Glossary

# A

***Active Adult Retirement Communities:*** Active adult retirement communities offer a form of housing most similar to traditional residential development. These communities offer an independent living environment with houses often designed to reduce maintenance requirements and cater to specific interests of the senior home buying market. Restricted to seniors above a certain age, these communities offer amenities and services tailored to this age group.

***Adaptive Reuse:*** Reuse of an existing structure for a different purpose than that originally intended for the purpose of preserving the structure. Adaptive reuse efforts make improvements to existing buildings or change the land uses found within existing developments to adapt developments to modern design and building program preferences. These projects are not defined as redevelopment because they maintain the general massing and scale of existing buildings.

***Affordable Dwelling Unit:*** A dwelling unit for rent or for sale that is locally restricted for occupancy by households whose income falls within a certain range. Typically ADUs are offered at a below-market rate.

***Affordable Housing:*** Non-subsidized housing (sale or rental) for those people whose income is 30–70 percent of the median household income for the area. Such housing should require no more than 30 percent of household income.

***Agriculture:*** Any land use that produces live-stock or plant materials to be used for food or fiber for human or animal consumption. Examples include activities that produce cattle, sheep, hogs, horses or other live-stock; activities that produce grains such as wheat, barley and corn; fruit and vegetable production and tree or timber production.

***Agricultural Supportive Business:*** Uses that provide either direct or indirect services to agricultural, silvicultural, horticultural, equine, and animal husbandry activities. These uses include farm machinery sales, rental, and repair services; veterinary services; blacksmiths; agricultural product storage and processing; feed and seed supply; and similar uses.

***Agricultural and Forestal District:*** Districts that landowners voluntarily enter into to protect agricultural and forest lands by limiting the use and development of property for a specified term, subject to Boards of Supervisors approval.

***Airport Noise Impact Area:*** Areas within one mile of the Ldn 60 and greater aircraft noise contour.

***Aquifer:*** A geologic formation or structure that transmits underground water in sufficient quantity to supply pumping wells or springs.

***Aquifer Recharge:*** Undeveloped or sparsely developed area where groundwater can be replenished by rainfall.

***Archaeological Site:*** The physical remains of any area of human activity greater than fifty years of age for which a boundary can be established; including but not limited to domestic/habitation sites, industrial sites, earthworks, mounds, quarries, canals and roads.

***Area Median Income (AMI):*** The household income for the median or middle household in a region.

***Archaeological Survey:*** The scientific archaeological investigation of a known or potential archaeological resource as defined by the Virginia Department of Historic Resources’ Guidelines for Archaeological Investigations in Virginia.

***Area Plans:*** Specific, detailed land use plans, which Loudoun County adopts for various areas of the County.

***Arterial Road:*** Generally, a publicly owned and maintained road, designed with restricted access and primarily intended to carry “through” traffic at 45 to 55 miles per hour.

# B

***Bedrock:*** Rock formation that underlies a surface covering such as soil.

***Best Management Practices (BMP)*:** Structural, operational, or procedural practices that are generally accepted as the most effective and practical means for reducing the amount of non-point source (NPS) water pollution to a level compatible with established water quality goals.

***Buffer:*** An undeveloped or relatively undeveloped land area that lies between two conflicting land uses. A buffer is intended for screening the view or noise of one use from another. A buffer may include trees, plants, or other devices to further shield one use from the other.

***Built Environment:*** Human-made surroundings that provide the setting in which people live, work, and recreate on a day-to-day basis and how they are interrelated as a complete and connected system in relationship to human activity. (The built environment includes such as buildings and structures, parks, utilities and communication infrastructure, roads, paths, transportation infrastructure, streetscape, wayfinding, man-made landscapes, and open space.)

***By-Right Uses:*** Uses or structures that are allowed under a particular zoning district classification without the need for action by the Planning Commission or Board of Supervisors.

# C

***Canopy:*** The upper branches of a stand of trees; the tallest trees in a forested area.

***Capital Facility Proffer:*** A contribution consistent with County policies and service needs, in-cash or in-kind (land or improvement), that benefits County residents at-large and is agreed to as a condition of a rezoning.

***Capital Facility Standards:*** Standards developed to guide the development of new capital facilities such as schools, parks, libraries, roads, and other public facilities. They include the types and quantity of capital facilities needed, the typical square footage of each type of facility, the amount of acreage required (for building, parking, utilities etc.), and the demographic or geographic factors by which a new facility is warranted.

***Capital Improvement Program (CIP):*** The County’s annual plan for future capital project expenditures. This plan spells out the funding for capital facilities including schools, libraries, and parks, that the County plans to finance over a six-year period.

