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TARPON SPRINGS 2045

# COMPREHENSIVE PLAN

DEFINITIONS

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# DEFINITIONS

## A

**Accessory Dwelling Unit (ADU).** An ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are not counted against the otherwise applicable maximum dwelling units per acre density standard.

**Accessory Uses.** A use that is incidental, related, and clearly subordinate to the primary use of the property, and which does not significantly affect or alter the primary use of the property.

**Adaptation.** Consists of the steps taken towards becoming more resilient in response to actual or expected impacts of the identified short-term and long-term hazards. Adaptation includes both structural and non-structural measures.

**Adaptive Reuse.** The process of converting a building to a use other than that for which it was originally designed.

**Adjacent.** Nearby but not necessarily adjoining.

**Adjoining.** A lot or parcel of land which shares all or part of a common lot line with another lot or parcel.

**Agricultural Use.** Use of the land for growing of crops, plants, or trees for wholesale plant production, animal raising and grazing, aquaculture, animal breeding, game preserves, lands diverted to soil conservation or forestry, training or stabling of animals, horticulture, floriculture or any similar agricultural activity. "Animal raising and grazing" shall mean the keeping of one or more animals commonly associated with an agricultural use, including but not limited to cows, horses, pigs, goats, sheep, ducks, turkeys, chickens, geese, roosters, ponies, and other similar animals. Animal raising and grazing shall not include animals which are normally considered as household pets and which can be maintained and cared for within the living space of a residence. The keeping of four or more household pets shall be considered a kennel.

**Agriculture, Light Use.** A public or private property devoted to the growing of produce and/or horticultural plants, small-animal husbandry, aquaculture, beekeeping, or related uses, where noise, odor, runoff, insects, pests, and other impacts are contained on-site and do not negatively affect adjacent land uses, consistent with such standards. This use may allow for some exterior storage of equipment or materials; the incidental processing, preparation, packaging and distribution of non-livestock agricultural products; and horse stables, dog kennels, animal boarding and veterinary clinics. On-site sales of agricultural products produced on-site are allowed at the discretion of the local government.

**Ancillary, Non-Residential Use.** Off-street parking, drainage retention areas, buffer areas and/or trash receptacle areas for adjacent, contiguous, nonresidential uses.

**Annual Average Daily Traffic (AADT).** The volume passing a point or segment of a roadway in both directions for 1 year divided by the number of days in the year.

**Average Daily Traffic (ADT).** The total traffic volume during a given time period (more than a day and less than a year) divided by the number of days in that time period.

**Archaeological Site.** A location that has yielded or may yield information on history or prehistory. An archaeological site contains physical remains of the past. An archaeological site is found within archaeological zones, historic sites, or historic districts.

**Archaeological Zone.** A geographically defined area, which may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns.

**Area Median Income (AMI).** The midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD).

**Arterial Street/Road.** A roadway providing automobile or multimodal transportation which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. Arterial roadways interconnect principal traffic generating activity centers within an urban area with the freeway system.

**Asset-Based Economics.** A bottom-up approach to economic development that builds on existing local resources to strengthen local and regional economies, by focusing on a community's natural environmental, sociocultural, and economic advantages and how these can be leveraged into sustained economic growth and productivity.

**Aquatic Lands.** Submerged land situated below the mean high water line, or seaward from an engineered bulkhead line as established by the Florida Department of Environmental Protection of a standing body of water, including ocean, bay, basin, bay, bayou, canal, lake, pond, river, or stream, and all bodies of fresh and salt water and all other waterways whether or not affected by a tidal influence, including waters of the state, and whether or not saline or fresh water in nature, whether public or privately owned.

## B

**Barrier Island.** Geological features which are completely surrounded by marine waters that front upon the open waters of the Gulf of Mexico and are composed of quartz sands, clays, limestone, oolites, rock, coral, coquina, sediment, or other material, including spoil disposal, which features lie above the line of mean high water. Mainland areas which were separated from the mainland by artificial channelization for the purpose of assisting marine commerce shall not be considered coastal barrier islands.

**Beach, Public.** The soft sand portion of land lying seaward of a seawall or line of permanent vegetation and seaward of the mean high-water line, that is available to the general public for enjoyment and recreation.

**Best Management Practices (BMPs).** A practice or combination of practices that is an effective, practicable means of preventing or reducing the amount of pollution or other negative or harmful effect on the environment.

**Bicycle.** A mode of travel with two wheels in tandem, propelled by human power.

**Boat Building Use.** A facility (which could include a boat storage yard) where boats are built, repaired and stored until completed.

