

## Glossary

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

<b>Absorption</b>	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.
<b>Accessory Dwelling Unit (ADU)</b>	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.
<b>Affordable Housing</b>	Housing that 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.
<b>Anadromous Fish</b>	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.
<b>Annexation</b>	The process of adding or incorporating an area into a city's jurisdiction.
<b>Aquatic</b>	Growing, living, frequenting, or taking place in or on water.
<b>Basin</b>	A drainage area which flows either to a river, or directly to Puget Sound.
<b>Best Management Practices (BMPs)</b>	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.
<b>Bog</b>	An area of soft, naturally waterlogged ground with a substrate composed chiefly of peat and sphagnum moss.
<b>Build Out</b>	Hypothetical development of all parcels to the maximum extent allowed under current zoning.
<b>Buffer</b>	In an ecological context: a designated area contiguous to a critical area intended to protect the critical area or protect people and property from a hazard associated with the critical area. 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.
<b>Candidate Species</b>	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.
<b>Capital Facilities</b>	Structures, improvements, equipment, or other major assets, including land, which are provided by and for public purposes and services.

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<b>Capital Improvement Program (CIP)</b>	Allocation of funds from various revenue sources for the development of capital facilities: to build needed roadways; to protect investment in existing buildings; to protect the health of citizens; to enhance the management of natural resources; to provide necessary capital resources for law, safety, and justice system; and to improve cultural and recreational opportunities for Shoreline citizens.
<b>Channel</b>	A surface feature that conveys surface water and is open to the air.
<b>Clustering</b>	Developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while maintaining the overall zoned residential density.
<b>Commute Trip</b>	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.
<b>Commute Trip Reduction Act</b>	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 traveled by the employees of large employers.
<b>Comprehensive Plan</b>	The Growth Management Act (GMA) requires certain cities and counties of Washington 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. Each comprehensive plan includes goals and policies for land use, housing, capital facilities, utilities, transportation, and the natural environment. Optional components include elements relating to economic development, community design, conservation, solar energy, recreation, and subarea plans.
<b>Concurrency Management System</b>	The Growth Management Act requires jurisdictions to adopt and 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. Communities may also establish concurrency for capital facilities, utilities, and other public services.
<b>Conservation Easement</b>	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.
<b>Conveyance System</b>	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.
<b>Corner Lot</b>	A lot situated at the intersection of and fronting on two or more public street rights-of-way.

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<b>Clustered or Cottage Housing</b>	Detached single-family housing that has the following characteristics: 1) each unit is of a size and function suitable for a single person or small family; 2) each unit has the construction characteristics of a single-family house; 3) the density of clustered 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) the 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.
<b>Countywide Planning Policies</b>	The Growth Management Act requires that counties, as regional governments within their boundaries, prepare countywide planning policies that 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 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.
<b>Critical Areas</b>	Areas which are ecologically important, generally unsuitable for development, and highly susceptible to negative environmental impacts. Critical areas include: critical aquifer recharge areas, geologically hazardous areas, frequently flooded areas, streams, wetlands, and fish and wildlife habitat conservation areas. These individual critical areas are defined in the Shoreline Municipal Code Title 20 (Development Code).
<b>Culverts</b>	A pipe or concrete box structure that conveys water from open channels, swales, or ditches under a driveway, roadway, fill soil, or surface structure.
<b>Cumulative</b>	Increasing or enlarging by successive addition. Impacts resulting from a series of actions or events that individually would have had little or no noticeable effect.
<b>Density</b>	The number of housing units per acre.
<b>Density Incentives/ Bonuses</b>	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)
<b>Development</b>	An area that is developed as a tract of land with built structures.
<b>Drainage</b>	Collection, conveyance, containment, and/or discharge of surface and stormwater runoff.
<b>Drainage Basin</b>	A sub-unit of a watershed that 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 with 6 major watersheds.
<b>Duplex</b>	A building containing 2 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.
<b>Dwelling Unit</b>	A unit that accommodates one household. The unit 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.