***Capital Intensity Factor (CIF):*** The dollar amount of the capital facilities impact measured by unit type or unit characteristics and geographic location that is calculated using County capital facility standards and demographic inputs.

***Capital Needs Assessment (CNA):*** Assessment that identifies the type and number of capital facilities that will be needed to serve the public over a ten-year planning period and maintain the County’s desired levels of services.

***Central Water and Wastewater Systems:*** The Loudoun Water utility network serving the Authority’s eastern service area, which includes the Suburban and Transition Policy Areas.

***Champion Tree:*** Any tree deemed largest of its species and listed on either the Virginia Big Tree Registry (maintained jointly by the Virginia Forestry Association, Virginia Department of Forestry and Virginia Tech College of Natural Resources) or the National Register of Big Trees (maintained by American Forests). A champion tree may be a National Champion, a State Champion, or both.

***Civic Uses:*** Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community. Civic uses may be public buildings, defined space in commercial buildings or outdoor space constructed to accommodate gatherings of the community. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Such uses may typically include churches, schools, libraries, community centers, amphitheaters, and property owner association meeting space or club houses.

***Cluster Development:*** Grouping residences permitted by the zoning of a property, on smaller lots, with the intention of retaining a significant area of the site as open space or farmland.

***Collector Road:*** A road into which local roads funnel and which, in turn, carries traffic to an arterial road. Ideally a collector road would have few private entrances accessing it directly.

***Commercial Core:*** An identifiable center or focal point of a community. Typically a commercial area, park or civic facility that is convenient to most of the community

***Commercial Use:*** Any wholesale, retail, or service business activity established to carry on trade for profit.

***Community Plan:*** Detailed land use plans to be developed for specific communities within the Suburban Policy Area.

***Compatible:*** An existing or committed land use or activity that can co-exist with a neighboring use/activity or uses/activities, without either creating or experiencing one or more off-site adverse effect(s). Adverse Effect: Means one or more of:

* impairment of the quality of the natural environment for any use that can be made of it,
* injury or damage to property or to plant or animal life,
* harm or material discomfort to any person,
* an adverse effect on the health of any person,
* impairment of the safety of any person,
* rendering any property or plant or animal life unfit for use by man,
* loss of enjoyment of normal use of property, and
* interference with the normal conduct of business.

***Comprehensive Plan:*** The general plan for the County and its supporting components. Every County in Virginia must have a Comprehensive Plan, which spells out policies for future development in order to ensure orderly growth and the protection of the public health and welfare. The Comprehensive Plan may consist of a number of components, such as local area plans, service plans, and specific land-use related resolutions of the Board of Supervisors.

***Conservation Design:*** A land development approach that conserves the environmental, natural, and heritage elements of a site while providing for development at full density on the remainder of the site. The first step in Conservation Design is to identify the environmental, natural, and heritage features of a site to be preserved. The unconstrained land then is available for development and buildings can be located in that area as part of the second step. Street, utility, and trail locations are then introduced on the development plan as the third step. The final step is to location lot lines.

***Conservation Easement:*** A voluntary legal agreement between a property owner and a land trust or government agency that places permanent restrictions on a property which may relinquish certain development rights and/or require the preservation of farmland, natural and heritage resources on a property in perpetuity. The easement is recorded in the

land records and the property owner retains ownership of the property and all rights and privileges for its use, except for the uses restricted under the easement.

***Contiguous:*** Touching, abutting, and/or adjoining at the border or immediately across the street.

***Cultural Landscape:*** 1. “The combined works of nature and of man [that] are illustrative of the evolution of human society and settlement over time, under the influence of physical constraints and/or opportunities presented by their natural environment and of successive social, economic, and cultural forces, both external and internal” (UNESCO/ICOMOS Expert Group, World Heritage Convention Operation Guidelines, February 1995) OR 2. “A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values” (National Park Service).

# D

***Density:*** The amount of development permitted per acre of land. It may be expressed in dwelling units per acre or as building floor area per acre (floor area ratio [FAR])

***Density Transfer:*** The act of allowing on the development potential of a parcel of land to be used on a different parcel of land.

***Department of Transportation and Capital Infrastructure (DTCI):*** County department that oversees roadway planning, local transportation projects and transit functions, as well as capital planning, funding, design and construction management.

***Development:*** The act of building, or the existence of structures for human habitation or business use including houses, stores, schools, offices, roads, etc.

***Diabase:*** A fine- to medium-grained dark-colored igneous rock, which is a good source for crushed stone for road and building construction.

***Dillon Rule:*** The rule adopted by the Virginia General Assembly that limits the legislative powers of local government in Virginia to those powers that have been specifically and expressly granted to them by the General Assembly.

