	Detailed plans for facilities and services and action plans and programs for other governmental activities. Some functional plans are operational or programmatic, which means they guide daily management decisions. Others include specific details of facility design and location and must be consistent with the Comprehensive Plan and development regulations.
Groundwater	Water within the pores between soil particles.
Growth Management Act (GMA)	In 1990, the Washington State Legislature passed the State Growth Management Act (ESHB 2929). The Act calls for urban counties and cities in the state to develop comprehensive plans to guide growth management decisions for at least the next decade. Amendments to the Act in 1991 require that counties, working with the cities within their boundaries, develop Countywide Planning Policies to provide a common vision of the future to serve as the framework for all comprehensive plans throughout the county.
Growth Management Planning Council (GMPC)	Established by an interlocal agreement, this is a 15-member council of elected officials from Seattle, suburban cities and King County. The GMPC has been responsible for the preparation and recommendation of the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and sends them to the cities for ratification.
Habitat	The environments in which an organism normally lives or occurs in. Habitat components include food, water, cover (security, breeding, thermal), range and connectivity.
High Occupancy Vehicle (HOV)	A vehicle containing two or more occupants including carpools, vanpools, and transit vehicles.
Household	See "dwelling unit."
Hydrology	Refers to the properties, distribution, discharge, re-charge, and movement of surface and sub-surface water.
Impervious	A surface that cannot be easily penetrated by water. For instance, rain does not readily penetrate paved surfaces.
Incorporated Areas	Those areas that exist within a city or a city's jurisdiction. King County contains 32 wholly incorporated cities and parts of two

	others.
Infill	Development or redevelopment on small properties or groups of properties within existing built-up areas.
Intakes and Outfalls	The end point where either the water is drawn up a pipe from the water body or water is discharged into the water body.
Interior Lot	A lot fronting one public street right-of-way or lot fronting on one dead-end private access road.
Intertidal Zone	The area between the extreme low water of spring tides to the upper limit of spray of ocean-derived salts.
Landslide Hazard Area	Areas with a combination of slopes with greater than a 15 percent gradient, impermeable soils, and groundwater seepage. Areas showing a history of rapid stream incision, stream bank erosion, or undercutting by wave action are also included, as well as areas with a geologic history indicating landslide susceptibility.
Land Use Map	The official land use map for the Comprehensive Plan that designates the general location and extent of the uses of land for housing, commerce, industry, open space, public facilities, and other land uses as required by the Growth Management Act. The official Land Use Map is not included in the Plan because it is very large. It is available for review at the Department of Planning and Development Services. A smaller representation of the Land Use Map is included in the Comprehensive Plan.
Level-of-Service – Transportation (LOS)	Transportation level-of-service is a qualitative measure, graded A(best) through F(worst), describing the operational conditions of the City’s transportation system.
Long Subdivision (Long Plat)	The subdivision of land into five lots or more. These subdivisions currently require a higher level of scrutiny prior to approval than a short subdivision.
Manufactured Housing	Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401).
May	Means “can” and is used to express opportunity or permission. If a policy contains “may”, the decision maker can undertake the action contemplated by the policy if, after reviewing the evidence, the decision-maker decides it is useful or desirable, and supports other goals and policies contained in the Plan. “May” does not confer any obligation on the decision maker to undertake or allow the action.
Median Household Income	The midpoint between two groups of equal size: all households with an income above the median; and all households with an income below the median.

