

A. Glossary

Comprehensive plans are technical documents that establish public policies and programs to help a community manage its future. However, reading such technical language can be confusing and negatively affect a plan's success. This glossary aids the reader in understanding the jargon and concepts presented in the City of Sandusky Comprehensive Plan.

Aquifer - An underground bed or stratum of earth, gravel or porous stone that contains water.

Bikeway - A bicycle path, in the form of a special reserved lane on a street or a separate facility such as in connection with a greenway.

Buffer - Land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.

Build-Out - Build-out is the point at which a community's total land area is completely developed.

Built Environment - The physical elements and characteristics relating to land use, structures, and buildings constructed and /or used by persons.

City - A city is an incorporated community under the Ohio Revised Code with a population of at least 5,000 persons.

Cluster - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive features.

Collector Street - Roads designed and located to connect residential or commercial areas to larger thoroughfares.

Commercial Development - Commercial development is defined as typical commercial-related uses, such as retail, auto-oriented businesses, personal services and professional offices.

Comprehensive Plan - Compiled policies adopted by the City Commission, related to various aspects of the City, including: Community Facilities and Services, Cultural Resources, Economic Development, Governance, Housing, Land Use, Natural Resources, Transportation, University and Community, Urban Design and Utilities. Comprehensive Plan policies are used by the Commissions, developers and land owners as a guide for proper and managed growth.

Density, Gross - Gross density is a measure of total dwelling units compared to the total site.

Density, Net - Net density is a measure of total dwelling units compared to the total site minus land set aside for roads, parks and greenspace.

Density, Residential - Residential density is a measure of the amount of housing on a parcel. It is measured in dwelling units. A density of 4.0 dwelling units per acre is translated into a 10,890 square-foot lot.

Floodplain - The land adjacent to a stream, river or lake which is subject to flooding by "study" storms whose severity is measured by conjectural intensity. That is, a 100 year storm will occur on the average of once every 100 years, and will be associated with a certain amount of rainfall and flooding, and produce a "100 year floodplain." This constitutes both the floodway and floodway fringe.

Floodway - The land immediately adjacent to a stream, river or lake which is subject to flooding by the 100 year flood. Development is severely restricted here.

Floodway Fringe - Land adjacent to the floodway, also subject to flooding on a less frequent basis. Some building is permitted, if flood proofed, such as parking.



Floor Area Ratio (FAR) - The floor area ratio (FAR) is the numerical value obtained by dividing the floor area gross of the building or buildings located upon a lot or tract of land by the total area of such lot or tract, less any public street right-of-way sixty feet or less in width.

Goal - Is a broad policy statement that indicates preferences for specific subject areas or planning values.

Greenspace - Areas not built upon, such as woodlands, wetlands, fields, meadows, stream corridors, fence rows, species habitats, lawns and landscape. The term “greenspace” is interchangeable with the term “open space”.

Greenway - This can be a natural area or a pedestrian and bicycle path within a natural corridor, often associated with a stream.

Historic District - An area designated by the City Commission to be of historic value. The area is regulated through overlay zoning in such a way as to preserve its historic character. Exterior alterations are permitted only if they are in keeping with the historic character of the district.

Historic or Architecturally Significant Site - A site or structure which should be preserved because of its unique or historic architecture or particular historical associations with events, persons or people important to Sandusky's history. Such a site may or may not be a designated historic site, but it is important to the streetscape, character, or fabric of a particular area or neighborhood.

Infill - The development of vacant or underdeveloped land (that is, land that is not developed to the intensity allowed by the existing zoning) in areas that are otherwise substantially developed. This may range from the construction of a new house on a vacant lot in a 50 year old subdivision to the demolition of a substandard housing block for the construction of an office building.

Intensity - Regarding land use, intensity is an indication of the amount of development on a site and is a reflection of the effects generated by that development. These effects include traffic, stormwater runoff, noise and light, etc.

Land Use - The way in which land is used or occupied by people.

Land Use Transition - A means of buffering between higher and lower intensity uses. It is generally considered desirable to shield residential areas, particularly low density areas, from the effects of intense land uses, such as noise, bright lights and traffic congestion. This goal can often be achieved by locating a transitional land use between intense and less intense land uses, such as low intensity offices between a shopping center and single family houses.

Landmark - Distinctive natural or built feature which provides orientation or recognition, helping to give a location some distinction from other places.

Leap-Frog Development - The development of new areas that are removed from existing developed areas and therefore not adjacent. Such development is costly to serve with public utilities and extends urbanized areas farther away from the community core.

Light Industrial Development - Light industrial development is defined as comprising uses that are non polluting and low impact, such as research and development, high tech manufacturing, light assembly, and warehouse and distribution.

Low Density Residential - One to four dwelling units per acre.

Major Arterial Street - A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

Medium Density Residential - Four to six dwelling units per acre.

Minor Arterial Street - A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.



Minor Residential Streets - A street serving less than 40 dwelling units and less than two blocks long, which does not connect thoroughfares.

Mixed-Use Development - A form of development in which two or more uses are located within the same building or area. For instance, a mixed use building may have stores or offices on the ground floor and apartments on upper floors.

