

MCJPC Master Plan Glossary (Draft 2/25/2009)

Adequate Public Facilities (APF) – Capital improvements that have the capacity to serve development without decreasing levels of service below established minimums.

Adverse Impact – The negative consequence for the physical, social, or economic environment resulting from an action or project.

Aquifer – A geological formation that contains sufficient groundwater to supply wells, lakes, streams, springs, and /or wetlands.

Buffer – Most often refers to a strip of land adjacent to a water body or wetland within which disturbance from development or activity is restricted or mitigated. Buffers serve to filter pollution laden runoff, slow overland flow, shade water surfaces, provide food sources for aquatic species, prevent bank erosion and support wildlife habitats.

There are two types:

“Riparian Buffers” are located along natural water bodies in woodland/brush/grassland areas and contain natural vegetation and generally undisturbed terrain. The principal intent is to provide wildlife habitat, maintain water temperatures and provide large vegetation shelter and food sources.

“Vegetative Buffers” are generally planted and maintained strips along artificial or natural waterways on previously disturbed or cleared ground.

The following reference documents provide guidance on buffer widths and uses:

Huron River Watershed Council Riparian Buffer Model Ordinance

http://www.hrwc.org/pdf/riparian_model_ordinance.pdf

Michigan Department of Environmental Quality – Buffer/Filter Strips

http://www.michigan.gov/documents/deq/deq-wb-nps-bfs_250604_7.pdf

Environmental Performance Standards, Springfield Township Zoning Ordinance

http://landuse.law.pace.edu/landuse/documents/laws/reg5/Reg5_MI_SpringfieldTownship_RPO.doc

Lake and Stream corridor Owners' Guide for Riparian Buffer Establishment
Soft Engineering & Conservation Buffers Initiative

<http://semircd.org/buffers/guide/widths.php>

Lake and Stream Corridor Owners' Guide for Riparian buffer Establishment
The Forum of Greater Kalamazoo

<http://www.theforum.org/Davis/riparian.htm>

A Model Riparian Buffer Implementation Plan
Superior Watershed Partnership

www.superiorwatersheds.org/file.php?file=riparianbufferreportnew.pdf

Quantitative Review of Riparian Buffer Width Guidelines

Journal of Environmental Management

http://www.biology.ualberta.ca/faculty/stan_boutin/uploads/pdfs/Lee_et_al_2004_JourEnviroMgmt.pdf

Natural Feature Setback

Macomb County Model Ordinance

www.macombcountymi.gov/planning/PDF_Files/Model%20Ord.%20Chapters/06-Setback%20Ordinance%201-14-04.pdf

Floodplain – Any land area susceptible to being inundated by floodwaters when high amounts of precipitation are experienced or natural cyclic conditions raise the water levels. Determinants of a floodplain are as follows:

1. The area which typically is adjacent to a river, stream, or other body of water, and is designated as subject to flooding from the 100-year base flood.
2. Principal estuary courses of wetland areas that are part of the river flow system.
3. Contiguous areas paralleling a river, stream, or other body of water that exhibit unstable soil conditions for development.

100-Year Floodplain – The area inundated by flood water that has a one percent (1%) chance of occurrence in any given year, which is equivalent to a flood frequency of once in one hundred (100) years.

General Commercial – Retail and service establishments that typically include larger supermarkets, department stores, appliance and furniture stores, and specialty shops. Development in these areas should be consistent with the MCJPC area's rural character and should complement the area's existing commercial centers

General Industrial – Industrial activities such as those which involve the use of heavy machinery, extensive amounts of contiguous land, service by railroad lines or major thoroughfares, processing of chemicals or raw materials, assembly, generation of industrial waste, noise, odor, or traffic problems or similar characteristics. These uses would require service by large trucks and should be adequately screened from adjacent residential uses to minimize impact.

Groundwater – Water stored in, and slowly filtering through, geologic formations
Groundwater Recharge Area – A land surface and subsurface with limited filtering and purification capabilities and of high permeability which readily permits water to move downward into an aquifer to a depth where is likely to be tapped by wells.

Infrastructure – The system of public works facilities (e.g. streets and utilities) generally provided by government agencies which support communities.

Historic Roads and Corridors – Public rights-of-way and other trails for conveyance of vehicles which have been designated by a public agency as having historical significance.

Landmark Tree – A prominent, identifying tree in the landscape of particular importance because of its unique historical, cultural or dimensional significance or designated for protection by local, state or federal government.

Light Industrial - Manufacturing, storage and other uses that generate a minimum of noise, glare dust, vibration, air and water pollution, fire and safety hazards, radiation and that do not emit potentially harmful or obnoxious matter or other nuisance characteristics.

Local Commercial Areas - These provide adequate services for rural residents in the MCJPC region and for the convenience of persons residing in the Village of Manchester, Bridgewater Hamlet, and the Pleasant Lake/Fredonia area by providing office, limited retail and business service uses that serve adjacent and surrounding neighborhoods. The Local Commercial designation accommodates commercial uses that support agriculture and rural character.

Natural Resources – Air, land, water, and indigenous plant and animal life.

Office – Business and professional offices, such as legal, engineering, financial, insurance, accounting, and stenographic services; executive and administrative offices; medical and dental offices and related laboratories; government offices; non-profit organization offices; and financial institutions but not including drive-up windows.

Open Space – Land which is permanently set aside for public or private use as passive recreation, or reserved to protect or buffer natural areas, on which development is prohibited.

Riparian – The area which borders a stream or river and which directly affects and is affected by the water quality, often coinciding with the area covered by the 100 year storm.

Rural – Relating to country life or agriculture.

Scenic Corridors - Areas visible from highways, roads, waterway, railway or major trails which provide vistas over water, across expanses of land, such as farmlands, woodlands, wetlands, from higher elevations, possibly including significant natural or artificial features.

Stream Corridor – A stream water course and its surrounding contiguous features including, but not limited to, vegetation, bluffs, banks, trails, roads, pipes or utilities.

Steep Slopes – Natural or constructed inclines of land 12% (the ratio of vertical rise to horizontal run) or greater, characterized by stabilizing soils and vegetation.

Streetscape – The collection of features which together constitute the composite image or impression of the viewed area along a street, road or highway.

Suburban - The residential area on the outskirts of a city or large town.

Surface Waters – These include streams, rivers, lakes, ponds and all areas where water is exposed and visible on land.

Topography – The delineation usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.

Vegetative Buffer – A continuous setback along the edge of a natural or artificial feature which contains naturally occurring plant materials.

Urban – Relating to or characteristic of a city.

Watercourse – Any natural or open artificial watercourse, diversion, stream, river, creek, ditch, channel, canal conduit, culvert, drain waterway, gully, ravine, or wash in which waters flow in a definite direction or course, either continuously or intermittently, and which has a definite channel, bed, and banks.

Watershed – The land area that contribute surface runoff or drainage to a water system or body.

Wetlands – Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.

Wetland Mitigation – Creation of new wetlands to offset unavoidable loss of existing wetlands.

Wildlife Habitat – An area suitable for the support of various animals containing shelter, food and water, including the transition areas between different landscapes (woods, fields, streams, etc.)

Woodlands – an area covered predominantly by trees occurring naturally or planted, managed for timber production, wildlife habitat or environmental protection.