Mixed Use	A development with combined commercial and residential uses either in the same building or adjacent buildings.
Mode Split	The percentage of all trips using non-single occupant vehicular forms or modes of travel. Modes of travel include single-occupant vehicles, transit, carpooling, bicycling, walking, and other modes.
Multifamily	<u>A building containing two or more complete dwelling units, including units that are located one over the other. Multi-family buildings include duplexes, townhomes, garden apartments and mid and high rise apartments. Accessory Dwelling Units are not considered multi-family housing.</u> Housing structures with more than one unit. Multifamily housing includes duplexes, apartments and condominiums.
Native Growth Easements	A permanent legal restriction placed on land which restricts or prohibits the removal of native vegetation, including trees.
Neighborhood Business Centers	Shopping areas offering convenience goods and services to local residents. They primarily contain retail stores and offices.
Non-Degradation	To prevent the decline to a lower state; to keep from reducing the complexity, functions, or integrity of ecological processes or values.
Non-Point Pollution	Pollution which enters any waters of the State from any dispersed land-based or water-based activities, including but not limited to atmosphere disposition, surface water runoff from agricultural lands, urban areas, or forest lands, subsurface or underground sources, or discharges from boats or marine vessels.
Non-Motorized Transportation	Pedestrian, bicycle and equestrian travel, and the facilities needed to make it safe and convenient.
Open Space	<u>Lands designated in Figure LU-1 of the Comprehensive Plan. Public open space includes parks and natural areas. Private open space includes natural areas or designated open space tracts, a golf course, and a cemetery. The Growth Management Act requires cities and counties to identify open space corridors within and between urban growth areas which include lands useful for recreation, wildlife habitat, trails, and connections between environmentally sensitive areas.</u> The Growth Management Act requires cities and counties to identify open space corridors within and between urban growth areas which include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space lands, as designated by the Comprehensive Plan, include city parks and public natural areas
Ordinary High-Water Mark	The yearly average high tide level.
Palustrine	Palustrine systems include any inland wetland which lacks flowing water and contains ocean derived salts in concentrations of less than .05%. Wetlands within this category include inland marshes and swamps as well as bogs, fens, and floodplains.
Particulate Matter	Solid or aerosol particles dispersed in the air including dust, soot, and oil. The major sources are industrial activities, fugitive road dust, motor vehicle emissions, and woodsmoke.

Perviousness	The size and continuity of void spaces in soils or materials; related to a soil's infiltration rate.
Planned Unit Development (PUD)	A designation <u>designation</u> that allows more flexibility than found in a standard subdivision. A PUD may contain features such as variety in the type, design, and arrangement of structures; a mix of land uses, conservation of natural land features; and efficient use of open space.
Point Pollution	Pollution that enters any waters of the State from an identifiable source such as a pipe.
Potential Annexation Area	An area in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades.
Primary Areas of Significant Vegetation	Areas with predominantly contiguous, native vegetation with little or no physical development. These areas are found on steep hillsides and within native growth easements, natural reserves, and parks. These areas have aesthetic value and reduce stormwater run off. They serve as key habitat for birds, rodents, small mammals, and other wildlife. These areas have been preliminarily defined and mapped, but more work is needed before they are used for resource management.
Priority Habitats and Species (PHS)	Wildlife species and habitat types identified by the Washington Department of Fish and Wildlife as important for management and conservation priorities. The PHS program is designed to help guide growth in a manner that will preserve the best and most important habitats and provide life's requirements to fish and wildlife.
Priority Needs Process	Because there are many transportation needs that cannot be funded, the priority needs process rates each improvement project and assigns it a score. High score projects are funded first.
Protect	To keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through environmental care.
Public Benefit Rating System (PBR):	An incentive based program for preserving open space on private property in both incorporated and unincorporated areas of King County. If a participating property contains one or more of the designated open space resources, it will be assessed at a lower value, thereby reducing the property tax on the land. The reduction in taxable value ranges from 50% to 90% for the portion of the property in PBRs. The actual reduction in property taxes is determined using a scoring system related to the numbers and quality of open space resources located on all or portions of the property.
Public-Private Partnership	A relationship between public and private agencies whereby the parties involved work together on a project. Such a project could be to construct a development, to jointly administer <u>a development</u> and a wide range of other types of projects.
Puget Sound Air Pollution Control Agency (PSAPCA)	The lead agency for developing air quality standards for the Central Puget Sound Region in compliance with federal laws.