**Boat Ramp, Public/Private.** A public or private facility to launch and retrieve recreational boats from a trailer.

**Boat/Small Watercraft Rental Use.** An establishment that rents boats and small watercraft (jet skis, kayaks, canoes, etc.) to individuals on a temporary basis.

**Boat Yard/Ways.** A site used as an industrial establishment for the construction or maintenance of boats, marine engines, or marine equipment.

**Buffer.** A natural or landscaped area or strip of land, with or without such physical separation devised as a fence or wall, established to separate and insulate one type of land use from another land use; or to shield or block noise, lights or other nuisances; or to separate development and a natural feature so as to reduce the incompatibility between uses or features and protect the integrity of each.

**Building.** Any structure whether permanent or temporary having a roof supported by columns and walls and intended for shelter, housing, or enclosure.

**Business/Research Parks.** A tract of land developed for the use of business and research industries and their related commercial uses that is designed to protect surrounding areas and the general community.

## C

**Capacity.** A determination of the availability of a facility based upon estimated demand by a project, including the demand of other approved but not built developments to be served by the same facility in the same time period, as compared to the total capacity of the facility.

**Capacity (Transportation Element).** The maximum number of vehicles or persons that can pass a point on a roadway during a specified time period (usually 1 hour) under prevailing roadway, traffic, and control conditions.

**Capacity Constrained (Transportation Element).** A condition in which traffic demand exceeds the capacity of a roadway.

**Cemetery.** Land used or intended to be used for the permanent internment of human or pet remains. A cemetery may contain land or earth internment, mausoleum, vault, or crypt internment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the internment or disposition of cremated human or pet remains; or any combination of one or more of such structures or places, as defined by Florida Law.

**Certificate of Appropriateness.** A certificate issued by the Tarpon Springs Heritage Preservation Board indicating its approval of plans for the alteration, construction, removal, or demolition of a landmark or of a structure within a historic district.

**Child Day Care.** A business operated by a person, society, agency, corporation, institution, or any other group for the purpose of providing care, protection, and guidance for children during only part of a 24-hour day. This term includes nursery schools, preschools and other similar facilities including educational facilities.

**Civic Organization.** Any local service club, veterans' post, fraternal society or association, volunteer fire or rescue group, local civic league, or similar organization that is not organized for profit but generally operated for educational or charitable purposes.

**Cluster Development.** A form of development, typically single family detached dwellings, whereby conventional lot areas are reduced to allow the concentration of units in specific areas in order to preserve open space.

**Coastal High Hazard Area (CHHA).** The area defined by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane.

**Collector Street/Road.** A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads serve internal traffic movements within an urban area, collecting and distributing traffic between the arterial and local road system.

**College.** An institution of higher education and/or for vocational or professional training for trades. Trade/Colleges also include related facilities, such as classroom buildings, libraries, laboratories, dormitories, administration, and dining halls that are incorporated into a unified campus.

**Commercial/Business Service Use.** An occupation or service involving the sale, storage, repair, service or rental of motor vehicles, water craft, residential machinery or equipment, examples of which include automobile, boat, and household or yard equipment sales, service or repair, and like uses; the production, assembly or dismantling of which shall be clearly secondary and incidental to the primary use characteristics of the Commercial/Business Service Use.

**Commercial Dockage.** Commercial waterfront facilities providing fuel for boats and other watercraft and mooring facilities.

**Commercial Fishing Establishments.** Establishments devoted to catching fish and other seafood for commercial profit.

**Community Garden Use.** A public or private open space use devoted to the growing of produce and/or horticultural plants for off-site sale, personal consumption, enjoyment and/or donation by a group of individuals or a non-profit organization.

**Community Recreation Use.** A private or quasi-public recreation facility designed for participant or spectator activities for a charge, including but not limited to marina, miniature golf, dog race track, horse race track, jai-alai fronton, stock car race track, sports stadium, performance venues, and indoor recreation/entertainment uses such as billiard halls, bowling alleys, movie theaters, and video game arcades.

**Commercial Seafood Processing/Warehousing Use.** Establishments that produce, process, and store seafood products intended for human consumption.

**Complete Street.** A street that prioritizes the safety and mobility of all users instead of the speed of cars and flow of traffic.

**Conservation Area.** An area in which plants, animals, and topographic features are protected in their current, natural condition.

**Concurrency.** Policy requiring the availability of public services (water, sewer, roads, schools, etc.) before a new development is approved for construction.

