

DRAFT APPENDIX A: PLAN GLOSSARY

TERM	DEFINITION
15-minute living	The idea that most daily amenities and needs can be met within a 15 to 20-minute walk, bike or other mode of transportation from any point in a city, town or village regardless of size, to maximize livability, convenience, and efficiency.
Activation (of spaces)	Public spaces can be activated through physical interventions, such as urban form and scale, landscaping, and access to design features.
Active recreation	Structured activity that requires the use of special facilities, courses, fields, or equipment.
Adaptive reuse	The process of reusing an existing building or structure for a purpose other than which it was originally built or designed for.
Area Median Income (AMI)	The median household income for an area as estimated by the U.S. Department of Housing and Urban Development. It is the midpoint of a region's income distribution – half of households in a region earn more than the median and half earn less than the median. In 2025, 100% of AMI for a household of four was around \$164,000.
Bus Rapid Transit (BRT)	A fixed-guideway transit system where buses operate in dedicated lanes, either physically or through signing and marking, distinct from general purpose lanes used by automobiles. BRT systems also typically include off-board fare collection systems and advanced transit information systems.
Carbon sequestration	The process of capturing and storing atmospheric carbon dioxide.

Climate resilience	The ability to withstand and recover from climate hazards.
Complete community	Complete communities have a range of land uses, housing types, infrastructure, services, and amenities to meet a wide range of needs for a variety of people - and to support racial and socioeconomic integration.
Complete Streets Design Guide (CSGD)	CSDG is a design guide for complete streets - roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of the roadway system, including pedestrians, bicyclists, transit riders, and motorists.
Complete streets	Roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of our roadway system, including pedestrians, bicyclists, transit riders, and motorists.
Conditional uses	A conditional use, previously known as a “special exception,” is a use that is not permitted as a matter of right in the zone where it is located but may be allowed subject to a review process administered by a hearing examiner.
Continental crosswalk marking	See “Crosswalk markings.”
Cool corridor	A multimodal area paralleling a major transportation facility, such as a highway, boulevard or transitway that provides people who walk, bike roll, and take transit protection from extreme heat and air pollution by incorporating tree canopy, landscaped buffers, stormwater management, and shade structures.
Corridor Focused Growth Area	Corridor-focused growth is a fundamental component of <i>Thrive Montgomery 2050</i> that recommends concentrating growth along major transportation corridors to maximize the efficient use of land and create complete communities. Corridor-focused growth seeks to align the intensity of development along corridors with the surrounding context and the proximity to existing or planned transit.

Crosswalk markings	
Decorative crosswalks	“Decorative crosswalks are marked pedestrian crossings across a roadway that include a colored and/or textured pattern, aesthetic, or artistic mural element within its horizontal white boundaries. They can also be referred to as art crossings or creative crosswalks.” Green, Josh and Wong, Tyler (2023).
Dedicated Transit Lanes	Lanes that are designated, either physically or through signing and marking, for use by transit vehicles, distinct from general purpose lanes used by automobiles.
Floor area ratio (FAR)	The ratio of the gross floor area of a building to the area of the lot on which it is located.
Heat islands	Urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and bodies of water
Housing Opportunities Commission	HOC of Montgomery County was established to better respond to the county's need for affordable housing. HOC is authorized to acquire, own, lease, and operate housing; to provide for the construction or renovation of housing; obtain financial assistance from any public or private source to assist its housing activities; and arrange for social services, resident services, and day care.
Impervious surface	Any surface that prevents or significantly impedes the infiltration of water into the underlying soil, including any structure, building, patio, road, sidewalk, driveway, parking surface, compacted gravel,

	pavement, asphalt, concrete, stone, brick, tile, swimming pool, or artificial turf.
Infill	Infill development refers to the construction of buildings or other facilities on previously unused or underutilized land located within an existing urban–or otherwise developed–area.
Ladder crosswalk marking	See “Crosswalk markings.”
Low-income housing	Defined in Maryland statute as housing that is affordable for a household with an aggregate annual income below 60% of AMI.
Market Rate Affordable Housing	Residential units that are affordable to low-and middle-income households while meeting federal affordability standards without relying on public subsidies. Market rate affordable housing is not income-restricted to occupants but due to the age and quality of the buildings are affordable to households earning below 80 percent of the Washington, D.C. metropolitan region’s area median income (AMI). In 2025, 80% of AMI for a family of four is around \$131,000.
Micromobility	“Small, low-speed, human- or electric-powered transportation device[s], including bicycles, scooters, electric-assist bicycles, electric scooters (e-scooters), and other small, lightweight, wheeled conveyances." Price, J., Blackshear, D., Blount, W. and Sandt, L. U.S. Department of Transportation Federal Highway Administration. (2021). <i>Micromobility: A Travel Mode Innovation</i> . (Publication Number: FHWA-HRT-21-003 and Issue No: Vol. 85 No. 1)
Mixed-use	A development that typically contains residential and commercial uses in the same building or within a small area. A residential building with ground floor retail is an example of mixed-use development.