Natural Buffer Areas - Areas where stream valleys, vegetation and/or grade changes that are naturally occurring (not the result of planting or earth moving) are used to provide separation between land uses, particularly between land uses of differing intensity, such as residential and nonresidential uses. These areas are usually heavily vegetated and often contain mature tree stands or are densely forested.

Natural Constraints - Characteristics of the natural environment that constrain human land use activities, such as the 100-year floodplain, wetlands and poorly drained soils.

Natural Corridors - Linear land areas left in a natural state, especially associated with streams and rivers.

Natural Resources - Elements of the physical environment such as forests, meadows, wetlands, minerals, water, air, plants and animals in their natural habitat.

Neighborhood - A primarily residential area which has a sense of geographic unity.

Objective - Is a refinement of a goal and indicates a policy direction and action to implement the related goal.

Open Space - Land reserved from development as a relief from the congestion of urbanization. It is often intended to be used for passive recreation purposes, but may also include pedestrian plazas or active recreation areas.

Ordinance - A city law, which upon adoption by the City Commission becomes part of the City Code of Ordinances.

Pedestrian-Oriented Development - A kind of urban form and land development pattern that is conducive to pedestrian access and circulation rather than or in addition to automobile or transit service.

Principal Arterials - The highest level of major thoroughfares. These facilities consist of limited access freeways and expressways, as well as major, non-access controlled facilities referred to as gateway corridors. They are of regional importance, often designated as interstate and U.S. primary routes, and have an extensive statewide continuity and usage by local traffic.

Redevelopment - Replacement of a previous land use with a new or more viable use. A substandard housing area may be demolished and redeveloped as new housing at the same density. A strip shopping area may be redeveloped as an office complex or a new retail concentration within a transition area. Redevelopment achieved through public action is carefully regulated by state and local law. Private redevelopment is subject to the regulations governing other private development projects.

Residential Density, Gross - Gross residential density is a measure of total residential units compared to the total site.

Residential Density, Net - Net residential density is a measure of the total residential units compared to the total site minus land set aside for roads, parks and greenspace.

Residential Street - An internally-oriented neighborhood street. Residences access onto these streets, which are not intended to be through streets.

Retail Use - Establishments engaged in retail trade, the sale, lease, or repair of merchandise, including reproductions, to the general public for personal or household consumption.



Screening - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Setback - The distance between a building or any projection thereof and the street right-of-way or property line.

Single Family Housing (Detached) - Detached houses on their own lots, each intended to be occupied by one family.

Sprawl - An uncontrolled or unmanaged form of urban/suburban growth that uses land inefficiently resulting in traffic congestion, land use conflicts, excessive infrastructure costs and environmental impacts.

Strategy - A strategy details the steps necessary to initiate and complete an objective.

Street Grid - An arrangement of streets that meet at right angles to one another, forming squares or rectangles of land as viewed on a map.

Strip Development - The tendency of land next to major roadways to develop commercially, on an individual, lot-by-lot basis, with few other land uses. Strip developments may be small businesses, such as automobile shops, convenience stores and fast-food restaurants, or rows of shopping centers, or combinations of the two. Usually strip development is associated with direct automobile access and visibility from the thoroughfare. It can result in visual clutter, traffic congestion, and sprawl, and create traffic conditions which lead to congestion, delays, high accident rates, and air pollution.

Subdivision - The splitting of tracts of land into smaller parcels. The most common usage of this word applies to the splitting of large land parcels into numerous housing lots or lots for commercial uses.

Suburban - Pertaining to the low to medium intensity development patterns which surround the downtown or other more intense, urban areas of the city. The suburbs are often residential in character, with single family detached houses being the primary use of land; However, increasingly the suburbs contain employment and service centers, as well as residential areas. The form of the suburbs is historically determined by the automobile.

Traffic Generation - The number of vehicles that arrive at and depart from a particular place. Traffic generation is often used as a measure of intensity for a land use. For instance, most commercial uses have a higher traffic generation rate, that is the number of vehicles coming and going is greater than that of a single family house.

Transit - The conveyance of people locally from one place to another in multi-passenger vehicles along determined routes on a fixed schedule. Transit may also involve demand responsive service without determined routes and fixed schedules. Usually this term applies to ground transportation other than the automobile. Buses, trains, and trollies are forms of transit. Autos and vans can also be used to provide transit service such as car- or van-pooling, if these vehicles contain more than one occupant.

Urban - Pertaining to the city, and usually to built-up parts of the city, as opposed to rural or suburban areas. Urban implies medium to high intensity land uses and medium to high density residential development, buildings that cover most of the lot on which they sit. Pedestrian orientation is a distinct feature of most urban places, as is a mixed pattern of land uses containing residences, job sites, retail and service areas in close proximity to one another.

Utility Services - The various utility services that support development, including sanitary sewers, water, stormwater, natural gas, electricity, telephone, cable television, cellular telephone and fiber optics.

Wetlands - Those areas that are inundated or saturated by surfacewater or groundwater 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.

Zoning - A legal device used by the City for controlling land use and other aspects of land development. Building size, setbacks and parking are all regulated by zoning. Zoning should reflect and be consistent with the Comprehensive Plan. Zoning is a device for implementing the Plan.

B. Bibliography

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C. Index

to be completed following adoption by City Commission