**Consistency.** In compliance with and to further the intent of the goals, objectives, and policies of all elements contained in the Comprehensive Plan.

**Constrained Roadway.** A roadway on the State, County or City Road System that will not be expanded by 2 or more through lanes because of physical, environmental, or policy constraints.

**Context Sensitive.** Development and site improvements that takes into consideration the scale and character of the surrounding area and promotes the community's values and assets.

**Contributing Structure (Historic).** A structure in a historic or cultural district that contributes to the district's historical or cultural significance through use, location, design, setting, materials, workmanship, feeling and association, and other considerations, and which shall be afforded the same consideration as landmarks.

**Contributing-Altered Structure (Historic).** A contributing structure that, in spite of having inappropriate alterations, still retains enough historical integrity to be designated as contributing, and where such inappropriate alterations can be removed without damaging the historical integrity.

**Conventional Center.** A facility used for service organizations, business and professional conferences, an seminars limited to accommodations for conference attendees. The accommodations can include sleeping, eating, and recreation.

**Corridor.** A set of essentially parallel transportation facilities for moving people and goods between two points.

**Courthouse.** A building in which a judicial court is held and may include administrative offices.

**Cultural Tourism.** A type of tourism activity in which the visitor's essential motivation is to learn, discover, experience and consume the cultural attractions/products of a specific destination.

## D

**Demolition.** The complete or constructive removal of a building or any substantial part thereof.

**Density.** The measure of permitted residential development expressed as a maximum number of dwelling units per net acre of land area.

**Density Averaging.** The aggregation of the otherwise permitted density and/or intensity of a parcel or parcels of land in a non-uniform or consolidated manner on a portion of such contiguous parcel(s).

**Development Order.** Any building permit, subdivision approval, zoning permit, rezoning, certification, agreement, conditional use, variance, or any other official action of local government having the effect of permitting the development of land.

**Displaced Person(s).** Any person or household that is forced to move due to factors such as affordability, redevelopment of property, or cultural changes in neighborhoods.

**Dredging.** A method of removing solids from the bottom of wetlands and coastal waters which can result in the disturbance of natural ecological cycles.

## E

**Easement.** A grant by a property owner to specific persons, the general public, corporations, utilities, or others for the purpose of providing services or access to and/or across the property.

**Ecological Corridor.** A strip of natural habitat connecting populations of wildlife otherwise separated by cultivated land, roads, etc.

**Eco-Tourism.** A type of tourism activity in which the visitor's essential motivation is to learn, discover, and experience the natural areas and assets of a specific destination. Eco-tourism includes activities such as kayaking, hiking, and wildlife observation.

**Emergency Service Building.** Public or quasi-public police, fire, rescue, ambulance, or similar services.

**Enclave.** Land of one jurisdiction surrounded or nearly surrounded by the territory of another jurisdiction.

**Environmentally Sensitive Lands.** These areas include, but are not limited to, floodplains, wetlands, rare vegetative communities, listed species habitat, and areas of significant upland habitat.

## F

**Fixed Transit Route.** Transportation systems that use buses, vans, light rail, and other vehicles to operate on a predetermined route according to a predetermined schedule.

**Floodplain.** The floodplain marks the boundary on a map of the flood hazard area within which the community regulates development. It includes the area inundated by the Special Flood Hazard Area (SFHA).

**Floodproofing.** Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate potential flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**Floor Area, Gross.** The sum of the horizontal areas of the several floors of all building on a lot, measured from the exterior faces of the exterior walls, and from the center line of walls separating two or more buildings. The term gross floor area shall include basements; elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses and attic spaces, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies or mezzanines.

**Floor Area Ratio (FAR).** A floor area is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by the gross floor area of all structures on a site divided by the site area, excluding public road rights-of-way and submerged lands.

**Florida Friendly Landscaping™.** A program that recognizes landscapes that use sustainable landscaping practices and minimize the use of potable water for irrigation, avoid the runoff of excess fertilizers and pesticides from the landscape, and provide habitats for wildlife.

**Food Crop Production Use.** An establishment that grows crops such as vegetables, fruit trees, grain, and other edible products. These establishments may also package and store the products produced on the premises.

**Fraternal.** A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements.

**Functional Classification (Transportation Element).** The assignment of roads into systems according to the character of service they provide in relation to the total road network.

## G

**Golf Course.** A tract of land laid out with at least 9 holes improved with tees, greens, fairways, and hazards for playing a game of golf, including any associated clubhouse or shelters and excluding miniature golf courses, and other similar commercial enterprises.

