

Planning and Development Terminology

Commercial corridor: The business district on both sides of U.S. 16/20 extending from Big Horn Avenue to Hart Avenue but not including the Downtown area.

Curb cut: The opening along the curb line at which point vehicles may enter and leave the roadway.

Full cut-off lighting: A type of outdoor lighting fixture that reduces light escaping above the plane of the horizontal. Light released above the horizontal may sometimes be lighting an intended target, but often serves no purpose.

Hardscaping: The inanimate elements of landscaping, especially any masonry work or woodwork such as walls, fences, benches, patios, pathways, decks, lamp posts, arbors, and ornaments made out of hard materials like stone, concrete, metal, and wood.

Housing density: The number of housing units per acre of land. (*See Town Density, below.*)

Infill: The development of new housing or other buildings on scattered vacant sites within a built-up area.

Master planned: In the context of developing a large parcel owned by one entity, the creation of a unified and coordinated development plan that integrates the various components of the project site including new and existing buildings, traffic circulation, open space, and other development features with the purpose of guiding development of the site over several years or project phases.

On-site parking: Parking provided for a specific building on the same lot as the building.

Pedestal sign: A sign structure with its entire base in contact with the ground and with the entire sign no higher than a specified height such as five feet.

Pole sign: A sign mounted on a freestanding pole.

Redevelopment: Demolishing existing buildings or expanding an existing building to create a newer and/or larger building.

Rezoning: A legislative action by the Town Council to change the zoning designation of a specific property or group of properties.

Setback: The distance between a building and its lot line.

Streetscape: All the physical elements of a street that define its character including building fronts, street paving, street furniture, landscaping, trees, plantings, awnings, marquees, signs, and lighting.

Town density: For the Town of Basin, the minimum appropriate housing density equal to about 2.5 housing units per gross acre.