

~~11.03 Definitions~~

CHAPTER 13: DEFINITIONS

Words and terms set forth within this Zoning Ordinance, and not defined elsewhere in this Zoning Ordinance, have the meanings ascribed to them in this Section. Any word, term, or phrase used in this Zoning Ordinance but left undefined will have the meaning ascribed to such word, term or phrase in the most recent edition of the Random House Webster's Unabridged Dictionary, unless in the opinion of the Zoning Administrator, established customs or practices in Loudoun County, Virginia justify a different or additional meaning.

A

~~**Abattoir:** A commercial slaughterhouse.~~

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Abutting: Touching, contiguous, ~~or adjoining at the border,~~ or ~~immediately across having a road~~ common boundary.

Access: A means of approach or admission.

Accessory Building: A non-habitable building located on a lot, the use of which is associated with the principal building and which is located upon the same lot as the principal building. The maximum size of an accessory building is based on the size of the lot on which it is located as follows: up to 5 acres: 2,500 sq. ft., more than 5 acres up to 10 acres: 5,000 sq. ft., more than 10 acres up to 20 acres: 7,500 sq. ft., more than 20 acres: 10,000 sq. ft.

Active channel: The area of the stream channel that is subject to frequent flows (approximately once per one and one-half years), and that includes the portion of the channel below where the floodplain flattens.

~~**Active recreational uses:** Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.~~

Adaptive Reuse: Repurposing of an existing structure to accommodate new uses while preserving the structure. This often involves improving existing structures to allow for modern design and programming them for the new use. –

Adjacent: Having a common boundary ~~or edge;~~ abutting; touching, ~~or contiguous.~~ For the purposes of zoning ~~may~~ this also be includes directly ~~across~~ on the street opposite side of a dedicated public road from the subject property.

~~**Adjacent Steep Slopes:** Surface formations with a vertical incline greater than 25% located within the first 50 feet from the edge of a stream or floodplain. Also referred to as Very Steep Slopes when located outside of River and Stream Corridor Resources.~~

Adult Day Care Center: ~~–~~ A licensed facility establishment for four or more aged, ~~infirm~~ infirm, or disabled adults ~~which is,~~ operated during a part of the day only, which provides supplementary care and protection of individuals who reside elsewhere, ~~except a facility or portion of a facility.~~ This does not include:

- Establishments licensed by the State Board of Health or the Department of Mental Health, Mental Retardation and Substance Abuse Service, ~~and the home or residence of an individual who cares for only persons related to him by blood or marriage or~~

Adult Entertainment: ~~Adult entertainment is any medium used for presenting material or performances distinguished or characterized by an emphasis on matter depicting, describing, or relating to ‘Specified Sexual Activities’ or ‘Specified Anatomical Areas’ for observation by patrons therein; or limits the presentation of such materials to persons over 18 years of age. This definition shall not apply to a legitimate theatrical performance where nudity is only incidental to the primary purpose of the performance. For the purposes of this definition, “Specified Sexual Activities’ is defined as:~~

- ~~• Human genitals in a state of sexual stimulation or arousal;~~
- ~~• Acts of human masturbation, sexual intercourse or sodomy;~~
- ~~• Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.~~

~~And, ‘Specified Anatomical Areas’ is defined as:~~

~~A. Less than completely and opaquely covered: (a) human genitals, pubic region, (b) buttock, and (c) female breast below a point immediately above the top of the areola; and~~

~~B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.~~

- ~~• Dwelling units where an individual cares only for persons related to them by blood or marriage.~~

Adverse Impact: An impact that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site or degrades or damages environmental or cultural resources on a site proposed for development or on off-site property or facilities.

Affordable Dwelling Unit –(ADU): A dwelling unit for rent or for sale that is regulated pursuant to [Section 89.01 and Chapter 1450 of the Codified Ordinances](#).

Affordable Dwelling Unit (ADU) Program: The Affordable Dwelling Unit (ADU) Program refers to the program established by Section 9.01 of the Loudoun County Zoning Ordinance, as amended, and regulated by Chapter 1450 of the Codified Ordinances of Loudoun County (Codified Ordinances).

Affordable Housing Unit—: A dwelling unit for rent or for sale developed pursuant to one of the following programs:

~~C.A. Virginia Housing (VH Development Authority (VHDA) (also known as Virginia Housing) Low Income Housing Tax Credit (LIHTC) program~~Program;

- ~~• U.S. Department of Housing and Urban Development (HUD) 221(d)(4) program that meets the Definition of Affordable Housing included in the HUD Multifamily Accelerated Processing (MAP) Guide, Revision March 19, 2021, as amended, from the Office of the Assistant Secretary for Housing – FHA Commissioner (“HUD-221(d)(4) Affordable”);~~

~~B. Section 8 New Construction (“New Construction”), Substantial Rehabilitation (“Substantial Rehabilitation”) and/or Loan Management Set-Aside (“LMSA”) Program (also referred to as Section 8 project-based rent assistance).~~

~~D.C. HUD Section 202 Supportive Housing for the Elderly Program;~~

~~E.D. HUD 811 Supportive Housing for Persons with Disabilities Program;~~

~~F.E. United States Department of Agriculture (USDA) Section 515 Multifamily Housing Direct Loan program;~~Program.

~~G.F. USDA Section 538 Multifamily Guaranteed Rural Rental Housing program; and~~Program.

~~H.G. Virginia Department of Housing and Community Development (DHCD) programs administering National Housing Trust Fund monies, State Housing Trust Fund monies, or federal HOME funds.~~

Agricultural ~~cultural center:~~ ~~A facility established for the purpose of educating~~**Cultural Center:** An establishment that educates the public about agricultural activities, ~~and/or the heritage and culture of agricultural activities.~~

Agricultural Education or Research: An establishment that:

- Investigates, tests, and demonstrates agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant, and animal sciences; or
- Trains or educates persons in products and processes related to agriculture, horticulture, or animal husbandry.

Agricultural Processing: The processing, preparation, and/or manufacturing of agricultural products, including ~~but not limited to~~ changes to the physical state or form of the agricultural product, as an accessory use to ~~an~~ principal agricultural use. ~~A minimum of~~ At least 51% of the agricultural products used for ~~the~~ processing, preparation, and/or manufacturing shall be derived from the agricultural use on-site. Establishments that do not meet this threshold for livestock are considered slaughterhouses.

Agricultural research facility: ~~A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant and animal sciences.~~

Agricultural Structure: A structure used primarily for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock.

Agriculture: ~~Uses~~ A use and category characterized by general active and ~~on-going~~ ongoing agricultural activities, including agronomy, aquaculture, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration farm), forestry, fisheries, honey production, silviculture ~~(including the harvesting of timber),~~ and similar uses.

Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.

"Agriculture" includes:

- A direct market business for sale of products produced onsite including but not limited to PYO (pick-your-own); and
- "Community supported agriculture" (CSA), defined as an area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.

Agriculture does not include ~~a~~:

- A grocery store or the retail or wholesale sale of products remotely related to the production of agricultural products. ~~Agriculture does not include preparatory; or~~
- Preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means ~~when such preparations that~~ do not result in an active and ~~on-going~~ ongoing agricultural activity within 30 days. ~~Accessory uses may include offices, storage areas and repair facilities related to agriculture uses.~~

Agriculture, Bona Fide: ~~Agricultural, horticultural, or animal husbandry uses as defined in this Zoning Ordinance that are located on a parcel that is subject to a farm plan approved by the Loudoun County Soil and Water Conservation District or that is classified by the Office of the County Assessor under the land use tax assessment program as Agriculture.~~

Agriculture, Bona Fide: Agriculture conducted in accordance with standards of Section 4.08.01.

Agriculture Support and Services Directly Associated with On-going Agricultural Activity, On-Site: A Use Category that includes uses that provide support and services to agricultural, horticultural and animal husbandry activities, which are limited to and that operate in conjunction with and on the site of on-going agricultural, horticultural or animal husbandry uses. These uses include: agricultural processing; agri-education; animal care businesses; commercial wineries; custom operators (haymaking, brush hogging, crop storage, hauling, fencing, barn construction); ~~direct market businesses for the sale of products produced on-site, including but not limited to PYO (pick your own);~~ equestrian event facilities; horse trails or networks; farm co-ops; farm based tourism events; farm markets; farm machinery repair; feedlot (for on-going, on-site, animal husbandry activities); nurseries, commercial; pet farms; products combining recreation with consumption of agricultural products; portable sawmills; small business uses; stables; stables, private; wayside stands; wetlands mitigation banks; and similar uses.

Agriculture Support and Services Not Directly Associated with On-Site Agricultural Activity: A Use Category that includes uses and activities that provide support and services to agricultural, horticultural and animal husbandry activities, either on the site of the agricultural, horticultural or animal husbandry activity, or off-site. These uses include: agricultural research facility; animal care businesses; central farm distribution hub for agricultural products; equestrian event facilities; horse trails or networks; farm machinery repair; farm machinery sales, rental and service; feed and farm supply centers; nurseries, commercial; ~~stables~~stable, livery; stable, private; and similar uses.

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

Agritainment: ~~Events and activities such as corn mazes, hay rides and petting zoos,~~ that allow for recreation, entertainment, and tourism that is in conjunction with ~~agriculture support and services directly associated with~~ on-going agricultural ~~activity~~activities on-site. ~~(examples include corn mazes, hayrides, pet farms, and petting zoos).~~

~~**Air conditioner condenser:** An outdoor appliance or device, including the outdoor component of a heat pump system, that is designed to increase or decrease the thermal temperature of air for building spaces, typically to improve thermal comfort. An air conditioner condenser generally comprises a compressor, cooling fins and tubes, coolant tubes, and a fan, and its performance is dependent on air flow. The appliance may or may not be a component of a heat pump system.~~

~~**Airport/landing strip:** Any area designed and used for the takeoff and landing of small private aircraft, having no more than one air strip.~~

~~**Airport:** (Including Air Park, Flight Strip, Airfield and Heliport): A place where aircraft may take off or land, discharge or receive cargoes and/or passengers, be repaired, take on fuel, and be stored.~~

~~**Airport:** Any area of land or water that is used or intended for the landing and taking off of aircraft, and any appurtenant areas that are used or intended for accessory uses. Accessory uses may include runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, and support activities such as airport operations, air traffic control, and dusting services. For purposes of this definition, "aircraft" means a device that is used or intended to be used for flight in the air, such as an airplane or helicopter.~~

Alley: A right-of-way which provides secondary and/or service access for vehicles to the side or rear of abutting properties whose principal frontage is on another street.

~~All-terrain vehicle~~**Terrain Vehicle (ATV):** A small motor vehicle with three or four wheels designed for recreational use on various types of terrain.

Amend or Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of a district; or any repeal or abolition of any map, part thereof, or addition thereto.

Amphitheater: A place, not enclosed in a building, having a stage and seating for performances, concerts, and the like, with the seating for spectators arranged largely within a natural or artificial grade in the land such as a hillside or depression.

Amusement or Theme Park: A facility, indoor or outdoor, designed for entertainment purposes which may include structures or buildings, motorized or non-motorized rides, games, booths for the conduct of sporting events or games, and constructed land features such as lakes, hills, or trails. OfficeAccessory uses may include office, retail and other commercial uses commonly established in such facilities and related parking structures ~~shall be allowed as accessory appurtenances.~~

Animal ~~care business~~Care Business: An enterprise that provides care and services for livestock or other farm animals, such as, but not limited to, animal grooming, dental, blacksmithing, and massage, but which is not a kennel or an animal hospital.

Animal Hospital: A place for the medical care of animals. The boarding of animals at an animal hospital is limited to that incidental to the hospital use.

Animal Husbandry: ~~Uses characterized by the active and on-going propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals, including the raising and production of bison, cattle (beef and dairy), pigs, mules, ducks, emus, horses and very small equine, goats, llama, alpaca, poultry, pigeons, sheep, and similar animal husbandry uses.livestock.~~ The conduct of the foregoing activities with respect to animals meeting the definition of "Pet" that are not livestock (e.g., companion animals, pets or non-domesticated (wild) animals ~~shall~~ is not be considered ~~Animal~~animal husbandry.

Animal Services: A Use Category that includes uses related to the provision of services and treatment to animals, including veterinary services, animal hospitals, kennels, and the boarding of animals related to the provision of these services.

Animated: ~~See Sign, Animated.~~

Antique ~~shop~~Shop: An establishment that sells items such as furniture, household wares and decorations, and related articles, which have value and significance because of factors such as age, rarity, historical significance, design, and sentiment.

Application, Active: ~~Any Zoning Map Amendment application, Zoning Modification application, Concept Plan Amendment application, Special Exception or Minor Special Exception application, Site Plan application, or Preliminary or Record Subdivision application, or Site Plan application, which has been that the County has~~ officially accepted ~~by the County for processing and which is not an inactive such application or has not been withdrawnhad processing suspended either by request of the applicant or has not received a final decision.~~ by having no contact or activity occur in regard to the application by the applicant and has been placed on inactive status pursuant to Section 11.01I of this Zoning Ordinance or deemed inactive pursuant to the Land Subdivision and Development Ordinance.

Application, Inactive: Any Zoning Map Amendment application, Zoning Modification application, Concept Plan Amendment application, Special Exception or Minor Special Exception application, Site Plan application, or Preliminary or Record Subdivision application officially accepted by the County for processing but ~~which~~that has had processing suspended either by request of the applicant or by having no contact or activity occur in regard to the application by the applicant and has been placed on inactive status pursuant to Section ~~6-405-11.01~~ 11.01 of this Zoning Ordinance or deemed inactive pursuant to the Land Subdivision and Development Ordinance.

Application, Reactivated: Any Zoning Map Amendment application, Zoning Modification application, Concept Plan Amendment application, Special Exception application, Minor Special Exception, Preliminary or Record Subdivision application, or Site Plan application which was classified as inactive and which the applicant subsequently notifies the County in writing of their desire to have the application brought to final decision.

Arboretum: ~~A place where trees, shrubs, or other woody plants are grown, exhibited or labeled for scientific, educational, or passive recreational purposes, not including the harvest of plants or their produce.~~

Arboretum: See "Cultural Facility."

Arborist or Urban Forester: A person trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees.

Archery: A structure designed for the use of crossbows, slingbows, arrowguns, bows and arrows, or pneumatic guns as defined by Code of Virginia. [Note: Code of Virginia § 15.2-915.4 defines pneumatic gun as "any implement, designed as a gun, that will expel a BB or a pellet by action of pneumatic pressure" including "a paintball gun that expels by action of pneumatic pressure plastic balls filled with paint for the purpose of marking the point of impact."]

Area Median Income (AMI): The annually estimated area median income developed by the United States Census Bureau for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent (FMR) Area (DC-VA-MD FMR Area) as determined by the ~~the~~ Office of Management and Budget (OMB) and used by the Department of Housing and Urban Development (HUD), Virginia Housing Development Authority (VHDA) (also known as Virginia Housing) and other State agencies, and local governments to determine eligibility for assisted housing programs for an area. Loudoun County is part of the DC-VA-MD FMR Area. ~~The Attainable Housing programs referenced in Chapter 8 use the most current AMI for the DC-VA-MD FMR Area.~~ Also known by HUD as Area Median Family Income (AMFI).

Art gallery**Gallery:** A room or series of rooms where works of art are exhibited for display or sale.

Art studio**Studio:** The workshop of an artist, writer, craftsman, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.

Auction~~house:~~ A place: An establishment where the property of others, such as objects of art, furniture, and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events.

Auction Facility, Livestock: An establishment where the public may consign livestock for sale by auction open to public bidding or sell livestock on a commission basis, consisting of pens or other enclosures and related facilities where livestock is received, held, and kept for sale at auction and shipment.

Automobile Car Sharing Agency: A motor vehicle sales and accessory service lot use that provides vehicles shared by its members as a means to supplement mass transit facilities.

Automobile Service Station/Automotive Service Station: ~~Buildings and premises where gasoline and/or oil, grease, batteries, tires and automobile accessories are dispensed at retail as a principal use and where, in addition, the following services may be rendered and sales made, and no other.~~ See "Vehicle Service Station."

Automobile Sales Lots: See "Vehicle Sales."

~~A. Sale and servicing of spark plugs, batteries, and distributor parts.~~

~~• Tire sales, servicing and repair, but not recapping or regrooving.~~

~~• Replacement or adjustment of mufflers and tail pipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like.~~

~~• Radiator cleaning and flushing, provision of water, anti freeze and the like.~~

~~B.A. Washing and polishing, and sale of automotive washing and polishing materials.~~

~~C.A. Greasing and lubrication.~~

~~• Providing and repairing fuel pumps, oil pumps and lines.~~

~~D.A. Servicing and repair of carburetors.~~

~~E.A. Emergency wiring repairs.~~

~~F.A. Adjusting and repairing brakes.~~

~~G.A. Minor motor adjustments not involving removal of the head or crankcase or racing the motor.~~

~~H.A. Provision of convenience goods for gasoline supply station customers.~~

- ~~• Provision of road maps and other information material to customers;~~ **provision of restroom facilities.**

~~I.A. Performing State vehicle inspections.~~

~~J.A. Car wash.~~

~~Uses permissible at an automobile service station do not include major mechanical and body work, straightening of frames of body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, or any activity involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in automobile service stations.~~

Automobile Sales Lots: ~~A lot arranged, designed, or used for the storage and display for sale and/or lease of any motor vehicle or any type of trailer, provided the trailer is unoccupied, and where no repair work is done except minor and incidental repair of automobiles or trailers displayed and sold on the premises.~~

Aviary: ~~A place used for keeping birds for the purposes of commercial breeding or propagation or for display to the public, but not including facilities within and incidental to the operation of a retail pet store.~~

Aviation: ~~Uses characterized by facilities for the operation and maintenance of aircraft, including airports, hangars, runways and landing strips, flight schools, and fueling facilities.~~

A-Weighted Sound Level: ~~The sound pressure level in decibels as measured on a sound level meter (SLM) using the A-weighting network.~~

B

Backlight: ~~See Sign, Backlight.~~

Bank or Financial Institution: ~~A business where the primary occupation is financial services such as banking, savings and loans, loan offices, check cashing, and currency exchange outlets. It does not include financial services that typically occur in an office or storefront (such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.~~

Banquet/Event Facility: ~~A use in which the principal function is hosting private parties at which food and beverages are served to groups of people, and which has facilities for the refrigeration and preparation of food, or which provides facilities for food through a caterer. Banquet/Event facilities, held indoors or outdoors, may also be an ancillary component of other uses such as, but not limited to: Restaurants, Hotels, Rural Resorts, Conference Centers, and similar uses. Adult entertainment shall not be permitted at a Banquet/Event Facility.~~

Base Flood: ~~The flood having a 1 percent chance of being equaled or exceeded in any given year. Also known as the 100-year flood.~~

Base Flood Elevation: ~~The water surface elevations of the base flood. The water surface elevation of the base flood is calculated based on the datum specified on Loudoun County's Flood Insurance Rate Map.~~

Basement: ~~That portion of a building below the first floor joists, at least half of whose clear ceiling height is above the mean level of the adjacent ground.~~

Bed and Breakfast Homestay: A private, owner-occupied dwelling in which overnight accommodations are provided to the public and which may include a room for meetings and private parties as an accessory use. The frequency and volume of paying guests is intended to be incidental to the primary use of the property as a private residence. Accessory structures may be used for guest lodging.

Bed and Breakfast Inn: A business operated in ~~one~~¹ or more structures ~~which-that~~ are used for providing overnight accommodations to the public and ~~whichthat~~ may include rooms for meetings and private parties as an accessory use.

Bedrock: Rock formation that underlies a surface covering such as soil or extends through the soil as a rock outcrop.

Berm: A landscaped earthen mound intended to screen, buffer, mitigate noise, and generally enhance views of parking areas, storage areas or required yards particularly from public streets or adjacent land uses.

Best Management Practices: Methods and practices that are the most effective and practical means of preventing or reducing the amount of pollution generated by non-point sources (NPS) to a level compatible with established water quality goals. Best management practices may be applied in no-build buffers to protect streams and to control the design and operation of stormwater management facilities, lakes and ponds, silviculture, farming, restoration efforts, and development in and around stream corridors and water supply sources as further defined in the Facilities Standards Manual (FSM).

Biotechnical ~~agriculture~~Agriculture: Agriculture that uses biotechnical methods to modify living cells or organisms to produce substances or perform processes.

Block: That property abutting one side of a street and lying between the two nearest intersecting streets or the nearest intersecting or intercepting street and railroad right-of-way, unsubdivided acreage, river or live stream between any of the foregoing and any other barrier to the continuity of development. A block may contain an alley.

Board of Supervisors or Board: The Board of Supervisors of Loudoun County, Virginia.