Puget Sound Regional Council (PSRC)	The designated metropolitan planning organization for our area and is responsible for regional growth management and transportation planning in the four-county region which includes King, Pierce, Snohomish and Kitsap Counties. PSRC's General Assembly includes mayors, county executives, and council commission members from the four counties. The Council also includes as members the ports of Everett, Seattle and Tacoma and the State Department of Transportation and Transportation Commission. The PSRC prepared Multi-county Planning Policies for the four-county region.
Rear Yard Setback	The required minimum distance separating a building from the lot line which is opposite or most distant from the lot line used to measure the front yard setback.
Regional Detention Facility	A stormwater quantity control structure designed to correct the existing excess surface water runoff problems of a basin or sub-basin.
Regional Transit Authority (RTA)	The RTA has the responsibility to collect and distribute new tax revenues for regional rail transit, to build and to operate a regional rail transit system. State legislation of 1992 allowed the creation of a new agency in King, Snohomish and Pierce Counties. The RTA was formed in 1993. Its board is made up of local elected officials from the three counties and the State Department of Transportation Secretary. The RTA would also distribute funds to local transit agencies to provide feeder services for the rail system. Its funding depends on local voter approval of a regional high-capacity transit plan and funding.
Retention/Detention Facility (R/D)	A type of drainage facility designed either to hold water for a considerable length of time and then release it by evaporation, plant transpiration and/or infiltration into the ground; or to hold surface and storm water runoff for a short period of time and then release it to the surface and stormwater management system.
Rezoning	The process of individual requests and applications by property owners or developers to A change to the zoning classification of the a current parcel or area accomplished according to City regulations and through a public review process.
Rip Rap	A facing layer or protective mound of stones placed to prevent erosion or sloughing of a structure or embankment due to flow of surface and stormwater runoff.
Riparian	Of, on, or relating to the banks of a natural course of water.
Runoff	Waste water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes, and wetlands as well as shallow groundwater.
Scour	Erosion of channel banks due to excessive velocity of the flow of surface and stormwater runoff.
Screenline Analysis	Imaginary reference lines usually along physical barriers such as rivers, lakes, creeks, railroad tracks or freeways. The screenlines generally "cut" across several key roadways, and can be used to gauge a total traffic movement (such as north-south or east-west).

Secondary Areas of Significant Vegetation	Areas which contain somewhat sparser and less contiguous vegetative cover than the primary areas. These areas include a mix of residential neighborhoods, larger lots, and areas with large significant trees. While these areas provide some wildlife habitat, there are primarily valued for aesthetic reasons and stormwater management.
Sediment	Fragmented material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water. Sediment can alter stream flows and damage healthy aquatic habitat. Major urban sources include construction sites, unvegetated slopes, roads, ditches, and gardens.
Sedimentation	Deposition or formation of sediment.
Seismic Hazard Area	Areas where surface and underground structures are subject to severe risk of earthquake damage as a result of settlement or soil liquefaction. These conditions occur in areas underlain by soils with low cohesion and density, usually in association with a shallow groundwater table. When shaken by an earthquake, certain soils lose their ability to support a load. Some soils will actually flow like a fluid; this process is called liquefaction.
Sensitive Areas Map Folio	The folio displays the location of environmentally sensitive areas in unincorporated King County. Shoreline adopted this folio upon incorporation, as it contained information pertaining to the new City. It identifies sensitive areas for wetlands, streams, flood hazards, erosion hazards, landslide hazards, and seismic hazards.
Sensitive Species	Any native fish or wildlife species that the State of Washington has formally determined is vulnerable or declining and is likely to become endangered or threatened throughout a significant portion of its natural range within the State without cooperative management or removal of threats.
Shall	Means "obliged to". "Shall" is mandatory. If a policy contains "shall", the decision maker must follow the policy in all applicable situations.
Shoreline Municipal Code	The document which contains all laws adopted by the City of Shoreline. This document includes or incorporates by reference all regulations, rules, and procedures pertaining to entire range of City responsibilities and initiatives. Chapters of the Code relating to planning include: Land Use and Development, Subdivisions, Building and Construction, Environment, Vehicles and Traffic, and Streets, Sidewalks, and Public Places.
Short Subdivisions (also known as Short Plats)	Subdivisions in the City of Shoreline that are limited to four lots or less, and <u>generally</u> are approved administratively by the City of Shoreline <u>Planning and Development Services Group Department (PADS)</u> .
Should	Means "ought to". If a policy contains "should", the decision maker is to follow the policy in all applicable situations, unless the decision maker finds a compelling reason against following the policy.
Side Yard Setback	The required minimum distance separating a building from a lot line other than the front or rear lot line.

