

10. APPENDIX

SUPPORTING DOCUMENTS

Supporting Documents



IN THIS CHAPTER:

- HUD 5-Year Consolidated Plan
- Chatham-Cary Joint Land Use Plan
- Historic Preservation Master Plan
- Parks, Recreation, and Cultural Plan
- Public Art Master Plan
- Technical Report for Chapter 7: MOVE
- Glossary

This appendix includes several previously developed and adopted plans and studies that are fully part of the Cary Community Plan and incorporated in the plan by reference. This section also includes a glossary that assists in helping to understand the terms included in the Cary Community Plan, and a Technical Reference for the transportation recommendations of Chapter 7, Move.

HUD 5-YEAR CONSOLIDATED PLAN

The HUD 5-Year Consolidated Plan is available from the Town of Cary.

The Town of Cary Planning Department
316 N. Academy Street, first floor
PO Box 8005
Cary, NC 27512
(919) 469-4046

And also available at www.townofcary.org

CHATHAM-CARY JOINT LAND USE PLAN

The Chatham-Cary Joint Land Use Plan is available at:

www.townofcary.org/projects-initiatives/project-updates/general-government-projects/chatham-cary-joint-land-use-plan

HISTORIC PRESERVATION MASTER PLAN

The Historic Preservation Master Plan is available at:

www.townofcary.org/projects-initiatives/project-updates/general-government-projects/historic-preservation/historic-preservation-master-plan

This Historic Preservation Master Plan (HPMP) is fully part of the Cary Community Plan (CCP). In the event of conflict between the HPMP and the CCP, the newer CCP policies, recommendations, and guidance govern.

PARKS, RECREATION AND CULTURAL RESOURCES MASTER PLAN

The Parks, Recreation, and Cultural Resources Master Plan is available at:

www.townofcary.org/services-publications/plans-publications-reports/2012-parks-recreation-and-cultural-resources-master-plan

PUBLIC ART MASTER PLAN

The Public Art Master Plan is available at:

www.townofcary.org/recreation-enjoyment/arts-culture/public-art-galleries/public-art/public-art-master-plan

TECHNICAL REPORT FOR CH 7: MOVE

The Technical Report for Chapter 7: Move is available at:

www.townofcary.org/home/showdocument?id=14552

GLOSSARY

The terms used in this glossary are intended to assist with interpretation of the Cary Community Plan. These terms do not replace nor do they supersede definitions provided in Chapter 12 of the Cary Land Development Ordinance.

Adaptation: Adjustment or preparation of natural or human systems to a new or changing environment which moderates harm or exploits beneficial opportunities.

Adaptive Reuse: Also called repurposing, the rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

Affordable Housing: Housing units where the occupant is paying no more than 30 percent of gross income for housing costs, including taxes and utilities. Federal guidelines define affordable owner-occupied housing as being for individuals and families earning between 60% and 80% of area median income, and affordable rental housing as being for individuals and families earning up to 60% of the area median income.

Age-Restricted Apartments: An apartment specifically designed for independent living for retired individuals or couples over a specified age. These apartments may provide special amenities, but usually cater to self-sufficient individuals.

Alignments: The curvature and grade of a roadway or railroad.

Alternative Energy: Sometimes called renewable energy, refers to any non-fossil fuel energy from a source that is not depleted when used, such as wind, solar, or hydroelectric power.

Annex/Annexation: To incorporate a previously unincorporated area into an existing district or municipality.

At-Grade Crossings: An intersection where a railway line crosses a road or path at the same level of the road, as opposed to over or under the road with a bridge or tunnel.

Average Annual Daily Traffic (AADT): The total volume of vehicle traffic of a highway or road for a year divided by 365 days.

Below Grade: Below ground level, for instance, a tunnel that goes under an existing road. See also: Grade Separation.

Bike Facilities: Improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designated for bicycle use.

Bollards: A short, vertical post. Often used to control or direct road traffic, bollards can be used to establish separate bike lanes.

