

## **APPENDIX 6: GLOSSARY OF TERMS**

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## GLOSSARY OF TERMS

The majority of the definitions herein come from the Lancaster County Comprehensive Plan: Policy Plan dated April 7, 1999.

**Best Management Practices** – State-of-the-art technology as applied to a specific problem, commonly utilized in stormwater management.

**Conservation Easement** – An easement granted by the owner of a property that is designed to limit or preclude future development of the property. This land preservation tool is typically used by government entities and non-profit land trusts to preserve farmland and important natural areas. In the region it may also be applied in conservation subdivisions.

**Effective Agricultural Zoning** – a zoning category designed to protect farmland from incompatible uses that would adversely affect the long-term economic viability of agriculture within the region. Agricultural zoning ordinances strictly limit the construction of all buildings and structures unrelated to agricultural land uses and activities.

**Greenway** – A linear corridor of open space. Greenways may, or may not be open to the public. They are often established along natural features like waterways and ridgetops or along human-made features like old railroad beds or abandoned canals. They can provide habitat for plant and animal species and a place for recreational activities such as hiking, biking, or fishing.

**Heritage Tourism** – The practice of traveling to experience historic and cultural attractions to learn about a community's past in an enjoyable and informative way.

**Livable Communities** – Livable Communities are alternatives to the conventional patterns of development that have occurred in Lancaster County since World War II. Livable communities provide for the everyday social, physical, and recreational needs of residents; promote a sense of community; and are sensitive to the natural, historical, architectural, and cultural heritage of the area. Livable communities are characterized by the following elements: multi-purpose interconnecting streets, a variety of housing types at a variety of densities, a mix of uses, and open space designed as a focal point for the community.

**Mixed-Use Development** – A coordinated pattern of development which contains a mix of complementary land uses, i.e., residences, shops, offices, restaurants, churches, etc.

**Transferable Development Rights** – The attaching of development rights to specified lands which are desired to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands where more intensive development is deemed to be appropriate.

**Urban Growth Boundary** – a boundary around an area that includes a borough at its center, developed portions of townships, and enough buildable lands to meet future land use needs over a 20 year period to the year 2010. An Urban Growth Boundary separates areas appropriate for urban growth from areas intended for agricultural, rural, and resource uses. Urban growth boundaries are given official standing by their incorporation in the region's comprehensive plan.

**Well-head Protection Program** – A land use program designed to protect the ground water recharge area immediately surrounding a public drinking water supply well.

**Riparian Buffer** – A vegetative strip of land along a waterway designed to minimize non-point sources of pollution and otherwise protect the quality of the water in the waterway.