**Government Services, General.** Offices and other facilities such as city halls, courts, and similar buildings and structures used for administration, legislative and judicial governmental functions.

**Green Infrastructure.** The range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters. Green infrastructure systems include, but are not limited to, rain gardens, bio-swales, vegetable swales, or porous pavement.

**Greenway.** The total square footage of all areas within a structure.

**Gross Land Area.** Gross and area for the purposes of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right-of-way.

**Groundwater.** The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.

## H

**Heat Index.** The heat index, also known as the apparent temperature, is what the temperature feels like to the human body when relative humidity is combined with the air temperature.

**Historic District.** A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or area, which are united by past events aesthetically by plan or physical development. A district also may be comprised of individual resources which are separated geographically but are thematically linked by association or history.

**Historic Property/Resource.** Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. The properties may include but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the State.

**Historic Site.** A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or prehistory.

**Historic Survey.** A comprehensive survey involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archaeological or architectural importance.

**Hospital.** An establishment having an appropriate license or certificate of need issued by the State of Florida, typically operating 24 hours a day, providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, emergency medical services, and other health services to in-patients.

**Housing, Affordable.** Housing whereby very low to moderate income households, adjusted for family size, pay no more than 30 percent of income for mortgages or rental, taxes, insurance and utilities. However, it is not the intent to limit an individual's ability to devote more than 30 percent of income for housing.

**Housing, Attainable.** Providing a range of housing types at various income levels.

**Housing, Workforce.** Housing built to serve families that have income levels between the true affordable housing options and luxury housing. Typically, these families are middle-income households earning between 80 to 120% of the median income.

## I

**Impervious Surface.** A surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as compacted sand, limerock, or clay as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

**Impervious Surface Ratio.** A measure of the intensity of hard surfaced development on a site. An Impervious Surface Ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

**Income, Very-Low.** A household at or below 50% of area median income.

**Income, Low.** A household at or below 80% of area medium income.

**Income, Moderate.** A household at or below 120% of area medium income.

**Inconsistency.** When it is determined that a development order is in conflict with the goals, objectives, and policies of the Comprehensive Plan.

**Infill.** The development of vacant parcels/land within previously built areas. These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.

**Infrastructure.** Facilities and services needed to support and sustain development activities, including but not limited to streets, drainage, communication lines, electric lines, parks, landfills, water, and sewer.

**Intensity.** The measure of permitted development expressed as a maximum Impervious Surface Ratio and/or Floor Area Ratio per acre of net land area.

## J

## K

## L

**Land Use.** The development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land, under an adopted comprehensive plan or element or portion thereof, land development regulations, a land development code, or this Comprehensive Plan as the context may indicate.

**Level of Service (LOS).** An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based upon and related to the operational characteristics of the facility. The required levels of service are related facilities are established by this Comprehensive Plan.

**Library Use.** A civic building utilized for the reading, referencing, or lending of literary and artistic materials and/or devoted to the acquisition, conservation, study exhibition, and educational interpretation of objects having scientific, historical, or artistic value.

**Living Shoreline.** The use of plants or other natural elements - sometimes in combination with harder shoreline structures - to stabilize estuarine coasts, bays, and tributaries.

**Local Planning Agency (LPA).** The agency (Planning and Zoning Board) designated by the City to review the Comprehensive Plan pursuant to the requirements of F.S. Ch. 163.

**Local Street/Road.** A minor roadway designed to provide access to adjacent land. Local streets carry a small percentage of the total vehicle mileage traveled, but make up a large percentage of the total street mileage and serve to interconnect individual properties with the collector road system.

**Lodging Use.** A facility containing one or more temporary lodging unit, the occupancy of which occurs, or is offered or advertised as being available, for a term or less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or an indirect ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. May also be referred to as Transient Accommodation Use.

**Long Range Transportation Plan (LRTP).** A long-range (20-25 year) strategy and capital improvement program developed to guide the effective investment of public funds in transportation facilities that takes into account all modes of transportation, including automobile, bicycle, air, rail, surface freight, and pedestrian travel.

## M

**Manufacturing, Heavy Use.** A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products, with potential to produce noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts that may affect adjacent land uses. Such use may include the exterior storage and processing of materials and equipment.

**Manufacturing, Light Use.** A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products, occurring entirely within enclosure building. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind. Noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts must be entirely contained within enclosed buildings.

**Manufacturing, Medium Use.** A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products. This use may include or allow for exterior storage of equipment or materials, provided that impacts are contained on-site and do not negatively affect adjacent land uses. Such use may include the exterior storage and processing of materials and equipment.