***District Energy Systems:*** Networks of hot and cold water pipes, typically buried underground, that are used to efficiently heat and cool buildings using less energy than if the individual buildings were to each have their own boilers, chillers, or cooling towers.

***Drainfield:*** Soil absorption trench fed by underground pipes for dispersion of the liquid portion of sewage from a septic system.

# E

***Easement:*** An interest in land owned by another that entitles its holder to a specific and limited use or enjoyment.

***Easement, Open Space (Scenic, Conservation):*** An easement that removes or limits the right to develop land. “Eased” is used as an adjective applied to land with such open space restrictions.

***Eco-districts:*** A neighborhood committed to sustainability with empowered people, green buildings, and smart infrastructure. Eco-districts are a comprehensive strategy to accelerate sustainable development at the neighborhood scale by integrating building and infrastructure projects with community and individual action. Can be used as part of a public/private partnership.

***Economic Development:*** Efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base.

***Ecosystem:*** A complex network of organic communities and their interaction with their environment. A specific ecological unit that is smaller than a biome and larger than a community.

***Enabling Legislation:*** Legislation passed by the Virginia General Assembly which authorizes a locality to carry out some particular program or which grants certain specific powers to those localities. Local governments may not enact ordinances without enabling legislation.

***Erosion:*** The wearing away and removal of soil or rock by natural means such as wind or water.

***Exemplary Natural Communities:*** The most outstanding and viable occurrences of common community types, based on size, condition, and landscape context and all examples of rare community types as defined by the Virginia Department of Conservation and Recreation, Division of Natural Heritage.

# F

***Facilities Standards Manual:*** An adopted document that sets out specific regulations and design standards for such facilities as water/sewer service, roads and streets, soils review, etc.

***Fiscal:*** Of or relating to public revenues, public expenditures and public debt; public financial matters.

***Floodplain:*** A low, usually flat terrain on either side of a river or stream that is normally dry but submerged at times of high water, and where accumulations of silt and sand are deposited away from the main channel.

***Floor Area Ratio (FAR):*** The enclosed gross floor area of buildings on a given lot divided by the total area of the lot.

***Forest:*** A plant community predominantly consisting of trees and other woody vegetation of at least 10 acres in which 50 percent of the tree canopy coverage exceeds 25 feet in height and one that currently has or will result in 85 percent crown closure within ten years. A forest is further defined as forming an ecosystem that provides food, water, and shelter for various plant and wildlife habitats.

# G

***Greenbelt:*** Any largely undeveloped area or an area of low-density development consisting of entirely or primarily heavily vegetated open space surrounding a developed area or separating one area from another to create a visual separation.

***Greenfield Development:*** Development that occurs on undeveloped land.

***Groundwater:*** The supply of freshwater beneath the ground surface in a saturated zone that forms a natural reservoir for potable water. Major source of water supply for western Loudoun County.

***Growth Management:*** The process of guiding development in the direction that is most efficient, and fiscally and environmentally sound.

# H

***Habitat:*** The place or environment where animals or plants naturally or normally live and grow.

***Heritage Resource:*** Any valued historic, architectural, archaeological, or scenic site, structure, landscape, or object that has cultural or historic significance to the community.

***Heritage Trees:*** Any tree that has been individually recognized by the local governing body for its association with a historic event, person, structure, or landscape. The historic significance may be at the local, state, regional, or national level.

***Historic District (County Designated):*** A zoning district overlaid on an existing zoning district and adding additional architectural and design controls to the regulations of the base district. Historic Site Districts (HS) comprise one property with its related structures; Historic and Cultural Conservation Districts (HCC) comprise a number of properties related in some way to each other.

***Historic District Review Committee (HDRC):*** A committee of citizens appointed by the Board of Super-visors and empowered to approve or deny the issuance of Certificates of Appropriateness for any construction, reconstruction, renovation or restoration in the Historic Districts.

***Historic Landmarks:*** Used only when referring to a site designated by national, state, or local officials as a historic landmark. The term is primarily used to refer to National Historic Landmarks.

***Historic Property:*** Building, site, district, object, or structure evaluated as historically significant inclusive of their historic setting.

***Historic Site:*** An architectural, engineering or archaeological area, structure, object, or landscape that has historic significance to the region, locality, community, or nation.

***Homeowners Association (HOA)/Property Owners Association (POA):*** A private association consisting of homeowners or property owners organized for the purpose of overseeing the enforcement of covenants or deed restrictions that apply to a group of homes, lots, or buildings. Covenants and deed restrictions may govern such things as the maintenance and use of homes, buildings, private streets, and common areas, such as pools, playgrounds, landscaping, and parking lots.

