

# A Glossary of

# Zoning, Development and Planning Terms

Exhibit C

*Edited by Michael Davidson and Fay Dolnick*

---

**50<sup>th</sup>**  
*Anniversary*



American Planning Association

Planning Advisory Service  
Report Number 491/492

repair shops, or repair of musical instruments. (*Blacksburg, Va.*)

■ **replacement** (See also *teardown*) Construction on an existing street in an existing neighborhood in which the existing house on the lot is torn down and replaced by a new house. (*Lexington, Mass.*)

■ **replacement value** The current construction cost for replacement of an existing building, structure, or portion thereof, including accessory facilities and other parts of an established use. (*Santa Clara County, Calif.*)

■ **request for proposal (RFP)** Usually issued by a public agency and disseminated to consulting or development firms, a good RFP contains a description of: the project or program (what is supposed to be accomplished and for whom); what services are required; the amount budgeted to accomplish the work; the type of contract (e.g., fixed price or time-and-expense); qualifications required (unless using the two-part RFQ/RFP process); evaluation criteria; what to do to submit the RFP properly. APA recommends a two-part process in which agencies first issue a request for qualifications (RFQ) (see below) and then solicit proposals. (*PAS Report No. 443, Selecting and Retaining a Planning Consultant*)

■ **request for qualifications (RFQ)** A statement of qualifications prepared by a consultant and submitted to a community seeking assistance in a project. The RFQ should ideally contain contact information; a description of the form of the organization (e.g., is it a partnership or corporation); resumes of key personnel; a statement of qualifications (e.g., a narrative describing work done on similar projects); availability (e.g., notable time constraints or other commitments); a list of projects completed by the firm; and references. (*PAS Report No. 443, Selecting and Retaining a Planning Consultant*)

■ **research and development** A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples

include research and development of computer software, information systems, communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes may be associated with this use. (*Blacksburg, Va.*)

■ **research and development centers** Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration, or similar pollution standard as specified herein. (*Jefferson County, Colo.*)

A structure or complex of structures designed or used primarily for research development functions related to industry and similar fields of endeavor. (*Cranberry Township, Pa.*)

■ **research laboratory** (1) An administrative, engineering, scientific research, design, or experimentation facility; (2) Includes research on such things as electronic components, optical equipment, etc., but not research requiring the use of animal husbandry (including dogs, poultry, or monkeys), heavy equipment (such as construction equipment); and (3) Shall be free of dust, smoke, fumes, odors, or unusual vibrations or noise. The waste from such facilities shall meet the requirements of the appropriate health authority. (*Pima County, Ariz.*)

A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing. (*Londonderry, N.H.*)

■ **reservation of site** The withholding of land, in a subdivision plan, for later purchase for public purposes such as schools or parks. (*Handbook for Planning Commissioners in Missouri*)

■ **reservoir** Any impoundment of surface waters designed to provide drinking water to the public. (*York, Va.*)

■ **residence** (See also *dwelling definitions*) A place where a person resides; particularly a house. (*Grand Forks, N.D.*)

A home, abode, or place where an individual is actually living at a specific point in time. (*Siskiyou County, Calif.*)

The general term implying place of human habitation and embracing both residential and apartment residential district classifications. (*Columbus, Ohio*)

A structure or part of a structure containing dwelling units or rooming units, including single-family or two-family houses, multiple dwellings, boarding or rooming houses, or apartments. Residences do not include: such transient accommodations as transient hotels, motels, tourist cabins, or trailer courts; dormitories, fraternity or sorority houses; in a mixed-use structure, that part of the structure used for any nonresidential uses, except accessory to residential uses; recreational vehicles. (*Londonderry, N.H.*)

■ **resident** One who lives and usually works in the vicinity; not a visitor or transient. (*Whatcom County, Wash.*)

■ **residential** Land designated in the city or county general plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (*California Planning Roundtable*)

■ **residential burn** (See also *open burning*) Open burning performed with the approval of the fire chief at the site of a one- or two-family dwelling unit for the purpose of disposing of natural vegetation generated at that location. (*Hilton Head Island, N.C.*)

■ **residential care facility** (See *elderly housing, residential care facility*)

■ **residential complex** A residential development with 15 or more dwelling units situated on the same tax parcel. (*Columbus, Ohio*)

■ **residential concierge services** The operation of an establishment that provides pick-up and delivery service, personal services such as laundry and dry cleaning drop off and pick up, packaging