**Marina Facilities Use.** An establishment used for the storing, fueling, berthing, and securing of pleasure boats. Minor repair not including the removal of mechanical or structural parts from the boat may be permitted as an accessory use.



**Marine-Related Industrial, Light Use.** A use which is primarily undertaken for the production, processing, assembling, packaging, manufacturing, warehousing, assembling or treatment of marine-related goods and products, that typically has little to no impact upon surrounding properties.

**Marine-Related Industrial, Intensive Use.** A use which is primarily undertaken for the production, processing, assembling, packaging, manufacturing, warehousing, assembling or treatment of marine-related goods and products, that may have a significant impact upon surrounding properties.

**Marine Salvage/Construction Use.** A facility or area for storing, keeping, selling, dismantling, compressing, or salvaging scrap or discarded marine-related vessels. These facilities may also provide construction or repair services for marine-related goods and products.

**Mass Transit.** Passenger services provided by public, private, or nonprofit entities that transport persons from one place to another by means of a local transportation system, such as bus, commuter rail, or ferry.

**Medical Clinic.** A facility engaged in the examination, diagnosis, and treatment of medical related conditions. Medical clinics can offer urgent/immediate care services, but do not include overnight facilities for patients.

**Micromobility.** Refers to “middle modes” of transportation that utilize relatively low-weight, low maximum speed vehicles for shorter trips, such as e-bikes, scooters and electric skateboards.

**Microtransit.** A form of transportation that fits between private individual transportation (i.e. cars) and mass transit (i.e. bus). Typically, microtransit offers riders an on-demand option to book a ride to a destination or flexible travel routes.

**Minor Arterial.** Provides service for trips of moderate length and at a lower level of mobility. They also connect with principal arterials, collector and local routes.

**Mitigation.** Involves reducing the flow of heat-trapping greenhouse gases into the atmosphere, either by reducing sources of these gases or enhancing the “sinks” that accumulate and store these gases for the purpose of reducing climate change.

**Mitigation (Historic Element).** A process designed to prevent adverse impact of an activity on cultural resources, by the systematic removal of the prehistoric, historic, or architectural data in order to acquire the fundamental information necessary for understanding the property within its proper historic context. For structures, at minimum, this may require primary archival studies, informant interviews, measured drawings, and large scale photography. For archaeological sites, at minimum, this may require literature studies, informant interviews, field survey, excavation, and artifact analysis. All mitigation projects require the preparation of reports.

**Mixed-Use.** Multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

**Mobility.** The movement of people and goods.

**Mobility Hub.** Locations where people can access multiple types of transportation modes (ex. bike share, public transit, micromobility devices).

**Multimodal.** A combination of automobile, pedestrian, bicycle, and/or transit travel modes sharing a transportation facility or system. When used alone as an adjective, “multimodal” indicates the presence of characteristics supportive of such transportation (e.g., multimodal infrastructure).

**Multimodal Transportation District (MMTD).** An area in which secondary priority is given to vehicle mobility and primary mobility is given to assuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit.

## N

**Natural Drainageways.** Drainage channels, routes, and ways formed over time in the surface topography of the earth prior to any modifications or improvements made by unnatural causes and/or human intervention.

**Neighborhood Conservation Overlay.** A land use tool that offers communities the ability to tailor the management of community character to the needs of specific areas and neighborhood residents, as opposed to the one-size-fits-all approach of a traditional historic preservation ordinance.

**Net Floor Area.** The floor area of a structure excluding stairwells, elevator shafts, basements, attics, equipment rooms, screen rooms, interior parking, and other areas not intended for human habitation or public services.

**Net Land Area.** Net land area for the purpose of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right-of-way.

**New Urbanism.** A planning and development approach based on the principles of how cities and towns were built in the past: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. New Urbanism focuses on “human-scaled urban design”.

**Nonconforming, Lot, Use, Structure.** A lot, use, or structure which was previously legal and at inception conformed to the then-applicable regulations, that subsequently fails to conform to the requirements of the current Comprehensive Plan and regulatory standards.

**Nonconformity.** A lot, structure, use, or characteristic of use such as density, parking, signage, drainage, or some other characteristic of the property which does not comply with the regulations of this Comprehensive Plan or the Land Development Code, but which lawfully existing at the time of adoption.

**Non-Contributing Structure (Historic Element).** A building, object, site or structure that neither adds to nor detracts from a district’s sense of time and place and historical development.

