

Growth Management 101 – Terms

Term	Definition
Growth Management	Strategies and tools used to regulate urban land use in metropolitan areas. It aims to counteract negative impacts of urban sprawl and frame future urban development. This approach involves strategic and controlled planning, regulation, and coordination of growth and development within a specific municipality.
Sprawl	Development spread over a large area.
Density	The intensity of land use, often measured as the number of dwelling units, residents, or floor space per unit of land area.
Impact Fee	One-time charge imposed on developers by municipalities to help fund the capital cost of the additional public services, infrastructure, or transportation facilities necessitated by, and attributable to, new development.
Urban growth boundary	A regional boundary, set in an attempt to control urban sprawl by, in its simplest form, mandating that the area inside the boundary be used for urban development and the area outside be preserved in its natural state or used for agriculture.
Growth Caps	Limits on the number of dwelling units that can be built each year. Limits the total <i>amount</i> of development
Allocation	An apportionment of development opportunity for residential, commercial, tourist accommodation, and certain recreational projects [TRPA Code Chapter 90]. Limits the <i>pace</i> of development.
Development rights	In Tahoe, a legally existing unit of use that must be obtained prior to the construction of a project and commencement of use or activity on a property. Development rights are considered a market commodity and can be bought, traded, and transferred.
Mitigation Fee	Financial charges levied on developers and property owners to offset the anticipated negative impacts of their projects on the community and environment. These fees are designed to ensure that new developments contribute positively to the local infrastructure, services, and natural resources that may be strained by increased usage.