***Hydric Soils:*** Soils that are saturated long enough to develop an anaerobic condition in the upper soil so that only certain plants can live in it. Hydric soil is an indicator of wetlands.

# I

***Impervious Surface:*** Any material that prevents the absorption of water into the ground.

***Indigenous Vegetation***: Also referred to as native vegetation. Existing plant communities or species that occur naturally to a specified region or area, and that are descendants of plants that existed prior to the land being developed or cultivated.

***Industrial Uses:*** Nonresidential and noncommercial employment uses such as warehousing, mining, milling, and manufacturing. Industrial Uses are defined by varying degrees of outside storage or activity, type of equipment use, and potential compatibility issues and are categorized as Light, General and Heavy Industrial Uses.

***Industrial, Light:*** Uses that have less deleterious impact on their locality than the heavy industries, located in industrial parks or in conjunction with large mixed-use development. May include such uses as manufacture and distribution of such products as scientific and precision instruments and other items that may be manufactured without unpleasant impacts on their surroundings. In the mixed-use communities, it should not have outdoor storage and be of architectural design and size compatible with non-industrial uses.

***Industrial, Heavy:*** A variety of uses that have significant impact on surrounding land uses and the environment. These industries include such uses as metal fabrication and quarries, asphalt or concrete mixing plants, and junkyards, which feature outdoor storage, noise, and other emissions, use of heavy equipment.

***Infill Development:*** Establishment of a new land use on a site that may be undeveloped or underutilized but is located within the Suburban and Urban Policy Areas in an established, stable development where public facilities such as roads, water, sewer, and general services are available or planned. Infill lots are often small (less than 25 acres), and their development should complement or complete a larger development area.

***Infrastructure:*** Utilities such as water/sewer, electrical, gas, communication, internet and transportation, which form the skeleton on which a development is built.

***Institutional Uses:*** Large scale government or quasi government facilities; and p health, or educational facilities such as schools, training centers, universities, libraries, hospitals, or similar facilities.

***Intensity:*** See Density. Intensity can also be described or measured in terms of impacts on the surrounding area such as traffic loading, sewage disposal needs, etc.

***Interim Use:*** Land uses which do not require substantial infrastructure and construction investment and that by design or investment can be expected to be removed and the site redeveloped based on future market trends or can easily be adapted and augmented with future land uses. (such as community gardens, playgrounds, park-and-ride lots, and farmer’s markets)

***Invasive Plant Species:*** Any plant species that is not native to the region and causes or is likely to cause economic, health-related or environmental harm.

# J-L

***Joint Land Management Area (JLMA):*** The County area surrounding an incorporated town intended to accommodate future town growth. The boundary of the JLMA typically marks the edge of utility service.

***Karst:*** Refers to terrain characterized by the solution of bedrock that allows underground drainage and generates distinctive land forms and features such as sinkholes, pinnacled rock and caves. Much of the limestone conglomerate area is considered Karst.

***Land Trust:*** A public and/or private, organization with the authority to buy, accept donations, hold, and/or sell interests in real property for the purpose of land and/or building preservation.

***Ldn:*** Day-Night Sound Level. The energy-average level (Leq: see below) of sound for 24 hours adjusted to include a 10 decibel penalty for noise exposures during night-time hours (10:00 pm to 6:00 am).

***Leadership in Energy and Environmental Design (LEED):*** A green building certification program developed by the U.S. Green Building Council that includes a set of rating systems for the design, construction, operation, and maintenance of green buildings, homes and neighborhoods aimed at being environmentally responsible and using resources efficiently.

***Light Pollution:*** Unnatural brightening of the night sky caused by street lights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

***Limestone Conglomerate:*** Geologic formation that is highly water soluble and is characterized by numerous underground caves and surface sink holes; it is a natural

groundwater aquifer and good water supply source. Limestone conglomerate consists of various small rocks cemented together with a carbonate matrix. In appearance, it is very similar to concrete.

***Local Road:*** A public, state-owned, and maintained road designed for direct access to individual lots.

***Low Impact Development (LID):*** Land planning and engineering design approach to manage stormwater through sustainable systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater in order to protect water quality and associated aquatic habitat.

# M

***Medical Centers:*** An aggregation of health care facilities whose day-to-day operation is supplemented by the close proximity or collocation of other health care facilities or healthcare-related businesses.

***Micro-Grid Energy Systems:*** Stand-alone electrical systems consisting of multiple generating sources and defined loads that can operate independently from the primary utility grid. They provide a reliable, efficient solution to unexpected power loss effectively balancing spikes in energy demand, optimizing energy usage for more reliable power, reducing operating costs and carbon emissions.

