



APPENDIX C: DEFINITIONS

Terms used throughout the 2040 Comprehensive Plan should be interpreted using the definitions provided in this appendix. For interpretation of any term not defined, defer to the City of Smyrna Community Development Department staff.

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A

ACCESS MANAGEMENT: The regulation of interchanges, intersections, driveways, and median openings to a roadway in order to enable access to land uses while maintaining roadway safety and mobility through controlling access location, design, spacing, and operation.

ACCESSORY DWELLING UNIT: Additional living quarters on single-family lots that are independent of the primary dwelling unit. These units can be either attached or detached from the main residence and are commonly referred to as accessory apartments, second units, or granny flats.

ACTIVITY CENTER: A place with a sufficient hub of activity to allow users to park their cars (or arrive by another mode) and engage in multiple activities without having to drive from one destination to the next.

ADAPTIVE REUSE: The renovation or reuse of pre-existing structures for new purposes

AUTONOMOUS VEHICLES: A vehicle that can drive itself from a starting point to a predetermined destination in “autopilot” mode.

B

BLOCK: Land or a group of lots, surrounded by streets or other rights -of -way, other than an alley.

BROWNFIELD SITE: A property on which the expansion, redevelopment, or reuse of may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

BUFFERING: That portion of a lot set aside for open space and visual and/or sound screening purposes; such space to be developed or improved with appropriate plantings and/or a fence or wall as may be required in certain locations to reduce the conflicting or adverse effects of different uses abutting each other.

C

CLEAR CUTTING: Cutting down and removing all trees from a site or area.

CLUSTER DEVELOPMENT: The grouping of properties on a site in order to use the extra land as open space, recreation, or conservation areas.



CONSERVATION SUBDIVISION: Typically a development that dedicates a minimum of 50 percent of the total development parcel as open space.

CONTEXT: The characteristics of the buildings, streetscape, and landscape that support or surround a given building, site, or area such as predominance of period architecture, or consistent forms or finish materials, or consistent street trees.

COTTAGE COURT: A building type designed to accommodate 5 to 9 detached dwelling units organized around a shared internal courtyard.

D

DESIGN GUIDELINES: A set of design parameters for development created to evaluate the acceptability of a project's design. Design guidelines are adopted to advance the policies, goals, and objectives of community plans and help translate these directions into desired outcomes for the design of streets, parks, open spaces, and buildings.

DISTRIBUTION CENTERS: A warehouse or other specialized building used for the storage of goods to be redistributed. These buildings can be anywhere from less than 50,000 to 3 million square feet.

DUPLEX: A building designed for and containing two dwelling units

E

F

FLEX SPACE: Lightly zoned buildings which are typically used for a combination of industrial uses and office space.

G

H

HEAVY INDUSTRIAL: Industrial uses with large-scale facilities—such as those involving the processing of chemicals and plastics, refineries, and industrial machinery-- that generate significant external impacts, such as freight traffic, vibrations, pollution, or noise.

HIGH RISE RESIDENTIAL: A multi-family residential building with at least six stories.

HISTORIC PRESERVATION: The practice of protecting and preserving sites, structures or districts which reflect elements of local or national history in an effort to advance the education and welfare of communities while providing economic and aesthetic benefit.

HISTORIC STRUCTURE: A building or other structure that is significant because of its link to an important period in the past.

I

INCENTIVES: Strategies to encourage a desired behavior-- such as the provision of moderately priced housing-- by providing a benefit in return.

INFILL: Building within an already established area, rather than on an undeveloped greenfield site.

INTERPARCEL CONNECTIVITY: Transportation connections between abutting private properties, often created through interparcel access easements.

J

JOINT USE AGREEMENTS: A formal agreement between two separate government entities—often a school and a city or county-- setting forth the terms and conditions for shared use of public property or facilities.

K**L**

LIGHT INDUSTRIAL: Manufacturing, warehousing, and distribution with limited impacts on adjacent properties, other than truck traffic.

LIMITED COMMERCIAL: Comprised primarily of existing single-family residential areas whose character, because of major street widening or similar factors, is changing from residential to nonresidential, the intent of the LC district is to provide for commercial establishments whose operations would have a minimal adverse effect on adjacent residential areas.

LIVE-WORK UNITS: A single unit consisting of both a commercial/office and residential component that is occupied by the same resident.