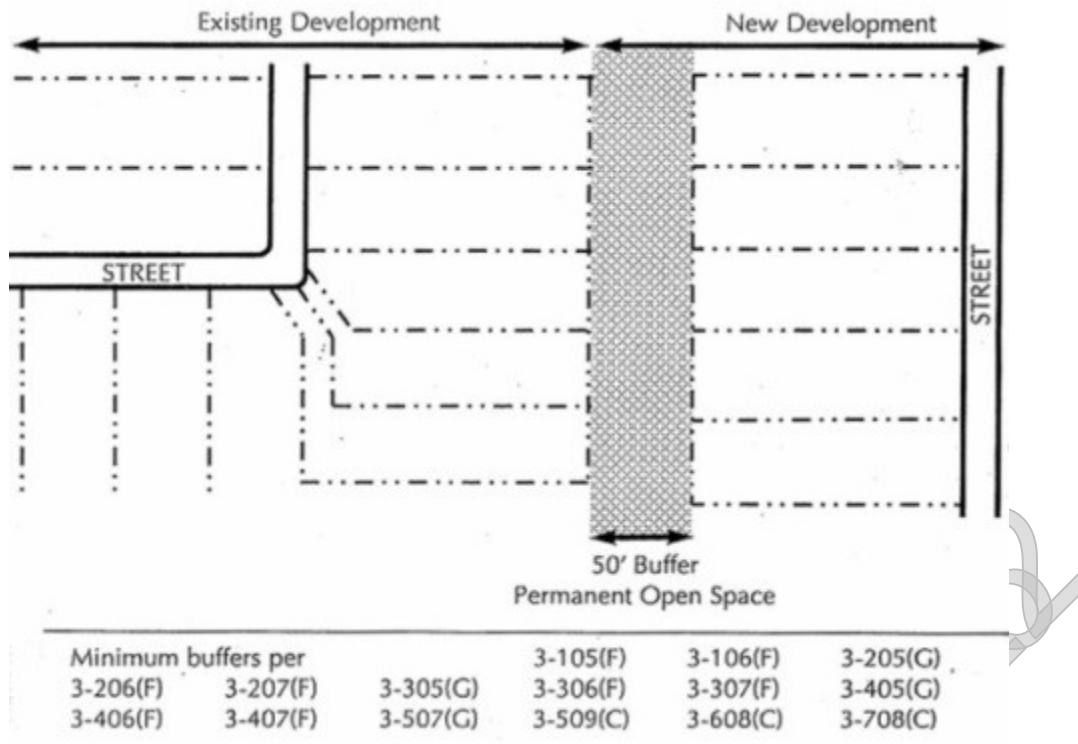
~~**Bona Fide Agriculture:** See Agricultural, Bona Fide.~~

~~**Botanical garden:** A garden having documented collections of living plants for the purposes of scientific research, conservation, display or education.~~

~~**Botanical Garden:** See "Cultural Facility."~~

Brewery, Limited: A brewery licensed as a Limited Brewery in accordance with Section 4.1-208 of the Code of Virginia, as amended, and located on a farm in the Commonwealth on land zoned agricultural. For the purposes of this definition, "farm" shall be defined as one or more contiguous parcels of land, totaling a minimum of 10 acres in size, owned or leased by such licensed limited brewery.

Buffering or Screening: Any device or natural growth, or a combination thereof, which ~~shall serve~~^{serves} as a barrier to vision, light, or noise between adjoining properties, wherever required by this ~~ordinance~~^{Zoning Ordinance} and further defined herein and the Facilities Standards Manual (FSM). Whenever used for screening or buffering purposes, "natural growth" ~~shall must~~ be taken to mean coniferous or deciduous trees, bushes, and shrubbery.



Buildable Area: The area of the lot remaining after required yards have been provided.

Building: A structure having one or more stories and roof, designed primarily for the shelter, support, or closure of persons, animals, or property of any kind.

Building and Landscaping Materials Supplier: A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales.

Building, Civic: A structure used for community purposes, such as churches, community/recreation centers, service organizations and libraries, located on a civic-use lot.

Building Coverage: All areas under roof or projections from buildings on a lot.

Building Footprint: The area on the ground surface covered by the building.

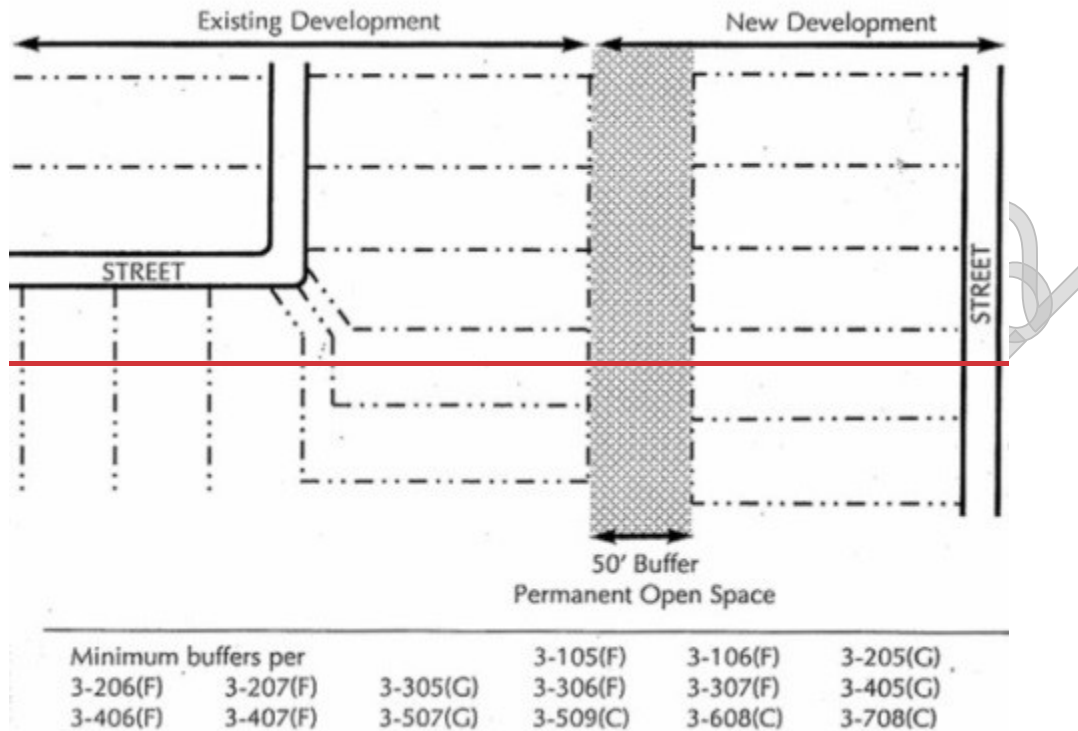
Building Height: The vertical distance to the highest point of the roof for flat roofs; and to the average height between eaves and the highest point of the roof in the case of pitched roofs, measured from the curb level, if the building is not more than 10 feet distant from the front lot line, or from the average finished grade at the front of the building in all other cases.

Building Inspector: An appointed official of Loudoun County who is responsible for certifying building inspections.

Building, Principal: A building in which is conducted the principal use of the lot on which it is situated. In any residential zone, any dwelling ~~shall be~~ deemed to be a main building on the lot on which the same is located if the lot is used primarily for residential purposes.

Bus or Bus services: As used within the context of the PD-TRC zoning district, "bus" or "bus services" shall mean Bus Rapid Transit or an express bus serving the Dulles Greenway/Toll Road corridor and shall not mean a local bus service. As used within the context of the PD-MUB zoning district, "bus" or "bus services" shall mean Bus Rapid Transit, express bus, circulator bus, commuter bus, feeder bus, or shuttle.

Business Service Establishment- Support Services. Establishments primarily engaged in rendering services on a fee or contract basis to the business, commercial, industrial, or institutional community, such as advertising ~~and mailing~~; typical business maintenance; employment service; management and consulting services; travel agent; protective services; equipment rental and leasing; commercial research; development and testing; photo finishing; ~~quick print shop~~; ~~and personal supply services~~ printing service; central mailing services; and personal supply services. A "printing service" means a retail establishment, which includes a quick print shop or the operation of offset printing and other related equipment, such as, but not limited to, paper cutters, collating machines, multi-colored press equipment, plate burners, binding, and photographic developing equipment.



Business Vehicle: A vehicle associated with a business. Business vehicles shall not exceed a rated capacity of one and one half (1.5) tons, and shall not have more than two axles.

C

Camp, Boarding: ~~As for~~ See Campground.

Camp, Day, except: See Campground.

Campground: A use type that ~~uses and structures for the lodging of guests shall be permitted in locations appropriate for extensive~~ means an outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins, and shelters for recreation, education, naturalist, or vacation purposes. Accessory uses include office, retail, and other commercial uses commonly established in those facilities and related parking structures. Includes any of the following:

- Camp, Day: A lot, tract, or parcel of land operated as either a commercial or non-commercial ~~enterprise establishment~~ in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental and relating to ~~the foregoing, but those activities~~ (not including miniature golf grounds, golf driving ranges, mechanical amusement ~~device devices~~, or permanent structures for housing guests).

Campground: ~~An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins and shelters for recreation, education, naturalist, or vacation purposes. Office, retail, and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.~~

- Camp, Boarding: same as Day Camp, except that uses and structures for the lodging of guests are provided in locations appropriate for extensive outdoor recreation.

Capital Improvements Program (CIP): The Loudoun County plan for expenditures for physical facilities of government, such as costs for acquisition of land or interests in land; construction of buildings or other structures, including additions or major alterations; construction of highways or utility lines; fixed equipment; landscaping; and similar expenditures.

~~Caretaker's residence:~~ Caretaker or Guard Residence: A residential structure dwelling unit on a site intended for use as a dwelling for a caretaker in connection with accessory to the particular purpose of the principal use on the same site. The caretaker's residence shall must be accessory to the that principal residential structure use. This includes a single-family dwelling accessory to a permitted or special exception use.

Carport: Any space outside a building and contiguous thereto, wholly or partly covered by a roof, and used for the shelter of motor vehicles. A carport may have a side enclosure that is more than eighteen inches in height, exclusive of required supports and the side of the building to which the carport is contiguous.

Car Wash: ~~A structure, or portion thereof, containing facilities for use consisting of an establishment engaged in the commercial washing of motor vehicles by hand or by using production-line, automated, or semi-automated methods for washing, whether or not employing a chain conveyor, blower, steam-cleaning, or similar mechanical devices.~~

Cellar: ~~That portion of a building below the first floor joists, at least half of whose clear ceiling height is below the mean level of the adjacent ground. Such a portion of a building shall not be used for habitation.~~

Cemetery: ~~A place use consisting of any land or structure used or intended to be used for the interment of human remains or pet animal remains and dedicated or designated for that purpose, including columbariums columbaria, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such the cemetery.~~

Central farm distribution hub for agricultural products: ~~A place where farmers can deliver agricultural products for pick-up by consumers or wholesalers, but not including a central place operated by a farm co-op where farmers can deliver products for pick-up by consumers (see "Farm Co-op"). Central farm product distribution hub does not include such uses as trucking operation, stockyard, auction house, slaughterhouse, or cannery or other processing facility. cemetery" includes and excludes all activities listed in Code of Virginia §§ 15.2-2288.5.C.~~

This use also includes any land or structure used or intended to be used for the interment of pet animal remains.

[Reference: Code of Virginia §§ 15.2-2288.5, 54.1-2310.]

Channel Letter: A fabricated or formed three-dimensional letter, number, logo or symbol.

Channel Scarline: ~~The sloping margin of, or the ground bordering, a stream and serving to confine the water to the natural channel during the normal course of flow. It is best marked where a distinct channel has been eroded to the valley floor or where there is a cessation of land vegetation.~~

Child Day Care Center: ~~A use consisting of a licensed establishment other than a child care day home, which that offers care, protection, and supervision of children for compensation during any 24-hour period, and then only for part of any 24-hour day. A child care center may include This includes~~ nursery schools, kindergartens, or other facilities for which the purpose is primarily educational, recreational, or medical treatments.

Child CareDay Home: ~~A use consisting of a~~ licensed establishment located in a ~~single-family detached, duplex or~~ ~~townhouse dwelling which unit that~~ offers care, protection, and supervision for compensation to more than 4 non-resident children ~~at a time during any 24-hour period, and then~~ only for part of any 24-hour day. For the purpose of this definition, “non-resident children” means children that are not the child care providers’ own children and children not residing in the home. Pursuant to the Code of Virginia, an establishment that offers care, protection, and supervision for compensation to ~~4 or less fewer~~ non-resident children is ~~regulated the same as considered accessory to~~ a dwelling unit.

Church, synagogue, temple or mosque: ~~A structure or group of structures that is intended for regular gatherings of people to attend, participate in, or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker’s quarters, food bank, thrift shop, sale of religious items, and cemeteries.~~

Civic, Social, ~~or and~~ Fraternal Association Meeting Place: An establishment of a private non-profit organization, including fraternal organizations, ~~which that~~ provide social, physical, recreational, educational, agricultural or benevolent services. Such establishment ~~shall must~~ not be operated for the purpose of carrying on a trade or business, and no part of the net earnings shall inure to the benefit of any members of such organization or any other individuals; provided, however, that ~~regular~~ employees may be paid reasonable compensation for services rendered.

Civic Uses: ~~Such as~~ ~~A use category that includes~~ government offices, public meeting halls, libraries, art galleries or museums, post office, and churches, and like uses which generate pedestrian activity and act as visual focal points.

Civic Use: ~~Public or quasi-public uses in residential or nonresidential areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic uses may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. Such uses typically include churches, schools, libraries, community centers, amphitheaters, and property owner association meeting space or club houses.~~

~~Civic uses include active or passive recreational uses, cultural amenities (e.g. fountains, ice rinks, reflecting pools), parks, squares, plazas, playgrounds, or memorial parks. Includes any of the following as defined below:~~

- ~~• Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.~~
- ~~• Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, (except in rural village developments), set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Ordinance, open space includes active recreation space, common open space, and dedicated open space.~~
- ~~• Park: An open space which may be improved and landscaped; usually surrounded by streets and buildings.~~

Closed Depression: In a limestone area, a distinctive bowl-shaped depression of varied sizes in the land surface. It is characterized by internal drainage, and an unbroken ground surface.

Cluster Development (AR Districts Only): A type of development design that allows for the subdivision of a tract of land with a more compact residential design plus one or more large lots suitable for 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.

Cluster Development (CR and Suburban Zoning Districts Only): An arrangement of structures on adjoining lots in groupings allowing closer spacing than would be generally permitted under ordinance requirements, where at least 20% of the lots have less than the required minimum lot area which is compensated by maintenance of equivalent open space, either elsewhere on the lot or in the form of common open space. All land not included within lots or required for public or private streets shall be maintained as common open space. Common open space shall be designed to constitute a continuous and cohesive unit of land which may be used for active or passive recreation by residents and shall be reasonably accessible to all permitted uses and all residential units within the development.

Code: The Code of Loudoun County, Virginia.

Coffeehouse or teahouse: ~~An establishment that primarily prepares, sells and serves coffee, tea and other beverages, and that may sell baked goods and light meals such as soups and sandwiches, but does not serve full meals, and that has a seating area that serves as an informal conversation or lounging place.~~

Co-housing: ~~An intentional community of residential units, attached or detached, that are planned and organized to promote interaction among residents and may include a common or centralized structure with kitchen, dining, laundry facilities. Design features typically consider walkability, parking along the exterior or the community, and centralized areas for congregation. The community may be operated as a co-housing organization. Co-housing does not include short term residential rentals.~~

Co-housing Organization: ~~A legal development entity, during development and construction of a co-housing project, that transforms into a legal residential association upon completion of the development and subsequent occupation of the dwelling units. Membership of the association is open only to owners of dwelling units in the development.~~

College, or University: An institute of higher education authorized by the State Commonwealth to award baccalaureate or higher degrees, which may include on-site student, faculty, and/or employee housing facilities. For junior college or other educational institutions refer to definition of "Educational Institution".

Commercial: ~~the term~~ A use category that collectively ~~defining~~defines workplace, office, retail, and restaurant uses.

Commercial Repair Garage: ~~Any building, premises and land in which, or upon which, a business, service or industry involving the maintenance, servicing, repair or painting of vehicles is conducted or rendered.~~

Commercial Strip Development: A linear, commercial development pattern along a road ~~characterized~~ that includes three or more of the following characteristics: predominance of single-story buildings, either standalone or connected; parking between the building and the road; limited reliance on shared access points; broad road frontage; a lack of connection to an existing settlement, (e.g., village centers or neighborhoods) except by road; lack of coordination with surrounding land uses; and lack of connection to a pedestrian and bicycle network/limited access for pedestrians.

Commonly Owned Open Space: Open space that is owned and managed by a condominium or homeowner association and that is restricted for the use and enjoyment of association members.

Communications Facility: Broadcasting and other communication services accomplished through wired or wireless electronic mechanisms, except for uses defined as telecommunications facilities or testing stations. Examples include radio and television recording studios; radio, radar and/or television towers (defined as structures for the transmission of broadcasting of radio, TV, or radar signals); switching centers; and cable transmitting stations.

Community center: Center: A place, structure, area, or other facility used ~~for and providing to provide~~ fraternal, cultural, social, educational, or recreational programs or activities, ~~or such as an HOA facility. This includes~~ swimming pools, tennis courts, and similar facilities ~~of a homeowners association~~, open to the public or a designated part of the public, and which may be publicly or privately owned.

Community Garden: A site gardened collectively by a group for producing herbs, fruits, vegetables, flowers, or other ornamental foliage for personal use, consumption, or donation.

Commuter Parking Lot: An off-street, ground level area, usually surfaced and improved, for the parking, on a daily basis, of commuter vehicles. Often established in conjunction with mass transit arrangements and car-pooling programs.

Companion Animal: Any domestic or feral dog, domestic or feral cat, nonhuman primate, guinea pig, hamster, rabbit not raised for human food or fiber, exotic or native animal, reptile, exotic or native bird, or any feral animal or any animal under the care, custody, or ownership of a person or any animal that is bought, sold, traded, or bartered by any person. No agricultural animal, game species, or animal regulated under federal law as a research animal shall be considered a companion animal for the purposes of this chapter. The keeping of such animals is permitted as an accessory use to a dwelling unit.

Composting: The manipulation of the natural aerobic process of decomposition of organic materials to increase the rate of decomposition, which produces compost.

Composting Facility: A Solid Waste Management Facility which is located, designed, constructed, and operated to compost yard waste as defined by Section 10.1-1400, Code of Virginia to a stabilized organic product so that it does not pose a present or potential hazard to human health or the environment.

Comprehensive Plan: The official document, commonly referred to as the **General Plan and Countywide Transportation Plan**, or elements thereof, adopted by the Board of Supervisors, intended to guide the physical development of the County or a portion thereof. Such plan, including maps, plats, charts, policy statements and/or descriptive material, shall be that adopted in accordance with Section 15.2-2226 of the Code of Virginia.

Concept Development Plan (CDP): Part of a rezoning application (ZMAP) or of a zoning concept plan amendment application (ZCPA). The concept development plan may consist of both a visual and a written representation depicting the layout and/or design of the development, and all associated proffers. When the concept development plan is approved through the legislative process, the plan then becomes binding on the developer and his successors in interests.

Conference and Training Centers/Facilities: Facilities used for business or professional conferences, seminars, and training programs, which may include accommodations for sleeping, eating and recreation.

Congregate Housing Facility: ~~A structure other than a dwelling unit.~~ Establishments primarily engaged in providing any of the following housing services:

- A. Short term emergency shelter for victims of domestic violence, sexual assault, or child abuse;
- B. Temporary residential shelter for the homeless, runaway youths, and patients and families in medical crises;
- C. Transitional housing for low-income individuals and families;
- D. ~~More than a single-family dwelling where~~ 8 individuals with mental illness, intellectual disability, or developmental disabilities reside, with 1 or more than four (4) unrelated resident or nonresident staff persons reside under supervision for special;
- E. ~~More than 8 aged, infirm, or disabled persons reside, with 1 or more resident counselors or other staff persons;~~
or
- A-F. ~~Special~~ Special care, treatment, training or similar purposes not listed above, on a temporary or permanent basis, including orphanages.

Conservancy Lot: A lot, excluding the hamlet/cluster lots, open space and/or hamlet green/square, which will remain as large parcel(s), the bulk of which is in permanent open space easement and a portion of which may be designated a building area.

Contiguous: ~~Touching, abutting, or~~ Land adjoining at the border or touching by a common corner or immediately across a common boundary line. It also includes land having common ownership but divided by a road, or other right-of-way.

Continuing Care Facility: This type of facility may consist of ~~three-3~~ three-3 types of care, or any ~~one-1~~ one-1 or ~~two-2~~ two-2 types:

- a. ~~Congregate~~Independent Living ~~Facility~~: a facility which provides ~~independent self-sufficient~~ living which may be affiliated with, or located near health care facilities.
- b. Adult Assisted Living: a facility for people who cannot live independently and who need assistance with daily chores and housekeeping.
- c. Nursing Home: a facility for individuals who require specialized nursing care on a regular basis but who do not need to be hospitalized.

