

~~(L) "MODERATELY PRICED DWELLING UNITS" MEANS A RESIDENTIAL DEVELOPMENT PROGRAM THAT PROVIDES FOR INCREASED DENSITY OF DEVELOPMENT IN RETURN FOR THE LONG TERM PROVISION OF AFFORDABLE HOUSING UNITS.~~

~~(M) "OFF SITE IMPROVEMENTS" MEANS IMPROVEMENTS NECESSARY OR BENEFICIAL TO A DEVELOPMENT WHICH ARE LOCATED OUTSIDE THE BOUNDARIES OF THE DEVELOPMENT SITE.~~

~~(N) "PERFORMANCE ZONING" MEANS A PROVISION IN A ZONING ORDINANCE THAT PERMITS DEVELOPMENT OF A SITE BASED ON A RANGE OF EFFECTS COMPATIBLE WITH DEVELOPMENT EXISTING OR PLANNED FOR THE AREA.~~

~~[(f)](O) (1) "Plan" means the policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the area's future development.~~

~~(2) "Plan" includes general plan, master plan, comprehensive plan, community plan, and the like as adopted in accordance with §§ 3.01 through 3.09 of this article.~~

~~(P) "PLANNED UNIT DEVELOPMENT" MEANS A RESIDENTIAL DEVELOPMENT PLANNED AS AN INTEGRATED WHOLE THAT INCLUDES A CLUSTERING OR MIXING OF HOUSING TYPES AND DENSITIES WITH OPEN SPACE OR RECREATIONAL AREA, AND MAY INCLUDE SOME COMMERCIAL OR INDUSTRIAL USES.~~

~~[(g)](Q) "Regulation" means any rule of general applicability and future effect including any map or plan.~~

~~[(h)](R) "Special exception" means a grant of a specific use that would not be appropriate generally or without restriction and shall be based upon a finding that certain conditions governing special exceptions as detailed in the zoning ordinance exist, that the use conforms to the plan and is compatible with the existing neighborhood.~~

~~[(i)](S) (1) "Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.~~

~~(2) Subdivision includes resubdivision and, when appropriate to the context, relates to the process of resubdividing or to the land or territory subdivided.~~

~~[(j)](T) "Variance" means a modification only of density, bulk, or area requirements in the zoning ordinance where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the results of any action taken by the applicant, a literal enforcement of the ordinance would result in either, as specified by the local governing body in a zoning ordinance, unnecessary hardship or practical difficulty.~~