



II. GLOSSARY OF TERMS

The terms defined herein are generally accepted professional planning definitions. This list of terms is general in nature and intended to provide guidance for the user. This glossary has not been formally adopted and can be changed from time to time without requiring a formal plan adoption process. Further detail is found in the Land Development Regulations. The terms and definitions within the Land Development Regulations are regulatory in nature, and should be referenced for that specific purpose. The terms in this glossary are intended to educate the Comprehensive Plan User to the technical approach of the Comprehensive Plan, and provide a contextual statement as to the relationship of the policies to the Data and Analysis at the specific time of plan adoption.

Access – The physical attributes of a site/facility that enable a person means of transportation to enter a site/facility.

Accessory Dwelling Unit – Means an ancillary or secondary dwelling unit, which has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

Accessibility – The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Active Recreation – Means leisure-time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or fields. This may include but is not limited to swimming, tennis and other court games, baseball and other field sports, and playground activities.

Affordable Housing – In accordance with federal HUD Standards, a dwelling unit is considered to be affordable when a household spends no more than 30 percent of its gross income on housing costs. Rental housing costs include contract rent and utilities. Owner occupied housing costs include mortgage principal and interest, property taxes, insurance, and where applicable, homeowner's association fees.

Affected Person – As used in the process for adoption of the Comprehensive Plan or plan amendments, includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting the real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

AICUZ (Air Installation Compatibility Use Zones) – Areas of high noise and accident potential due to proximity to military aviation activities, and in which activities may be restricted to those that are compatible with aviation activities, or that are less vulnerable to noise impacts or loss of life resulting from accidents.

Alley – A right-of-way providing a secondary means of access and service to an abutting property.

Ambient Water and Air Quality – The background quality or condition of water or air.

Aquifer – Underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.

Areas Subject to Coastal Flooding – The area delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation.

Arterial Road – A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

Beneficial Use – Property rights associated with existing vacant lots of record that meet specific criteria identified in the Land Development Regulations.

Best Management Practices – Methods or techniques described by practitioners and experts in a given field of expertise or discipline to be the most effective in achieving a goal or objective (e.g. reducing pollution).

Blighted Area – An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregated assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the County or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the County or municipality;
- j. Incidence of crime in the area higher than in the remainder of the County or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the County or municipality;
- l. A greater number of vacancies of the Florida Building Code in the area than the number of violations recorded in the remainder of the County or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Buffer – Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use of property from another so as to visually separate, ameliorate, reduce, mitigate, shield, or block the adverse impacts of noise, lights, or other nuisances.

Capital Budget – The portion of each local government’s budget which reflects capital improvements

scheduled for a fiscal year.

Capital Improvement – Any building or infrastructure project that will be owned by a governmental unit and purchased or built with direct appropriations from the governmental unit, or with bonds backed by its full faith and credit, or, in whole or in part, with federal or other public funds, or in any combination thereof. A project may include construction, installation, project management or supervision, project planning, engineering, or design, and the purchase of land or interests in land.

Climate Change – Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate that cause increasingly severe natural disasters.

Climate Change Adaptation – Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including sea level rise, more frequent and intensified storm events, and changes in rainfall.

Clustering – The grouping together of structures and infrastructure on a portion of a development site.

Coastal High Hazard Area – The area below the elevation of the Category 1 Storm Surge Line as established in the Sea, Land and Overland Surges from Hurricanes (SLOSH) computerized storm surge model provided by the National Oceanographic and Atmospheric Administration (NOAA).

Coastal or Shore Protection Structures – Shore-hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach and shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

Collector Road – A roadway providing service which is of relatively moderate traffic volume, trip length and operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial Uses – Activities within land areas which are predominantly connected with the sale, rental, or distribution of products, or performance of services.

Community Redevelopment or Redevelopment – Undertakings, activities or projects of a County, municipality, or community redevelopment agency in a community redevelopment area for the elimination or prevention of the development or spread of slum and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation of or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

Community Park – A park, recreation open space, or recreational facility that is over ten acres in size. A community park should be located within a ten minute driving radius of all residential areas in the City.

Compatible – Capable of existing together without conflict or ill effects.