Contractor ~~Service Establishment~~: ~~Establishment for the:~~ An establishment engaged in:

- The installation and servicing of ~~such~~ items such as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling, or ventilation, ~~establishment for the or~~
- The planting and maintenance of gardens, grounds and yards, such as landscape contractors and lawn maintenance services, ~~and construction and demolition services. Retail sales to the general public are not permitted except as an accessory use or~~
- Construction and demolition services, or
- Maintenance services such as carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning (sales and service), upholstery, painting and paper hanging, sign painting, or rug cleaning, or
- Remediation services such as septic tank services, remediation and cleanup of contaminated buildings, mine sites, soil, or groundwater, integrated mine-reclamation activities, including demolition, soil remediation, wastewater treatment, hazardous substance removal, contouring land, and revegetation, or asbestos, lead paint, and other toxic material abatement.

Retail sales to the general public are not permitted except as an accessory use pursuant to Chapter 3.03.

Contributing: Helping, assisting, or adding to the historical integrity, historic architectural qualities, or archaeological qualities of the subject Historic Overlay District and/or the said Historic Overlay District's historic associations. The Zoning Administrator, or the Zoning Administrator's designee, establishes what is considered contributing to an HOD.

See also Non-contributing.

Convenience ~~Food Store~~: ~~A commercial establishment designed and intended to serve daily or frequent trade needs of the surrounding population, characterized by the Establishments that retail sale of a limited line of goods that generally includes milk, bread, soda, beer and wine, packaged food and other snacks, and household products, the but not fuel sales for vehicles. Characterized by the~~ rapid turnover of customers and a high traffic/trip generation.

~~Convent~~: ~~A structure used for the purpose of housing persons. Accessory uses include food preparation for carry-out or on a permanent basis who are not members of a family as defined in this Zoning Ordinance and who constitute a religious community typically consisting of nuns, priests, monks, or other similar religious personnel. For the purpose of this definition the terms convent and monastery are interchangeable and shall have the same meaning. Assembly for worship services may be conducted in conjunction with the convent use but only for the residents of the convent. A convent is a permitted accessory use where incidental to a religious assembly use (church, synagogue, temple, mosque site consumption (with seating).~~

Convenience Store (with Gasoline Sales): Establishments that include the activities listed in the definition of "Convenience Store," and that may include fuel for vehicles, electric vehicle charging stations, and/or a car wash.

Convention or ~~exhibition facility~~ Exhibition Facility: An enclosed or semi-enclosed building, tent, or structure designed to accommodate large gatherings of ~~human beings~~persons, either with or without display collections of animals, machines, or objects. ~~Office~~Accessory uses include office, retail, and other commercial ~~uses~~activities commonly established in ~~such those~~ facilities, and ~~related parking structures shall be allowed as accessory appurtenances.~~

Conversion Condominium: A condominium containing structures that before the recording of the declaration were wholly or partially occupied by persons other than those who have contracted for the purchase of condominium units and those who occupy with the consent of such purchasers.

~~**Convertible Land:** A portion of the common elements within which additional units or limited common elements may be created in accordance with the provisions of this chapter.~~

~~**Corporate training center:** A facility used for business or professional conferences, seminars, and training programs, primarily by incorporated organizations, which may include accommodations for sleeping, eating and recreation by participants.~~

Country Club: A land area and structures containing a club house, dining and/or banquet facilities, conference rooms, spa, fitness facilities, or recreational facilities, available to members and their guests for a membership fee. A Country Club ~~shall~~ must include an equestrian facility and/or a golf course and may include swimming pools, tennis courts, squash courts, stables and riding facilities.

Country Inn: A business operated in ~~one~~ 1 or more structures ~~which that~~ offers overnight accommodations and may include rooms for meetings and private parties in a predominately rural area. A Country Inn may include a full-service restaurant for overnight guests, the general public, meetings, and private parties.

Countryside Village Core: A compact, pedestrian-scaled area of predominantly non-residential uses which provides the main organizing feature of the Planned Development-Countryside Village (PD-CV) district. It consists primarily of civic and institutional uses, and may include commercial office, retail, service, as well as some above-street level residential uses. It is generally surrounded by the Countryside Village Neighborhood.

Countryside Village Neighborhood: Land within the Planned Development-Countryside Village (PDCV) district designated primarily for residential uses consisting of a mix of single-family detached, single-family attached and multi-family units. It generally surrounds the Countryside Village Core and is generally surrounded by the Countryside Village Conservancy.

Countryside Village Conservancy Area: Land within the Planned Development-Countryside Village (PDCV) district designated primarily as open land which provides a visual and physical distinction between the development and surrounding countryside, and significant buffering of neighboring properties while allowing for limited residential use. It generally surrounds the Countryside Village Neighborhood.

Countryside Village Satellite Conservancy Area: Land within the Planned Development-Countryside Village (PDCV) district which does not adjoin other portions of the district, and which is placed in an open space easement. ~~It's~~ Its area shall be included in calculating the total development potential of the proposed Countryside Village.

Countryside Village ~~greens, parks~~ Greens, Parks and squares ~~Squares~~: Public open spaces at least 10,000 square feet in size, located within the Countryside Village ~~which, that~~ primarily contain well defined, generally permeable green space with landscaped areas, pedestrian ways and passive recreational areas or any combination thereof.

Countryside Village Plaza: An open, generally impervious, public space at least 3,000 square feet in size, which may contain landscaped areas and street furniture.

County: Loudoun County, Virginia.

Court: An open, unoccupied space, other than a yard with a building or group of buildings, which is bounded on two or more sides by such building or buildings, and every part of which is clear and unobstructed from its lowest point to the sky, except for landscaping, if any.

Covered Activities. For the purposes of Sections 5.04, 5.05, and Chapter 6, Covered Activities includes all of the following:

A. Land Development Applications:

1. Legislative: All Zoning Amendments, Special Exceptions, Minor Special Exceptions, Commission Permits, Certificates of Appropriateness, Variances and Zoning Modifications reviewed for approval by the Planning Commission, Board of Supervisors, Board of Zoning Appeals, or Historic District Review Committee.
2. Administrative: All Subdivisions (including preliminary subdivision plats), Site Plans, grading permits, construction plans and profiles, and zoning permits and building permits that involve land disturbing activities, modifications reviewed for approval by the Zoning Administrator.

B. Land Disturbances or Land-Disturbing Activity: Land Disturbances or Land-Disturbing Activities include, but are not limited to: cutting; filling; clearing; excavation; grading; construction; reconstruction; investigations (such as test wells); and the location, sourcing, and construction of water supply systems under Chapter 1040 of the Loudoun County Codified Ordinances.

C. Uses in Chapter 3.

Craft Beverage Manufacturing: A small-scale brewery manufacturing no more than 15,000 barrels of beer per calendar year licensed in accordance with Section 4.1-208 of the Code of Virginia, as amended, or a small-scale distillery manufacturing no more than 36,000 gallons of distilled spirits, licensed in accordance with Section 4.1-206 of the Code of Virginia, as amended. Accessory uses shall include tasting rooms at which the consumption of beer or distilled spirits manufactured on-site occurs, accessory food sales occur, and beer and/or distilled spirits manufactured on-site are sold.

Craft shopShop: A retail store which displays and offers for sale handcrafted items by local artisans.

Crematorium: A building with a furnace for cremating dead bodies, either animal or human.

~~**Cross-country ski business:** A facility which offers to members of the public cross-country ski recreation opportunities, including the rental of non-motorized ski equipment, changing facilities, and access to maintained trails or trail shelters.~~

~~**Cross Section:** Shape and dimensions of a channel and valley of the floodplain perpendicular to the line of flow.~~

Crest. The uppermost line of a mountain or chain of mountains from which the land falls away on at least two sides to a lower elevation or elevations.

Cultural and Government Facilities: Public or nonprofit facilities displaying or preserving objects of interest or providing facilities for one or more of the arts or sciences or provision of government services. Accessory uses may include parking and storage areas.

Cultural Center-Facility: Establishments such as museums, art galleries, botanical and zoological gardens of an historic, educational, or cultural interest which are not operated commercially. (other than retail sales related to the facility's purpose). These facilities may, as an accessory use, include related office, retail sales, hosting of events, or scheduled classes in the same subject matter as is permitted for exhibits. Includes the following:

- **Botanical garden:** A place where documented collections of living plants are grown, exhibited, or labeled for the purposes of scientific research, conservation, display, education, or passive recreational purposes. This includes (1) an **arboretum**, which is a botanical garden that specializes in trees, shrubs, or other woody plants, or (2) a **nature study area**, which is a botanical garden preserved as natural place set aside to observe or study flora or fauna, and where structures and changes to the landscape are limited to facilities that enable study or observation (such as benches, trails, markers or observation platforms). A botanical garden does not include the harvest of plants or their produce.
- **Interactive science and technology center:** A facility (indoors, outdoors, or both) that provides access for members of the public to interactive exhibits that promote an understanding of science, nature, engineering, architecture, technology, or any mixture of these subjects. Access may be granted on a scheduled or unscheduled basis, or both, for a fee or for free.

- **Zoo:** A facility, indoor or outdoor, where animals are kept for viewing by the public.

Cultural Tourism: Land areas used for visitation for cultural, natural, or agricultural education. This includes the following as defined below:

- **Agritourism or farm-based tourism:** A commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors to a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner.
- **Eco-tourism:** Establishments that focus on tourism, visitation, and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism may include cultural activities related to those activities or work projects that tend to conserve or safeguard the integrity of a natural feature, habitat, or ecosystem. Facilities for eco-tourism may include recreational outfitters. Eco-tourism tends to result in a minimal or positive impact on the features observed or visited or tends to produce economic benefits from conservation.

Custom Operator: An enterprise establishment in which a contractor or other operator agrees to perform all or some machine operations, providing equipment and labor, for production and related activities on agricultural sites in exchange for a payment or a payment along with a percentage of profits. Field operations performed by a custom operator may include field preparation, planting, cultivating, harvesting, tilling, haymaking, bush hogging, crop storage, hauling, fencing, and barn construction.

D

Data center: A facility used primarily for the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

Day Care Facilities: Facilities for the care, protection, and supervision of children or adults on a regular basis away from their primary residence for less than 24 hours a day. Accessory uses may include offices, recreation areas, and parking.

Decibel: A unit for measuring the volume of sound using the A-weighting network on a sound level meter. Decibel may be expressed as dB, dB(A), dBA, dba, or db(A).

Declarant: Any person, or group of persons acting in concert, that (1) offers to dispose of its interest in a condominium unit not previously disposed of, including an institutional lender that may not have succeeded to or accepted any special declarant rights pursuant to Code of Virginia Section 55.1-1947; (2) reserves or succeeds to any special declarant right; or (3) applies for registration of the condominium. However, for the purposes of clauses (1) and (3), it does not include an institutional lender that acquires title by foreclosure or deed in lieu of foreclosure unless such lender offers to dispose of its interest in a condominium unit not previously disposed of to anyone not in the business of selling real estate for his own account, except as otherwise provided in Section 55.1-1947. It does not include an individual who acquires title to a condominium unit at a foreclosure sale.

Decommission, Solar Facility: The removal and proper disposal of solar energy equipment, facilities, or devices on real property. It shall must include the reasonable restoration of the real property upon which such solar equipment, facilities, or devices are located, including (i) soil stabilization and (ii) revegetation of the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices.

Density: For purposes of this Zoning Ordinance, the amount of development allowed on a lot or parcel, expressed in residential districts as the number of dwelling units per acre and in commercial districts as the gross floor area of buildings per acre.

Density, Gross Residential: The number of units divided by the total area of the tract.

~~**Density, Net Residential:** The total number of residential units in a PD-H zoning district divided by the net land area of land devoted to uses other than commercial and employment uses in such district.~~

~~**Density, Net Residential Parcel:** The maximum number of residential dwelling units per acre allowed on any lot, parcel, or tract of land in a PD-H zoning district.~~

Developable Land: Any vacant land areas capable of being developed with buildings and infrastructure.

Development Permit: Written approval issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization. Examples include, but are not limited to, building, zoning, occupancy and grading permits.

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

~~**Digital:** See Sign, Digital.~~

~~**Direct Market Business:** A commercial enterprise in which agricultural products produced on a site are marketed and sold directly to consumers without an intermediate wholesaler or distributor, other than a farm co-op organization. Direct market business may include enterprises such as PYO (pick your own) operations, and operations in which delivery of products is made directly to consumers, such as "farm share" arrangements under which periodic delivery of farm products is made for a subscription fee.~~

~~**Dinner Theater:** Establishments engaged in producing live theatrical productions, and in providing food and beverages for consumption on the premises.~~

Director: An appointed County official who serves as the Director of the Department of Planning and Zoning for Loudoun County, Virginia, or his or her designee.

~~**Distribution Facility:** The intake of goods and merchandise, individually or in bulk, the short term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest with the distribution facility or to businesses and individuals unrelated to the distributor. The term "Distribution Facility" shall also include a transshipment facility for the temporary holding, storage and shipment of goods or vehicles.~~

Dog Park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.

Donation Center: A collection site for the acceptance by contribution, offering, or redemption of charitable or for-profit donated items by the general public. A donation center does not contain permanent structures, and typically consists of donation drop-off boxes which can be emptied and readily moved.

Donation Drop-off Box: An unattended portable container, receptacle, or similar device or structure that is located outside of a building and intended or used for the holding of charitable or for-profit donated items by the general public which may include, but not limited to clothing, shoes, furniture, books, or other salvageable personal property with the collection of donated items made at a later date or time. This term shall not include recycling drop-off centers or mobile containers that require licensing for transport on authorized roadways.

Dormitory, ~~seasonal-labor~~Seasonal Labor: A structure located on the same property as an active agricultural, horticultural or animal husbandry operation, used for the purpose of housing persons on a seasonal basis who are not members of a family as defined in this Ordinance and who derive all or part of their income during their occupancy from labor performed on the active agricultural, horticultural or animal husbandry operation.

~~Downstream Bedload Movement:~~ ~~Downstream movement of silt, sand, coarse-grained gravels and cobbles in a river or stream.~~

Driveway: A space or area specifically designated and reserved on a lot for the movement of vehicles within a lot or from a lot to a street.

Dry Cleaning Plant. Establishments primarily engaged in supplying, on a rental or contract basis, laundered industrial work uniforms and related work clothing (such as protective (flame and heat resistant) and clean room apparel), dust control items (such as treated mops, rugs, mats, dust tool covers, and cloths), and shop or wiping towels. Also known as "industrial launderers."

Dustless Surface: A surface with a minimum of either two applications of bituminous surface treatment, concrete, bituminous concrete, or equivalent paving material approved by the County and to be maintained in good condition at all times.

~~Dwelling:~~ ~~A building that contains 1 or 2 dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes. [Source: 2015 International Building Code]~~

Dwelling, Accessory: A dwelling or apartment within or detached from the principal ~~dwelling of not more than the lesser of (i) 70% of the gross floor area of the structure or other principal structure and a footprint not more than 70% of the principal structure or (ii) 2,500 square feet of gross floor area, use,~~ the use of which is associated with and subordinate to the principal ~~dwelling structure or use~~ and which is located upon the same lot as the principal ~~dwelling.~~

~~Dwelling, Ancillary:~~ ~~A dwelling, the use of which is associated with and subordinate to the principal dwelling and which is located on the same lot as the principal dwelling structure or use.~~

Dwelling, Duplex: One of 2 buildings, arranged or designed as dwellings, located on abutting walls without openings and with each building having a separate lot with minimum dimensions required by district regulations.

Dwelling, Live/Work:- ~~A designation applicable to a detached or attached dwelling, under single building or space within a single building (e.g. studio, loft family or one bedroom) used jointly for multifamily ownership, that permits a dwelling unit to be situated generally over or under a ground floor commercial/office use under the same ownership and residential purposes where the residential use of management as the space is secondary or accessory to the primary use as a place of work dwelling unit.~~

Dwelling, Multifamily: One of a group of dwelling units in an attached multifamily or stacked multifamily residential structure. For purposes of this Zoning Ordinance, multifamily dwelling includes any unit that does not meet the definition of single-family attached or single-family detached.

Dwelling, Attached Multifamily: One of a group of dwelling units contained within a building, where each dwelling unit in the building is separated from other dwelling units within the building by a vertical wall and a ceiling/floor, with each dwelling unit generally consisting of a single floor or level, and each such unit being accessed by one or more common entrances leading directly from the outdoors at ground level, except that a ground floor dwelling unit may have its own ground floor external entrance. The dwelling unit may be separately transferable and capable of being individually owned, such as a condominium, or offered for rent. Each such dwelling unit within the multi-family building may be referred to as a "Multifamily dwelling unit" or "attached multifamily dwelling unit", and such dwelling units may include various floor plans, such as studio/efficiency units, and floor plans with one or more bedrooms. Attached Multi-family dwelling units are commonly referred to as garden style, mid-rise, and high-rise condominiums/apartments.

Dwelling, Stacked Multifamily: ~~A single-family attached dwelling type containing a~~ vertical and horizontal grouping of dwelling units, where at least one dwelling unit within the grouping contains 2 or more stories and is situated over or under another dwelling unit. Each unit has its own ground floor external entrance or shares its entrance with only an adjacent unit. Stacked Multifamily dwelling units are commonly referred to as stacked townhomes, one over twos, and two over twos.

Dwelling, Portable: A modular unit built on a chassis, having wheels or designed to be transported on wheels, with body width exceeding ~~eight (8)~~ feet or body length exceeding 32 feet and designed to be used as a dwelling when attached to a permanent foundation and when connected to the required utilities.

Dwelling, Quadruplex: One of 4 buildings, arranged or designed as dwellings, located on abutting walls without openings and with each building having a separate lot, with minimum dimensions required by district regulations.

Dwelling, Single-Family Attached: A duplex, triplex, quadruplex, or townhouse dwelling ~~unit~~type.

Dwelling, Single-Family Detached: A ~~residential~~ dwelling unit, other than a portable dwelling, designed for and occupied by one family only and not structurally connected or attached to any other dwelling and with each building having a separate lot, with minimum dimensions required by district regulations.

Dwelling, Temporary: A portable dwelling, but not necessarily attached to a permanent foundation.

Dwelling, Tenant: An accessory dwelling occupied by a person or persons other than the owner of the lot on which it is located. Tenant dwellings may include freestanding dwellings, portable dwellings, or apartments. A tenant dwelling may include a dwelling occupied by a seasonal or temporary laborer.

Dwelling, Townhouse: ~~One of a group of 3 or more attached~~ A type of single-family attached dwelling that is a group of 3 to 8 single-family attached dwelling units, each of which ~~may be located on a single, undivided lot or all of which may be located on the same lot. Each townhouse dwelling unit~~ is attached to at least 1 other townhouse dwelling unit by a wall that serves as a generally vertical boundary for both units, with each such unit extending from ground to roof, with no dwelling unit directly above another dwelling unit. Each townhouse dwelling unit consists of multiple floors or levels, with each unit having its own ground floor external entrance or sharing its entrance with only an adjacent unit.

Dwelling, Triplex: One of 3 ~~buildings~~dwelling units, arranged or designed as dwellings, located on abutting walls without openings and with each building having a separate lot, with minimum dimensions required by district regulations.

Dwelling Unit: ~~A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. [Source: 2015 International Building Code.] A dwelling is occupied by one family. A "unit" means 1~~One room, or rooms connected together, constituting a separate unit for a single-family owner occupancy, or rental or lease, and physically separated from any other rooms or ~~connected rooms~~dwelling units that may be in the same structure—, and containing independent cooking, sanitation, and sleeping facilities.

E

Easement: A grant of interest in real property by the owner to, or for the use by, an abutting landowner, the public, or another person or entity, including both easements appurtenant and easements in gross.

Ecological Integrity: Maintenance of the structure and functional attributes characteristic of a particular locale, or ecosystem, including normal variability.

Ecosystem: A complex network of organic communities and their interaction with their environment.

~~**Eco-tourism:** Tourism activities and facilities which focus on visitation and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism may include cultural activities related to such activities or work projects that tend to conserve or safeguard the integrity of a natural feature, habitat or ecosystem.~~ **Eco-tourism:** See "Cultural Tourism."

~~Facilities for eco-tourism may include recreational outfitters. Eco-tourism tends to result in a minimal or positive impact on the features observed or visited or tends to produce economic benefits from conservation.~~

Education: Facilities for the education of students, including public and private schools at the primary, elementary, middle, or high school level, vocational and technical schools. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

Educational Institution: Any college, university, secondary, or higher educational facility beyond high school ~~without an on-campus housing facility which that~~ meets applicable State Commonwealth requirements to award degrees and primarily teaches usable skills that prepare students for employment in a profession or trade. An educational institution does not have an on-campus housing facility.

~~**Educational or research facilities use related**~~ **Research Facilities Use Related to the agriculture, horticulture** ~~**Agriculture, Horticulture and animal husbandry uses**~~ **Animal Husbandry Uses** ~~**in the district**~~ **District:** A facility for the investigation, testing, or demonstration of, or for training or educating persons in, products and processes related to agriculture, horticulture, or animal husbandry, including biotechnical agriculture, veterinary, soil, plant and animal sciences.

Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility: A plant for the production of electricity, including appurtenant yards, equipment and facilities for the storage of fuels, water, transmission lines, exhaust stacks, and/or utility substation. This use also includes ground-mounted solar energy generation facilities and other types of solar energy generating panels that provide service for on-site use and to off-site users.

Emergency: Any occurrence or set of circumstances involving actual or imminent physical trauma, property damage, or loss of electric or phone services that require immediate action.

Energy Storage: A fixed installation where the following are stored, either for subsequent transshipment to a smaller fixed installation or for pick-up by truck for transport to the site where the product will be used by the consumer:

- Oil and gas storage,
- Petroleum products,
- Natural gas, or
- Electric/battery/hydrogen fuel cells.

Materials may be stored in one or more tanks or cells on the site, with tank or cell size and specifications subject to Federal and State construction and safety standards. These facilities do not include retail sales. This use does not include accessory tanks or cells for agriculture, temporary construction, or personal use.

Enfront: To face or to be opposite across a street.

Entertainment Facility: An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include music clubs and dance halls.

Equestrian Event Facility: ~~A commercial facility for~~ An establishment engaged in equine activities and events including teaching equestrian skills, participating in equestrian competitions, exhibitions, or other displays of equestrian skill ~~– (such as polo, dressage, and show jumping.)~~ Accessory uses may include offices, storage areas, caretaker's quarters, and caring for, breeding, boarding, riding, or training horses associated with the Equestrian Event Facility use.

Erected: Constructed, reconstructed, moved or structurally altered.

Establishment: A business, institution, place or entity that operates or hosts a use, including any business, trade or occupation. This includes all buildings, structures, land, facilities, or equipment engaged in operating the use.

Extractive Industries: The excavation, mining, dredging, or stripping of land or earth, including quarrying, or borrow pits; or the extraction of groundwater. "Quarrying" means commercial or industrial stone quarries or operations involving removal from a site of natural accumulations of sand, rock, soil, or gravel. "Stone quarrying" includes appurtenant structures such as crushers, screeners, and washers. Accessory uses include:

- crushing, treating, washing, and/or processing of materials, accessory to a quarry operation, when conducted on the same property;
- manufacturing of concrete block, cinderblock or pre-formed concrete products, accessory to an approved quarry use;
- retail sales of crushed stone or architectural stone products, accessory to an approved quarry use; and
- concrete batching plants or asphalt mixing plants consistent with Section 4.06.03 (Extractive Industries).

F

Facade~~Façade~~: The exterior wall of a building exposed to public view or a wall viewed by persons not within the building.

Facilities Standards Manual (FSM): The [Facilities Standards Manual](#) of Loudoun County.

Facility: A building, structure, place, amenity, or piece of equipment that is provided or reserved for a particular use or purpose.

Fairground: A parcel or tract of land used as the site of any fair, exposition or public display.

Family: A group of people living together consisting of:

- One or more persons related by blood or marriage together with any number of natural, foster, step or adopted children, domestic servants, nurses and therapists and no more than two roomers or boarders; or
- No more than 4 unrelated persons;
- Any group identified in Section 15.2-2291 of the Code of Virginia.

Farm: ~~An agricultural use of one~~ One or more adjacent or contiguous parcels of land, ~~whether abutting or not,~~ having a minimum total size of 5 acres and operated under the same ownership or stewardship, used for ~~the production, cultivation, growing, harvesting or processing of agricultural or horticultural products~~ agriculture or for animal husbandry ~~purposes. Also reference "Agriculture, Bona Fide."~~.

Farm-based tourism: ~~Tourism events which focus on visitation of farms, including organized farm tours and participatory farm vacations.~~

Farm-based Tourism: See "[Cultural Tourism](#)."

Farm ~~co-op~~Co-Op: A facility used by an organization of farm producers for co-operative technical and marketing assistance, which may include a central ~~market place~~marketplace where farmers can deliver products for pick-up by consumers but not a wholesale distribution center.

Farm machinery repair: ~~A commercial enterprise for the repair of equipment normally or routinely used on farms and gardens, and related parts, tools and accessories, but not of non-farm equipment or materials.~~

~~**Farm machinery sales, rental and service**~~ **Farm Distribution Hub:** A place where farmers can deliver agricultural products for pick-up by consumers or wholesalers, but not including a central place operated by a farm co-op where farmers can deliver products for pick-up by consumers (see "Farm Co-op"). Farm distribution hub does not include such uses as trucking operations, stockyards, auction houses, slaughterhouses, or canneries or other processing facilities.

Farm Machinery: An establishment for the sale, rental, and/or service of equipment normally or routinely used on farms and gardens, and related parts, tools, and accessories, but not of non-farm equipment or materials.

~~**Farm Market:**~~ A principal use ~~which that~~ includes the sale of aquacultural, horticultural ~~or~~ agricultural, or agriculturally processed products, ~~including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees that are grown and greens, fresh produce, honey, cider, and similar agricultural products. processed on-site.~~

Farm Market (off-site productionOff-Site Production): A principal use ~~which that~~ includes the retail sale of aquacultural, horticultural, or agricultural products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agricultural products. A Farm Market (off-site production) may or may not be located on the site of ongoing agricultural, horticultural, or aquacultural activity. This use may include the sale of products from ~~one~~ 1 or more vendors.

Fee Simple Ownership: The complete ownership interest in real property; the ownership of the entire "bundle" of rights attached to real property.

Feed and Farm Supply Center: A commercial ~~enterprise establishment~~ engaged in the provision of animal feed, bedding and accessories, and farm and garden supplies (such as seed, fencing, hardware, pesticides, and fertilizer) to agricultural, horticultural, and/or animal husbandry operations, ~~but not an enterprise where more than 10% of the floor area or display or storage area utilized for the enterprise is devoted to heavy equipment and machinery; a "feed and seed" store. Also known as a "feed-and-seed" store.~~

Feedlot: An enclosure (including a lot, yard, building, or corral) in which animals fed for slaughter are confined, that is used for more than 30 days in ~~one~~ 1-year period, with or without an area for the raising of crops, forage, or other vegetation and ~~upon which where~~ animals fed for slaughter are allowed to graze or feed. A "feedlot" does not include any area where animals are held for slaughter by a processor for a period of 30 days or less.

Fenestration. An architectural feature that provides a real, functional opening that allows light to pass or filter through; or faux opening (a decorative veneer giving the appearance of an opening) in the building facade, through the installation of curtain walls, or recessed or protruding windows or doors.

Final Development Plan: A required submission following the approval of a Concept Development Plan and rezoning application for a PD-CV district, and for a PD-TRC district prepared and approved in accordance with the provisions of Section 4-1103 (C), which further details the planned development of the subject lot(s). This Plan may be approved by the Planning Commission simultaneously with its review of the Concept Development Plan but must be approved prior to the approval of a site plan.

~~**Fire and/or rescue station**~~ **Rescue Station:** Facilities for the provision of local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles and equipment and housing and feeding of emergency personnel.

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

~~**Flood Insurance Rate Map (FIRM):**~~ An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated areas in the floodplain subject to inundation of the base flood and the risk premium zones based on the technical data in the Flood Insurance Study.

~~**Flood Insurance Study:**~~ The official report provided by the Federal Emergency Management Agency (FEMA) that includes flood profiles and the water surface elevation of the base flood.

Floodplain: Any land area susceptible to being inundated by water from the base flood and having a drainage area greater than 100 acres. For purposes of regulation under this Zoning Ordinance, a distinction is made between floodplains in watersheds of greater than 640 acres (Major Floodplain, corresponds to Zones AE and A as shown on the FIRM, as may be subsequently revised or amended by FEMA, considered to be the Special Flood Hazard Area by FEMA) and those in watersheds of 640 acres or less (Minor Floodplain).

Floodplain, 100-year: Any land area susceptible to being inundated by water from the base flood and having a drainage area greater than 100 acres.

Floodplain Alteration: A development action which will change the cross section of the floodplain and will increase either: 1) the erosive velocity or 2) the height of floodwaters either on-site or off-site. Alterations include, but are not limited to, land disturbing activities such as clearing, grading, excavating, transportation, and filling of land.

Floodplain, Major: The floodplain created by flooding from a stream that drains greater than 640 acres.

Floodplain, Minor: The floodplain created by flooding from a stream that drains less than 640 acres but greater than 100 acres.

Flex Building: A category of building that generally includes a compatible mix of warehouses, general manufacturing, and related accessory uses. These facilities are typically used for product production and service and the storage and distribution of goods.

Floor Area, Gross: The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls. The term "floor area" shall include basements; elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural headroom of six (6) feet, six (6) inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six (6) feet, six (6) inches or more; interior balconies and mezzanines. The term gross floor area shall not include cellars or outside balconies which do not exceed a projection of six (6) feet beyond the exterior walls of the building. Parking structures below or above grade and rooftop mechanical structures are excluded from gross floor area.

Floor Area, Net: The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls and from the centerline of walls separating 2 or more buildings. The term "net floor area" shall include outdoor display areas for sale, rental and display of recreational vehicles, boats and boating equipment, trailers, horticultural items, farm or garden equipment and other similar products, but shall exclude areas designed for permanent uses such as toilets, utility closets, malls (enclosed or not), truck tunnels, enclosed parking areas, meters, rooftop mechanical structures, mechanical and equipment rooms, public and fire corridors, stairwells, elevators, escalators, and areas under a sloping ceiling where the headroom in 50% of such area is less than 6 feet, 6 inches.

Floor Area Ratio (FAR): A number or percentage, derived by dividing the gross floor area of the buildings on any lot by the lot area: in square feet. The floor area ratio multiplied by the lot area in square feet produces the maximum amount of floor area that may be constructed on such lot.

Focal Point: An identifiable space centered in a community and conveniently accessed by its residents that serves as a place for gathering and communicating neighborhood identity, such as a central park, plaza, or green (including village green and town green).

Food and Beverage: Facilities for serving prepared food or beverages for consumption on the premises, other than in a private residence or ~~as an~~ accessory to a principal use.

Food Preparation: An establishment that prepares food and beverages for off-site consumption, including delivery services. Examples include catering shops, commercial bakers (i.e., bakeries with on-site retail sales), and the small-scale production of specialty foods (such as sweets). This classification excludes food production of an industrial character.

Food Store: A retail establishment primarily selling food, as well as other convenience and household goods. Examples include grocers/supermarkets, specialty food stores, fruit and/or vegetable stands, butcher shops, delicatessens, dairy product sales, food cooperatives, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.

Foot Candles: A unit of illumination; technically, the illumination at all points 1 foot distant from a uniform point source of 1 candle power.

Forestry: The planting, growing and harvesting of trees, but not including sawmilling or other processing of trees or parts thereof.

Frontage: ~~Lot width, as represented by the horizontal distance between the side lot lines when measured along an abutting street or improved right-of-way.~~

Freight: Establishments that provide over the- road transportation of cargo using motor vehicles, such as trucks and tractor trailers, including general and specialized freight trucking. General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer, for local or long distance trucking. Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. This use includes moving and storage companies.

Frontage: The portion of a lot that abuts a road.

Functionally or Economically Obsolete. The use for which a structure was originally constructed is no longer viable, necessary, or productive, or the structure for which the original use was constructed is functionally inadequate, causing the structure to no longer be used for the original intent, have a high rate of vacancy, and/or be in a state of disrepair. Examples could include historic schools, churches, agricultural buildings, and fraternal organization meeting halls.

Funeral Home: ~~A structure~~ **Services:** An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming, performance of and performing autopsies or other surgical procedures. May also be referenced as a mortuary. Examples include funeral homes, mortuaries, or columbaria.

G

Garden: A plot of cultivated ground adjacent to a dwelling, devoted in whole or in part to the growing of herbs, fruits, flowers or vegetables for consumption by the household residing in the dwelling.

General Business Service: ~~See Business Service establishment.~~

Geotechnical Report: A study of bedrock and soils used to help determine potential safe development that is prepared according to standards in the Facilities Standards Manual (FSM).

Golf Course: A tract of land laid out with at least 9 holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse and shelter.

Golf Driving Ranges: A limited area on which golf players do not walk, but onto which they drive golf balls from central driving tees. A golf driving range may contain outdoor lighting. A golf driving range may have, as an accessory use, a putting or chipping green, miniature golf course, baseball batting cages, a refreshment stand, and/or equipment rental of items pertaining to golf and baseball.

Government (General): Any area, building, or structure held, used, or controlled exclusively for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Loudoun County government. For purposes of the Use Tables, "government (general)" includes only uses defined above that are not otherwise listed in the Use Tables.

Green: The primary public open space within a town center, including the PD-TC Zoning District, which contains a well-defined green space with landscaped areas. This is a type of Community Open Space that would include a Town Green.

Greenway: A network of natural corridors that connect areas of open space. It follows natural land or water features, like ridges or rivers, canals, or human landscape features like abandoned railroad, historic sites etc.

Ground Passenger Transportation (e.g. Taxi, Charter Bus): Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This use includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity. This use does not include publicly operated bus or transit systems.

Groundwater: Any water, except capillary moisture, beneath the land surface in the zone of saturation or beneath the bed of any stream, lake, reservoir or other body of surface water, whatever may be the subsurface geologic structure in which such water stands, flows, percolates or otherwise occurs.

Groundwater Extraction, Commercial: The prospecting and extraction of groundwater for the purpose of supplying customers for on-site or off-site consumption.

Group Living: Uses characterized by the residential occupancy of a structure by a group of persons that does not meet the definition of Household Living. Tenancy is arranged on a weekly or longer basis, and the size of the group may be larger than a single family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment at the place of residence, and caregivers may or may not also reside at the site. Accessory uses commonly associated with Group Living are recreational facilities and vehicle parking for occupants and staff.

Guest Farm or Ranch: A farm which offers transient accommodations associated with an active agricultural use to paying guests along with meals and participatory recreational and/or work experience working on the farm.

Guest House: AAn accessory dwelling or lodging unit for temporary non-paying guests in an accessory building. [See Use-Specific Standards in Section 3.06 4.02.0103.]

H

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

Halo Lit: Illumination created by concealing the light source behind three-dimensional opaque letters, numbers, or other characters of a sign, resulting in the nighttime perception of a halo around the silhouette of each character. This is also referred to as "reverse channel" or "reverse lit" illumination. A halo lit sign is not considered an internally illuminated sign.

Headwaters: The source of a stream or river.

Hazardous Substance: Any material that poses a threat to human health and/or the environment. Typical hazardous substances are toxic, corrosive, ignitable, explosive, or chemically reactive. Such substances shall include any substance designated by the United States Environmental Protection Agency to be reported if a designated quantity of the substance is spilled in the waters of the United States or is otherwise released into the environment.

Health and Fitness Center: An establishment, ~~including saunas and steam baths,~~ offering or providing facilities for, and instruction in, general health, physical fitness and controlled exercises ~~such as, but not limited to, weight lifting, calisthenics and aerobic/limnastic dancing. Such use may provide massages, provided the health club occupies an area greater than 5,000 square feet and not more than five percent (5%) of the gross floor area is used for massages including weightlifting, calisthenics and aerobics. A health and fitness center may include a spa or sauna as an accessory use.~~

Health Care: Facilities principally engaged in providing services for health maintenance and treatment of mental or physical conditions. Accessory uses may include offices, meeting areas, on-site eating facilities for employees, laboratories, parking, and maintenance facilities.

Health Official: The Director of the Loudoun County Department of Health, or his designated deputy; Health Officer.

Heavy Equipment: Bulldozers, dump trucks and similar pieces of large equipment and their accessories. The term includes any vehicle associated with a business not included in the definition of business vehicle. A trailer used for transporting heavy equipment is considered accessory to the equipment.

Heavy Equipment and Specialty Vehicle Sales and Accessory Service: Buildings and premises for the sale, rental and servicing of trucks, buses, boats, recreational vehicles, taxicabs, ambulances, mobile homes, trailers, and farm and construction machinery or equipment. This category shall not be deemed to include automobile sales and accessory service establishment.

Heliport- or Helistop: An area, either at ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters and ~~which that~~ may include ~~auxiliary facilities such as~~ accessory parking, waiting room, fueling, and maintenance equipment- ~~(heliport). This includes an area designed to accommodate touch-down and lift-off of helicopters to pick up and discharge passengers or cargo. This use does not include operation facilities other than 1 tie-down space and additional facilities required by law, ordinance, or regulation (helistop).~~

Helistop: ~~An area designed to accommodate touch down and lift off of helicopters for the purpose of picking up and discharging passengers or cargo. Such area has no operation facilities other than 1 tie down space and such additional facilities as are required by law, ordinance, or regulation.~~

Historic Resource: A historic resource is a property or structure that has one of the following historic designations:

- A. Designated as or a contributing resource in a National Historic Landmark;
- B. Listed or eligible for listing in the National Register of Historic Places or a contributing resource in a historic district listed or eligible for listing in the National Register of Historic Places;
- C. Listed or eligible for listing in the Virginia Landmarks Register or a contributing resource in a historic district listed or eligible for listing in the Virginia Landmarks Register; or
- D. Listed on the Loudoun County Heritage Register or a contributing resource in a historic district listed on the Loudoun County Heritage Register; or
- E. Designated as one of the following types of Historic Overlay Districts (HOD) pursuant to Section 11.10.08:
 - 1. Loudoun County Historic Site (HS) District;
 - 2. Contributing resource in a Loudoun County Historic and Cultural Conservation (HCC) District; or
 - 3. Contributing resource in a Loudoun County Historic Roadways (HR) District.

Historic Setting: The exterior portion of a historic property that contributes to the historic significance or character of the property. Examples include walls, walkways, trees, relationship of a structure to the road, gardens, etc.

Home Occupation: A business, profession, occupation or trade conducted for gain or support within a residential building or its accessory buildings which use is incidental and secondary to the use of the buildings for dwelling purposes and which does not change the residential character of such buildings. (See ~~Section 5-400-3.03.E~~ for Home Occupation standards).

~~Homeowners~~ Homeowners' Association: A nonprofit organization operating under recorded land agreements through which: (a) each lot and/or homeowner in a clustered or planned development is automatically a member, and (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property, and (c) the charge if unpaid becomes a lien against the property. This includes a property owner's association as defined in section § 55.1-1800, Code of Virginia.

~~Home Service Establishment:~~ ~~Establishment primarily engaged in rendering services whose principal function is to enhance, beautify, maintain or restore residences such as, but not limited to decorators, exterminators, plumbing, electrical, appliance service, carpet and tile, lawn maintenance, and roofing. All storage for these establishments shall be enclosed.~~

~~Horse trails~~ Trails or ~~networks~~ Networks: Paths or trails maintained for the purpose of horseback or other animal-mounted recreational riding, but not including racetracks.

Horticulture: ~~The active and on-going~~ ongoing cultivation and production of orchard, garden, or nursery crops on a small or large scale, including the production of Christmas trees, field—grown crops, specialty crops, flowers, fruit,—grapes, (vineyard), market gardening, nursery stock, nuts, ornamental plants, sod, vegetables, and similar horticultural uses; and the cultivation of ~~such that~~ produce by means of biotechnical or genetic engineering techniques. Horticulture does not include preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means when ~~such those~~ preparations do not result in an active and ~~on-going~~ ongoing horticultural activity within 30 days.

Hospital: Any licensed and Commonwealth of Virginia accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services, particularly emergency care.

Hotel/Motel: Any single building or group of ~~dwelling lodging~~ units, combined or separated, containing 20 or more guest rooms used for the purpose of housing transient guests, ~~each unit of which is provided with~~ Each guest room has its own toilet, washroom, and off-street parking facility, ~~and which. This use~~ may include features such as conference rooms, a restaurant or snack bar, or swimming pool or exercise room that would attract clientele other than transient guests.

Hours of Operation: The time period during which an activity or enterprise is active, including any times during which the activity is open to customers or other members of the public, employees are present and working, deliveries are made, or equipment (other than utilities or ordinary indoor appliances) is being actively operated on the site.

Household Living: Uses characterized by the residential occupancy of a dwelling unit by a household, whether owned by the occupant or otherwise where tenancy is arranged on a month-to-month or longer basis. Accessory uses may include recreational activities, caring for pets, gardens, personal storage structures, hobbies, and parking of occupants' vehicles.

Hydrogeological Report: A study of groundwater, its location and prevalence that is prepared according to standards in the Facilities Standards Manual (FSM).

I

Illumination, External: Illumination by a light source that is external to object or structure that contains the illuminated surface.

Impervious/Impermeable Surface: Any material such as paved parking areas, sidewalks, or trail surfaces, which prevents absorption of storm water in or through such surface but shall not include permeable or "pervious" paving materials.

Impulsive Sound: Sound of a short duration, usually less than 1 second, with an abrupt onset and rapid decline. Examples of sources of impulsive sound include, but are not limited to, punch press, discharge of firearm, and explosive blasting.