***Micro Unit (Housing):*** A one-room, self-contained living space designed to accommodate a sitting space, sleeping space, bathroom and kitchenette. Residents may have access to a communal kitchen, bathroom, patio and gardens. Units are generally 50-350 square feet in size.

***Millennials:*** A person reaching young adulthood in the early 21st century, born between 1981 and 1996.

***Mitigation (environmental):*** Methods used to alleviate or lessen the impact of development. Examples include planting of new forests to replace those that have been removed; creation of new wetlands to replace those destroyed by development. Mitigation is sometimes done in a different area than that previously occupied by the replaced forest, wetland, etc, but this practice is not encouraged.

***Moderately Steep Slopes:*** Surface formation with a vertical incline greater than 8.5 degrees or 15 percent and up to 22.5 degrees or 25 percent, a sufficient steepness to cause problems such as erosion or increased flooding when disturbed for land development or other purposes. (See also steep slopes.)

***Mountainside Areas:*** Areas associated with the County’s mountain features, categorized based on weighted criteria as defined in the Loudoun County Interpretive Guide to the Use of Soils Maps, and defined by the following:

* + Elevation: Above 700 feet mean sea level for the Short Hill and Blue Ridge Mountains and 550 feet for the Catoctin, Hogback, and Bull Run Mountains;
  + Soils: Associated with mountainsides that affect groundwater recharge, slippage potential, and suitability for onsite sewage disposal systems;
  + Slopes: Moderately steep slopes (15 to 25 percent) and steep slopes (greater than 25 percent); and
  + Forests: The quality and extent of tree cover, woodlands, and forests.

N

***National Register of Historic Places:*** The official Federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering and/or culture. These contribute to an understanding of the historical and cultural foundations of the United States.

***Natural Heritage Resources:*** Those resources that include rare, threatened and endangered plant and animal species; exemplary natural communities, habitats, and ecosystems; and other natural features of the County.

***Non-Point Source (NPS) Water Pollution:*** Diffuse water pollution that results when stormwater and other land runoff picks up pollutants and deposits them into a stream or other water body. NPS pollution cannot be traced to a specific source and/or point of entry.

# O

***Old Growth Forest:*** Also referred to as Ancient Forest. A forest that is ecologically mature and has been subject to negligible disturbance. Ecological maturity is typically defined when tree species reach the later stages of their life cycle, reflecting in significant amounts of the upper stratum or overstory in the mature (old) growth phases.

***100-foot Minimum Stream Buffer:*** Minimum stream buffer providing a minimum filtration area ensuring maintenance of water quality and the integrity of the river and stream corridor. The buffer is measured from the ordinary high water mark landward on both sides of the stream when the 100-year floodplain and adjacent steep slopes do not extend beyond either bank by 100 feet.

***On-Site or Individual Water and Wastewater Systems:*** A system that serves a single user, commonly well and septic systems.

***Open Space:*** Any parcel or area of land or water essentially unimproved and designated for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. There are three types of open space defined in this plan:

***Open Space, Active Recreation:*** Areas dedicated to leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed sites or fields. Examples include ballfields, tennis or basketball courts,

swimming pools, tot lots, golf courses, dog parks, and other areas for recreational sports and games.

***Open Space, Natural:*** Land left in a mostly undeveloped state. Examples include forests, meadows, hedgerows, and wetlands.

***Open Space, Passive Recreation:*** Areas for activities that involve less energetic activities such as walking, sitting, picnicking, card games or table games. Examples include trails (hiking, biking, walking, or equestrian), picnic, community gardens, camping, hunting, or fishing areas. Passive recreation uses have fewer potential impacts on the site and on surrounding land uses.

***Open Space Preservation Program:*** A program that seeks to balance the loss of open space to new development with the provision of easements or funds towards the purchase of publicly accessible and useable open space, to the extent permitted by Virginia Code Section 15.2-2303.4.

***Overlay Zoning District:*** A zoning district superimposed on another, but having validity in governing the use of the property.

# P

***Parks and Recreation:*** Resources and services provided for the purposes of leisure, entertainment, and recreational pursuits. Resources are non-commercial public spaces and facilities like parks, nature preserves, open space areas, greenways, trails, and built structures for sport, recreation, or arts programs.

***Performance Standards:*** A set of regulatory criteria or limits relating to certain characteristics that a particular use or process may not exceed.

***Perpetuity:*** A state of something that is continuing or enduring forever. In planning, a limitation on property, which is not destructible by the persons who hold an interest in the property, is said to be held in perpetuity.

***Pervious:*** Materials that permit water to enter the ground by virtue of their porous nature or by large spaces in the material. Also, permeable.