**Non-Point Source Pollution.** Stormwater runoff that does not get captured by stormwater infrastructure.

**Nonresidential Use.** Those uses as provided for under the respective categories, other than residential or residential equivalent use.

## O

**Office Use.** An occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses.

**Open Space.** Any land or water in its natural condition and set aside for the use and enjoyment of the owners and occupants of such land or the public if so designated.

**Outdoor Storage.** The storing or displaying in an open area outside of a building of any goods, equipment, material, or vehicles.

## P

**Park, Community.** A facility that provides a variety of program and facility opportunities to all individuals and families in the service area. Some of the types of facilities provided at these parks are ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sports fields, and nature walks (trails). These parks are typically accessible from major streets.

**Park, Mini.** Small parks with limited activity that typically provide seating, landscaping, and potentially a playground, tot lot, community garden, or other passive recreation opportunity.

**Park, Neighborhood.** Area for more intense recreational activity relative to the mini-park. These parks are usually accessible on low-traffic streets that are easy to walk and bike.

**Park, Public/Private Use.** Any public or private land and related structures, including athletic facilities, shelter houses, an maintenance facilities that are designed to provide recreational, educational, cultural, or aesthetic use to the community.

**Peak Hour.** A one hour time period with high traffic volume.

**Pedestrian.** An individual traveling on foot.

**Permitted Use.** The use of land or of a structure which is allowed by right under the provisions of this Comprehensive Plan.

**Personal Service Use.** An occupation or service attending primarily to one's personal care or apparel; examples of which include hair and beauty care, clothing, repair or alteration, dry cleaning/laundry service (collection and distribution only), animal grooming and like personal service uses. Any assembly, sale of merchandise or conveyance of a product in support of a personal service shall be clearly secondary and incidental to the primary use characteristics of the Personal Service Use.

**Performance Standards/Zoning.** Zoning regulations that permit uses based on a particular set of standards rather than on particular type of use. Performance standards/zoning focuses on the performance of a property and how it impacts adjacent lands and public facilities, rather than the specific use of the land.

**Point Source Pollution.** A direct discharge from a single point, such as a pipe, into the estuarine environment.

**Preservation (Historic Element).** The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, of reconstruction of historic properties.

**Preservation Use.** Uses primarily providing passive open space, providing for the conservation and management of natural features, providing for watershed management and designed to recognize and protect open and undeveloped areas, providing habitat for endangered or threatened species, and generally recognizing environmentally significant areas.

**Principal Arterial.** Serves the major activity centers of a metropolitan area, has the highest traffic volume corridors and the longest trip desires. The facility should carry a high portion of the total urban area travel on a minimum of mileage. It carries most trips entering and leaving urban areas, and it provides continuity from outside areas that intersect urban boundaries.

**Public Education Facility.** Elementary schools, special educational facilities, alternative education facilities, middle schools, high schools and area vocational-technical schools of the Pinellas County School District.

**Public Safety Facility.** Facilities that provide safety and emergency services, such as police stations, fire departments, or ambulance stations.

**Public/Semi-Public Use.** Those facilities and services of a public, private, or quasi-public nature, including educational, medical, governmental, civic, and religious uses, such as schools, hospitals, courthouses, community centers, and churches.

## Q

## R

**Recreation Facility Use.** Facilities focused on offering amusement, recreation, personal instruction, and/or equipment or facilities for exercising and improving physical fitness; such as outdoor swimming pools, skateboard parks, arenas, school of dance, gymnastics, martial arts, athletic courts, skating rinks, batting cages, or other similar activities and establishments.

**Recreation/Open Space Use.** Uses providing recreation facilities, sporting facilities, and open space, such as a park, public recreation facility, public beach/water access, and public or private golf course/clubhouse.

**Redevelopment.** Includes the reconstruction, conversion, structural alteration, relocation or enlargement of an existing building on a previously developed property.

**Rehabilitation.** The act of process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

**Religious Institution.** A site, premise, or location that is used principally, primarily, or exclusively for the purposes of religious exercise and related activities as protected by the First Amendment to the U.S. Constitution.

**Renewable Energy.** Energy produced from sources like the sun and wind that are naturally replenished and do not run out.

**Research/Development, Heavy Use.** A use engaged in research, testing, and development of goods, materials, or products. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. Such use may include the exterior storage and processing of materials and equipment.