# GLOSSARY

<b>Ecological Function</b>	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.
<b>Endangered Species</b>	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.)
<b>Erodible soils</b>	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 above the base of the channel.
<b>Erosion</b>	Detachment of soil or rock fragments by water, wind, ice, and gravity as defined in the Critical Areas Ordinance.
<b>Essential Public Facility</b>	Facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities; and in-patient facilities, including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020 (RCW 36.70A.200).
<b>Estuarine</b>	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.
<b>Fen</b>	Low, flat, swampy land.
<b>Fair Housing Ordinance</b>	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 subsidy (Section 8), sexual orientation, disability or the use of a trained service animal.
<b>Flag Lot</b>	A lot where access to the public street right-of-way is by a private driveway, access tract, or easement.
<b>Floodplain</b>	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 1% probability of experiencing flooding in any given year.
<b>Floor Area Ratio (FAR)</b>	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.
<b>Flow</b>	When used in reference to surface water management, this term refers to the rate of water discharged from a source expressed in cubic feet of water per minute.
<b>Front Yard Setback</b>	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.
<b>Functional Plans</b>	Detailed plans for facilities and services, or 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. Plans must be consistent with the Comprehensive Plan and development regulations.

# GLOSSARY

<b>Green Streets</b>	City rights-of-way that are designed to serve as vehicular facilities to provide a citywide system that links parks, open spaces, recreation areas, trails, schools, and shopping areas. Green Streets are intended to accommodate bicycle and pedestrian travel with more emphasis on streetscape design, including generous sidewalks separated from the vehicular lanes by landscaping, and wide vehicle lanes or striped bicycle lanes that provide safe bicycle use. Green Streets may also incorporate drainage facilities for improving water quality, and landscape treatments designed to enhance or restore natural habitat.
<b>Groundwater</b>	Water within the pores between soil particles.
<b>Growth Management Act (GMA)</b>	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.
<b>Growth Management Planning Council (GMPC)</b>	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.
<b>Habitat</b>	The environments in which an organism normally lives. Habitat components include food, water, cover (security, breeding, thermal), range, and connectivity.
<b>High Occupancy Vehicle (HOV)</b>	A vehicle containing 2 or more occupants including carpools, vanpools, and transit vehicles.
<b>Home Occupation</b>	Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident’s dwelling unit.
<b>Household</b>	See “dwelling unit.”
<b>Hydrology</b>	Refers to the properties, distribution, discharge, re-charge, and movement of surface and sub-surface water.
<b>Impervious</b>	A surface that cannot be easily penetrated by water. For instance, paved surfaces are not easily penetrated by rain.
<b>Incorporated Areas</b>	Those areas that exist within a city or a city’s jurisdiction. King County contains 32 wholly incorporated cities and parts of two others.
<b>Infill</b>	Development or redevelopment on small properties or groups of properties within existing built-up areas.
<b>Intakes</b>	The end point of a pipe where water is drawn up from a body of water.
<b>Interior Lot</b>	A lot fronting one public street right-of-way, or a lot fronting on one dead-end private access road.
<b>Intertidal Zone</b>	The area between the extreme low water of spring tides to the upper limit of spray of ocean-derived salts.
<b>Land Use Map</b>	The official land use map for a 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.
<b>Level-of-Service – Transportation (LOS)</b>	Transportation level-of-service is a qualitative measure, graded A(best) through F(worst), describing the operational conditions of the City’s transportation system.

# GLOSSARY

<b>Living-Wage Jobs</b>	Jobs that are capable of supporting a family. For the purposes of this Plan, the term means jobs that pay at least 80% of the annual average wage of King County in a given year.
<b>Manufactured Housing</b>	Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401).
<b>Master Development Plan</b>	A plan that establishes site specific development standards for an area designated Campus or Essential Public Facility as defined in the comprehensive plan. Master Development Plans incorporate proposed development, redevelopment, and/or minor expansion of uses as authorized in the Development Code.
<b>May</b>	Means potential 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.
<b>Median Household Income</b>	The midpoint between all households with an income above the median and all households with an income below the median.
<b>Mixed Use</b>	A development with combined commercial and residential uses, either in the same building or adjacent buildings.
<b>Modes of Travel</b>	Various types of transportation including single-occupant vehicles, transit, carpooling, bicycling, walking, and other modes.
<b>Mode Split</b>	The percentage of all trips using modes of travel other than a single-occupancy vehicle.
<b>Multifamily</b>	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.
<b>Native Growth Easements</b>	A requirement placed on land which restricts or prohibits the removal of native vegetation, including trees.
<b>Neighborhood Business Centers</b>	Shopping areas offering convenience goods and services to local residents. They primarily contain retail stores and offices.
<b>Non-Degradation</b>	To prevent the decline to a lower state; to keep from reducing the complexity, functions, or integrity of ecological processes or values.
<b>Non-Point Pollution</b>	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.
<b>Non-Motorized Transportation</b>	Pedestrian, bicycle, and equestrian travel, and the facilities needed to make it safe and convenient.
<b>Open Space</b>	Public open space includes parks and natural areas. Private open space includes natural areas or designated open space tracts, golf courses, and cemeteries. 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.
<b>Outfalls</b>	The end point of a pipe where water is discharged into a body of water.

