



## Definitions

**Note:** *These definitions are intended to help explain or clarify terms used in this Comprehensive Plan, and do not replace or substitute for definitions in the Edina City Code.*

### **Affordable Housing**

Housing for sale or rent, often created by a non-profit development corporation, housing association, a community land trust, or public redevelopment authority, to meet the needs of persons and households who cannot afford accommodation through the open market. Using federal Department of Housing and Urban Development criteria, the Twin Cities Metropolitan Council defines affordability for housing units for purchase or rent. According to the Livable Communities Act Housing Ownership and Rent Affordability Limits (released in May 2007), a home was considered affordable for purchase by a household whose income was 80 percent of area median income if the house was priced at \$206,800 or below. A rental unit was considered affordable for a household earning 50 percent of area median income if the cost of a two-bedroom apartment, including tenant-paid utilities, was \$883 or less per month.

### **Aging Population**

This term refers to the unique demographic trend in Edina. Since 1960, the percentage of Edina residents over the age of 65 has increased from roughly five percent to almost 23 percent in 2000. By 2030, the 65+ age bracket is projected to be about 35 percent.

### **Bicycle Facilities**

A general term referring to improvements that accommodate or encourage bicycling, including bike parking facilities, bike racks, and bike route development.

### **Capital Improvement Program (CIP)**

A five-year financing plan created by a municipality to fund infrastructure such as roads, utilities, parks, and community buildings.

### **Cohousing Community**

Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own development. The development usually consists of 20-40 single-family or attached homes. Because cohousing residents are consciously committed to living as a



community, the site plan design encourages both social contact and individual space. Usually the development design includes facilities that are shared in common, such as open space and courtyards, a playground, and a "common house" which includes a common kitchen, dining area, sitting area, children's playroom, laundry, workshop, and library.

### **Community Land Trust**

Community land trusts provide affordable housing by separating the value of the land from the value of the buildings. Households pay for only the building or dwelling unit. The community land trust retains ownership of the land in the form of shared equity. When the household sells, the community land trust typically has the right to repurchase the unit at a price determined by a formula based on the value of improvements made by the household, the change in local housing prices, and the duration of the tenancy. The community land trust then resells the building or unit to another low- or moderate-income household, and continues to own the land. This chain of sales ensures that the unit provides affordable housing services on a sustainable basis.

### **Conditional Use**

A use which, though generally not suitable in a particular zoning district, may, under some circumstances, and subject to conditions, be suitable in a particular district.

### **Conservation Overlay Zone**

See definition of Overlay District or Zone.

### **Development**

Any manmade change to improved or unimproved property, including but not limited to buildings or other structures, altering the landscape by mining, dredging, filling, grading, paving, excavation, or drilling operations.

### **Duplex**

A duplex refers to a building used for residential purposes and consisting of two living units sharing a common wall.



### **Easement**

A right granted by the owner of land (the grantor) to another party (the grantee) to use the land in a specified manner without transferring ownership of the land. The grantee can be a private party or a public agency.

### **Edina Heritage Landmark/Heritage Preservation Resource or Historic Building**

Any building, site, structure, or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the district as a whole. Heritage preservation resources may lack individual distinction but must possess historic significance and integrity of those features necessary to convey their heritage preservation value.

### **Floor Area Ratio (FAR)**

The ratio of a building's floor area to the size of its lot (the gross floor area divided by lot area). For example, a maximum FAR of 1.0 could allow for a two-story building covering 50% of the lot, a three-story building covering one-third of the lot, and so on.

### **Green Building**

Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition.

### **Greenway**

A linear open space established along either a natural corridor, such as a stream, or overland along a road. It can be any natural or landscaped course for pedestrian and/or bicycle passage.

### **Height of a Building**

The vertical distance measured from the average proposed ground elevation adjoining the building at the front building line to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the average distance of the highest gable on a pitched or hip roof. Height can be expressed in numbers of stories, as well.



### **Historic Preservation**

The act or process of applying measures to sustain the existing form, structure, integrity, and material of a heritage resource.

### **Housing Cooperative**

A form of housing ownership in which a group of individuals own a share in a corporation that owns or controls land and building(s). The share ownership entitles that individual and family to occupy a unit and participate in corporate activities in managing the development.

### **Infill**

The development of new housing, commercial, or other uses and buildings on scattered vacant sites within existing substantially built-up areas. Infill could also refer to the development of housing or other buildings on a site already containing existing buildings, some or all of which are retained.