Industrial, Scientific or Technical Exposition: ~~A place, structure, area or other facility used for temporary or permanent display or exhibit of industrial or scientific equipment, machinery, tools, or other merchandise. Such activities could include trade shows, conventions, merchandise marts, or industrial or scientific fairs or displays. Activities categorized as wholesale trade establishments shall not be deemed to be industrial, scientific or technical expositions.~~

Industrial Storage: The holding or storage of coal, lumber, building material, construction equipment, empty solid waste vehicles and containers, or building materials.

Industrial—/Production Use: ~~Nonresidential~~ A use category that includes nonresidential and noncommercial employment uses such as, but not limited to, mining, milling and manufacturing.

Infrastructure: ~~The~~ A use category that includes the basic installations and facilities on which new development depends. The public infrastructure includes roads and water and sewer lines.

Inner Core Subarea: ~~A Planned Development Transit Related Center-district (PD-TRC) Zoning District subarea that includes the total gross land area located generally within a 1/4 mile from the outer edge of the planned rail station platform, as shown on the approved Concept Development Plan. The highest land-use intensities will be located close to the planned transit stop. The primary focal point of the development will be located in this subarea. Retail, office, service, commercial and high-density residential uses are located in this subarea, with a vertical mix of uses, public gathering places, and a predominance of pedestrian-oriented uses. A Metrorail station, including the associated public parking area, as shown on the approved Concept Development Plan.~~

Inoperable Vehicle: A motorcycle or motor vehicle, trailer, or attachment thereto which is required by the Commonwealth of Virginia to display current license plates and/or meet safety standards, as evidenced by display of an approved inspection sticker, which motorcycle, vehicle, trailer, or attachment therefore does not display said license plates and/or approved inspection sticker.

Institutional Use: ~~Public~~ A use category that include public or private health, recreational or educational uses such as parks, schools, libraries, hospitals and camps.

Interactive Science & Technology Center: ~~A facility, indoors, outdoors, or both, providing access for members of the public to interactive exhibits that promote an understanding of science, nature, engineering, architecture, technology, or any mixture of these subjects.~~ **Intensity:** Physical measures of the scope and scale of land use, including building height, bulk, and coverage. The most common measurement of intensity is Floor Area Ratio (FAR).

Interactive Science & Technology Center: See "Cultural Facility."

~~Access may be granted on a scheduled or unscheduled basis, or both, for a fee or for free. Such facilities may, as a subordinate use, include related retail sales, may host or allow events, and may offer scheduled classes in the same subject matter as is permitted for exhibits.~~

J-K

Junk Yard: ~~Any land or building used for the abandonment, storage, keeping, collecting, or bailing of paper, rags, scrap metals, other scrap or discarded materials or for the abandonment, demolition, dismantling, storage, or salvaging of automobiles or other vehicles or machinery not in running condition, or parts thereof.~~

Junkyard: Any "automobile graveyard" or "junkyard" as defined by § 33.2-804, Code of Virginia, excluding sanitary landfills or garbage dumps.

Karst/Sensitive Environmental Feature Setback: An area established from the edge of a karst/sensitive environmental feature, in which land disturbance is restricted.

Karst Features or Karst/Sensitive Environmental Features: Karst landforms including but not limited to caves, sinkholes, rock outcrops, perennial sinking streams, significant fissures/cracks, vadose shafts, or other karst anomaly associated with ~~calcerous~~ calcareous geologic formations.

Karst Terrain: A type of terrain characterized by closed depressions and/or sinkholes, caves, rock pinnacles, and underground drainage, and which results from solution of limestone and dolomite bedrock.

Kennel: ~~See Section 5-606.~~

Kennel: Any establishment or use in or at which, 5 or more companion animals or pets over the age of 6 months are trained, fostered, boarded (including day care services), held for adoption or handled.

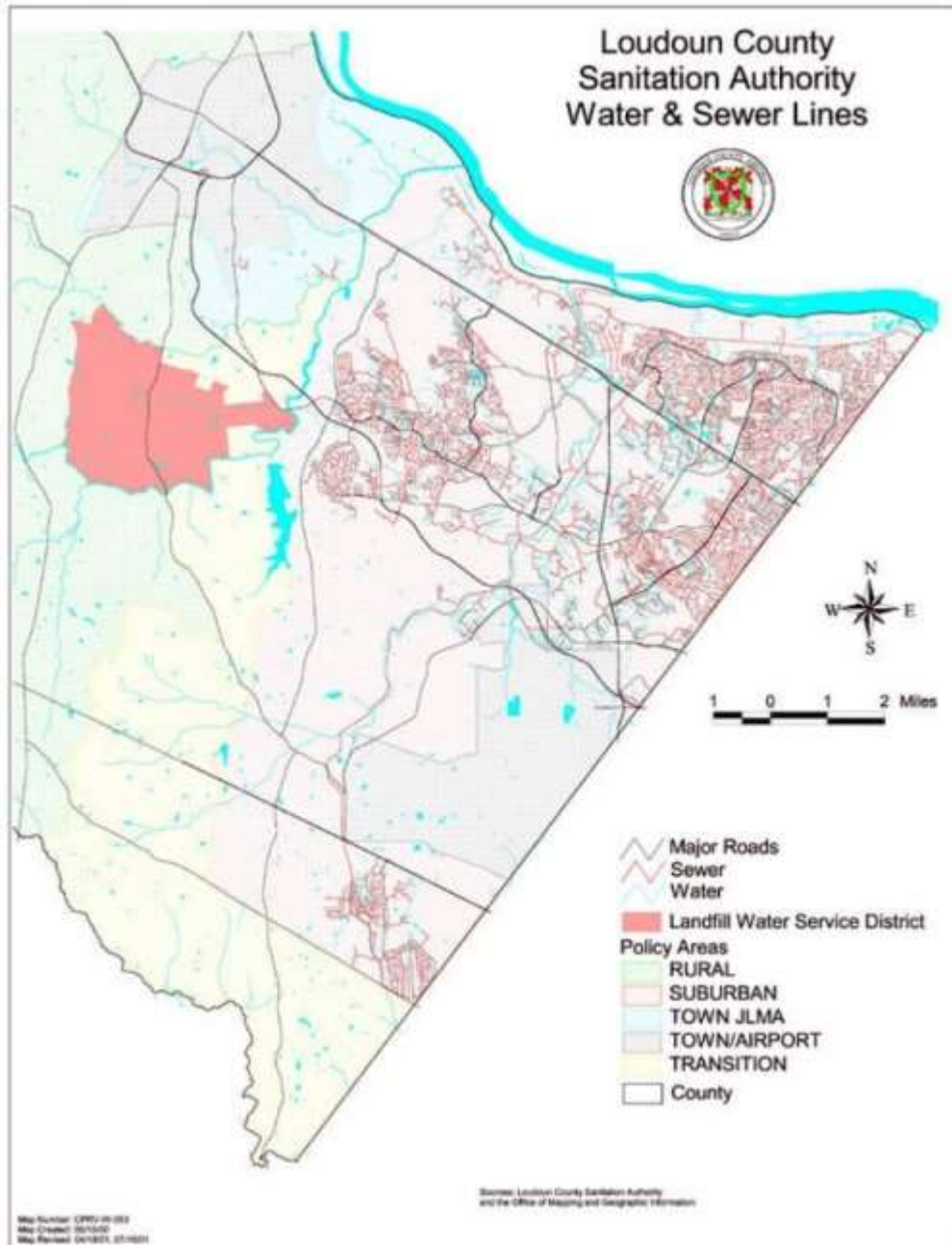
This shall not include any establishment whose principal use is grooming, any animal hospital, or pet shop.

Kennel, Indoor: Any kennel that is within a completely enclosed commercial facility with no outdoor activity in which companion animals are confined or penned in close proximity to each other, except for the primary purpose of grooming, or wherein any owner engages in boarding, breeding, letting for hire, training for a fee, or selling dogs, cats, or other companion animals.

L

Land-Disturbing Activity: Any grading, scraping, excavating, trenching, filling of land, dumping of fill materials (including but not limited to dumping of soil, concrete, and construction debris), bulk outdoor storage, clearing of trees or vegetation, and any construction in preparation for development, reconstruction, or significant alteration of a structure.

Landfill Water Service District: A specific area designated for water service by central water supply system, the boundaries of which are determined by the County of Loudoun as shown on the Loudoun County Sanitation Authority Water and Sewer Lines map, incorporated into this definition by reference, and found on the following page.



Landfill, Sanitary: A publicly owned and controlled, engineered land burial facility for the collection, source separation, storage, transportation, transfer, processing, treatment or disposal of solid waste. Associated uses may include a debris landfill, a transfer station, Materials Recovery Facility (MRF), vegetative waste management facility, and/or an incinerator. It shall mean a facility so located, designed and operated that it does not impose a present or potential hazard to human health or the environment, including pollution of air, land, surface water or ground water.

Landscape Architect: An individual who is recognized by the State and who is registered with the state department of professional and occupational registration as a "landscape architect".

Landscaped Open Space: An area which shall include appropriate grassing of the area, placement of shrubbery and trees, walkways, and appropriate grading such as to render the required open space area aesthetically pleasing.

Land Subdivision and Development Ordinance (LSDO): The Land Subdivision and Development Ordinance of Loudoun County, adopted by the Board of Supervisors to establish subdivision and site development plan standards and procedures for the unincorporated areas of Loudoun County.

Ldn: The symbol for "yearly day-night average sound level," which means the 365-day average, in decibels, for the period from midnight to midnight, obtained after the addition of 10 decibels to sound levels for the periods between 10 p.m. and 7 a.m., local time.

45 db(A) Ldn: The symbol for the required level of noise attenuation in residential structures constructed within the area between airport noise contour 60 and airport noise contour 65, expressing a required yearly interior day-night average sound level of 45 decibels or less.

Legacy Zoning District: Existing zoning districts that do not align with Place Types of the 2019 General Plan that are retained to continue implementing the zoning district prior to adoption of this Zoning Ordinance and avoid using more than one Zoning Ordinance. These districts exist as the result of a proffered rezoning and do not translate to the 2019 General Plan Place Types, such as PD-AAAR or PD-TC, or are districts that are anticipated to rezone to a denser district such as R-1, R-2, or R-3. Legacy Zoning Districts are not allowed to expand beyond their current footprints or be modified. Legacy Zoning Districts are located in Appendix A.

Library: Establishments that maintain collections of documents (e.g., books, journals, newspapers, music, and recorded information regardless of its physical form and characteristics) and facilitate their use to meet the informational, research, educational, or recreational needs of the general public or their user. These establishments may also acquire, research, store, preserve, and generally make accessible to the public historical documents, photographs, maps, audio material, audiovisual material, and other archival material of historical interest. All or portions of these collections may be accessed electronically.

Limestone: Geologic formation that is highly water-soluble and is characterized by numerous underground caves and surface sinkholes; it is a natural groundwater aquifer and good water supply source. Limestone consists of a conglomerate of various small rocks cemented together with a carbonate matrix and containing calcareous geologic formations. In appearance, it is very similar to concrete.

-

Livestock: Animals, especially farm animals, raised for use, profit or enjoyment including horses and very small equine, bison, cattle, pigs, mules, sheep, goats, alpacas, llamas, emus, poultry (including egg-producing poultry), and other similar domesticated animals. Livestock does not include animals meeting the definition of "Pet".

Live/Work Dwelling: ~~A single building or space within a single building (e.g. studio, loft or 1 bedroom) used jointly for commercial/office and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.~~

LOD: Live/Work Dwelling: See "Dwelling, Live/Work."

LOD (Limestone Conglomerate Overlay District): Limestone Overlay District, as defined in Section Chapter 4-1900 .05.01 of the Zoning Ordinance.

Lodging Unit: Rooms or connected group of rooms forming a single habitable unit used or intended to be used for living and sleeping only on a transient basis. Lodging units ~~do not~~ may contain independent kitchen facilities. However, rooms available for occupancy on a rental or lease basis for less than 1 week are considered lodging units even if they contain independent kitchen facilities.

Lot: A parcel of subdivided land occupied, or to be occupied, by one or more buildings and accessory buildings, and open space, and other requirements of the provisions of this Ordinance. "Lot" shall include the words "plot" and "parcel". The term "lot" does not include land identified on a legally recorded subdivision plat filed among the land records of Loudoun County as an "outlot" as referenced in [Chapter 9.01-D.2-cSection 10.04.A.4.](#)

Lot Area: The total horizontal area included within the rear, side and front lot lines or street lines of the lot, excluding any streets or highways, whether dedicated or not dedicated to public use, but including off-street automobile parking areas and other accessory uses. "Lot area" does not include portions under water, except where the total area of a body of water is within the lot or where the width included as part of the area of the lot does not exceed 30 feet.

Lot, Civic Use: Land area within a Rural Village Center or Countryside Village development, so designated on the Village Concept Development Plan, upon which structures may be erected for community use, enjoyment and benefit.

Lot, Concave: A lot that has one side curving inward from the street on which the lot fronts.

Lot, Convex: A lot that has one side curving outward toward the street on which the lot fronts.

Lot, Corner: A lot abutting on 2 or more streets at their intersection, where the interior angle of the intersection does not exceed 135 degrees.

Lot Coverage: The percentage of a lot area occupied by the ground area of principal and accessory buildings or structures, excluding uncovered decks, on such a lot. Multifamily and nonresidential parking structures below or above grade and stand-alone mechanical structures are excluded from lot coverage.

Lot, Depth of: The average horizontal distance between the front lot line and the rear lot line, measured along a straight line. If no rear lot line exists, the depth shall be measured between the front lot line and the rear setback line.

Lot, Interior: Any lot other than a corner lot, but including a through lot.

Lot, Irregular: A lot, usually but not always with sole access from a Class III road or private access easement, which is so located, shaped or oriented to adjacent lots that application of general measurement methods or dimensional yard requirements of the district in which located serve no significant public purpose, and/or with location of yards by type (front, side and rear) not logically determined by nor related to yard patterns on nearby regular lots. Yard requirements for regular lots shall be followed where possible.

Lot Line: Where applicable, a lot line coincides with a street line. Where a lot line is curved, all dimensions related to said lot line is based on the arc.

Lot, Outlot: A parcel of land identified on a legally recorded subdivision plat, subject to a permanent open space easement or dedicated to a homeowner's association, which does not meet lot area and lot width requirements.

Lot, Record: The land designated as a separate and distinct parcel recorded among the land records of Loudoun County.

Lot, Regular: A lot with direct access to a Class I, Class II, or Class III road, so located, shaped and oriented to adjacent lots as to be reasonably adapted to application of general measurements indicated in Article I, and with location of yards by type (front, side, rear and special) logically determined by, and related to, adjacent street or streets and adjacent yard patterns. A regular through lot has frontage on two Class I, Class II, or Class III roads.

Lot, Through: An interior lot fronting on 2 parallel, or approximately parallel, streets or private access easements.

Lot Width: See Frontage.

M

Machinery and Equipment Sales and Services. An establishment engaged in the sale, rental and servicing of trucks, buses, boats, recreational vehicles, taxicabs, ambulances, mobile homes, trailers, and farm and construction machinery or equipment. This does not include automobile sales and accessory service activities.

Maintenance and Repair Services. An establishment providing repair services for personal and household goods, such as household appliances, computers, television, audio or video players or equipment, office machines, furniture, leather goods, and knife sharpening. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.

Major Recreational Equipment: Recreational vehicles (RVs), travel trailers, pickup campers, motorized dwellings, tent trailers, boats and boat trailers, houseboats, and the like, and cases or boxes used for transporting that recreational equipment, whether occupied by that equipment or not.

Management Buffer: See also, "Riparian Protection Buffer". An area designed to protect a stream or river and its associated floodplain from adverse upland development impacts. The "50-foot management buffer" is included within the ~~Protected~~ River and Stream Corridor, ~~as shown on the RSCOD Map Resources.~~

~~**Maneuvering Space:** An area directly related to required parking areas and designed to permit easy vehicular movement. "Maneuvering space" shall not be considered as part of any required "parking space" or "loading space".~~

Manufactured Housing: Home: A structure constructed and subject to ~~federal regulation,~~ the National Manufactured Home Construction and Safety Standards (42 U.S.C. §§ 5401 et seq.), which is ~~transportable:~~

- Transportable in one or more sections; ~~is eight body~~
- 8 feet or more in width and ~~forty body~~ 40 feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; ~~is built~~
- Built on a permanent chassis; ~~is designed and~~
- Designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; ~~and.~~

A manufactured home includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. A manufactured home does not include units built prior to June 15, 1976- ~~(known as "mobile homes").~~

[References: National Manufactured Home Construction and Safety Standards, 42 U.S.C. §§ 5401 – 5426); 24 C.F.R. Parts 3200–3279 (the "HUD Code")]

Manufacturing and Production: Facilities for the processing, fabrication, packaging, or assembly of goods, including small-scale production and production by hand. Accessory uses may include offices, in some instances eating facilities for employees, outdoor storage associated with the use, repair facilities, and caretaker's quarters.

Manufacturing, General: Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Intensive Manufacturing.

Examples of general manufacturing include the manufacture or production of the following goods or products:

- apparel (including clothing, shoes, dress making, and leather products);
- appliances;

- communication or computer equipment;
- drugs, medicines, pharmaceutical;
- electronic and computer products (including communication or computer equipment);
- electrical equipment or machinery;
- fasteners and buttons;
- food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage);
- food and beverage processing, canning, and storage;
- gaskets;
- household appliances;
- industrial controls;
- machinery (including farm and industrial machinery);
- mattresses;
- medical equipment and supplies;
- mill work and similar woodwork;
- manufactured and modular homes and components;
- office supplies;
- optical goods;
- photographic equipment;
- 3-D printing;
- textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); and
- tobacco products.

Manufacturing, Intensive: Manufacturing or industrial enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process.

Examples of intensive manufacturing include the manufacture or production of the following goods or products:

- batteries;
- chemicals (including chlorine, corrosive acid, cosmetics, disinfectants, fertilizer, insecticides, poisons);
- explosives;
- industrial gases (such as acetylene);
- lime and gypsum products;
- medicines and pharmaceuticals;
- nonmetallic mineral products (such as concrete and concrete products, glass);
- paint (including lacquer and varnish);
- paper;
- primary metals;
- petroleum products; and

- plastic, rubber, and synthetic resins.

Marina: A facility that includes docks, piers, floats, mooring devices, fingers, stalls, gridirons, canals, a harbormaster structure, or other appurtenances designed and used to secure, store, service, fuel, berth, and launch ships, barges, boats, vessels, and other watercraft used to provide water transportation of cargo or passengers. This may include the sale of fuel and incidental supplies for boat owners, crews, and guests, servicing and repair of boats, and sale and charter of boats. Examples include pier, dock, wharf, or jetty facilities including port and harbor terminals, marine cargo handling and dry dock services, port warehouses, and port fuel facilities. This definition applies whether or not the Marina/Port is available for use by the general public.

Market Area: The area from which an enterprise draws its customers on a regular and anticipated basis. Influencing the size of the area are variables such as, but not limited to, type of product being marketed, surrounding land uses and neighboring road network.

Market Rate Dwelling Unit: A dwelling unit in which the sale or rental price is not controlled by the Affordable Dwelling Unit (ADU) Program or the Unmet Housing Needs Units (UHNU) Program.

Market Study: ~~A study that measures the supply and demand for a particular product within a defined area.~~

Material Recovery Facility (MRF): A solid waste management facility which collects mixed solid wastes and manually or mechanically separates recyclable materials to be marketed and disposes of all non-recyclable wastes to a permitted facility, or a solid waste management facility for the collection, recovery and processing of materials, such as metals, paper or glass, from solid waste for the production of a fuel from solid waste, including a solid waste transfer station.

Mausoleum: A building or vault containing niches or other designated places intended to be a final resting place for human or pet animal remains as an alternative to land burial.

Maximum Extent Feasible: ~~No feasible and prudent alternative exists, as determined~~A determination by County staff, ~~and that~~ all possible efforts to comply with ~~the~~a regulation or minimize potential harmful or adverse impacts have been undertaken by an applicant, ~~and that no feasible and prudent alternative exists.~~ Economic considerations may be taken into account but must not be the overriding factor in determining “maximum extent feasible.”

MDOD: MOD (Mountainside Development Overlay District): ~~Mountainside~~ Overlay District, as defined in ~~Section 4-1600-4.04.01~~ of the Zoning Ordinance.

Mechanical Equipment. Machine components used to sustain the operations of a Data Center.

Medical Care Facility, Outpatient Only: ~~Any institution, place, building, or agency. An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered for the prevention, diagnosis to prevent, diagnose, or treatment of treat human disease, pain, injury, deformity, or physical condition, whether medical or surgical, of two or more non-related mentally or physically sick or injured persons; or for the care of two or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled, including but not limited to intermediate care facility, mental retardation facility, outpatient surgery centers, chiropractic, birthing, diagnostic imaging, radiation therapy, dialysis, medical/physical rehabilitation and trauma units, and other related institutions and facilities offering treatment on an outpatient basis, whether operated for profit or nonprofit and whether privately owned or operated by a local government unit (this term shall not include a physician's or medical office).~~

This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis.