***Physiographic:*** Pertaining to physical geography.

***Purchase of Development Rights (PDR):*** A land conservation tool used to limit development on natural and/or agricultural lands and preserve natural and heritage resource elements in perpetuity. Under this program, the County compensates property owners who voluntarily agree to sell the right to develop and place a conservation easement on their land.

***Planning Commission:*** Citizens appointed by the Board of Supervisors and empowered to prepare the Comprehensive Plan and to advise the Board on proposed land use changes

for conformance with the Comprehensive Plan and the Zoning and Subdivision Ordinances.

***Pollution Management Program:*** Program to help prevent water quality degradation and restore the health of lakes, rivers, streams and estuaries by promoting and funding measures to reduce and prevent nonpoint source pollution. Such programs may include watershed planning efforts, stream and wetland restoration and protection, and education and outreach.

***Prime Farmland (as defined by the U.S. Department of Agriculture):*** Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It can be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas.

***Proffer:*** Voluntary promise or commitment given in writing by a landowner to construct certain improvements, to contribute towards mitigating impacts, or to develop property subject to specified conditions.

***Property Assessed Clean Energy Program (PACE):*** Mechanism for financing energy efficiency and renewable energy improvements on private property created by the U.S. Department of Energy. PACE programs allow a property owner to finance the up-front cost of energy or other eligible improvements on a property and then pay the costs back over time through a voluntary assessment. The unique characteristic of PACE assessments is that the assessment is attached to the property rather than an individual.

***Public Facilities:*** Public works supplied generally by a government organization. Examples include public roads, schools, water and sewer facilities, fire stations, and libraries.

***Public Water and Wastewater Systems:*** Water and wastewater systems that include shared water and wastewater systems that are owned and operated by Loudoun Water, municipal systems operated by Towns and central water and wastewater systems operated by Loudoun Water.

***Pump-and-Haul:*** A sewage disposal method in which a sewage holding tank is pumped out on a regular basis and the raw sewage is transported by vehicle to an authorized treatment plant.

# Q-R

***Quality Development:*** Unique and functional community design components that promote high quality of life, enrich areas, create distinctive visual character, and ensure a pedestrian-friendly environment.

***Quality of Life:*** The standard of health, comfort, and happiness experienced by an individual or group.

***Questionable Soil:*** Where the classification, strength, or compressibility of the soil are in doubt or where a load-bearing value superior to that specified in the International Building Code is claimed.

***Real Property:*** Land and any immobile buildings or structures attached to the land.

***Recreation, Active:*** A type of open space. Areas dedicated to leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed sites or fields. Examples include ballfields, tennis or basketball courts, swimming pools, tot lots, golf courses, and other areas for recreational sports and games.

***Recreation, Passive:*** A type of open space. Areas for activities that involve less energetic activities such as walking, sitting, picnicking, card games or table games. Examples include trails (hiking, biking, walking, or equestrian), picnic, camping, hunting, or fishing areas. Passive recreation uses have fewer potential impacts on the site and on surrounding land uses.

***Redevelopment:*** A change in land use which would involve the removal and replacement, rehabilitation, or adaptive reuse of existing structures or uses.. Redevelopment includes all development projects that make significant modifications to an existing developed site resulting in changes to its design, use, and/or intensity. Projects may include razing existing structures and constructing completely new buildings and may necessitate mitigation of previous uses.

***Revitalization:*** Reestablishing the economic and social vitality of a targeted area. Redevelopment, infill, and adaptive reuse are types of development that support revitalization.

***Rezoning:*** A change in zoning district applicable to a given parcel or group of parcels of land.

***Ridgeline:*** A ground line located at the highest elevation of a drainage divide for the major watersheds mapped by the County or other prominent ridgeline visible from the public right-of-way as identified during the land development process.

***Right-to-farm Act:*** A State Act that offers protection to farmers against nuisance suits. Localities are prevented from enforcing nuisance ordinances that would disrupt normal farm practices.

***Riparian:*** An area of land contiguous to a stream, river, lake or wetland that contains vegetation that, due to the presence of water, is distinctly different from the vegetation of adjacent areas.

***Riparian Forest:*** Also called a riparian forest buffer when part of a larger stream buffer. A strip of land along a river or stream where forest and vegetation help to protect water quality, filter pollutants, regulate water temperature, enhance aquatic and wildlife habitats, and provide aesthetic value to the river or stream.

***River and Stream Corridor Resources (RSCRs):*** These areas include: Rivers and streams draining 100 acres or more.

100-year floodplains (including major and minor).

Adjacent steep slopes (slope 25 percent or greater, starting within 50 feet of streams and floodplains, extending no farther than 100 feet beyond the originating stream or floodplain).

50-foot Management Buffer surrounding the floodplains and adjacent steep slopes.