Bonus Densities: A zoning tool that permits developers to build at greater densities than normally allowed, in exchange for

provision of a defined public benefit. Bonus densities are a type of incentive zoning.

Bottlenecks: A point of congestion or blockage.

Buffers: A strip of land, fence, or border of trees, etc., between one use and another, used to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site.

Building Massing: The three-dimensional bulk of a building: height, width, and depth.

Building Setbacks: The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Bus Rapid Transit: A bus-based mass transit system, generally with specialized design, services and infrastructure to improve system quality and remove the typical causes of delay.

Business Incubator: A facility dedicated to the start-up and growth of small businesses, accomplished through management and facility support systems.

Central Business District: The major commercial downtown center of a community.

Charrette: A public design workshop in which stakeholders and technicians work together to achieve an agreeable project or vision.

Class A Office Space: Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Clustered Development: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.

Co-Housing Developments: Multiple individually owned housing units oriented around a common area. Residents cooperate to socialize and provide support for one another.

Commuter Bicycle Lane: A lane specifically designated for the use of a bicycle to travel from home to a place of work or study, rather than for sport or recreation.

Commuter Rail: A passenger rail that transports people from city centers to middle and outer suburbs, usually between work and home.

Company Cluster: A geographic concentration of interconnected businesses, suppliers, and supporting institution in a particular field. Clusters are thought to increase productivity.

Composting: Processing organic waste in a controlled environment to produce a stable product by microbiologically degrading organic matter under aerobic conditions. The final product may be used as fertilizer.

Connectivity: The level of interconnectedness between streets internal to and external to an individual site or development.

Context-Sensitive: Development that considers the surrounding character and occurs in a way that is complementary to that character, but does not necessarily match that character.

Continuing Care Retirement Community: Retirement centers with accommodations for independent living, assisted living, and nursing home care.

Contributing Structures: A building, site, structure, or object that adds to the historic association, quality, or values of an historic site because it was present during the period of significance, relates to the documented significance of the property and possesses historic integrity, or is capable of yielding important information about the period.

Courtyard Apartments: One or more multifamily dwellings, occupied on a long-term residential basis, arranged around one or more sides of a court or place from which any dwelling unit therein has its principal means of access.

Cross-Sections: A profile of the ground surface perpendicular to the center line of a street.

Curb and Gutter: Traditional form of stormwater management that uses man-made infrastructure along the edge of a right-of-way to collect and direct precipitation into pipelines.

Curb cuts: The providing of vehicular ingress or egress between property and an abutting public street.

Duplex: A building on a single lot designed to contain two dwelling units and used for residential purposes. Similarly a triplex contains three dwelling units and a fourplex contains four dwelling units.

Dwelling Unit: A single unit providing complete, independent

living facilities, including areas for cooking and sanitation for one family.

Ecosystem Services: Benefits provided by natural ecosystem functions such as water filtration and pollination.

Egress: An exit.

Embodied Energy: Energy consumed by all of the processes associated with the production of infrastructure including the mining of natural resources and the transportation of materials.

Emergency Services: The conduct of publicly owned safety and emergency services, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance service.

Enabling Statutes: Legislative acts authorizing a government agency to do something that previously could not be done.

Facades: The face of a building, especially the principal face.

Floodplain: The land area susceptible to inundation by water as a result of a flood event.

Form-Based: A special type of zoning that regulates the look and layout of a street and buildings along the street, but does not strictly regulate the use of buildings.

Frequency of Service: The number of public transportation vehicles per unit time past a particular point along a given route.

Frontages: The length of the property line of any parcel along each street that it borders.

Geopolicing Districts: The three geographic districts that separate Cary into smaller units for more effective provision of police services.

Grade Separation: A method of aligning a junction of two or more surface transport axes at different heights (grades) so that they will not disrupt the traffic flow on other transit routes when they cross each other.

Green Building Techniques: Environmentally and ecologically sensitive methods of building construction that aim to minimize resource use and environmental impact.