This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit.

A medical care facility does not include a medical office or a hospital.

Metes and Bounds: A method of describing the boundaries of land by courses and distances.

~~**Minimum Stream Buffer:** A 100-foot area on both sides of a stream, measured from each stream bank, designed to be a natural riparian forest and filtration area that will ensure the maintenance of water quality and the ecological integrity of the protected corridor.~~

~~**Micro-Grid Energy System:** See "Utility, Minor."~~

~~**Micromobility Devices.** A range of small, lightweight vehicles operating at speeds typically below 15 mph and driven by users personally (unlike rickshaws), including but not limited to bicycles, e-bikes, electric scooters, electric skateboards, shared bicycle fleets, and electric pedal assisted (pedelec) bicycles.~~

Mini-Warehouse: A building consisting of individual, small, self-contained units that are leased or owned for the indoor storage of business and household goods or contractors' supplies.

~~**Minor Utilities:** Above and below ground electrical transmission lines, except for overhead electrical transmission lines and distribution feeder lines that collect and transmit over 110 KV of power; above and below ground natural gas lines; flood control or drainage facilities; transportation or communications utilities, and similar facilities of public agencies or public utilities; utilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, poles, or cables; switch boxes; transformer boxes; cap banks; and underground water and sewer lines. Such "minor utility" facilities generally do not have employees on site, and the services may be publicly or privately provided. "Minor utility" does not include uses more specifically defined in this Ordinance, including but not limited to "telecommunication use and/or structures."~~

Mitigation Measures: Methods used to alleviate or lessen the adverse impacts of development.

~~**Mobile Vending:** The sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise of food prepared within a self-contained vehicle, trailer or cart. Mobile vending does not include catering vehicles or ice cream trucks in continuous operation within the public right-of-way.~~

~~**Mobile Vendor:** Any individual that operates or assists in the operation of a self-contained vehicle, trailer or cart which provides the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise of prepared food.~~

~~**Mixed-Use Residential:** For purposes of Section 7.05.03, is any dwelling unit located in any of the following zoning districts listed in Chapter 2: PD-TRC, PD-TC, PD-MUB.~~

~~**Mobile Vendor:** An establishment, including any employee or agent of another, who sells or offers to sell, barter, or trade from a mobile vehicle such as a food truck.~~

~~**Model homeHome:** A building having the physical characteristics of a residential dwelling which exists for the purpose of display or advertising in connection with the sale of units in a residential development. The ultimate intended use for such a model is as a dwelling.~~

Moderately Steep Slope Area: Naturally occurring land areas with slopes from 15% to 25%. The Steep Slope Standards do not apply to slopes created by permitted land disturbing activities, such as, but not limited to, building and parking pad sites; berms; temporary construction stock-piles; and road-side ditches.

Motorcycle: A motor vehicle designed to travel on not more than three wheels in contact with the ground. The operator must hold a valid driver's license with a Class M designation or a motorcycle driver's license.

Motor Vehicle Sales and Accessory Service: Any use of land whereon the principal occupation is the sale, rental and accessory service of vehicles in operating condition such as automobiles, motorcycles, All Terrain Vehicles (ATV), and trucks stored on site. For the purpose of this Ordinance, vehicle sale, rental, and ancillary service establishments shall not ~~be~~ deemed to include heavy equipment and specialized vehicle sale, rental, and service establishments; however, specialized vehicles may be sold, rented, and serviced as an accessory use.

~~**Motor Vehicle Sales Limited to Racecars:** Any business establishment intended for the sale of racecars.~~

~~**Motor Vehicle Service and Repair, Heavy:** Buildings and premises wherein major mechanical and body work, repair of transmissions and differentials, straightening of body parts, painting, welding or other similar work is performed on vehicles. Light vehicle service establishments may be permitted as an ancillary use; however, motor vehicle service establishments shall not be deemed to include heavy equipment and specialized vehicle sale, rental and service establishments. Motor vehicle service and repair shall be conducted within a building and shall not include on-site storage of inoperable vehicles. All areas containing vehicles under repair shall be screened.~~

~~**Motor Vehicle Service and Repair, Light:** Buildings and premises wherein the primary use is the sale, servicing, repair and/or installation of motor vehicle accessories, such as the following: Spark plugs, batteries, distributors and distributor parts, tires, brakes, brake fluid, mufflers, tail pipes, water hoses, fan belts, light bulbs, fuses, floor mats, windshield wipers, wiper blades, grease retainers, wheel bearings, and mirrors. Light vehicle service establishments may also include greasing, lubrication and radiator flushing, minor servicing and repair of carburetors, fuel pumps, oil pumps, water pumps and lines, electrical systems, and minor motor adjustments not involving removal of the head or crankcase or racing the motor, except that 10% of the floor area may be used for heavy motor vehicle service and repair as defined in Motor Vehicle Service and Repair, Heavy. Uses permissible at a vehicle light service establishment shall not include major mechanical and body work, the repair of transmissions or differentials, straightening of body parts, painting, welding, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations. Motor vehicle service and repair shall be conducted within a building and shall not include on-site storage of inoperable vehicles. All areas containing vehicles under repair shall be screened.~~

Motor Vehicle Storage and Impoundment Yard: An area designed for the temporary storage of wrecked and/or inoperable and/or abandoned motor vehicles, but not to include the dismantling, wrecking or sale of said vehicles or parts thereof.

~~**Municipal drinking water supply reservoir:** A dam and impoundment area created, owned and operated by a municipality to store water as part of a public water utility, including necessary or customary appurtenant facilities such as access roads and transmission pipes. **Municipal Drinking Water Supply Reservoir:** See "Utility, Major."~~

~~• Water storage tanks and water treatment plants are separate uses not included as part of a water supply reservoir.~~

~~**Mural:** One of a kind visual depictions and/or works of art or licensed reproductions of original works of art including, but not limited to, mosaic, painting, or graphic art techniques that are applied, painted, implanted, or placed directly onto the exterior of any structure. This definition is not intended to discourage the use of new paint and printing technologies.~~

N

Native Plant: Any plant specified as "Native" in the FSM, plus any plant from any of the following categories.

- **Regional Native:** Plants (including their cultivars) shown on the USDA Plant List of Accepted Nomenclature, Taxonomy, and Symbols (PLANTS) Database naturally occurring within the state of Virginia or the states of West Virginia or Maryland.
- **Northern Virginia Native:** Plants (including their cultivars, and excluding any hybrid species) shown on the USDA PLANTS Database naturally occurring within the state of Virginia in any of the following areas: Loudoun

County, Fairfax County, Prince William County, Fauquier County, Clarke County, Arlington County, or the City of Alexandria.

Natural Heritage Resources: Natural Heritage Resources are rare, threatened, and endangered plant and animal species; exemplary natural communities, habitats, and ecosystems; which are listed under the Natural Heritage Resources database provided by the Virginia Department of Conservation and Recreation (DCR), Division of Natural Heritage Resources.

National Historic Landmark: A district or structure listed on the National Register of Historic Places and considered to be of unusual importance to American history, architecture, archaeology, and/or culture.

National Register of Historic Places: A register of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology and/or culture that is maintained by the Federal Secretary of the Interior.

Naturally Occurring: Areas of land, landforms, slopes, and features existing in nature and not made or caused by human manipulation.

~~**Nature study area:** A natural place set aside for the observation or study of flora or fauna, where structures and changes to the landscape are limited to facilities that enable study or observation, such as benches, trails, markers or observation platforms.~~

Nature Study Area: See "Cultural Facility."

Neon: A source of light supplied by a glass tube that is filled with neon gas, argon, mercury or other inert gas that produces ultraviolet light, and bent to form letters, symbols, or other shapes. Neon includes all tubular light sources that employ a charged gas to illuminate a tube that glows, similar gas-activated tubular light systems that emit colors, and other tubular light sources (including fiber optics) that are used to form letters and shapes.

~~**Net Metering/Net Energy Metering.** Measuring the difference between the electricity distributed to and the electricity generated by a customer-generator that is fed back to the distribution system during the applicable billing period. The purpose of which allows customers to interconnect their solar energy systems to the utility grid and offset their utility electricity purchases by receiving a bill credit for excess energy generated by their solar energy system that is exported to the grid.~~

Natural, Environmental, and Heritage Resources. All natural, environmental, and heritage resources as identified under Chapter 3 of the Loudoun County General Plan, as well as those protected by overlay districts and development standards of this Zoning Ordinance.

Nonconforming Use: Any use lawfully being made of any land, building, or structure, other than a sign, on the effective date of this Zoning Ordinance, or any amendment to it rendering such use nonconforming which does not comply with all of the regulations of this ordinance, or any amendment hereto, governing use for the zoning district in which such land, building, or structure is located.

~~**Non-contributing**~~**Contributing:** Not helping, no assisting, or adding to the historical integrity, historic architectural qualities, or archaeological qualities of the subject Historic Overlay District and/or the said Historic Overlay District's historic associations. The Zoning Administrator, or the Zoning Administrator's designee, establishes what is considered non-contributing to an HOD.

See also Contributing.

Non-Habitable: Space in a structure that is not used for living, sleeping, eating, or cooking, such as, but not limited to, garages, toilet compartments, closets, utility spaces or similar areas. Commercial and industrial structures do not have habitable space.

Non-Point Source Pollution (NPS): Pollutants carried in stormwater runoff, including but not limited to sediments, nutrients, animal waste, pesticides, salt and toxins, that cannot be traced to a specific point source and whose point of entry into a stream cannot be determined.

Non-Profit Organization: An incorporated organization or group whose charter prohibits profit-making endeavors and which enjoys tax exemption privileges.

Nonresidential: A property, building, structure, or use that is not categorized under or used in association with any use identified in the Residential heading of the use tables in Chapter 3 of this ~~zoning ordinance~~ Zoning Ordinance.

Non-Vehicular Open Space: See Open and Useable Space.

Nursery, Commercial:—An agricultural/commercial ~~enterprise establishment~~ where plants—, landscape materials, soils, and accessory products are sold on a retail basis.

Nursery, Production: An agricultural ~~enterprise establishment~~ where plants are grown for resale on a retail or wholesale basis for only those plant materials grown on-site.

Nursing Home: A place devoted primarily to the maintenance and operation of facilities for the treatment and care of any person suffering from illnesses, diseases, deformities or injuries not requiring extensive and/or intensive care that is normally provided in a general hospital or other specialized hospital.

O

Office: Any room, studio, clinic, suite or building wherein the primary use is the conduct of a business such as, but not limited to: accounting, correspondence, research, editing, administration or analysis; or the conduct of a business by salesman, sales representatives or manufacturers' representatives; or the conduct of a business by professionals, such as engineers, architects, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, dentists or physicians, urban planners and landscape architects. An office shall not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale and/or delivery of any materials, goods or products which are physically located on the premises. An office shall not be deemed to include a veterinary service or animal hospital.

Office, Administrative: Any room, studio, clinic, suite or building wherein the primary use is the conduct of a business such as accounting, correspondence, research, editing, administration, or analysis.

Office, Business or Sales: Any room, studio, clinic, suite or building wherein the primary use is the conduct of a business by salesmen, sales representatives, or manufacturers' representatives.

Office, Medical: ~~Any~~ An establishment (including any room, studio, clinic, suite—, or building—wherein) where individuals licensed in the State practice medicine, osteopathy, dentistry, chiropractic, podiatry, physical therapy, psychiatry, clinical psychology, or other health-related professions on an out-patient basis. ~~A medical office shall~~ This does not ~~be deemed to~~ include a hospital, veterinary service—, or animal hospital.

Office, Professional: Any room, studio, clinic, suite or building wherein the primary use is the conduct of a business by professionals such as, but not limited to, engineers, architects, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, dentists or physicians, urban planners, and landscape architects.

Official Notice: A sign that provides the general public, property owner or other interested parties of government actions, orders, or directions such as a public hearing, stop-work orders on a property that is non-compliant or in violation of the Zoning Ordinance, or similar items.

Officially Accepted: The date that all required submissions have been made and the Director has signed the application. This date shall be deemed that date upon which a plan or other application has been officially submitted.

Off-Site: Describing a location or an area of land which is proximate to a parcel of land defined as "on-site". Off-site means not on site; that is, outside the lot or parcel that is the subject of a given land use application.

Off-Street Parking Facility, Free-standing Standing: A lot, or portion thereof, other than an automobile sales lot, held out or used for the storage or parking of -6 or more motor vehicles for consideration, where service or repair facilities are not permitted. Such parking lot is not considered an accessory use and used for the storage of dismantled or wrecked motor vehicles, parts thereof, or junk.

Oil and ~~gas-storage~~ Gas Storage: A tank farm or outdoor facility to store oil and gas. Includes a bulk plant (petroleum).

On-Site: "On-site" describes a location on all, or a portion, of a parcel of land that is the subject of an application for approval by the Board of Supervisors, Planning Commission, or Board of Zoning Appeals, and that parcel of land is in single ownership or under unified control. In general, "on-site" means within a lot or parcel.

Ordinary High Water Mark (OHWM). That line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Open and Usable Space: Areas of trees, shrubs, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities, and accessible to and adequate for the persons and functions it is designed to serve.

Open Space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities ~~not within individual building lots, (except in rural village and Countryside Village developments), set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities and in the TR and JLMA districts HOA facilities, and accessible to and adequate for persons and functions it is designed to serve. Lot coverage in the open space shall be limited to 0.01 of the lot. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Ordinance, open space shall include and be qualified as active recreation space, common open space, and dedicated open space.~~

See also, Open space, active recreation: That open space that is designed for recreational purposes, to include, but not to, be limited to such uses as ballfields, multi-purpose courts, swimming pools, tennis courts, golf courses, play lots and playgrounds, camping, picnicking, boating, fishing, equestrian activities, walking and biking trails, and activities incidental and related to the foregoing. (In the TR and JLMA districts, these recreational facilities may include HOA facilities.) Recreational facilities may be open to the public for a fee, provided the intent of the open space requirements is maintained. Examples of acceptable for fee facilities include golf courses and sports pavilions where such facilities are utilized and enjoyed by the development but that must secure outside users for economic viability. Space, Agricultural; Open Space, Community; Recreation, Active; and Recreation, Passive.

- ~~• Open space, common: Land within, or related to, a development not individually owned or dedicated for public use which is designed or intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate. In only the Planned Development Housing (PD-H) Zoning District, uses of common open space may also include a dog park provided that the following conditions are met: 1) the dog park is non-commercial in nature; and 2) the homeowners' association (HOA) for such PD-H Zoning District owns and operates the dog park and owns the common open space upon which the dog park is located. Such dog park may be open to the public for a fee, provided the intent of the open space requirements is maintained.~~

- ~~• Open space, dedicated: All open space which is to be dedicated or conveyed to the County or an appropriate public agency, board, or body for public use as open space. For the purposes of this definition, twenty-five percent (25%) of all dedicated school sites shall be considered as dedicated open space.~~

Open Space, Agricultural: Open space that has been reserved for agricultural use by conservation easement and protective covenant in accordance pursuant to Section 7.02. See also, Agriculture and Open Space.

Open Space, Community: Outdoor gathering places for the surrounding community or general public, such as plazas, pocket parks, gardens, public art, and amphitheaters. See also, Plaza, Civic Uses, and Open Space.

Optional Overlay: See paragraph 2 of the definition of “Overlay District,” below.

Original Art Display: A hand-carved or hand-cast work expressing creative skill or imagination in a visual form that is intended to beautify or provide an aesthetic influence to a public area or area. An original art display may include a three-dimensional statue that is placed in a park, courtyard, lawn, or similar area for public display. An original art display does not include: mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.

Originating Tract: A lot or parcel of land in the [ARN-AR-1](#) or [ARS-AR-2](#) Zoning District which is to be the subject of a subdivision through either the “Principal/Subordinate” or “Cluster” subdivision options as identified in the Zoning Ordinance. This designation is for the purpose of establishing a base density of development in order to implement these two subdivision options.

Ornamental Grass: Grasses that are grown for their aesthetic value and are generally low maintenance plants resilient to harsh conditions, but does not include turf grasses.

Outdoor Amphitheater: A place, not enclosed in a building, having a stage and seating for performances, concerts, and the like, with the seating for spectators arranged largely within a natural or artificial grade in the land such as a hillside or depression.

Outdoor Sales, Accessory: An unenclosed area where the primary purpose of the area is for the retail sale of merchandise. Such sales and or display area ~~shall~~**must** be accessory and subordinate to a permitted principal use.

Outdoor Storage: The holding or storage, in an unroofed area, of any goods, junk, materials, ~~or merchandise, or vehicles~~ in the same place for more than 24 hours. ~~All outdoor storage shall be required to be enclosed by a fence, wall, landscaped berm, or other suitable and appropriate method.~~

Outdoor Storage/Storage Yard, Accessory: The holding or storage of merchandise, goods, vehicles, equipment or materials as an accessory use to the permitted business. All outdoor storage shall be required to be enclosed by a fence, wall, landscaped berm, or other suitable and appropriate method.

Outdoor Storage, Construction Materials: The holding or storage of materials utilized in off-site construction, to include machinery, tools or construction equipment and/or supplies including, but not limited to, lumber, prefabricated structural elements, forms, jigs, or other articles utilized in the fabrication of structural elements, structural steel, steel wire rods, concrete beams, or other materials utilized in construction.

Outdoor Storage, Vehicles: The holding or storage of operable new or used automobiles, trucks, buses, snowmobiles, motorcycles, all-terrain vehicles, boats, light aircraft, mobile homes, trailers, farm machinery, major recreational equipment, or construction machinery or equipment. The storage of inoperable vehicles or equipment ~~shall be deemed to be a motor~~**is considered a** vehicle storage and impoundment yard. This definition includes the storage of fleet vehicles, or vehicles owned or operated by the business on the site, on a lot for more than 24 hours. This does not include the incidental storage of less than ten vehicles owned by a business on the site for up to 48 hours or on Saturdays and Sundays.

Outer Core Subarea: A Planned Development Transit Related Center district subarea that includes the total gross land area ~~located generally outside 1/4 mile of the Metrorail station, including associated public parking areas, and/or~~ outside the Inner Core subarea, ~~but generally within one half (1/2) mile from the outer edge of the planned rail station platform,~~ as shown on the approved Concept Development Plan. Densities are high, yet increase in distance from the transit stop. Major retail, office, service commercial and high density residential uses are located in this subarea, with a vertical mix of uses and a predominance of pedestrian-oriented uses.

Overlay District: A zoning district superimposed on another. There are two types of overlay districts:

1. **Standard Overlay.** This is an overlay district that is superimposed on a base (or "underlying") district, and where the regulations of both districts apply to the use the use and development of the property. In other words, the land subject to the overlay district may be used as permitted in the underlying district only if, and to the extent that, the use is also permitted in the overlay district. Unless otherwise provided, overlay districts are standard overlay districts unless otherwise provided in the regulations applicable to that district. Standard overlay districts are established in Chapter 4 of this ordinance.
2. **Optional Overlay.** An "optional overlay" is where the property owner may elect to proceed under the regulations of the overlay district rather than the other district, and the other district no longer governs the use or development of the property after this election is made (see [ARTICLE 4](#), Division D).

P-Q

Parcel: A contiguous lot or tract of land that is owned and recorded as property of the same person or controlled by a single entity.

~~**Park and Open Space:** Uses of land that are characterized primarily by natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, or community gardens in which persons not owning or residing on the property grow plants or flowers for personal consumption. Structural improvements are generally limited to those structures that facilitate the use of the land as park and open space. Accessory uses may include playgrounds, maintenance facilities, swimming pools, restrooms and dressing rooms, concessions, caretaker's quarters, and parking.~~

~~**Park, Countryside Village Community:** A park that provides recreational facilities for the community and is at least 3 acres minimum.~~

~~**Park, Countryside Village Neighborhood:** A neighborhood park at least 40,000 square feet minimum in size.~~

~~**Park, Neighborhood Park, Community:** A park that provides a variety of small-scale, localized recreational facilities, such as playgrounds and tot lots or volleyball, basketball and tennis courts, and designed to be within walking short distance of the primary users.~~

~~**Park, Passive:** A park that provides recreational uses, such as hiking, nature observation, and picnicking, that do not require constructed facilities and make use of areas which are largely left in their natural state except for basic facilities as bathrooms, benches, picnic tables, and trails.~~

~~**Park, Regional:** A park that provides a large recreation area that serves an entire region which may include multiple jurisdictions. Regional parks are usually large in size and often include areas of natural quality suitable for outdoor recreation activities such as golfing, picnicking, boating, fishing, swimming, camping, and hiking. May also include restroom and parking facilities.~~

Parking Area: The area on a lot or site used for the parking of motor vehicles that meets the minimum standards of this Ordinance and the Facilities Standards Manual (FSM) and that is an accessory use to the principal use or structure on the lot or site.