# GLOSSARY

<b>Ordinary High-Water Mark</b>	The mark found by examining the bed and banks of a stream, lake, or tidal water, and ascertaining where the presence and action of water are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature.
<b>Palustrine</b>	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.
<b>Particulate Matter</b>	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 wood smoke.
<b>Perviousness</b>	The size and continuity of void spaces in soils or materials; related to a soil's infiltration rate.
<b>Planned Unit Development (PUD)</b>	A development type that allows more flexibility than found in a standard development. A PUD may contain features such as variety in the type, design, and arrangement or structures; a mix of land uses; conservation of natural land features; and efficient use of open space.
<b>Point Pollution</b>	Pollution that enters any waters of the State from an identifiable source, such as a pipe.
<b>Potential Annexation Area</b>	An area in unincorporated King County that is adjacent to a city, expected to annex to the city, and which will be provided with city services and utilities within the next two decades.
<b>Priority Habitats and Species (PHS)</b>	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.
<b>Priority Needs Process</b>	Because community needs (e.g., transportation) exceed funding resources, a priority needs process is created. The process rates each improvement project and assigns it a score. High score projects are funded first.
<b>Protect</b>	To keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through environmental care.
<b>Public Benefit Rating System (PBRs)</b>	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 number and quality of open space resources located on all, or portions, of the property.
<b>Public-Private Partnership</b>	A relationship between public and private agencies whereby the parties involved work together on a project. Such a project could be to construct a project (e.g., a capital facility) or to jointly administer a development. A wide range of other types of projects can be entered into by the partnership.
<b>Public Spaces</b>	A relationship between public and private agencies whereby the parties involved work together on a project. Such a project could be to construct a project (e.g., a capital facility) or to jointly administer a development. A wide range of other types of projects can be entered into by the partnership. Those public and private lands designed for public use and gatherings, such as parks, plazas, walkways, and sidewalks.

# GLOSSARY

<b>Puget Sound Clean Air Agency (PSCAA)</b>	The lead agency for developing air quality standards for the Central Puget Sound Region in compliance with federal laws.
<b>Puget Sound Regional Council (PSRC)</b>	The designated metropolitan planning organization for Shoreline, and 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 and commission members from the four counties. The Council also includes as members the ports of Everett, Seattle, and Tacoma; the State Department of Transportation; and the Transportation Commission. The PSRC prepares Multi-county Planning Policies for the four-county region.
<b>Rear Yard Setback</b>	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.
<b>Regional Detention Facility</b>	A stormwater quantity control structure designed to correct the existing excess surface water runoff problems of a basin or sub-basin.
<b>Retention/Detention Facility (R/D)</b>	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 stormwater runoff for a short period of time, and then release it to the surface and stormwater management system.
<b>Rezone</b>	A change to the zoning classification of a current parcel or area, accomplished according to City regulations and through a public review process.
<b>Rip Rap</b>	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.
<b>Riparian</b>	Of, on, or relating to the banks of a natural course of water.
<b>Runoff</b>	Waste water originating from rainfall and other precipitation and is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes, and wetlands, as well as shallow groundwater.
<b>Salmonid</b>	A member of the fish family salmonidae, including: Chinook, coho, chum, sockeye and pink salmon; rainbow, steelhead and cutthroat salmon; brown trout; brook and dolly varden char; Kokanee; and whitefish.
<b>Scour</b>	Erosion of channel banks due to excessive velocity of the flow of surface and stormwater runoff.
<b>Sediment</b>	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.
<b>Sedimentation</b>	Deposition or formation of sediment.
<b>Sensitive Species</b>	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.
<b>Shall</b>	Means “obliged to”. “Shall” is mandatory. If a policy contains “shall”, the decision-maker must follow the policy in all applicable situations.