Comprehensive Plan – Means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and

that includes a unified physical design for the public and private development of land and water. The city comprehensive plan is prepared, adopted and amended pursuant to the "County and Municipal Planning and Land Development Regulation Act," F.S. Ch. 163, part II.

Concurrency – A system in which development occurs when the necessary public facilities and services to maintain the adopted level of service standards are also available.

Cul-de-sac – A street terminated at the end by a vehicular turnaround.

Data and Analysis – Information accumulated and evaluated to form the basis of conclusions regarding all subjects of the comprehensive plan. It shall be considered best available, unless new research using acceptable research methodology is conducted during the planning period to generate more current information. Data and analysis does not represent goals, objectives, policies, or criteria, and unless stated otherwise, represents best available data only.

Deed-restricted Housing – A unit of housing on which there is a contractual guarantee (deed restriction) making the housing affordable in perpetuity or for a specified period of time. To be affordable, housing units must be occupied by residents earning a certain percentage of the median income for the area (see definition of Affordable Housing).

Density – The maximum number of units divided by the gross land area. It is typically expressed in units per acre.

Density, Maximum Gross Residential – Means the density which shall be determined by dividing the maximum allowable units by the gross acres of land (i.e., dwelling units/gross land acres). All residential densities denoted on the future land use map and the official zoning map stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development.

Development – The carrying out of any building activity or excavation, including the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels. The following activities or uses shall be taken for the purposes of these Land Development Regulations to involve development:

- (1) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
- (2) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- (3) Alteration of a shore, stream, lake, pond, or canal, including any coastal construction as defined in F.S. § 161.021.
- (4) Commencement of drilling, except to obtain soil samples or excavation on a parcel of land.
- (5) Demolition of a structure.
- (6) Clearing of land as an adjunct of construction.
- (7) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Development Order – Any order granting, denying, granting with conditions or deferring, an application for a development permit.

Educational Use – Activities and facilities of public or private primary or secondary schools, vocational and

technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Environmentally Sensitive Lands – Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.

Flood Plains – Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floor Area – Covered floor area of a building, floor area may be open on its sides. Outdoor storage is considered floor area.

Floor Area Ratio (FAR) – The total floor area of the buildings on any lot, parcel or site divided by the gross land area of the lot, parcel or site.

Freshwater Lens – Body of fresh ground water found beneath the permeable limestone islands or peninsular land masses in the tropics. The lens-shaped water body is bounded above by a water table and below by a mixing zone between fresh and saline ground water.

Geographic Information System (GIS) – A computer-based system whereby maps and information are linked for a variety of uses.

Goal – A desired state of affairs to which planned effort is directed.

Government Agency – The United States or any department, commission, agency, or other instrumentality thereof; the State of Florida or any department, commission, agency, or other instrumentality thereof; any local government or any department, commission, agency, or other instrumentality thereof; any school board or other special district, authority, or governmental entity.

Greenhouse Gases – Naturally occurring examples include water vapor, carbon dioxide, methane, nitrous oxide and ozone. Some human activities can increase these gases, including fossil fuel combustion within motor vehicles and power stations.

Groundwater – An important part of the natural water cycle present underground, within strata known as aquifers.

Group Home – A facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Gross Land Area or Acres – Total acreage of a site.

Guideline – An agency statement or a declaration of policy that the agency intends to follow, which does not have the force or effect of law and that binds the agency but does not bind any other person.

Hazardous Waste – Wastes that have the potential to cause harm to human health or the environment.

Household – The person or persons occupying a dwelling unit.

Historic District – A definable geographic area that contains a number of related historic sites, buildings, structures, features or objects united by a common theme, common geographical locations, and common time period; used as a foundation for decisions about the planning, identification, evaluation registration and treatment of the historic properties based upon comparative significance.

Impact – The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, social, environmental or economic conditions.

Impact Fee – A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts that the project will produce.

Impervious Surface – Surface through which water cannot penetrate, such as a roof, road, sidewalk, and a parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Improvements – May include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers and drains, street names, signs, landscaping, permanent reference monuments, permanent control points, monuments, or any other improvement required by the governing body.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewage, water, education, communication, and health facilities.

Land Development Regulations – Local zoning, subdivision, impact fee, site plan, corridor map, building, floodplain or stormwater regulations, or other governmental controls that affect the use and intensity of land.

Level of Service – Means an indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. "Level of service" shall indicate the capacity per unit of demand for each public facility.

Level of Service Standard – The minimum requirement adopted in this Comprehensive Plan for a Level of Service (LOS) on public facilities and services such as roadways, sanitary sewer, potable water, drainage, solid waste, libraries and parks.

Local Planning Agency – Means an agency designated or established as such by the legislative body, which may be constituted as a local planning commission, a community development department, a planning department, or some other instrumentality as having the powers of Section [7-103] of Florida Statutes Chapter 163, Part II.

Lot – The least fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter or other name through which it can be identified.

Mobile or Manufactured Home – A structure, transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and that includes the plumbing, heating, air conditioning, and electrical systems contained

therein.

Mitigation – Methods used to alleviate or lessen the impact of development.

Mixed-use – Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Multimodal Transportation – A connected transportation system that supports cars, bicycles, pedestrians, public transit, and other means of transportation.

Native Vegetation – Plant species that naturally occur in and are indigenous to a specified geographic area.

National Register of Historic Places – The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural Resources – The actual and potential forms of wealth supplied by nature that possess a value and function within the natural systems and which are essential for the perpetuation of life.

Natural System – The complex network of natural resources in which no resource is capable of functioning independently of the other resources in the network.

Natural Water Body – A water system occurring in conformity with the ordinary course of nature; not originally created through man's activities. May include those normally occurring water bodies which have been dredged or channelized.

Neighborhood Park – A park, recreational open space, or recreational facility that is between 2.5 and ten acres in size. A neighborhood park should be located within a ten minute walking radius of all residents in the City.

Net acres – The acreage of a site that is usable.

Non-point Source – A dispersed source of stormwater runoff; the water comes from land dedicated to uses such as agriculture, development, forest, and landfills and enters the surface water system as sheet flow at irregular rates.

Objective – A specific, measurable, intermediate end that is achievable and marks progress toward a goal. Usually an objective requires some sense of time or quantity.

Outstanding Florida Waters – Those water bodies afforded special protection and described within Rule 17-3.041, Florida Administrative Code and designated under the authority of Chapter 403 of the Florida Statutes.

Parcel (of land) – Any quantity of land capable of being described with such specificity that its location and boundaries may be established, that is designated by its owner or developer as land to be used or developed.

Passive Recreation – Leisure time activities not considered active. This may include water-related activities such as boardwalks and interpretive trails, fishing piers as well as boating. Passive recreation may also include

non-water-related activities such as hiking, golfing, observation structures, and picnicking.

Performance Standards/Criteria – Zoning or Land Development Regulations that permit uses based on a particular set of standards of operation rather than on particular type of use.

Person – An individual, corporation, government agency, business trust, estate trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Pervious Surface – Surface through which water can penetrate.

Point Source – A source, such as a pipe, from which stormwater or wastewater is discharged.

Policy/ Policies – Means a general rule for action focused on a specific issue, derived from more general goals conducted in order to achieve an identified objective.

Pollutant – Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution – The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or unnatural alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels that are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Pollution, Non-Point Source – Sources for pollution that are not directly definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point Source – Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Potable water facilities – A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

"Plan" – Means a document, adopted by an agency, that contains, in text, maps, and/or graphics, a method of proceeding, based on analysis and the application of foresight, to guide, direct, or constrain subsequent actions, in order to achieve goals. A plan may contain goals, policies, guidelines, and standards.

Public – Of, pertaining to, or affecting a population or a community as a whole.

Public Access – The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public Buildings and Grounds – Structures or lands that are owned, leased or operated by a governmental entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and governmental administration buildings.

Public Facilities – A facility provided to the public by the City or another unit of government to residents, visitors and/or businesses.

Public Housing – Rental housing publicly funded and administered to provide safe and affordable housing for low-income families, the elderly and people with disabilities.

Public Services – A service provided to the public by the City or another unit of government.

Recreation facility – A park, open space, structure or facility available to the public for recreational use.

Redevelopment – To develop land or water a second or subsequent times subject to the Land Development Regulations.

Regional Planning Agency – An organization engaged in areawide comprehensive and functional planning encompassing multiple cities and counties within a defined geographic area.

Reverse Osmosis – A method of producing pure water by forcing saline or impure water through a semipermeable membrane across which salts or impurities cannot pass. Reverse osmosis is used for water filtration, for desalinization of seawater, and in kidney dialysis machines.

Right-Of-Way – A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as sidewalks, roadways, railroads, and utility lines.

Runoff – The portion of rainwater that falls upon the land and is not absorbed or retained, but flows from the point of contact into natural or artificial conveyance and/or collection systems.

Sanitary Sewer – A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leach fields (which hold refuse liquids and waste matter on-site). (See “Septic Systems”)

Sanitary Sewer Facilities – Structures or systems designed for the collection, transmission, treatment or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Scenic – Means of or pertaining to natural features of the landscape that are visually significant or unique.

Scenic Corridor – Means an area visible from a highway, waterway, railway or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land, such as farmlands, woodlands, or coastal wetlands, or from mountaintops or ridges.

Scenic Highway – A road passing through a scenic area or community.

Seasonal Population – Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and include tourists, migrant farmworkers, and other short-term and long-term visitors.

Semi-public Facilities – Facilities that benefit the public but that are not provided by the City or another unit of government.

Semi-public Services and Uses – Any use of land or buildings owned and operated by an individual, firm, corporation, lodge or club, either as a profit or nonprofit activity, for a public service or purpose. This shall include privately owned utilities, transportation, recreation, education, and cultural activities and services.

Septic System – A sewage-treatment system that includes a settling tank through which liquid sewage flows

and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.") These types of systems are not allowed in the City of Key West.

Shall – That which is obligatory or necessary. When used in Land Development Regulations, the directive is mandatory.

Should – Expresses directive action unless it can be clearly demonstrated that: a. Strict application will be contrary to the public interest; b. The public values being protected are insignificant and strict application will result in an excessive hardship to the project; c. Strict application will place an excessive hardship on the project, and an alternative action is available which is equal to or superior than the original requirements in reaching the policy's objective, and; d. The activity is not financially feasible for the local government.

Shoreline or Shore – The interface of land and water and, as used in the Coastal Management Element, is limited to oceanic and estuarine interfaces.

Single Room Occupancy (SRO) – Means an affordable housing unit which is a multi-room and/or multi-floor facility that offers single rooms-for-lease. An SRO normally provides shared kitchen facilities, but may have a microwave and mini refrigerator but may not have a wet bar or stove, and must have one bathroom facility per unit, and must be no larger than 600 square feet in size and the minimum size shall be 300 square feet.

Solid Waste – Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations.

Solid Waste Transfer Station – A facility for the temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Special District – Means a local or area wide unit of special government, except school districts, created pursuant to general or special law for the purpose of performing specialized functions within an area's boundaries.

Standard – Means a criterion that defines the meaning of a policy by providing a way to measure its attainment.

State Agency – Means any department, commission, board, or other administrative unit of state government.

Stormwater – The flow of water which results from a rainfall event.

Stormwater Facilities – Manmade structures that are a part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater and may include stormwater sewers, canals, detention facilities, and retention facilities.

Structure – Anything constructed, installed or portable, the use of which required a location on a parcel of land. It includes a movable structure which it is located on land which can be used for housing, business, commercial, agriculture, or office purposes, either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks and advertising signs.

Subdivision – The division of land into two or more lots, parcels, tracts, tiers, blocks, sites, units or any other

subdivision of land, and includes establishment of new streets and alleys, additions, and resubdivisions.

Substandard Housing – Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

State Land Planning Agency – Florida Department of Economic Opportunity (DEO).

Transit – The conveyance of persons or goods from one place to another by a public transportation system.

Trip – A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (or origin), and one "attraction end" (destination).

Trip Generation – The dynamics that account for people making trips in automobiles, other motorized transport or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Urban Design – The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes.

Urban Open Space – A park, recreation open space, open space, or public space that is 2.5 acres in size or less. An urban open space should be located within a five minute walking radius of all residents in the City.

Use – The purpose or activity for which the land or building thereon is designed, arranged or intended or for which it is occupied or maintained, and shall include any manner of performance of such activity with reference to the specifications of the zoning ordinance.

Vernacular – The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.