Green Economy: Economy focused on generating growth and improvements in quality of life in ways consistent with sustainable development by focusing on sustaining economic, environmental, and social well-being.

Green Infrastructure Networks: Connected systems of green stormwater infrastructure that provide a connected pathway through which water can slowly flow and filter back into the ground.

Green Infrastructure: Stormwater management techniques designed to slow the flow of stormwater, allowing it to filter back into the ground. This includes green roofs, filter strips, and bioswales.

Greenfield Development: Development on undeveloped parcels, typically not surrounded by existing development, or on large parcels surrounding partially developed areas.

Greenways: A linear open space, either privately-owned or owned by the Town or another unit of government, which contains trails for activities such as walking, bicycling, or horseback riding, or provides areas for passive recreation, but not for use by vehicles for purposes other than maintenance.

Historic District Overlay Zoning: An additional layer of planning regulation with the purpose of implementing additional protections and controls on properties and structures located within locally designated Historic Districts. Local historic districts shall be areas which are deemed to be of special significance in terms of their history, architecture, and/or culture, and to possess integrity of design, setting, materials, feeling, and association.

Historic Landmarks: An individual structure or group of structures on a single lot, a site, an area, a district, or combination thereof, having a special historical, architectural, cultural, or aesthetic value.

Homeowners Association (HOA): An organization in a subdivision, planned community or condominium that makes and enforces rules for the properties in its jurisdiction.

Human Scale: The proportional relationship of a particular building, structure, or streetscape element to the human form and function.

Hybrid Approach: A Land Use Ordinance approach using a combination of traditional land use regulations and form-based regulations to achieve the most appropriate form and function for a given district or region.

Impervious Surface: Any hard-surfaced, man-made area that allows little or no infiltration of precipitation into the soil. Impervious surface areas include that portion of a development project that is covered by buildings; areas paved with concrete, asphalt or brick; gravel road; recreation facilities such as tennis courts; patios, driveways, and streets. "Impervious surface area" does not include slatted decks and the water surface area of a

swimming pool.

Incentive Zoning Program: The process whereby a developer may be granted some provision in exchange for the developer's provision of a public benefit or amenity as may be specified in this zoning code.

Incidental and Other Use Types: Land uses and development other than the predominant uses expected within a development category (defined in Chapter 6). Incidental uses within a development category comprise only a minor portion of a geographic subarea assigned that category on the Future Growth Framework Map. Incidental use types include uses that might reasonably be expected to be present within, and supportive of, the overall development category.

Infill Development: The use of vacant land within a developed area, the reuse or change of use of a previously developed parcel or group of parcels, or the intensification of use of an existing development.

Ingress: Access point or entrance.

Intersection Improvements: Any change in the spatial design, layout, or technology that improves traffic flow or increases the safety for multiple modes of transportation.

Land Assemblage: Combining two or more parcels of land to be sold as one large tract. Often used as a technique to enable redevelopment.

Land Dedication Ordinance: A requirement for an owner(s) or subdivider to set aside a certain portion or portions of land for some specified or public use.

Levels of Service: A rating scale that measures the speed, convenience, comfort and security of transportation facilities and services as experienced by users. Ratings typically range from A (best) to F (worst).

Lighting Fixtures: An outdoor illuminating device, reflective surface, lamp, or similar device, permanently installed or portable, used for illumination, decoration, or advertisement.

Live-Work Units: A dwelling unit used for both dwelling purposes and any nonresidential use permitted in the zoning district in which the unit is located.

Master-Planned Communities: Self-contained suburban environments including numerous individual subdivisions with both single-family and multi-family home. They often provide an abundance of recreational and social amenities that are usually restricted for use by residents, exclusively.

Maximum Day Finished Water Demand: The daily maximum amount of treated potable water demanded by consumers.

Mixed Use: The development of land that includes multiple uses within the same tract, adjacent tracts, or along a corridor. Vertical mixed use implies multiple uses within a single building. Horizontal mixed use implies multiple uses adjacent to one another. Mixed use campuses may include both horizontal and vertical mixed use in a compact urban form and strives to create a space where residents can live, work, and play.

