

## **Glossary of Key Terms**

Azusa Unified School District

April 2023

### **By-Right Development**

By-Right Development, also known as as-of-right development, is development that strictly conforms to zoning and building codes and does not require discretionary approval.

### **Conditional Use**

A conditional use is a use that is not allowed outright, however, is identified as a use that a city or county will consider through a public hearing process. Because of their special nature, these uses may be suitable only in certain locations, or arranged or operated in a particular manner.

### **Density**

Density is the amount of development per acre permitted on a parcel under the applicable zoning.

### **Easement**

The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

### **General Plan**

The general plan is the foundation for local land use planning. The plan provides a vision for the foreseeable planning horizon – usually 20 to 30 years – and translates it into goals and policies for the physical development of the city or county. All other land use ordinances and policies flow from the general plan.

### **Highest and Best Use**

The use of a property that will bring the greatest profit to its owners. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time.

### **Infill Development**

Infill development is development on previously unused and/or underutilized lands within an existing developed area. This includes development on vacant or formerly industrial land as well as the construction of additional units on existing residential or commercial lots.

### **Parcel**

A parcel is a specific portion of land such as a lot.

### **Permitted Use**

A permitted use is a use that is allowed within a particular zone, as long as the landowner meets all of the other requirements of the particular zoning district.

### **Preliminary Title Report**

A preliminary title report is a report prepared by a title company that includes property specific information including the current property owner, a detailed legal description of the property, any

liens or outstanding debts against the property, and any restrictions regarding the use of the property.

**Regional Housing Needs Allocation (RHNA)**

As required by state law, the Southern California Association of Governments (SCAG) conducts the Housing Element and Regional Housing Needs Allocation (RHNA) every eight years. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes six Southern California counties, including Los Angeles, need to allow for—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

**Rezoning**

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Unincorporated**

Unincorporated means not officially part of a town or city, thus falling under the control of county government.

**Zone**

An area of a municipality or specific building that is zoned for a specific use, such as residential, commercial, etc.

**Zoning**

Zoning are laws regulating land use.

**Zoning Ordinance**

Zoning ordinance is a statement settling forth the type of use permitted under each zoning classification and specific requirements for compliance.