# GLOSSARY

<b>Shoreline Municipal Code</b>	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 the 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, Streets, Sidewalks, and Public Places.
<b>Should</b>	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 to override the policy.
<b>Side Yard Setback</b>	The required minimum distance separating a building from a lot line, other than the front or rear lot line.
<b>Significant Adverse Environmental Impact</b>	A reasonable likelihood of more than a moderate adverse impact on the environment. As used in the State Environmental Policy Act (SEPA), “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.
<b>Siltation</b>	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.
<b>Single-family Attached Housing</b>	One dwelling unit that is attached to at least one other dwelling unit by common or abutting walls, with each dwelling unit located on a separate (fee simple) lot or on a common parcel. Examples could include duplexes, triplexes, or townhomes.
<b>Single-family Detached Housing</b>	A building containing one dwelling unit that is not attached to any other dwelling by any means and is typically located on a separate (fee simple) lot surrounded by a private yard. Includes manufactured homes.
<b>Slope</b>	The inclination of the land surface from the horizontal plane. 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.
<b>Sound Transit (ST)</b>	State legislation of 1992 allowed the creation of Regional Transit Authority (RTA), as an agency in King, Snohomish, and Pierce Counties. The RTA was formed in 1993 and renamed to Sound Transit in 1999. Its Board is made up of local elected officials from the 3e counties and the State Department of Transportation Secretary. ST has the responsibility to collect and distribute new tax revenues for regional rail transit, and to build and operate a regional rail transit system. ST also distributes 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.
<b>Street Functional Classification</b>	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 primary and secondary local streets. Certain land use policies and street standards are based on these functional classifications.
<b>Strip Commercial</b>	An area occupied by small and medium sized commercial businesses that are generally organized in a linear fashion along an arterial street.
<b>Storm Drain System</b>	The system of gutters, pipes, streams, or ditches used to carry surface and stormwater from surrounding lands to streams, lakes, or Puget Sound.

# GLOSSARY

<b>Storm Drains</b>	The enclosed conduits that transport surface and stormwater runoff toward points of discharge (sometimes called storm sewers).
<b>Stormwater</b>	Water that is generated by rainfall, and is often routed into drain systems in order to prevent flooding.
<b>Subarea Planning</b>	Subarea plans 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 City policies, development regulations, and Land Use Map.
<b>Subdivision</b>	Land that has been divided into legal lots, or the process of dividing land into lots.
<b>Subdivision, Long (also known as Formal Subdivision and Formal Plat)</b>	The subdivision of land into five lots or more.
<b>Subdivision, Short (also known as Short Plat)</b>	Subdivisions in the City of Shoreline that are limited to four lots or less, and generally are approved administratively by the City of Shoreline Planning & Community Development (P&CD).
<b>Surface and Storm Water</b>	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.
<b>Surface and Storm Water Management System</b>	Drainage facilities and any other natural features which collect, store, control, treat, and/or convey surface and stormwater.
<b>Suspended Solids</b>	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.
<b>Sustainable Revenue</b>	Sources of City revenue that can be maintained over the long-term to provide a stable funding base for City operations and investments.
<b>Swale</b>	A shallow natural or constructed drainage feature. Swales are vegetated low-lying areas that can help filter pollutants as they collect, percolate, and/or slow 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.
<b>Threatened Species</b>	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.
<b>Townhouse</b>	A one-family dwelling in a row of at least 3 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. Townhomes may be located on a separate (fee simple) lot or several units may be located on a common parcel. Townhomes may be considered single-family attached dwellings or multi-family dwellings.