Mobility: The ability to move or be moved freely and easily.

Multi-family Housing: A classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex.

Multi-generational Housing: Housing that accommodates more than two generations living under the same roof.

Multi-modal System: A transportation system that caters of multiple modes, which may include walking, biking, transit, rail, and automobile use.

Multi-modal Transit Hub: A central location that enables the transition from one mode of transportation to another, such as from biking to riding a bus.

National Register of Historic Places: The listing maintained by the U.S. National Park Service of areas that have been designated as historically significant.

Neighborhood Eldercare Home: Facility consisting of multiple dwelling units, the occupancy of which is limited to persons above a specified age. The facility may include limited medical facilities or special care services.

Nutrients: Inorganic substances, sometimes carried by stormwater runoff, that catalyze overgrowth of algae and plant matter in bodies of water. This overgrowth is harmful to natural ecosystems.

Overlays: A zoning district that includes supplementary or replacement regulations to the requirements of the underlying, base zoning district.

Patio Homes: A detached, single-family unit typically situated on a reduced-size lot that orients outdoor activity within patio areas for better use of the site for outdoor living space.

Pedestrian Paths: A right-of-way developed for use by

pedestrians, including sidewalks, walking trails, and plazas.

Pedestrian Realm: The space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Pedestrian: A person traveling on foot under their own locomotion.

Pedestrian-Oriented Development: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas.

Planned Developments: As defined in the Cary Land Development Ordinance, a tract of land that is planned and developed as an integral unit in accordance with a master plan, detailed engineering and design plans, and flexible development standards that illustrate and address land uses, circulation, utilities, parking, setbacks, housing densities, land coverage, landscaping and buffers, open space, and similar features of the project.

Planning Jurisdiction: Land lying within the incorporated boundaries of the city and any additional areas where extra-territorial planning jurisdiction has been granted.

Pocket Park: A small park accessible to the general public, usually providing recreation space for local communities, especially where space is limited.

Preservation In Situ: The on-site conservation of historically or culturally important resources.

Public Art: Any visual work of art, accessible to public view, on public or private property within the Town of Cary. Public art can take a wide range of forms, sizes, and scales, and can be temporary or permanent. It can include murals, sculpture, memorials, integrated architectural or landscape architectural work, community art, digital new media, and even performances and festivals. Public art is often site-specific, meaning it is created in response to the place and community in which it resides. It often interprets the history of the place, its people, and perhaps addresses a social or environmental issue.

Railroad Corridors: The land adjacent to or surrounding a railroad line.

Reclaimed Water: Highly treated wastewater, suitable for irrigation, water features, and other uses as determined by the presiding water district.

Recreation Facilities: Public or private spaces designated for recreational use and enjoyment, such as basketball and tennis courts.

Redevelopment Corridors: A linear, contiguous strip of land designated for revitalization or other physical changes aimed at improving appearance and value.

Redevelopment: Any proposed expansion, addition, renovation, or major change to an existing building, structure, or aspect of development.

Regional Commuters: Persons traveling between two distinct regions, such as from the suburb to the city center, typically between their place of residence and place of work.

Retrofitting: To improve or reconstruct an existing facility with the intent of bringing it into compliance (or where that is not feasible, more nearly into compliance) with modern standards for such facilities.

Ridership: The number of passengers using a particular form of public transportation.

Right-of Way: An area owned or maintained by the Town, the State of North Carolina, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, pedestrian walkways, utilities, or railroads.

Runoff: That portion of the precipitation from a drainage area or watershed that is discharged from the area in stream channels or by overland flow; types include surface runoff, groundwater runoff, or seepage. Often carries pollutants from surface over which it flows downstream into water bodies.

Single-family Housing: Any development where: (1) no building contains more than one dwelling unit, (2) every dwelling unit is on a separate lot, and (3) where no lot contains more than one dwelling unit.