Significant Adverse Environmental Impact	A reasonable likelihood of more than a moderate adverse impact on the environment. As used in the State Environmental Policy Act, Significance involves context and intensity and does not lend itself to a formula or quantifiable text. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.
Siltation	The process by which a river, lake or other water body becomes clogged with sediment. Silt can clog gravel beds and prevent successful salmon spawning.
Single Family	Individual residential structures, including conventional houses and mobile homes.
Single Family Attached Housing	<u>A one family dwelling attached to two or more one-family dwellings by common vertical walls. Examples could include duplexes, triplexes, or townhomes.</u> Single family housing that is accommodated in buildings with more than one unit. It usually takes the form of duplexes, triplexes, or townhomes on a common lot.
Single Family Detached Housing	<u>A building containing one dwelling unit that is not attached to any other dwelling by any means and is typically located on a fee simple lot surrounded by private yard. Includes manufactured homes. Traditional single family houses. One unit in a building.</u> Town houses on a single lot.
Slope	The inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by the horizontal distance, multiplied by 100. Slope is also measured in degrees (90 degrees being vertical) or as a ratio. A 100% slope would be 45 degrees or a 1:1 ratio.
Soil Permeability	The ease with which gasses, liquids, or plant roots penetrate or pass through a layer of soil.
Steep Slopes	Areas in the City of Shoreline with slopes of 40 percent or greater within a vertical elevation change of at least 10 feet. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least 10 feet of vertical relief.
Street Functional Classification	A hierarchy of streets based upon the degree to which they provide through movement and land access functions. Categories include principal arterial, minor arterial, collector arterial, and local street. Certain land use policies and street standards are based on these functional classifications.
Strip Commercial	An area occupied by small and medium sized commercial businesses that are generally organized in a linear fashion along an arterial street.
Storm Drain System	The system of gutters, pipes, streams, or ditches used to carry surface and storm water from surrounding lands to streams, lakes, or Puget Sound.

Storm Drains	The enclosed conduits that transport surface and stormwater runoff toward points of discharge (sometimes called storm sewers).
Stormwater	Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.
Subarea Planning	Subarea plans are meant to provide detailed land use plans for local geographic areas. This level of planning brings the policy direction of the Comprehensive Plan to a smaller geographic area. These plans are meant to implement the Comprehensive Plan and be consistent with the Comprehensive Plan's policies, development regulations, and Land Use Map, when adopted.
Subdivision	Land that has been divided into legal lots, or the process of dividing land into lots.
Surface and Storm Water	Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water.
Surface and Storm Water Management System	Drainage facilities and any other natural features which collect, store, control, treat, and/or convey surface and storm water.
Suspended Solids	Organic or inorganic particles that are suspended in and carried by the water. The term includes sand, mud, and clay particles as well as solids in wastewater.
Swale	A shallow natural or constructed drainage feature. Swales are vegetated low-lying areas which can help filter pollutants as they collect, percolate, and/or slowing direct stormwater. A swale and berm (raised earthen area) combination can be an attractive and functional landscape feature that helps detain and percolate runoff that would otherwise rush into streets, storm drains and waterways.
Threatened Species	Any native fish or wildlife species that the State of Washington and/or the federal government has formally determined is likely to become an endangered species within the foreseeable future throughout a significant portion of its range (within either the State of Washington or the United States) without cooperative management or removal of threats.
Townhouse	<u>A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.</u> Townhomes may be located on a separate (fee simple) lot or several units may be located on a common parcel. Townhomes are considered single family attached dwellings or multi-family dwellings. A townhouse is a type of dwelling unit where the units are lined up next to each other in a row.
Transfer of Development Rights (TDR)	Permits an owner of real property to sell or exchange the development rights associated with that property to another owner in return for compensation. A program in which the unused portion of a "sending" property's zoned capacity, expressed as dwelling units per acre or floor area, is transferred to the developer of a "receiving"