Moderately Priced Dwelling Units (MPDUs)	Montgomery County's inclusionary zoning program which requires 12.5 to 15 percent of all new units in developments with 20 or more units to be affordable to moderate income households (65 to 70 percent of AMI).
Multimodal	Of and relating to multiple travel modes, such as walking, bicycling, using transit, and motor vehicles.
Optional Method of Development	The optional method of development allows for higher density and greater flexibility in design in exchange for additional review scrutiny and the provision of public amenities.
Overlay Zone	Overlay zones are mapped zones that provide requirements and standards in addition to those of the underlying zone that are necessary to achieve the planning goals and objectives for development or redevelopment of an area. Overlay zones are created in areas of critical public interest and provide uniform comprehensive development regulations for an area.
Park	Publicly-owned parkland owned, operated and managed by M-NCPPC, Montgomery Parks or Maryland Department of Natural Resources.
Park Trail	Paved or unpaved trail on public parkland that is owned, managed and maintained by Montgomery Parks or Maryland Department of Natural Resources.
Parks, Recreation and Open Space Plan (PROS)	The primary planning policy document for parks and recreation in Montgomery County. Its purpose is to (1) provide the basis for park and recreation recommendations in area and park master plans and the development review process, (2) set priorities for park acquisitions, renovations, and development, (3) provide guidance on recreational facility needs for the next ten years, (4) recommend priorities for preservation and interpretation of natural and historic resources and (5) document agricultural land preservation programs and policies.

Pedestrian Level of Comfort (PLOC)	The Pedestrian Level of Comfort (PLOC) methodology captures how comfortable it is to walk and roll in different conditions in Montgomery County
Placemaking	Placemaking is the act of improving a common space to make it welcoming and attractive, so it better serves the needs of the people who use it.
Privately Owned Public Space (POPS)	Public space amenities that are often provided and maintained by a developer for public use as part of their development requirements.
Protected characteristics	Pursuant to State Government Article, §20-702, Annotated Code of Maryland, it is the policy of the State of Maryland to provide for fair housing throughout the State, to all its citizens, regardless of race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity, disability, or source of income. Each of these are protected characteristics. https://mccr.maryland.gov/Pages/Housing-Discrimination.aspx
Protected crossing	Specific traffic control devices that improve the safety and comfort of pedestrians and bicyclists crossing streets by reducing or eliminating conflicts, as well as increasing stopping and yielding for pedestrians and bicyclists, using measures such as traffic signals (full signals with pedestrian signals), pedestrian hybrid (HAWK) beacons, all-way stop control, or grade-separated crossings.
Public Benefits	A broad range of amenities or features that are provided through the development review process that enhance or contribute to the objectives of a zone or a master plan.
Publicly-Owned Park	Parkland owned, operated and maintained by M-NCPPC, Montgomery Parks.

Right-of-way	A strip of land intended for use by the public. A public right-of-way is occupied or intended to be occupied by a road, bikeway, sidewalk, path, or transit facility, as well as any ancillary facilities such as storm drains and stormwater management facilities. Public utilities such as electric transmission lines, telephone lines, cable TV lines, gas mains, water mains, and sanitary sewers may be permitted in the public right-of-way. A public right-of-way may be obtained by dedication as part of the development process of purchased in whole or in part by a public agency.
Sectional Map Amendment (SMA)	A Sectional Map Amendment is a comprehensive rezoning of an area of the county, usually to implement the recommendations of a master plan.
Sidepaths	Sidepaths are shared-use paths located parallel to and within the road right-of-way. They provide two-way travel routes designated for walking, biking, jogging, and skating.
Thrive Montgomery 2050	Thrive Montgomery 2050 is a general plan for the county with a 30-year horizon. It sets a vision for the county and encompasses broad, countywide policy recommendations for land use, zoning, housing, the economy, equity, transportation, parks and open space, the environment, and historic resources.
Vision Zero	A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and equitable mobility for all.
Workforce Housing	The State of Maryland defines workforce housing as rental housing affordable for a household income between 50 and 100 percent of AMI or homeownership housing between 60 and 120 percent of AMI except for Maryland Mortgage Program target areas (60-150% AMI). In Montgomery County, Workforce Housing generally refers to the Workforce Housing program (WFHU), which are units set aside as affordable to households earning between 80 and 120 percent AMI.