Site Circulation: The internal and external patterns of connection and movement for pedestrian, vehicular, and bicycle transportation systems.

Smart Grid: An electricity supply network that uses digital communications technology to detect and react to local changes in usage.

Smart Meters: An Internet-capable device that measures energy, water or natural gas consumption of a building or home.

Solar Shading: The extent of the shadow cast by large buildings on smaller adjacent buildings.

Stepping Down: Gradually reducing density along a transect to ensure the compatibility of adjacent uses.

Stormwater Retention: The permanent on-site maintenance of stormwater, usually in a natural or man-made pond.

Stormwater: The flow of water which results from a rainfall event.

Stream Buffers: The area of natural or planted vegetation through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams, rivers, or lakes.

Street Crossing Treatments: Any change to design, layout, or technology, which improves the safety of bikers and pedestrians crossing a given intersection.

Street Orientations: The physical design and direction of building facades in relation to the street.

Streetscapes: A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Strip Development: Commercial, retail, or industrial development, usually one lot deep, that fronts on a major street. These developments typically have a parking lot in front of the store fronts.

Structured Parking Decks: Multi-storied parking features.

Suburbanization: The low- to medium-intensity development patterns which surround the downtown or other more intense, urban areas of the city.

Swale and Ditch: A broad man-made depression, running parallel to the right-of-way, between the pavement and the sidewalks for containing storm runoff from streets.

Telecommuting: The relocation of work activities to a home or satellite work site to eliminate or reduce the distance traveled for commuting.

Traditional Development: Development based on human-scale design that incorporates walkability, increased density, a mix of uses, and reduced automobile usage.

Transit: Passenger services provided by public, private, or nonprofit entities such as commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus services.

Transit-Oriented Development: Moderate- or high-density housing concentrated in mixed-use developments that encourage the use of public transportation.

Transportation Networks: The collective interconnected patterns of movement for all modes of transit, which may include biking, walking, public transportation, and vehicular travel.

Tree Canopy: The total area of the tree or trees where the leaves and outermost branches extend, also known as the “drip line”.

Trip-Generating Destination: Any location that acts as the motivation for a particular trip. These may include workplaces, shopping malls, or restaurants.

Trips: One-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies.

Urban Transition Buffers: A buffer established along streams within the Town of Cary Planning Jurisdiction effective at protecting private and public investment, buffering incompatible uses, promoting conservation, balancing the built environment with preservation of natural resources and open spaces, and preserving the identity and character of the Town of Cary.

User Fees: Fees paid by the users of a service; typically these fees are the financial mechanism supporting the service.

Vernacular Architecture: Building construction based on local needs, construction materials, and reflecting local traditions.

Viewsheds/Historic Viewsheds: The geographical area visible from a particular location, typically providing some cultural, historic, or aesthetic value.

Walkable: An area with a dense network of connected streets and pedestrian pathways, and a high concentration of amenities, such that a pedestrian may easily reach a desired destination a short period of time, typically 5-10 minutes.

Warehouse: A large building where raw materials or

manufactured goods may be stored before their export or distribution for sale.

Waste Streams: Aggregate flow of waste material from generation to treatment to final disposition.

Wastewater: Water carrying waste from domestic, commercial, or industrial facilities.

Watersheds: The entire land area, also known as a drainage area, which collects precipitation and contributes surface runoff to a receiving body of water or specific point along a watercourse.

Wildlife Habitat Corridors: A narrow connection between regions of suitable habitat that allow for the safe movement and migration of wildlife.

Zoning: The division of a city or county by legislative regulations into areas, which specify allowable uses for real property and size restrictions for buildings within these areas.

Zoning Amendment: A change in the wording, context, or substance of zoning categories, or a change in the zoning or district boundaries of the official zoning map.

Zoning Districts: As defined by the Town of Cary Land Use Ordinance, a section or portion of the Town within which certain zoning regulations and requirements governing the use of buildings and land apply under the provisions of this Ordinance.