

## A. GLOSSARY OF TERMS

**Access:** A way or means of approach to provide vehicular or pedestrian physical entrance into a property.

**Acre:** A measure of land containing 43,560 square feet.

**Affordable Housing:** Defined by the US Department of Housing and Urban Development, rental or ownership housing whose monthly cost burden represents no more than 30% of the gross income of a low to moderate income of an individual or a family and no more than 80% of the median income of an individual or a family).

**Annexation:** The process by which land bordering the limits of a municipality is incorporated into that municipality.

**Buffering:** A design or physical development technique that provides physical separation from incompatible or intense land uses.

**Certified Communities Initiative (CCI):** CCI was developed by the New Mexico Economic Development Department. The program aims to assist New Mexico communities in efforts to create jobs, retain and expand businesses and facilitate economic growth. Applications are due on August 1st of each year, and only 10 communities are eligible for any given year. Visit [www.newmexicodevelopment.com](http://www.newmexicodevelopment.com) for more information.

**Certified Local Government (CLG):** A public/private partnership program operated through the National Park Service and the Historic Preservation Divisions, whereby communities become certified by institutionalizing historic preservation through local ordinances, and receive grants to support historic preservation activities.

**Cluster Subdivisions:** Clustering allows for homes to be grouped together on smaller lots in order to leave other parts of the property as open space or conservation.

**Conservation Easements:** Conservation easements limit land to specific uses that promote agriculture and protect the property from development. They are voluntary legal agreements between land owners (grantors) and qualified land trusts, conservation organizations, or government agencies (grantees). Grantors agree to use their land for agriculture or open space and not do anything that would promote development on the property. In return, grantors can qualify for certain tax benefits.

**Community Facility:** A building or structure owned and operated by a governmental agency to provide a service to the public.

**Design Standards:** A set of guidelines regarding the architectural appearance of a building, or improvement, that governs the alteration, construction, demolition, or relocation of a building or improvement.

**Density:** For commercial, industrial, and institutional uses, the ratio of the total floor area of the building to the area of a site. For residential uses, the number of dwelling units per acre.

**Development:** Substantial property improvement and, usually, a change of land use within a site. The act of using land for building, extractive, and/or agricultural purposes.

**Development Standards:** Standards controlling the size of structures and the relationships of structures and uses to each other and to open areas and lot lines. Development standards include regulations controlling maximum height, minimum lot area, minimum lot frontage, minimum size of yards and setbacks, among others.

**Easement:** A grant of one or more property rights by property owners to the public, private entity, or government to use for a stated purpose.

**Extraterritorial Zone (ETZ):** An area within one mile of the municipal boundaries that the City has zoning and planning authority over.

**Floor Area Ratio (FAR):** The gross floor area of all buildings or structures on a lot divided by the total lot area. Gross floor area is the sum of the gross horizontal areas of the several floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings.

**Gateway:** An entrance point that heralds the approach of a new landscape and defines the arrival point as a destination.

**Gateway Entry Feature:** A landscape feature and/or built decorative features located at the entrance to a development.

**Geographic Information System (GIS):** A computer based system for generating maps comprised of different informational elements such as topographical maps, solid maps, subdivisions and property lines.

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

**Historic District:** An area which contains, within definable geographic boundaries, properties or buildings that may or may not be landmarks but which contribute to the overall historic character of the designated area.

**Historic Preservation:** The protection, rehabilitation, and restoration of the districts, sites, buildings, structures, and artifacts, significant in history, architecture, archeology, or culture.

**Home Occupation:** Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in a resident's dwelling unit.

**ICIP:** The multi-year scheduling of public physical improvements for the community that is typically prepared five years in advance with a clear priority of what is needed most by the City and includes a cost estimate.

**Infill:** Directing new development to built-up areas by creating new parcels through lots splits, filling vacant lots, and/or increasing allowed densities.

**Land Use:** Definitions of what current uses are in place, analyzing land developability, and assessing future requirements for various uses. Definitions of what activities are permitted on a parcel of land.

**Light Industry/Industrial:** Industry that does not negatively impact the environment, produce noise, or create air pollution and respects water quality. These industries should be appropriately sized to fit into the Truth or Consequences architectural styles and forms.

**Low Density:** Land use pattern characterized by 1 dwelling unit on a minimum 1 acre lot size. Low density areas average 1 acre but could be larger.

**Medium Density:** Land Use pattern characterized by lots sized 10,000 square feet.

**Open Space:** Land used for recreation and/or the preservation of natural resources, views, scenery, and recreational opportunities. Open Space may include parks, outdoor recreation areas, agricultural fields, scenic views, and/or wetlands.

**Overlay Zoning District:** An area where certain additional requirements are superimposed upon a base zoning district or underlying district.

**Plat:** A Plan or map of a specific land area.

**Streetscape:** 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.

**Recreation, Active:** Leisure time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, and/or fields.

**Recreation, Passive:** Activities that involve relatively active or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar to table games.

**Rural Historic Landscapes** - A rural historic landscape is a category established by the National Trust for Historic Preservation for designating historic agricultural landscapes, among others. These landscapes, once designated by either State or Federal Historic Registers, may be eligible for tax credits for rehabilitation. Also, by registering these landscapes, they could become a component of a larger Town-wide mission to preserve agriculture and include this farming tradition as a tourist attraction.

**Subdivision:** The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

**Zoning:** The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.