Parking Facility: A lot or structure that offers public parking and that is the principal use of the premises. This includes any part of a lot held out or used to store or park 6 or more motor vehicles other than as an accessory use to a principal use on the premises, or as part of a shared parking arrangement approved pursuant to Section 7.06.08. A parking facility is not considered an accessory use. A parking facility is not used to store dismantled or wrecked motor vehicles, vehicle parts, or junk, or as an automobile sales lot. This use includes commuter parking facilities.

Parking Lot: A lot on which the parking of motor vehicles is the principal use.

Parking Lot/Valet Service: A lot or structure on/in which the parking of motor vehicles for a fee on a daily, weekly, or monthly basis is the principal use and accessory services, such as washing and polishing, are provided.

Parking, Off-Site: Any space that is off-site and specifically allotted to the parking of motor vehicles. Such space shall not be in a public right-of-way.

Parking Space, Off-Site: A space suitable for parking one automobile and including adequate driveways, if necessary, to connect such space with a public right-of-way. Space within a building or upon a roof, allocated for parking shall be included and considered a part of the required spaces.

~~**Passive recreational uses:** Recreational uses (such as hiking, nature observation, and picnicking) not requiring constructed facilities, but making use of areas which are largely left in their natural state except for basic facilities as bathrooms, benches, picnic tables, and trails.~~

Pedestrian and Bicycle Network: A pedestrian and bicycle network may also be referred to or include sidewalks, shared use paths, pedestrian walkways, on-street bicycle facilities, and/or Non-motorized User Circulation Systems (NUCS) pursuant to the Facilities Standards Manual (FSM).

~~**Pedestrian-oriented uses:** Uses located at street level that are visible and accessible from the street.~~

Pedestrian-Oriented Uses: Uses, particularly Commercial or Public, Civic, Institutional uses, located at the ground level and the façade of the ground level floor includes architectural elements that activate a streetscape, including an entrance and predominance of glass, and other elements such as awnings, arcades, cornice, or frieze .

Pedestrian Walkway: A right-of-way developed for use by pedestrians, including sidewalks, bicycle paths, jogging and walking trails, and plazas.

~~**Pedestrian Way:** A right-of-way developed for use by pedestrians, including sidewalks, bicycle paths and jogging trails.~~

Perennial: Ornamental herbaceous plants that persist for many growing seasons.

Perennial Headwaters. Perennial headwaters are Perennial Streams of the Catoctin Creek and the Goose Creek originating in the Blue Ridge, Short Hill, and Catoctin Mountains.

Perennial Sinking Stream. A stream which flows year round on the surface with an established flora and vegetation which sinks underground. Groundwater is the primary source of water for stream flow. Perennial stream “means a body of water depicted as perennial on the most recent U.S. Geological Survey 7-1/2-minute topographic quadrangle map (scale 1:24,000) or identified by a method, established in guidelines approved by the Virginia Department of Conservation and Recreation, that does not require field verification.”

Performing Arts Center: A facility for the viewing of performing arts with a seating capacity of 8,000 persons or greater. A Performing Arts Center is a type of theater.

Performance Standards: A set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

Personal Service Establishment- Permeable: Describes materials that permit water to enter the ground by virtue of their porous nature or by large spaces in the material.

Perennial Stream: A stream with flowing water year-round during a typical year, including the Catoctin Creek, Goose Creek, Limestone Branch, Piney Run, Broad Run and their tributaries, as well as any unnamed streams discharging into the Potomac River. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Personal Instructional Services. A school primarily devoted to giving instructions in musical, dramatic, artistic, dance, martial arts, sports, secretarial, computer and data processing, cosmetology, drafting, commercial art, real estate, banking, allied health care, or other special subjects. This does not include a child day care, child day home, or riding school, however designated.

Personal Services: Establishments primarily engaged in providing services, including the care of ~~a person~~persons or his or her~~their~~ apparel, ~~such as, but not limited to,~~ This includes cleaning and garment services, ~~which are deemed to be establishments for the mechanical cleaning of garments, articles or goods of fabric for retail customers, containing no more than 3,000 square feet of gross floor area,~~repair services (not otherwise listed), linen supply, diaper service, coin-operated laundries, ~~carpet and upholstery cleaning,~~photographic studios, beauty shops, barber shops, shoe repair, ~~steam~~baths, ~~reducing salons and health clubs,~~ travel agents~~spas~~, clothing rental, locker rental, ~~porter service,~~optician~~opticians~~, and ~~tailor~~tailors.

Pet: An animal kept for pleasure rather than utility, not included within the animals listed in the definition of Animal Husbandry, such as dogs; cats; birds; non-poisonous spiders; chameleons and similar lizards; non-poisonous snakes; pot-belly pigs; hamsters; ferrets; gerbils; guinea pigs; pet mice and pet rats; turtles; fish; domesticated rabbits; miniature horses; and other similar domesticated animals. The keeping of such animals is permitted as an accessory use to a dwelling unit.

Pet Farm: A facility in which livestock, farm animals and other animals are kept for public exhibition, viewing and contact, regardless of compensation, and which may include related accessory uses and activities such as gift shops not exceeding 600 square feet in area, picnic areas and recreational activities. For the purpose of this Ordinance, a pet farm shall not include retail pet stores and kennels, horse races, and such activities as State and County fairs, livestock shows, rodeos, field trials, and horsing events.

Pet: See "Companion Animal."

Pet Shop: A retail establishment where companion animals are bought, sold, exchanged, or offered for sale or exchange to the general public, and is operated in accordance with the Code of Virginia, Title 3.2.

Photovoltaic (PV): Materials and devices that absorb sunlight and convert it directly into electricity.

Planned Development: An area of a minimum contiguous size, as specified by this Ordinance, developed according to plan as a single entity and containing one or more structures with appurtenant common areas. ~~(See Section 6-1502 for the Purpose of Planned Development districts.)~~

Planning Commission or Commission: The Planning Commission of Loudoun County, Virginia.

Playground/Play Space: An area ~~of land or space~~ where recreational equipment ~~for children~~is installed ~~out of doors~~.

Play Space: ~~An off-street space available and usable for play by children; a "tot-lot", a playground.-"~~

Plaza: ~~An~~A public open space ~~of at least 900 square feet~~ which may be improved and landscaped; usually surrounded by streets and buildings. ~~A plaza may contain amenities such as benches, water features, variation of ground levels, or artistic works. Driveways or other facilities providing vehicular access to a use permitted in the district where the plaza is located are not permitted within a plaza.~~

Police station~~Station~~ or **substation**~~Substation~~: Any building or part of a building which is designated by a chief of police or sheriff to be used as a police or sheriff's station or substation and at which duly authorized officers perform law enforcement functions.

Porch: The term "porch" shall include any porch, veranda, gallery, terrace, portico, deck, patio, or similar projection from a main wall of a building, covered by a roof, other than a carport, as defined in this Article. An "unenclosed porch" is a porch with no side enclosure (other than the side of the building to which the porch is attached) that is more than 18 inches in height, exclusive of screens.

~~**Portable dwelling/trailer during construction of primary residence**: A structure that is installed temporarily for use as a dwelling while a residence is being constructed. The portable dwelling/trailer must be removed within 1 month of the completion of construction on the primary residence.~~

Postal Services: Retail sales or business services establishment to facilitate the transmittal and receipt of letter, bulk, and package mail.

Principal Lot: One of the types of lots permitted within the Principal/Subordinate Subdivision Development Option. Permitted density is assigned to the Principal Lot for purposes of tracking the number of lots which can be subdivided within the development. The Principal Lot may be further subdivided up to the maximum number of lots assigned to the Originating Tract of the subdivision.

Principal/Subordinate Subdivision Option: A division of land in which a maximum lot yield is calculated for an Originating Tract based on the gross acreage of such tract. The Principal/Subordinate Subdivision Option results in the creation of one Principal Lot and one or more Subordinate Lots. Lots are served by individual well and septic systems located on the subject lot.

Printing Plant: A commercial/light industrial use devoted to printing or bookbinding, including related large-scale storage and transshipment.

Printing Service: A retail establishment, which includes a quick print shop or the operation of offset printing and other related equipment, such as, but not limited to, paper cutters, collating machines, multi-colored press equipment, plate burners, binding and photographic developing equipment.

Private Access Easement: A private road built to standards in locations as permitted in the Land Subdivision and Development Ordinance (LSDO).

Private Club or Lodge: A structure or facilities owned or operated by an organization of persons for special purposes, such as the promulgation of sports, arts, literature, politics, but not operated for profit, and excluding churches, synagogues, other houses of worship, and also excluding structures and uses associated with commercial or non-commercial outdoor recreation. Adult entertainment shall not be permitted at a private club or lodge.

Private Parties: Events that are not open to the public and are by invitation only.

Property Line, Front: A line running along the front of a lot, from side lot line to side lot line, separating the lot from any street right-of-way or street easement.

Protected Corridor: (also "Protected River and Stream Corridor.") A Protected Corridor is an area of natural or established vegetation along a stream or river that may be sensitive to changes.

Public Hearing: Meetings of the Board of Supervisors, Board of Zoning Appeals and Planning Commission held expressly for the purpose of soliciting comments from the general public in accordance with requirements of the State Code.

Public Safety: Uses for the provision of public safety and emergency response services, to include fire and/or rescue stations and police stations or substations. Typically, these uses need to be located near the area where services are provided. In some instances, employees are present on site around the clock. Accessory uses may include offices, parking, and areas for maintenance of emergency vehicles.

Public Transit: Any vehicular or rail transportation system owned or regulated by a government agency, used for the mass transport of people.

Public Utilities/Facilities: Public parks, playgrounds, trails, paths and other recreational areas and other public open spaces; scenic and historic sites; schools and other public buildings and structures. Any water or sewer system serving more than ~~two (2)~~ lots, and any building or structure owned by a public utility as defined in Section 56-232 of the Virginia State Code, all building and facilities owned by a public service corporation as defined in Section 56-1 of the Virginia State Code.

Public Utility Service Center and Storage Yard: A facility owned by a public utility company that may include business offices, a dispatching center, and fenced yard for the storage of vehicles and materials related to the maintenance, construction, and repair of a utility transmission line, substation service line and other such facilities. ~~Such~~The service and storage yard may include shop facilities for the servicing and repair of equipment. Similar facilities owned by a public agency or private road company for maintenance of roads and interchanges are included in this definition.

Public Use: ~~Any~~A use category that includes any area, building or structure held, used or controlled exclusively for public purposes or deemed essential for a public purpose, such as housing at affordable prices for the workforce, by any department or branch of the Federal Government, Commonwealth of Virginia, or the Loudoun County government.

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Qualified Professional: A professional who is accredited by or registered with a professional group operating within the scope of his/her license that is acceptable to the County.

R

~~**Racecars:** Any vehicle manufactured for the sole purpose of competitive motor vehicle racing on a track in accordance with the rules and requirements of any nationally or internationally recognized organization governing the sport of professional motor vehicle racing. "Dual-purpose" cars, i.e. those designed and intended for both track and public street use, and all other forms of street legal motor vehicles are specifically excluded from this use.~~

Radio, Radar and/or Television Tower: A structure for the transmission of broadcasting of radio, TV or radar signals.

Rainwater Harvesting: The collection and storage of rain collected on a site.

~~**Receiving Property:** The lot or parcel, or for mixed-use residential, the affected dwelling unit, that is the recipient of the subject sound.~~

Record Plat: A map or a chart of a lot, lots, or subdivision, filed among the land records of Loudoun County.

~~**Recreation, Active:** Outdoor 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 sports courts, ballfields, golf courses, playgrounds, tot lots, and swimming pools.~~

Recreation and Entertainment: Uses that are generally commercial and provide indoor or outdoor entertainment for consumers. Accessory uses include offices, storage of goods, outdoor storage, parking, concessions, caretaker's quarters, and maintenance facilities.

Recreation—Establishment, Indoor:—An enclosed or semi-enclosed building, tent, or structure designed to accommodate gatherings of human beings for games, (such as bowling alleys), athletics, cultural activities, martial arts, archery ~~or firearm shooting~~, rides, and the like. ~~Office~~Accessory uses include office, retail, and other commercial uses commonly established in ~~such those~~ facilities ~~and~~, related parking structures ~~shall be allowed as accessory appurtenances~~. ~~A commercial recreation area may also include~~, mechanical or electrical amusement devices, ~~and may include accessory uses such as~~ refreshment stands, ~~and~~ equipment sales or rentals.

Recreation—Establishment, Outdoor: or Major: Any establishment ~~operated as a commercial enterprise~~ in which seasonal facilities directly related to outdoor recreation are provided for all or any of the ~~following: camping, followings:~~ skating rink (~~indoor or outdoor~~), ~~lodging~~, picnicking, boating, fishing, swimming, ~~golf driving ranges (as defined herein)~~, outdoor games and sports, ~~and the like, and activities incidental~~ animal-mounted trail riding, mountain biking, and related ~~to the foregoing. A commercial recreation area activities.~~ Accessory uses may also include miniature golf grounds, mechanical or electrical amusement devices, ~~and may include accessory uses such as~~ refreshment stands, equipment sales or rentals.

Rural Resort: ~~A private establishment consisting of a detached structure or structures located in a rural setting in which lodging units are offered to transients for compensation as the principal use, along with conference and meeting facilities, restaurant and banquet facilities, and recreational amenities.~~

Recreation Space, Active: Flat, open, well-drained usable space configured in squares or greens. Active recreation space may include facilities such as ballfields, tennis courts, or swimming pools, or tot-lots lighted playing fields and courts, offices, retail and other similar type play areas. Active recreation space may also be used for camping, picnicking, boating, fishing, swimming, outdoor games and sports, equestrian commercial uses commonly established in those facilities, lodging for customers engaging in recreational activities, and the like, ~~and activities incidental and onsite, and related to the foregoing, all on a non-commercial basis and to fulfill the active recreation space requirements of zoning districts that require it.~~ parking structures. This use does not include a stand-alone track for motorized vehicles of any type, however defined. This use includes any of the following:

- **Amusement or theme park:** A facility, indoor or outdoor, designed for entertainment purposes which may include structures or buildings, motorized or non-motorized rides, games, booths for the conduct of sporting events or games, and constructed land features such as lakes, hills, or trails.
- **Country club:** a land area and structures containing a club house, dining and/or banquet facilities, conference rooms, spa, fitness facilities, or recreational facilities, available to members and their guests for a membership fee. Examples of accessory uses include equestrian facilities, golf courses, swimming pools, tennis courts, squash courts, pickleball, archery, or miniature golf.
- **Fairground:** A parcel or tract of land used as the site of any fair, exposition or public display.
- **Golf course:** a tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards, and that may include a clubhouse and shelter.
- **Golf driving range:** A limited area on which golf players do not walk, but onto which they drive golf balls from central driving tees. A golf driving range may contain outdoor lighting. A golf driving range may have, as an accessory use, a putting or chipping green, miniature golf course, baseball batting cages, a refreshment stand, and/or equipment rental of items pertaining to golf and baseball.
- **Sports stadium, complex, arena or sports field:** A facility, indoor or outdoor, designed for professional or amateur sporting events, exhibitions, shows, or convocations.

Recreation, Passive: Outdoor areas dedicated for leisure-time activities that do not involve active recreation. Passive recreation involves less energetic activities such as walking, hiking, horseback riding, sitting, picnicking, card or table games, fishing, and observing nature. Passive recreation uses have fewer potential impacts on the site and on surrounding land uses.

Recreational Vehicle Park: ~~An outdoor facility designed for overnight accommodation of human beings in motorized vehicles, rustic cabins and shelters, or trailers for recreation, education, naturalist, or vacation purposes. Office~~ These may include accessory office, retail, and other commercial uses commonly established in such facilities and with related parking structures shall be allowed as accessory appurtenances. This use does not include a Manufactured Housing Land Lease Community.

Recreational Vehicle Unit: A travel trailer, pick-up camper, motorhome, tent trailer, or similar device used for temporary housing.

Recyclable Materials: Any material separated from the waste stream for utilization as a raw material in the manufacture of another product. This includes both source-separated material and mechanically separated material. Recyclable materials include, but are not limited to, newspapers, office paper, glass, metals, plastic and corrugated cardboard.

Recycling ~~Drop-Off~~Collection Center, Private: ~~A collection site operated by a governmental entity, non-governmental entity, a for-profit company, or a non-profit organization, for the acceptance by contribution, offering, redemption, or purchase of recyclable materials from the public. These centers may contain permanent or semi-permanent buildings, or structures, and typically consist of portable containers which can be emptied and readily moved.~~ This term shall not include donation drop-off boxes.

Religious Assembly: A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sale of religious items, and cemeteries.

Recycling Drop-Off Center, Public: ~~A collection site operated by a governmental entity for the acceptance by contribution, offering, redemption or purchase of recyclable materials from the public. Such centers may not exceed 3,000 square feet in area. This term does not include donation drop-off boxes.~~

Religious Assembly: ~~Uses providing meeting areas for religious observances and activities. Includes church, synagogue, temple or mosque.~~

Religious Housing. A housing facility where the residents are limited to members of a specific religious order, and where the housing arrangement is designed and intended to further the religious beliefs of that order. Examples include monasteries or convents. This does not include a dwelling unit reserved for a priest or minister of a religion (such as a parsonage, manse, and rectory), which are classified in accordance with the residential uses defined separately in this section.

Research and Development Use: ~~Any use related to:~~ An establishment (such as a laboratory) for general research, scientific research, development and/or training. Activities include the invention, discovery, study, experimentation, evaluation, identification, verification, design preparation, or production of products, new technologies, techniques, or processes. ~~Research and development functions would include the repair, storage, sale, and resale of materials, goods, and products relating to the research and development use. This may include the assembly, integration, and testing of products in a completely enclosed building incidental to the principal use of scientific research, development, and training. Does not include data centers.~~

Residential: For the purposes of Section 7.05.03, any dwelling unit located in a zoning district listed in Chapter 2, or the PD-H zoning district, and any other dwelling unit that does not meet the definition of mixed-use residential.

Residential Use: ~~Structures~~ A use category that includes structures that are built for, and occupied by, private households; any activity of a private household conducted in a private dwelling as identified in the Residential heading of the use tables in Chapter 3 of this Zoning Ordinance .

Resource Area Width. The total width of any FOD areas, and any areas of Adjacent Steep Slopes:

Resource Recovery: The process of obtaining materials or energy, particularly from solid waste.

Rest Home, Nursing Home, Convalescent Home: An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Restaurant: Any establishment which provides as a principal use the preparation and sale of food, frozen desserts, or beverages in a state ready for consumption within the establishment, and whose design or principal method of operation includes both of the following characteristics:

- a. Customers are provided with an individual menu and are served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed.
- b. The food, frozen desserts, or beverages are served on non-disposable plates or containers, and non-disposable eating utensils are provided. Customers are not expected to clear their table or dispose of their trash.

Notwithstanding the above, a cafeteria where food, frozen desserts, or beverages are: (a) generally consumed within the establishment; and (b) served on non-disposable plates or containers and non-disposable eating utensils are provided shall be deemed a restaurant.

A restaurant may provide a carry-out service, provided that such carry-out service is clearly not the principal business of such establishment. However, a snack bar or refreshment stand at a public or non-profit community swimming pool, playground, playfield or park operated solely by and for the agency or group operating the recreational facility, and for the convenience of patrons of the facility, shall not be deemed to be a restaurant.

Restaurant, Carry-Out Only: Any establishment, without a drive-through facility, ~~which that~~ provides as a principal use, the preparation and/or sale of food, frozen desserts, or beverages for carry-out service only ~~with seating capacity up to 1,000 square feet.~~

Restaurant, Fast-food: Any establishment which provides as a principal use the preparation and sale of food, frozen desserts, or beverages in a ready-to-consume state for consumption either within the restaurant, within a motor vehicle parked on the premises, or off-premises, and whose design or principal method of operation includes one or more of the following characteristics:

- a. Food, frozen desserts, or beverages are served in edible containers or in paper, plastic or other disposable containers. Eating utensils, if provided, are disposable.
- b. Food, frozen desserts, or beverages are usually served over a general service counter for the customer to carry to a seating facility within the restaurant, to a motor vehicle or off-premises. If consumed on premises, customers generally are expected to clear their own tables and dispose of their trash.
- c. Forty-five percent (45%) or more of the gross floor area of the establishment is devoted to food preparation, storage and related activities, which space is not accessible to the general public.
- d. Food, frozen desserts, or beverages are served to the occupants of motor vehicles while seated in the car.

A fast food restaurant has two classes; with a drive-through facility or without a drive-through facility.

Restaurant, Fast-Food With Drive-Through Facility. A fast-food restaurant that includes a drive-through facility.

Restaurant, Fast-Food Excluding Drive-Through Facilities. A fast-food restaurant that does not include a drive-through facility.

Restaurant, Sit-Down. Any establishment that provides as a principal use the preparation and sale of food, frozen desserts, or beverages in a state ready for consumption within the establishment, and whose design or principal method of operation includes the following characteristics:

- Customers are provided with an individual menu and are served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter where those items are consumed, and
- The food, frozen desserts, or beverages are served on non-disposable plates or containers, and non-disposable eating utensils are provided, and
- Customers are not expected to clear their table or dispose of their trash.