# GLOSSARY

<b>Transfer of Development Rights (TDR)</b>	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.
<b>Transportation Demand Management (TDM)</b>	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.
<b>Transportation Facilities and Services</b>	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.
<b>Tributary</b>	A water channel that drains into a major stream or lake.
<b>Tributary Area</b>	A geographical area not constrained by property boundaries that drain to the point of concern.
<b>Triplex</b>	A building containing 3 complete dwelling units, each of which has direct access to the outside or to a common hall. Depending on configuration, triplexes may be considered single-family attached dwellings on separate (fee simple) lots, or multi-family dwellings on a common lot.
<b>Truck Route</b>	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.
<b>Unemployment Rate</b>	The percentage of the civilian labor force that is unemployed and actively seeking employment, based on claims made to the State for Unemployment Insurance.
<b>Unincorporated Areas</b>	Areas outside any incorporated city boundaries, and under county jurisdiction.
<b>Urban Growth</b>	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, 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.
<b>Urban Growth Area (UGA)</b>	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 that includes areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period.
<b>Urban Growth Target</b>	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.

# GLOSSARY

<b>Urban Natural Open Space</b>	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 priority habitats, especially those that would otherwise be isolated; and 3) the open space is an isolated remnant of natural habitat larger than 4 hectares (1 hectare equals 10 acres) and is surrounded by urban development. Local considerations may be given to open space areas smaller than 4 hectares. 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; 5) limited availability, and/or 6) high vulnerability to habitat alteration.
<b>Vehicle Miles Traveled (VMT)</b>	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. This measure is frequently used by transportation planners.
<b>Water-Dependent Uses</b>	A use that is dependent on water for the intrinsic nature of its operation.
<b>Water-Oriented Uses</b>	A combination of water-dependent, water-related (e.g., a boat building), and water-enjoyment uses.
<b>Water Re-Use</b>	Using treated wastewater in place of drinking water for commercial irrigation and industrial processes. Also called wastewater reclamation.
<b>Watershed</b>	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.
<b>Wetland</b>	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. Areas that are regulated as wetlands are defined in the Shoreline Municipal Code.
<b>Wetland Functions</b>	The ecological (physical, chemical and biological) workings or attributes of a wetland. Food chain support, and 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.
<b>Wetland Values</b>	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 because they are beneficial to society.
<b>Zero Lot Line</b>	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 that provides for setbacks, buffers, and private space.

# ACRONYMS

AMI- Area Median Income  
BAT- Bus Access and Transit  
BRT- Bus Rapid Transit  
CIP- Capital Improvement Program  
CPPs- Countywide Planning Policies  
CPTED- Crime Prevention through Environmental Design  
CRA- Community Renewal Areas  
DMA- Disaster Mitigation Act  
DSHS- Washington Department of Social and Health Services  
DSL- Digital Subscriber Line  
EOC- Emergency Operations Center  
EPF- Essential Public Facilities  
FAR- Floor Area Ratio  
FSAA- Future Service Annexation Area  
GIS- Geographic Information System  
GMA- Growth Management Act  
GMPC- Growth Management Planning Council  
HSD- Highlands Sewer District  
IPCC- International Panel on Climate Change  
KCDNRWD- King County Department of Natural Resources Wastewater Division  
LEED- Leadership in Energy and Environmental Design  
LID- Low Impact Development or Local Improvement District (depending on context)  
LOS- Level of Service  
MOU- Memorandum of Understanding  
NEHRP- National Earthquake Hazard Reduction Program  
NPDES- National Pollutant Discharge Elimination System  
OHWM- Ordinary High Water Mark  
PAA- Potential Annexation Area  
PCD- Planning & Community Development  
PHS- Priority Habitat and Species  
PROS- Parks, Recreation, and Open Space (Master Plan)  
PSRC- Puget Sound Regional Council  
PTE- Property Tax Exemption  
RCW- Revised Code of Washington  
RWD- Ronald Wastewater District  
SEPA- State Environmental Policy Act  
SMC- Shoreline Municipal Code  
SMA- Shoreline Management Act  
SMP- Shoreline Master Program  
SPU- Seattle Public Utilities  
SWD- Shoreline Water District  
TIP- Transportation Improvement Plan  
TOC- Transit-Oriented Communities  
TDR- Transfer of Development Rights  
TMP- Transportation Master Plan  
VoIP- Voice over Internet Protocol  
WAC- Washington Administrative Code



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CITY OF  
**SHORELINE**