**Research/Development, Light Use.** A use engaged in the research, testing, and development of goods, materials, or products, occurring entirely within enclosed buildings. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

**Residential Equivalent Use.** A residential-like accommodation other than a dwelling unit, including bed and breakfast, group home, congregate care, nursing home and comparable equivalent standards for density/intensity for any household that qualifies as a dwelling unit. This use shall not include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**Residential Use.** A dwelling unit including, single-family, multifamily, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**Resiliency.** The ability of a system to prepare for, adapt to, and recover quickly from a significant threat with minimum damage to social well-being, the economy, and the environment. Ideally, resilient systems should recover from an event by becoming stronger than they were prior to the stress. A resilient system should be flexible and adaptive and is best composed of multiple, independent layers.

**Resource Surveys (Historic, Archaeological, Cultural).** Surveys performed to identify, record, and evaluate historic properties, structures, artifacts, and features within a community, neighborhood, project area, or region.

**Retail Use.** Any establishment where the primary use is the sale of goods or merchandise to the general public for personal or household consumption. Limited processing may be permitted as accessory to the selling activity.

**Right-of-Way.** A strip of land acquired by dedication, prescription, condemnation, or purchase for use as a road, crosswalk, railroad line, electric transmission line, oil, or gas pipeline or similar use. A right-of-way reservation is a strip of land intended for future purchase as a right-of-way. The term “right-of-way” does not include “easement”.

## S

**Scheduled Fixed Route.** Bus service provided on a repetitive, fixed schedule basis along a specific route with buses stopping to pick up and deliver passengers to specific locations.

**Schools, Public/Private.** An institution for pre-kindergarten, kindergarten, elementary, middle, and high school education giving regular instruction at least five days per week except for holidays for a normal school year.

**Sea Level Rise.** The permanent increase in the height of sea level rise. The long-term affects of rising seas are also exacerbated by an accompanying land subsidence in some coastal areas.

**Shoreline.** A line which follows the mean high water line for tidal waterbodies and the ordinary high water line for fresh water.

**Shoreline Stabilization.** The construction or modification of bulkheads, retaining walls, dikes, levies, riprap, and other structures along the shoreline, for the purpose of controlling erosion.

**Shoreline Stabilization, Soft.** Use of environmentally friendly techniques to protect property from shoreline erosion, such as the use of native plantings, anchored drift lots, gravel berms, sand replenishment, and site recontouring.

**Sidewalk.** The paved section of the public frontage exclusively to pedestrian activity.

**Significant Site (Historic Element).** Sites, districts, and/or features which have yielded or are likely to yield information about the prehistory, history, or culture of Tarpon Springs and/or are associated with the lives or culture of persons significant in the city's past.

**Significant Upland Habitat.** High quality Scrub and Brushlands, Pine Flatwoods, Longleaf Pine/Xeric Oak, or Hardwood Conifer Mix as defined by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and as determined by a qualified professional.

**Social/Public Service Agency.** An entity that provides social and public services.

**Species of Concern.** A wildlife species that may become a threatened or an endangered species because of biological characteristics and identified threats.

**Spoil Island.** An artificial island, often created as a byproduct of channel dredging.

**Storage/Warehouse Use.** A use devoted primarily to the storage or distribution of goods, materials or equipment. Such use may be located within an enclosed building with any exterior storage or be comprised of only exterior storage and distribution of goods, materials, or equipment.

**Stormwater.** Any surface runoff and drainage of water from land surfaces, including surfaces of buildings and other hardened surfaces on the land, but does not include any industrial or commercial process water, sediment or contaminants introduced into water as a result of activities conducted on the site.

**Strategic Intermodal System.** A statewide network of high priority transportation facilities most critical for statewide and interregional travel.

**Street Furniture.** Objects/pieces of equipment installed along streets within the public right-of-way typically intended for the use and enjoyment of pedestrians, such as benches, planters, trash receptacles, lighting, drinking fountains, shade structures, and bus shelters.

**Structure.** Any building or other object that is constructed or erected that requires location on or under the ground or is attached to something on the ground. Such term includes a movable structure, which it is located on land, which can be used for housing, business, commercial, agriculture, or office purposes, either temporarily or permanently, including all caging designed to contain livestock.

**Submerged Land.** The area situated below the mean high water line or the ordinary high water line of a standing body of water, including ocean, estuary, lake, pond, river, stream, or existing natural or man-made drainage detention areas. For the purpose of this definition, submerged lands created as a function of development that are recorded on an approved final site plan or other authorized development order action, and wetlands landward of the mean and/or ordinary high water line, shall not be considered submerged land.