Wetlands, forests, historic and cultural resources, and archaeological sites that fall within the area of one or more of the above elements.

***Rural Character*:** A term broadly applied to the appearance and experience associated with natural and man-made environments comprised of any combination of agricultural, forestal, environmental, scenic, historic and/or cultural elements that define a rural setting or landscape.

***Rural Economy:*** A collection of traditional and non-traditional rural business uses that are dependent on the rural land base for its agricultural productivity, scenic quality, and rural character to sustain business activities. Rural economy uses include but are not limited to agriculture; crop and livestock production; forestry; horticulture and specialty farm products; farm markets and wayside stands; the equine industry; orchards; vineyards; farm wineries; cideries and breweries; farm restaurants; hospitality services such as bed and breakfasts, country inns, banquet/event facilities, and rural resorts; and private camps and parks.

# S

***Scenic Highway/Virginia Byway:***

***National Scenic Highway:*** A road located within a protected corridor and having recreational, historic or scenic interest.

***Virginia Byway:*** A road or part of a road having high aesthetic or cultural value or leading to an area of significant historical, national or recreational interest. Designation by Virginia Department of Transportation on recommendation of the Commission on Outdoor Recreation with approval of local Board of Supervisors. Designation does not imply any particular protection of the roadway from development or structural improvements.

***Scenic Rivers (Sec. 10-167(b) Code of Virginia):*** Rivers, streams, runs and waterways, including their shores and immediate environs which possess great natural and pastoral beauty.” Designated by an Act of the General Assembly on recommendation of the Commission on Outdoor Recreation, and overseen by a local committee appointed by the governor of Virginia.

***Self-Sustaining Communities:*** Communities planned, built or modified to be economically, environmentally, and socially healthy and resilient.

***Septic System:*** Subsurface sewage disposal system that uses the natural absorption of soil to treat wastewater. The common use is to serve one dwelling, but could be designed to serve several homes. Drainfield refers to this soil absorption trench fed by pipes from the dwelling.

***Services:*** Establishments primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including hotels and other lodging places; personal, business, repair, and amusement services; health, legal, engineering, and other professional services; educational services; membership organizations; and other miscellaneous services.

***Setback:*** The distance from a property line to a structure or use such as parking. Governed by the Zoning Ordinance or by covenants and/or easements or by proffers or conditions at the time of rezoning or special exception.

***Shared Water and Wastewater Systems:*** Water and/or sewage treatment systems that are designed to serve individual users or a number of residences such as a cluster located outside the central service area of eastern Loudoun.

***Silviculture:*** The art and science of controlling the establishment, growth, composition, health and quality of forests and woodlands.

***Site Plan:*** A plan, to scale, showing proposed uses and structures for a parcel of land. It includes such information as location of lot lines, streets, buildings, parking areas, landscaping, utility lines and topographic information.

***Special Needs Population:*** Special needs populations include low income residents (incomes below the 30 percent Area Median Income (AMI)), elderly residents requiring congregate care, disabled residents, and the homeless.

***Special Taxing District:*** A geographical area that pays a special assessment in order to provide a desired or necessary amenity or facility mutually beneficial to all the landowners of the district.

***Specimen Tree:*** Any tree that has been individually recognized by the local governing body for its special status. A tree may receive this designation by virtue of its outstanding size and quality for its particular species, especially if it represents a locally significant native species. Trees associated with the character of a community, trees that are relatively rare in an area, whether native or not, may also be awarded this status. The category also includes other locally significant trees that are significant on account of their great age or are especially renowned for their aesthetic or community value. The function of a tree in a landscape may be sufficient to justify special status such as a landmark pair of trees that frame an entrance and/or serve as natural gateways to historic sites, towns, or villages.

***Steep Slopes:*** Surface formation with a vertical incline greater than 22.5 degrees or 25 percent, a sufficient steepness to cause problems such as erosion or increased flooding when disturbed for land development or other purposes. (See also moderately steep slopes.)

***Stormwater Run-off:*** The portion of the total precipitation that does not sink into the soil but instead flows across the ground or other surface and eventually reaches a watercourse.

***Stream Buffer:*** Defined as part of the River and Stream Corridor Resource. A minimum area of land directly adjacent to and on either side of a river or stream. The primary purpose of the stream buffer is to provide adequate filtration of pollutants and improve water quality.

***Stream Corridors:*** Also referred to as River and Stream Corridor Resource (RSCR).

***Subdivision:*** The division of a parcel of land into two or more new parcels. The process of subdividing is regulated by the Land Subdivision and Development Ordinance.

