

Appendix C - Glossary

Accepted Management Practices (AMPs): Accepted practices for forestry, agriculture or other areas as defined by the appropriate state agency or department.

Accessory Dwelling: A secondary dwelling unit established in conjunction with and clearly subordinate to a primary single family dwelling unit which is retained in common ownership, is located within, attached to or on the same lot as the primary dwelling unit.

Act 60: The popular name of State of Vermont tax legislation that was enacted in 1997 to revise the funding of schools through local school taxes, which resulted in dramatically higher property taxes.

Act 68: The popular name of State of Vermont tax legislation that was enacted in 2003 to improve some of the more unpopular provisions of Act 68.

Act 250: The popular name of State of Vermont legislation that regulates land use and related environmental matters for some of the land development in Vermont

Adaptive Reuse: The rehabilitation or renovation of an existing historic building for another use.

Affordable Housing: Housing that is either (1) owned by its inhabitants, whose gross annual household income does not exceed 80 percent of the county median income, and the total annual cost of the housing, including principal, interest, taxes and insurance, is not more than 30 percent of the household's net annual income; or (2) rented by its inhabitants whose gross annual household income does not exceed 65 percent of the county median income, and the total annual cost of the housing, including rent, utilities, and condominium association fees, is not more than 30 percent of the household's net annual income.

Central Vermont Regional Planning Commission (CVRPC): Formed in 1967, the CVRPC is one of 11 regional planning organizations in Vermont working with and for twenty-three municipalities in Central Vermont, including all the towns in Washington County and three towns in Orange County; Orange, Washington, and Williamstown. Its mission is to assist member municipalities in providing effective local government and to work cooperatively with them to address regional issues.

Current Use Program: A State of Vermont program that reduces the local property tax burden for landowners whose land remains in productive agricultural or forestry use.

Conditional Use: A land use allowed in a specific zoning district, as defined in the Land Use and Development Regulations, subject to the review and approval by the Development Review Board.

Density: The number of dwelling units, principal uses or structures permitted within a defined area.

Flood Hazard Area: Those lands subject to flooding from the 100-year flood, as defined by the Flood Insurance Administration.

Livable Wage: The hourly wage or annual income sufficient to meet a family's basic needs plus all applicable Federal and State taxes. Basic needs include food, housing, child care, transportation, health care, clothing, household and personal expenses, insurance, and 5% savings.

Land Use and Development Regulations: Warren's land use regulations that include provisions for such matters as land development, subdivisions, conditional use review, and related zoning regulations.

Mad River Valley Planning District (MRVPD): An organization formed jointly by Fayston, Waitsfield, Warren, Sugarbush Resort and the Central Vermont Regional Planning Commission to plan for issues affecting the Valley.

Meadowland: Land, including pasture land, hayland, and cropland.

Memorandum of Understanding: A joint agreement entered into 1983 between the Valley towns, Sugarbush, Central Vermont Regional Planning Commission and the State that was designed to maintain a balance between ski area expansion and the Valley's capacity to accommodate growth.

Multi-Family Dwelling: A building containing two or more dwelling units.

Natural Heritage Site: Rare, endangered and/or fragile environments which are inventoried by the State of Vermont.

Permitted Use: A land use allowed in a specific zoning district, as defined in the Land Use and Development Regulations, subject only to obtaining a permit.

Planned Residential Development (PRD): An area of land to be subdivided or developed as a single entity for a number of dwelling units. The plan for a PRD typically has characteristics in lot size, type of dwelling, commercial or industrial use, density, lot coverage, and other areas such that it can only be developed under the Land Use and Development Regulations as a planned residential development.

Planned Unit Development (PUD): An area of land to be subdivided or developed as a single entity for a number of dwelling units and commercial and industrial uses, if any. The plan for a PUD typically has characteristics in lot size, type of dwelling, commercial or industrial use, density, lot coverage, and other areas such that it can only be developed under the Land Use and Development Regulations as a planned unit development.

Proclamation Boundary: The land area in which the U.S. Forest Service can more easily purchase additional parcels because some of the administrative issues have been pre-determined. For all lands within the Proclamation Boundary, Congressional approval does not need to be specifically obtained for any individual land purchase, subject always to budget limits.

Single Family Dwelling: A building or structure containing one dwelling unit.

Subdivision: The division of any parcel of land into two or more parcels for the purposes of sale, conveyance, lease, or development. The term "subdivision" includes resubdivision involving the adjustment of boundaries between two or more existing parcels.

Transfer of Development Rights (TDR): A mechanism that enables the transfer of development density or other quantifiable development right from one parcel to another non-contiguous parcel, normally in another zoning district.

Warren Conservation Reserve Fund: Town funds that can be used for the purpose of acquisition and protection of critical agricultural, forest and open land in Warren.

2004 Questionnaire: A survey that was mailed to all residents by the Planning Commission in 2004 in order to obtain feedback on subjects that were relevant to the Town Plan revision process. The results are contained in Appendix 1.