M

MAIN STREET RETAIL: Small-scale retail, typically with a pedestrian-friendly design, oriented to the street as part of a commercial node or corridor.

MAKER SPACE: A place in which people with shared interests, especially in computing or technology, can gather to work on projects while sharing ideas, equipment, and knowledge.

MIXED USE: A type of development that blends residential, commercial, cultural, institutional, or industrial uses, integrating a variety of functions to provide pedestrian connections.

MULTI-FAMILY RESIDENTIAL: A type of housing where multiple separate housing units are contained within one building or several buildings within one complex.

N**O**

OFFICE: Place of work for professional employment.

OVERLAY ZONING: A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.

P

PEDESTRIAN-ORIENTED DESIGN: Design which encourages pedestrian activity through connected development, such as commercial or mixed-use districts, and amenities, such as street trees, benches and bicycle amenities.

PLANNED UNIT DEVELOPMENT: A commercial, institutional or residential development that has a total area of ten acres or greater, and whose plan has been reviewed by the city planning commission and approved by the mayor and city council.

PRIMARY STREETS: Streets which link traffic from interstates or highways to residential streets or other small, local roads. These streets include both arterial through routes as well as multi-function streets providing access to properties as well as other amenities.

PRIORITY REDEVELOPMENT AREAS: Areas within Smyrna that have been identified as priorities for redevelopment, which should be focus areas for public investment and private development incentives. These include Atlanta Road; South Cobb Drive between Concord Road and I-285; the Spring Road LCI Study Area; Jonquil Drive Industrial Area; Lake Park Drive Area; Riverview Landing Area; and North Smyrna.

PUBLIC ART: Any art created with the intention of being staged in the public realm.

PUBLIC-PRIVATE PARTNERSHIP: An arrangement between a private-sector company and a government agency for the purpose of completing a project that will serve the public.

Q

QUADRAPLEX: An apartment building with four units.

R

RESEARCH AND DEVELOPMENT: Activities that lead to the development of a new product or a new manufacturing and assembly process.

RIGHT-OF-WAY: A type of easement granted or reserved over the land for transportation purposes, this can be for a highway, public footpath, rail transport, canal, as well as electrical transmission lines, oil and gas pipelines.

ON-DEMAND RIDESHARE: an arrangement in which a passenger travels in a private vehicle driven by its owner, for free or for a fee, especially as arranged by means of a website or app. – such as Uber, Lyft, etc.

S

SCREENING: A natural or human-made buffer which separates land uses. Screening, buffering, and landscaping requirements address visual, light, and sound impacts.

SENIOR HOUSING: housing that is suitable for the needs of an aging population. This ranges from independent living to 24-hour care. In senior housing there is an emphasis on safety, accessibility, adaptability, and longevity that many conventional housing options may lack.

SHARED PARKING AGREEMENTS: A tool through which adjacent property owners share their parking lots and reduce the number of parking spaces that each would provide on their individual properties

SINGLE-FAMILY ATTACHED: A dwelling unit which is located on an individual lot of record and which is attached to another dwelling unit or an adjoining lot by a common party wall.

SINGLE-FAMILY DETACHED: A building designed for and containing one dwelling unit.

SMALL-SCALE CIVIC, PUBLIC, OR PLACES OF WORSHIP: Civic, public, or religious facilities that generate limited traffic and are well suited to the context of a primarily residential neighborhood.

STREETSCAPE: The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc.

T

TOWNHOME: A single-family dwelling constructed as part of a series of three or more dwellings separated by property lines, all of which are either attached to the adjacent dwelling or dwellings by common walls or are located immediately adjacent thereto with no visible separation between the walls or roofs. These dwellings shall be at least two stories, not including a basement and be separated from adjoining houses in the same row or group by architectural style, changing of facade, or offsets.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT: Village-style development with a variety of housing types, a mixture of land uses, an active center, a walkable design, and often a transit option within a compact, neighborhood scale area.

TRAFFIC CALMING: the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

U

V

VOLUNTARY NEIGHBORHOOD OVERLAYS: Optional design overlays for individual neighborhoods, which may be created at the request of a majority of neighborhood residents as part of a zoning ordinance update process.

W

WAREHOUSING: The storage and handling of goods in a planned space.

WAYFINDING: The ways in which people orient themselves in a physical space and navigate from place to place. This may include the use of landmarks, signage, symbols, colors, maps, and other means to make navigation easier and more intuitive.

X

Y

Z

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CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT