

A Glossary of Zoning, Development, and Planning Terms

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Establishments engaged in selling commodities or goods in small quantities to ultimate customers or consumers. (*Burlingame, Calif.*)

A business having as its primary function the supply of merchandise or wares to the end consumer. Such sales constitute the "primary function" of the business when such sales equal at least 80 percent of the gross sales of the business. (*Maple Grove, Minn.*)

The retail sale of any article, substance, or commodity within a building but not including the sale of lumber or other building materials. (*King City, Calif., which uses the term "retail business"*)

■ **retail sales establishment, bulk merchandise** A retail establishment engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of such goods. Bulk retail involves a high volume of sales of related and/or unrelated products in a warehouse setting and may include membership warehouse clubs (i.e., "big box" retail). Bulk retail is differentiated from general retail by any of the following characteristics: items for sale include large, categorized products (e.g., lumber, appliances, household furnishings, electrical and heating fixtures and supplies, wholesale and retail nursery stock, etc.) and may also include a variety of carry out goods (e.g., groceries, household, and personal care products). (*Federal Way, Wash.*)

■ **retail sales establishment, food** Any establishment selling food or beverages for consumption off-premises either immediately or with further preparation. Such establishments may include, but not be limited to, supermarket, grocery store, bakery, candy store, butcher, delicatessen, convenience store, and similar establishments. (*Champaign, Ill.*)

■ **retail sales establishment, general merchandise** Establishments that are retail operations that carry an assortment of merchandise from all the other categories. Such establishments may include, but are not limited to, department

store, discount store, farm store, and similar establishments. (*Champaign, Ill.*)

■ **retail sales establishment, household** Establishments are retail operations that sell goods for furnishing or improving housing units. These establishments may include, but are not limited to, furniture store, home improvement center, electronic store, appliance store, and similar establishments. (*Champaign, Ill.*)

■ **retail sales establishment, specialty** Retail operations that specialize in one type or line of merchandise. Such stores may include, but are not limited to, apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments. (*Champaign, Ill.*)

■ **retail services establishment** Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places, hotels and motels, finance, real estate and insurance, personal service, motion pictures, amusement and recreation services, health, educational, and social services, museums, and galleries. (*Maryland Heights, Mo.*)

■ **retaining wall** A wall or similar structure devised used at a grade change to hold the soil on the up-hillside from slumping, sliding, or falling. (*Beaufort County, S.C.*)

Any fence or wall built or designed to retain or restrain lateral forces of soil or other materials, said materials being similar in height to the height of the wall. (*Fort Wayne, Ind.*)

A wall or terraced combination of walls used to retain more than 18 inches of material and not used to support, provide a foundation for, or provide a wall for a building or structure. (*Beverly Hills, Calif.*)

■ **retaining wall, enclosed** A retaining wall located on a lot such that it is visually shielded by other permanent structures and cannot be seen from public streets and adjacent lots. (*Oakland, Calif.*)

■ **retention** (See also *detention definitions*) The permanent on-site maintenance of stormwater. (*Gurnee, Ill.*)

■ **retention basin** A wet or dry stormwater holding area, either natural or manmade, which does not have an outlet to adjoining watercourses or wetlands other than an emergency spillway. (*Grand Traverse County, Mich.*)

■ **retention system** A stormwater facility that is designed to accept runoff from a developed site and discharge it at a limited rate. Flows exceeding the limited rate are stored until they can be released at the limited rate (when the runoff rate into the system drops below the limited rate). A specified volume is stored indefinitely (retained) until it is displaced by runoff from another storm. (*Redmond, Wash.*)

■ **retreat center** A facility used for professional, educational, or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings. (*Carroll County, Md.*)

■ **retrofitting** To improve or reconstruct an existing facility with the intent of bringing it into compliance (or where that is not feasible, more nearly into compliance) with modern standards for such facilities. . . . (*Volusia County, Fla.*)

■ **reversion clause** A requirement that may accompany special use permit approval or a rezoning that returns the property to its prior zoning classification if a specified action, (such as taking out a building permit or beginning construction) does not begin in a specified period of time, say, one year. (*Handbook for Planning Commissioners in Missouri*)

■ **rezoning** An amendment to the map and/or text of a zoning ordinance