**Sustainability.** Meeting the environmental, social and economic needs of today without compromising the ability to meet those needs in the future.

## T

**Tax Increment Financing (TIF).** A method to pay for redevelopment of an area, typically a designated Community Redevelopment Area (CRA), through the increased ad valorem tax revenue resulting from that redevelopment.

**Temporary Lodging Unit.** An individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit for temporary occupancy. May also be referred to as Transient Accommodation Unit.

**Tourist Related Facilities.** Facilities catering to transient visitors.

**Traditional Cultural Property (TCP).** A building, structure or site that is associated with and reflective of the cultural practices or beliefs which are rooted in the community's history and are important in maintaining the continuing cultural identity of the community. TCP's may be, but are not required to be, eligible for inclusion in the National Register of Historic Places.

**Transferable Development Rights (TDRs).** The transfer of development rights, expressed in terms of residential density or floor area ratio, by deed, easement, or other legal instrument from land in one area or designation to land in another area or designation where the transfer is permitted.

**Traffic.** A characteristic associated with the flow of vehicles.

**Transit.** Passenger services provided by public, private or nonprofit entities including the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**Transportation Concurrency Exception Area (TCEA).** A geographically compact areas designated in a local government comprehensive plan where intensive development exists, or is planned, so as to ensure adequate mobility and further the achievement of identified important state planning goals and policies, including discouraging the proliferation of urban sprawl, encouraging the revitalization of an existing downtown and any designated redevelopment area, protecting historic resources, maximizing the efficient use of existing public facilities, and promoting public transit, bicycling, walking, and other alternatives to the single-occupant automobile.

**Transportation Improvement Program (TIP).** A five-year program of transportation improvements adopted annually by the MPO that incorporates State, PSTA and local work programs. The TIP is based on the State's fiscal year (June 30-July 1).

**Transportation/Utility Use.** Uses including transportation facilities and utilities infrastructure, such as an airport, seaport, marina, electric power generation plant, electric power substation, and telephone switching station.

**Tree Canopy.** The layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

## U

**Urban Heat Island.** Urbanized areas that experience much higher temperatures than outlying rural areas. Human activities and a greater concentration of impervious surfaces contribute to the urban heat island effect.

**Urban Sprawl.** The result of unrestricted and rapid expansion of development into the periphery of metropolitan areas. Often it is most characterized by single-family residential housing, the separation of residential neighborhoods from retail and commercial land uses, and the increased reliance on the private automobile for transportation.

## V

**Volume (Transportation Element).** The number of vehicles, and occasionally persons, passing a point on a roadway during a specified time period, often 1 hour; a volume may be measured or estimated, either of which could be a constrained value or a hypothetical demand volume.

**Vulnerability/Vulnerability Assessment.** The measurement of the hazard exposures a community is likely to experience and the sensitivities (e.g., population and land uses) that may be exposed to the identified hazards.

## W

**Walkability.** The ability to safely walk to services and amenities within a reasonable distance, usually defined as a walk of 30 minutes or less.

**Water-Dependent Use.** Establishments which provide activities which can only be carried out on, in or adjacent to the water because the use requires access to the water for transportation, recreation, power generation, or water supply.

**Waterline, Mean High.** The line formed by the intersection of the tidal plane of mean high water with the shore as established by the procedures of F.S. Ch. 177 under the Florida Coastal Mapping Act.

**Waterline, Ordinary High.** The line formed by the intersection of the plane of mean high water with the shore for fresh waterbodies and watercourses with reference to current United States Geological Survey (USGS) or other official governmental sources.

**Wellhead Protection Area.** The surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield.

**Wetlands.** Those areas that are inundated or saturated by ground or surface 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.

**Wildlife Habitat.** Areas that fulfill the needs of a specific wildlife species for the basic requirements of food, water, and protection against predators and competitors.

**Wind Mitigation.** Specifically targeting structural and nonstructural aspects that prevent or lessen damage caused by high winds that occur during storms.

**Wholesale/Distribution Use.** An establishment primarily engaged in the selling of merchandise to retailers; to industrial, commercial, institutional, or professional users, or to other wholesalers; or acting as agents or brokers for the purpose of buying merchandise for, or selling to, such companies.

**Working Waterfront.** Property that provides access for water-dependent commercial activities, or provides public access to the water. Working waterfronts require direct access to or location on, over, or adjacent to a body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to a body of water or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over water.

## X

**Xeriscape.** A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.

## Y

## Z

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TARPON SPRINGS 2045

COMPREHENSIVE  
PLAN

DEFINITIONS

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