### **Infrastructure**

Permanent resources serving a community's needs, commonly including roads, sewers and other water resource management facilities, railways, and communications networks.

### **Lifecycle Housing**

According to the Met Council, lifecycle housing entails a range of housing options that meet people's preferences and circumstances at all of life's stages. It ranges from housing for young adults establishing new households to homes for growing families with children, and housing for seniors in their retirement years. In particular, the Livable Communities Act expects options beyond the predominant larger-lot, detached, single-family home.

### **Mixed-Use Development**

Development comprising two or more uses as part of the same scheme. These uses could be in separate buildings on a lot, or could be combined vertically within the same building. Traditionally, in a "Main Street" situation, retail and/or service uses were located on the first floor, and office or residential uses were located on upper floors, served by streetcar or minimal parking in the rear of the lot. Suburban mixed-use development tended to take the form of different uses in separate buildings on the same lot, with shared surface parking. More recently, vertical mixed-use development has been occurring both in the central city and in first- and second-ring suburbs.



### **Multi-Family Dwelling**

A building or portion thereof which contains three or more dwelling units for permanent occupancy, regardless of the method of ownership or type of tenure. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

### **Non-motorized Transportation**

Infrastructure that provides facilities for walking and bicycling, such as sidewalks, bicycle lanes, pedestrian and bike trails, and paths.

### **Open Space**

Lands containing creeks, greenways, forest, habitat areas, sensitive natural areas, and areas with unique characteristics that make them unsuitable for development. **Public Open Space** usually refers to a parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment. **Common Open Space** usually refers to land within or related to a private development, not individually owned or dedicated for public use, which is intended for the common use or enjoyment of the residents or commercial tenants of the development, and may include complementary structures such as swimming pools, tennis and basketball courts, and similar facilities.

### **Park (Public)**

Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheater, open spaces, and other similar uses.

### **Park and Ride Facility**

A parking lot or structure (ramp) that enables motorists to park their vehicles and travel into a downtown or other employment center by public transportation, shuttle buses or car- or van pools.

### **Pedestrian-friendly Design**

Site planning and building design of entrances/exits and circulation within the development that promotes walking.

### **Planned Unit Development (PUD)**

A PUD is a zoning category that allows and facilitates innovation and flexibility in a development by suspension of standard zoning requirements to be replaced by negotiated agreements. A PUD allows for a mix of uses, densities, lot dimensions, size and location of open spaces, and possibly roadways that would otherwise be prohibited or would otherwise be too cumbersome with the given



site size and/or context if the specificity of the rules and regulations of a standard zoning district or category were followed.

### **Planning Commission**

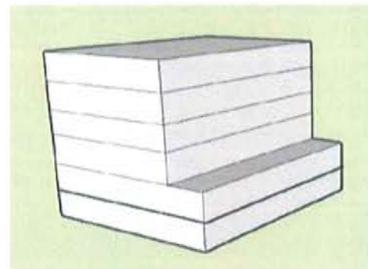
The entity charged with land use planning, and the review of proposed planned development, changes to zoning laws, and other large land use plans. The **Edina Planning Commission** consists of nine residents appointed by the Mayor and the City Council. In addition to the nine members, one member of the Commission may be a high school student. Staff services are provided and coordinated by the Planning Department.

### **Public Realm**

Outdoor areas accessible to the public, including roadways, public rights-of-way, parks and other public open space. On an individual building site, public realm may include those areas that are semi-public that act as transitions between the private use and the public right-of-way.

### **Step Down (a building façade)**

An architectural/urban design term to prescribe that, above the first two or three stories, the upper floors of taller buildings should "step down" to the street or rear façade/alley, to permit sunlight access and air.



### **Story**

That portion of a building, other than the basement, included between the surface of the floor and the floor next above it. If there is no floor above it, story includes the space between the floor and the ceiling next above it. In the Edina Zoning Code, a basement with more than 50 percent of its exterior wall area located entirely below the proposed ground elevation adjoining the basement shall not be counted as a story.

### **Streetscape**

The space between the buildings on either of a street that defines its character, including building facades (awnings, signs, lighting), landscaping (trees, yards, plantings), sidewalks, street paving, street furniture such as benches, trash receptacles, and street lighting.

### **Sustainable Development**

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs, with respect to social equity, economic prosperity, and ecological integrity.