	site who is allowed to add the additional capacity to the zoned limit of that site. TDR's can be used to prevent the demolition of affordable housing units or to protect sensitive resources, open space, or historical properties. By designating appropriate receiving areas and criteria for sending sites, local governments can meet identified community goals with market mechanisms.
Transportation Demand Management (TDM)	A strategy for the reduction of automobile trips, particularly trips taken in single-occupant vehicles. TDM encourages public transportation over automobile use and specifically refers to policies, programs and actions implemented to increase the use of high-occupancy vehicles (public transit, car-pooling and van-pooling) and spread travel to less congested time periods through alternative work hour programs.
Transportation Facilities and Services	Physical assets of the transportation system that are used to provide mobility. They include roads, transit, bridges, traffic signals, ramps, buses, bus garages, park and ride lots and passenger shelters.
Tributary	A water channel that drains into a major stream or lake.
Tributary Area	A geographical area not constrained by property boundaries that drain to the point of concern.
<u>Triplex</u>	<u>A building containing three complete dwelling units, each of which has direct access to the outside or to a common hall. Depending on configuration, triplexes are considered single family attached dwellings or multi-family dwellings.</u>
Truck Route	A roadway, usually a highway or major arterial, which is identified by federal, state, or local governments as an appropriate route for heavy commercial vehicle transport.
Unemployment Rate	The percentage of the civilian labor force that is unemployed and actively seeking employment.
Unincorporated Areas	These are Areas outside any city and under King County's jurisdiction.
Unique Wetland	Refers to b Bogs and fens that have unusual and sensitive water chemistries.
Urban Growth	Refers to r Residential, commercial and industrial growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth.

Urban Growth Area (UGA)	The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area (UGA), where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect rural areas and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an UGA which includes areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period.
Urban Growth Target	The Growth Management Act and the Countywide Planning Policies require King County and its cities to plan for a 20-year population and employment growth target for each jurisdiction, based on designation of the Urban Growth Area, Urban Centers and the criteria of the Countywide Planning Policies.
Urban Natural Open Space	A Priority Habitat designation under the Washington Department of Fish and Wildlife's Priority Habitats and Species (PHS) Program. This designation has one or more of the following characteristics: 1) a priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; 2) the open space functions as a corridor connecting other <i>priority habitats</i> , especially those that would otherwise be isolated; and 3) the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban development. Local considerations may be given to open space areas smaller than 4 ha (10 acres). The following criteria is used in designating this habitat: 1) comparatively high fish and wildlife density, 2) high fish and wildlife species diversity, 3) important fish and wildlife breeding habitat, 4) important fish and wildlife movement corridors, 4) limited availability, and/or 4) high vulnerability to habitat alteration.
Vehicle Miles Traveled (VMT)	A measure frequently used by transportation planners. A vehicle mile represents 1 vehicle traveling for 1 mile. This number is derived by counting the number of cars and the number of miles each car travels over a fixed period of time.
Water-Dependent Uses	A use which cannot exist in any other location and is dependent on water for the intrinsic nature of its operation.
Water-Oriented Uses	A combination of water-dependent, water-related and water-enjoyment uses.
Water Re-Use	Also called wastewater reclamation, involves using treated wastewater in place of drinking water for commercial irrigation and industrial processes.
Watershed	An aggregation of individual drainage basins. A watershed is an area that eventually drains to a larger water body, such as Lake Washington or Puget Sound. The six major watersheds in King County are Cedar River, Green River, Skykomish River, Snoqualmie River, White River, and Puget Sound. These watersheds contain a total of 72 individual drainage basins.

Wetland	Areas that are inundated or saturated by surface or ground water at a frequency and 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.
Wetland Functions	The ecological (physical, chemical and biological) workings or attributes of a wetland. Food chain support or the transport and transformation of chemicals in ecosystems are examples of wetland functions. Water quality maintenance, flood storage, and wildlife habitat are examples of ecological functions to which society attributes a value
Wetland Values	Estimates, usually subjective, of the worth, merit, quality, or importance of wetland attributes that are valuable and beneficial to society. Values vary by watershed or human community. Education, research, aesthetics, and recreation are examples of other wetland attributes that may be considered values in that they are beneficial to society.
Zero Lot Line	<p><u>The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line. Buildings may be detached or attached to each other in the zero lot line configuration and may be staggered or designed in some other manner which provides for setbacks., buffers, and private space.</u></p> <p>The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.</p>