***Sustainable Site Design:*** Create and sustain a high quality of community values and environmental responsibility in design and construction of buildings, infrastructure, transport, and landscape. The construction methods employed should ensure that each step of the building process is focused on eliminating unnecessary site disruption (e.g., excessive grading, blasting, clearing) and resource degradation (e.g., stream siltation, groundwater contamination, air-quality loss). The strategies can harness features such as ventilating breezes, solar gain, and microclimates, and can mitigate unfavorable features such as cold, moist air drainage; desiccating winds; and increased stormwater runoff. The building process should be strategically charted in stages to avoid unnecessary site disruption, and to achieve an orderly construction sequence from site clearing to site finish. Such a strategy reduces costs and damage to the site. It requires close coordination between all sub-contractors.

# T

***Technical Assistance:*** Assistance provided by specialists in the form of sharing information and expertise, instruction, skills training, transmission of working knowledge, and consulting services and may also involve the transfer of technical data.

***Technology Zone:*** Designated areas where local jurisdictions may grant tax incentives and provide certain regulatory flexibility to encourage new and expanding technology businesses.

***Tourism Zone:*** Designated areas where local jurisdictions may grant tax incentives and provide certain regulatory flexibility for tourism-related development projects.

***Town Center:*** A mixed-use, concentrated community, which integrates employment, commercial, residential, and public uses. A town center will emphasize pedestrian movement over vehicular movement to create a pedestrian-friendly environment and will offer a full complement of services and amenities.

***Traffic Calming:*** Measures to reduce the speed of motor vehicles, alter driver behavior, and improve conditions for non-motorized street users. Includes both physical (e.g., raised crosswalk, traffic circle, speed bumps) and non-physical measures (community education and enforcement).

***Transit:*** A shared mode of transportation, which often operates on a fixed route and fixed schedule, and is available to all who pay the fare; however, demand responsive transportation, which does not operate on a fixed route or fixed schedule is also a form of transit. Other examples include bus, light rail, and heavy rail.

***Transit Oriented Development (TOD):*** Mixed-use neighborhoods designed to encourage and leverage transit ridership to create vibrant, complete communities. TODs often feature a rail or bus station at their center, surrounded by relatively high-density development decreasing in density as distance from the core increases. TOD neighborhoods encourage cycling and walking to maximize transit usage, feature streets with high levels of connectivity and traffic calming, and limit the land area dedicated to vehicular parking.

***Transit Station:*** Structures housing both passengers and transportation systems’ operations and equipment.

***Transit Stop:*** A location along the street or transit line that has simple facilities like signage and shelters.

***Transportation Improvement Plan:*** A County transportation plan, which includes roads, car pools, public transportation and airport facilities, and which is designed to establish policies and priorities regarding county roads, public transportation, car pools, airports, and other transportation facilities.

***Tree Stand:*** A plant community predominantly consisting of trees and other woody vegetation sufficiently uniform in species composition, age, arrangement and condition: an area to be distinguishable as a group from the forest or other growth in the adjoining area.

# U

***Understory:*** Low trees and large shrubs located below the canopy in a wooded area.

***Universal Design:*** The simple design of both products and the built environment to be useable by people of all ages and abilities, and which promotes the ability for people to age in place.

***Unmet Housing Needs:*** The lack of housing options for households earning up to 100% of the Washington Metropolitan Area Median Income (AMI).

***Unstable Soils:*** Soils that because of their composition and unique landscape position have a higher than normal potential for erosion, particularly during periods of high rainfall.

***Urban Center:*** A mixed-use community in the Urban Policy Area, developed in a manner that supports transit and pedestrian movement.

***Urban Growth Boundary:*** The limit of central water and wastewater utility service, it marks the separation of distinctly different land uses and densities.

***Use-Value Taxation:*** (sometimes referred to as “land use tax”) A program authorized by the state and implemented by localities at their option in which qualifying agricultural, forestal, and open space land is taxed at its use value rather than at its market value for development.

# V-Z

***Watershed:*** A broad area defined by natural hydrology that collects and discharges water into surface water bodies or that recharges groundwater or both. A watershed generally includes rivers, streams, lakes, wetlands, and the surrounding landscape.

***Wellhead Protection Plan:*** A plan identifying and protecting the land area where subsurface water flows to public drinking water supply wells in order to protect groundwater from potential contaminates.

***Wetlands:*** Vegetated areas where plants are rooted in water or water-saturated soil, or that regularly tolerate flooding for extensive time periods. Includes but is not limited to swamps and marshes. Many wetlands do not appear wet at all times.

***Zoning District:*** A classification of land that designates and limits allowed uses, lot sizes, building setbacks and other land development regulations.

***Zoning Ordinance:*** A local ordinance that defines and implements land use and design standards such as permitted uses, lot sizes, setbacks, etc.