

ARTICLE 8 - DEFINITIONS

Cluster ~~Development~~ Subdivision Option (AR Districts Only): ~~A type of development design option that allows for the subdivision of an Originating Tract of land with that permits a higher residential density and smaller lot sizes than the other subdivision options, more compact residential design plus and includes one or more larger lots suitable for agriculture, horticulture, and/or animal husbandry uses, other rural economy uses, or common open space. Land not included within lots or required for public or private streets shall be maintained as common open space. Communal water and/or sewer systems are permitted under this development type within the common open space.~~

Preservation Farm Lot: A type of lot that may be created under the AR-1 or AR-2 District Cluster Subdivision Option that contains a minimum amount of prime farmland soils, if such soils are present within the originating tract. The principal use of a Preservation Farm Lot is for agricultural, horticultural, animal husbandry uses, and a single family detached dwelling.

Prime Farmland Soils: The original basis for the identification of Prime Farmland Soils is the “Interpretive Guide to Soils Maps, Loudoun County, Virginia”, which is shown on the Loudoun County Geographical Information System (WebLOGIS). The following soil mapping units are identified as Prime Farmland Soils within Loudoun County: 3A, 13B, 17B, 23B, 28B, 31B, 43B, 45B, 55B, 70B, 70C, 71B, 76B, 90B, and 93B.

~~**Rural Economy Conservation Lands:** One of the two required elements of a residential cluster option development within the AR zoning district located outside of the cluster portion and intended to accommodate rural economy and open space uses as permitted in the underlying zoning district.~~

Rural Economy Lot: A type of lot located with an AR-1 or AR-2 District ~~cluster subdivision~~ Principal/Subordinate Subdivision Option. A minimum of one Rural Economy Lot is required to be located within any AR-1 or AR-2 ~~cluster s~~ Principal/Subordinate ~~cluster s~~ Subdivision Option. The primary use of such lot is for rural economy uses, with a single family detached residential uses ~~dwelling unit~~ permitted in association with a rural economy use on the lot.

Rural Economy Cluster Lot: A type of lot located within an AR-1 or AR-2 District Cluster Subdivision Option. The principal use of such lot is for rural economy uses and a single family detached dwelling.

Rural Economy Uses: Agricultural, horticulture and animal husbandry uses; tourist attractions and services; and other commercial businesses listed as permitted or permissible uses in the AR-1 and AR-2 Districts that are dependent on the rural land base for its agricultural productivity, scenic quality, and rural character to sustain business activities. ~~An array of agricultural and equine enterprises, tourist attractions and services, and commercial businesses that are land-based, depend on large tracts of open land, and the area’s rural atmosphere.~~