A cafeteria where food, frozen desserts, or beverages are: (a) generally consumed within the establishment; and (b) served on non-disposable plates or containers, and where non-disposable eating utensils are provided, is considered a sit-down restaurant.

A sit-down restaurant may include a carry-out service that is clearly not the principal business of the establishment.

A snack bar or refreshment stand at a public or non-profit community swimming pool, playground, playfield, or park operated solely by and for the agency or group operating the recreational facility, and for the convenience of patrons of the facility, is not considered a sit-down restaurant.

A sit-down restaurant includes a bar or lounge, defined as an establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, hookah lounges, or neighborhood taverns/bars/pubs.

A sit-down restaurant does not include drive-through facilities.

Retail, Construction Establishment: Buildings or land used for sale of construction materials at retail or for the rendering of construction services including, but not limited to, coal, wood, and lumber yards.

Retail, General. An establishment engaged in the sale of merchandise to the general public. Examples include department stores, pharmacies, newsstands, candy shops, gift shops, craft shops, hardware stores, household appliance stores, furniture stores, florists, or music stores. This does not include wood or lumber yards. A general retail use may include accessory maintenance or repair services for merchandise sold on the premises.

Retail Sales and Service: Uses primarily engaging in the commercial sale, rental, or leasing of new or used products to the general public. Accessory uses include offices, parking, storage of goods, and repair of goods for on-site sale.

Retail Sales Establishment: Buildings or land used for sales of merchandise at retail or for the rendering of personal services including, but not limited to, the following: pharmacy, newsstand, food store, candy shop, milk dispensary, dry goods and notions store, antique store and gift shop, hardware store, quick print shop, household appliance store, furniture store, florist, music and radio store; but specifically excluding coal, wood and lumber yards.

Rezoning: A change in zoning district designation for a parcel or group of parcels adopted by the Board of Supervisors.

Ridgeline: ~~A ground line located at the highest Contiguous critical elevation of areas within the mapped MOD, except where geographic or natural features such as a drainage divide for water resource, saddle, gap, or manmade features such as roads form breaks in the major watersheds mapped by the County ridge.~~

Riparian Area: ~~The:~~ An area of land area adjacent 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. ~~A~~

Riparian Forest: 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. Also called a riparian forest buffer when part of a larger stream buffer.

Riparian Protection Buffer. RSCR buffer area will vary that is a minimum 50 feet in width depending on and measured beginning from and extending landward from the particular stream, river, lake, wetland, or other body of water. greatest extent of the RSCR Floodplain, Adjacent Steep Slopes, as indicated in Table 6.01-1.

Rivers and Streams. A natural, flowing course of water draining 100 acres or greater.

River and Stream Corridor Resources (RSCR). Certain water resources and associated land areas, specifically any of, and/or 1 or more of the following:

- **Resource Area**
 - Rivers and Streams
 - Floodplain (including Major Floodplain and Minor Floodplain)
 - Adjacent Steep Slopes
- **Buffer Area**
 - Riparian Protection Buffer
 - Variable Riparian Preservation Buffer

Road: Includes the terms "street", "avenue", "way", "court", "drive" and the like. Pedestrian elements such as sidewalks and trails are allowed within road rights-of-way to the extent allowed by the Virginia Department of Transportation or this Zoning Ordinance.

Road, Centerline of: A line established as a centerline of a road by any State, County, or other official agency or governing body having jurisdiction thereof and shown as such on an officially adopted or legally recorded map or, if there be no official centerline, a line running and lying midway between the road right-of-way lines. Where road lines are indeterminate and a pavement or a traveled way exists, the centerline shall be assumed to be a line midway between the edges of such pavement or traveled way.

Road, Class I: Roads that were part of the State-maintained highway system at the time of adoption of the 1972 Zoning Ordinance.

Road, Class II: Roads meeting Virginia Department of Transportation's specifications and acceptable for maintenance by the State, bonded as provided in the Loudoun County Subdivision Ordinance, or roads accepted in the State-maintained highway system after the effective date of the 1972 Zoning Ordinance.

Road, Class III: A non-State maintained road which meets the design standards contained in the Facilities Standards Manual.

Road, Crossing of the Floodplain or Road Crossing: Any public road, private road or driveway traversing a floodplain generally perpendicular to the flow of the drainageway.

Road, Local Access: A ~~publicly owned and maintained street~~ public road with a limited through function, predominantly providing access to individual lots. Local access roads are an outlet for neighborhoods, or may link neighborhoods, to the collector road network. Local access roads are characterized by low traffic volumes and low speeds.

Road, Local: As described by the DRPT Multimodal System Design Guidelines, roadways providing access through neighborhoods and feature traffic calming applications to enhance the pedestrian-oriented feel of the street. Also known as local street.

-Road, Public: Roads which are part of the State-maintained highway system or meeting Virginia Department of Transportation's specifications, acceptable for maintenance by the State, and bonded as provided in the Loudoun County Subdivision Ordinance.

Road, Major Arterial: A ~~publicly owned and maintained public~~ road, designed to carry substantial amounts of high speed regional traffic, usually requiring at least ~~four~~ 4 lanes for through traffic, and generally planned for restricted or controlled access. Routes 7, 15, and 50 are examples of major arterial roads.

Road, Minor Arterial: A ~~publicly-owned-and-maintained-street-public road~~ designed to perform a regional, as well as a local, function connecting communities or other arterials across State or County boundaries. Traffic volumes generally require a minimum of ~~four-4~~ through lanes, although some existing minor arterials may have only ~~two-2~~ through lanes. Minor arterials have limited or controlled access, with signals at important intersections and stop signs on side ~~streetsroads~~. Route 9 is an example of a minor arterial road.

Road, Major Collector: A ~~publicly-owned-and-maintained-public~~ road generally serving an intra-county and, in some situations, an inter-county function. Major collectors carry traffic from individual developments to arterial roads. New major collectors are planned for controlled access, with turn lanes at all entrances. Major collectors are often ~~four-4~~, and sometimes 6- lanes. However, existing rural major collectors may be as few as 2 lanes. Examples of urban major collectors include Route 640 and Ashburn Village Boulevard. Routes 734 and 621 are examples of rural major collectors.

Road, Minor Collector: A ~~publicly-owned-and-maintained-public~~ road generally serving several different neighborhoods and providing a linkage to the major collector roads. This category of road allows for traffic mobility and individual, or combined, lot access. Minor collectors may be ~~two-2~~ or ~~four-4~~ lanes and receive local and private roads.

Road, Private: A privately owned road designed and built to established County Standards for direct access to individual lots, with the owners of said lots or a Homeowner's Association (HOA) responsible for its maintenance.

~~**Road, Village Neighborhood:** Roads that primarily provide for traffic circulation within the Village Center and access to individual lots.~~

~~**Road, Village Through:** Roads which provide for primary access to the Village Center from the Significant Rural Transportation Route and Corridor Network listed in Table 1.~~

Rock Outcrop: Any rock exposed at or above the ground surface which is attached to the underlying bedrock.

Roofline: The lowest portion of a pitched or flat roof visible from a public right-of-way or adjacent property

~~**Rooming House and Boarding:** A lodging place for ~~four-4~~ or more boarders where rooms are offered on a single room occupancy basis and where sanitary facilities may be shared. A common cooking facility may be provided. Lodging is provided on ~~no less than a month-to-month basis~~at least a month-to-month basis. Examples include single room occupancy units, rooming and boarding houses, dormitories, and workers camps. Rooming and boarding also serves a specific group or membership, such as a dormitory, fraternity or sorority house, or workers' camp.~~

Rural Cluster Lot: A type of lot located within an ~~AR-1-ARN~~ or ~~AR-2-ARS~~ District cluster subdivision.

Rural Corporate Retreat: A use, compatible with agriculture, horticulture, animal husbandry, open space and/or historic preservation, which is engaged in the study, testing, design, invention, evaluation, or development of technologies, techniques, processes, or professional and consulting services, and education and training related to such advances and services. Rural Corporate Retreats may be utilized for basic and applied research services and education wherein the inquiry process is conducted in a manner similar to that of institutions of higher learning or management consulting firms. Rural Corporate Retreat facilities may include facilities for associated training programs, seminars, conference, and related activities.

Rural Economy Conservation Lands: One of the ~~two-2~~ 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-ARN~~ or ~~AR-2-ARS~~ District cluster subdivision. A minimum of one Rural Economy Lot is required to be located within any ~~AR-1-ARN~~ or ~~AR-2-ARS~~ cluster subdivision. The primary use of such lot is for rural economy uses, with residential uses permitted in association with a rural economy use

Rural Economy Uses: 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.

Rural recreational establishment, outdoor~~**Recreational Establishment, Outdoor**~~: Any establishment operated as a commercial enterprise in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, skating rink (outdoor), lodging, picnicking, boating, fishing, swimming, outdoor games and sports, animal-mounted trail riding, and activities incidental and related to the foregoing. This use may include a refreshment stand as an accessory use. Nothing in this definition shall be construed to mean a track for motorized vehicles of any type, however defined.

~~**Rural Resort/Rural Retreat**: A private establishment consisting of a detached structure or structures located in a rural setting in which lodging units are offered to transients for compensation as the principal use, along with conference and meeting facilities, restaurant and banquet facilities, and recreational amenities.~~

Rural Resort: A private establishment consisting of a detached structure or structures located in a rural setting in which lodging units are offered to transients for compensation as the principal use, along with conference and meeting facilities, restaurant and banquet facilities, and recreational amenities.

Rural Retreat: A use, compatible with agriculture, horticulture, animal husbandry, open space and/or historic preservation, which is engaged in the study, testing, design, invention, evaluation, or development of technologies, techniques, processes, or professional and consulting services, and education and training related to those subjects and services. Rural retreats may be used for basic and applied research services and education where the inquiry process is conducted in a manner similar to that of institutions of higher learning or management consulting firms. Rural retreats may include buildings or structures for associated training programs, seminars, conferences, and related activities.

Rural Village Center Subdistrict: The portion of the Rural Village (RV) district designated for pedestrian friendly, mixed-use development, consisting of single-family detached, townhouse, apartment, storefront, workplace and civic uses on the Concept Development Plan.

Rural Village Commercial Area: Land within the Rural Village Center designated primarily for commercial, apartment and civic uses on the Concept Development Plan.

Rural Village Conservancy (VC) Subdistrict: Land within the Rural Village (RV) district surrounding the Village Center subdistrict which is placed in an open space easement in order to offset the increased density in the Village Proper (VP).

Rural Village Residential Area: The land area within the Village Center subdistrict designated primarily for single-family attached and detached and civic uses on the Concept Development Plan.

Rural Village Satellite Conservancy (RVSC) Subdistrict: Land within the Rural Village (RV) district which does not adjoin the Village Conservancy and which is placed in an open space easement in order to offset the increased density in the Village Proper (VP).

Rural Village Workplace Area: The land area within the Village Center designated for employment uses on the Concept Development Plan.

S

Sawmill: A mill for sawing timber or logs into boards or lumber.

Scenic River: Rivers, streams, runs and waterways that are designated according to State code.

School, Technical: A nonacademic establishment offering courses or training in vocations such as welding and metal fabrication, pipefitting, automobile body and engine repair, construction equipment operation, building trades, truck driving, airplane maintenance, and mechanical and electrical equipment/appliance repair.

School, Public (Elementary, Middle or High): An establishment for the education of students, at the primary, elementary, middle, or high school level, including vocational, and technical schools, owned and/or operated by Loudoun County/Loudoun County School Board, and public charter schools. Accessory uses include, but are not limited to, play areas, cafeterias, auditoriums, parking of school buses, and recreational and athletic facilities/fields (lighted or unlighted).

School, Private (Elementary, Middle or High): An establishment which meets State requirements for providing any kindergarten, primary, and/or secondary educational course, which does not secure the major part of its funding from any governmental agency. Such use shall not include an establishment for the instruction of adults, a day care establishment, a child care center, a child care home, or an in-home school for the purposes of instructing children of the family of the household. Parking of school buses on-site shall be considered an accessory use to a school.

~~**School, vocational:** An establishment offering courses of training in a skill or trade.~~

School, Vocational: See "School, Business/Technical".

Screening: Whenever this term is used, it refers to any landscaping, screening, buffering, fencing, or other barrier as required by this Zoning Ordinance. See "Buffering".

Setback: The minimum distance measured in horizontal linear feet by which any building or structure must be separated from the point of reference (e.g. lot line, right-of-way or building, etc.).

Setback, Perimeter--: The boundary of a development contained within a site plan or development plan as required by Section 5-117.01.06.B.

Sewer Pumping Station: See "Utility, Minor."

Sewage Treatment Plant: ~~A plant for the primary, secondary, tertiary treatment of sewage.~~ See "Utility, Major."

Sewer, Public: A central, communal, or municipal wastewater treatment system serving more than ~~two (2)~~ lots owned or operated by a municipality, ~~or the Loudoun County Sanitation Authority (LCSA), or a public sewer (wastewater) utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia,~~ for the collection, treatment, and disposal of sewage.

Sewer System, Central: The sewage treatment system for Eastern Loudoun County owned and operated by the LCSA that is served by the Blue Plains and/or Broad Run treatment plants, and/or capacity supplied by the Upper Occoquan Sanitary Authority.

Sewer System, Communal or Communal Wastewater System: A sewage treatment system for the collection, treatment and/or disposal of sewage operated and or owned by LCSA, ~~or operated by a public sewer (wastewater) utility as defined by Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia~~ that is designed to serve small scale development, including clusters, where permitted by this Zoning Ordinance. Such system may serve only one lot, where a communal system is required by this Zoning Ordinance for a specific use.

Sewer System, Municipal: A sewage treatment system that is owned or operated by one or the incorporated towns within Loudoun County.

Sewage Disposal System, Individual: A complete system for the collection, treatment and/or disposal of sewage, located on the lot served.

Shared-Use Path. An asphalt trail designed to serve pedestrians, cyclists, and Micromobility Devices. When along roadways, shared-use paths are physically separated from motorized vehicular traffic and located either completely outside of the public right-of-way and within a public access easement, or completely within the public right-of-way, provided transitions between the two may be necessary at road crossings and other areas.

Shooting Range, Indoor: A sport shooting range, as defined by the Code of Virginia, that occurs inside a fully enclosed structure. [Note: Code of Virginia § 15.2-917 defines this as "an area or structure designed for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting."]

Shopping Center: Any group of 2 or more commercial uses of a predominately retail nature which:

- a. Are designed as a single commercial group, whether or not located on the same lot,
- b. Are under common ownership or management,
- c. Are connected by party walls, partitions, canopies, or other structural members to form one continuous structure or, if located in separate buildings, are interconnected by walkways and accessways designed to facilitate customer interchange between the uses,
- d. Share a common parking area, and
- e. Otherwise present the appearance of 1 continuous commercial area.

Shoreline: The top of the streambank, which is defined in engineering terms as the water surface elevation of the 2 year storm event.

~~Short term, recurring zoning violation~~Term, Recurring Zoning Violation: Any violation of this Zoning Ordinance of a type that is typically of a relatively short duration or susceptible of regular recurrence. Violations in this classification are deemed to include, but are not limited to, inoperable vehicles, commercial vehicles parked in residential districts, parking of vehicles on an unpaved surface, exceeding maximum occupancy limitations for residential dwelling units, violations of sign regulations, and violations related to permitted and or non-permitted temporary or seasonal sales.

Shrub: A deciduous or evergreen multi-trunked, woody plant that usually attains a mature height of no more than 10 feet. Preferred species are provided in the Facilities Standards Manual.

Sign: Any visual display that comprises letters, words, numerals, figures, logos, trademarks, symbols, emblems, devices, or illustrations, or any combination thereof, which is used to advertise, identify, display, direct, or attract attention to a property, business, product, service, person, object, institution, idea, organization, event, location, or entertainment. A "sign" includes the background structure.

Sign, Animated: Any sign or part of a sign that changes physical position or light intensity by any movement, rotation, strobing, illumination or other means, or that gives the visual impression or illusion of movement, rotation, illumination or rotation. An animated sign may not be a Digital Sign.

Sign, Area of: See Section [68.10](#).

Sign, Awning and Canopy: A sign that is mounted on, painted on, affixed, or otherwise attached to an awning or canopy.

Sign, Background Structure: The surface on which a sign is mounted, painted, affixed, or otherwise attached.

Sign, Backlight: An illuminated sign, where the source of illumination is located on the back of the sign or on the interior of an enclosed sign.

Sign, Banner: Cloth, paper, vinyl, bunting or the like, intended to be hung either with or without frames.

Sign, Bonus Multiplier: An increase in the area of the sign by a multiplier for ground mounted signs.

Sign, Building Façade for Determining Size of: See Section [68.10](#).

Sign, Building: A sign that is mounted, painted, affixed, or otherwise attached on the wall of a building or structure.

Sign, Business: A sign which identifies a business or profession conducted, or a commodity or service sold, offered, or manufactured, or an entertainment offered on the premises where the sign is located.

Sign, Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and other such sign: Signs as set forth in Section [33.2-1204](#) (5), (6), (7), (8), (15), and (17) of the Code of Virginia 1950, as amended, and that are government signs.

Sign, De Minimis: Any sign with an area no greater than 1 square foot.

Sign, Development Entry: A sign located along the entry from a collector or arterial street where the parcel is developed or subdivided for multifamily dwellings, or non-residential or mixed uses with multiple occupants or tenants.

Sign Development Plan: A graphic representation showing a detailed plan of all freestanding and attached signs proposed for a particular structure, lot, or development.

Sign, Digital: any sign that displays digital copy, including any illuminated sign on which the illumination is not kept stationary or constant in intensity and color when the sign is in use, including any light emitting diode (LED) or digital panel, and which varies in color or intensity. In the sign industry, digital signs are also referred to as dynamic signs, changeable electronic variable message signs (CEVMS), electronic message centers (EMCs), etc.

~~**Sign Development Plan:** A graphic representation showing a detailed plan of all freestanding and attached signs proposed for a particular structure, lot, or development.~~

~~**Sign, On-Site:** Any sign located on which the same site, names and locations of occupants or the same parcel, uses of a building or the same development as the use with that owns or controls the sign group of buildings is given.~~

Sign, Electronic Message: A sign on which the visual display is composed of a series of lights, panels, or other mechanisms that may be static, changing, or otherwise give the appearance of change of the display through electronic means.

Sign, Entry: A development entry sign or subdivision entry sign.

Sign, Feather: A sign made of flexible material in the shape of a feather, quill, sail, blade or teardrop, and mounted on a solid or flexible pole or cord. These are sometimes referred to as “quill signs” or “sail banners.”

Sign, Freestanding: Any sign not affixed to a building such as, but not limited to, pole, monument, pylon, sidewalk, and ground signs.

Sign, Government: A sign erected and maintained by or under the direction of County, the Virginia Department of Transportation, other governmental authorities, or court officer in accordance with the law. This includes official notices.

Sign, Ground : A sign supported by uprights or braces placed upon or in the ground and not attached to any building. A ground sign includes any monument sign or pylon sign, but not a pole sign or sidewalk sign.

Sign Height: The height of a sign shall be computed as the linear measurement from the base of the sign at normal grade to the top of the highest attached component of the sign. If the land is uneven at the base of the sign, the elevation at the halfway point (middle) of the sign at the base shall be used. Normal grade shall be construed to be the lower of (1) existing grade prior to construction, or (2) the newly established grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating the sign. See Section 68.10.B.2

Sign, Historical Marker: A government sign erected to identify a site, location, or landscape related to a person, structure, or event documented as historically significant at the local, state, or national level.

Sign, Home Occupation: Any sign upon property displaying the name and/or address of the occupant(s) of the premises and the nature of the home occupation(s).

Sign, Illuminated: Any sign or any part of a sign that is: (1) illuminated, externally or internally, from an artificial light source located for the specific purpose of such illumination, or (2) created by the projection of illuminations onto a surface (such as a building wall). An illuminated sign includes any digital sign, internally illuminated sign, externally illuminated sign, or halo lit sign.

Sign, Incidental: A sign with copy located on a flag, banner, or rigid panel and mounted on a pole or a wall or similar structure, with or without a structural frame, that is normally incidental to the allowed use of the property, but can contain any message or content. An incidental sign does not include an attention getting device or other prohibited sign. Temporary signs are considered a form of incidental signs. Examples of directional signs, real estate signs, non-commercial opinion signs, menu boards, garage sale signs, holiday decorations, property or tenant identification names or numbers, names of occupants, signs on mailboxes or newspaper tubes, signs posted on private property relating to circulation or private parking, political signs, signs warning the public against trespassing or danger from animals, or signs stating hours of operation, open/closed, accepted forms of payment, business/professional affiliations, etc. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.

Sign, Light Post Banner: Cloth, paper, vinyl, bunting or the like, intended to be hung either with or without frames on a light post.

Sign, Linear Foot (LF) for Determining Size of: See Section 68.10.

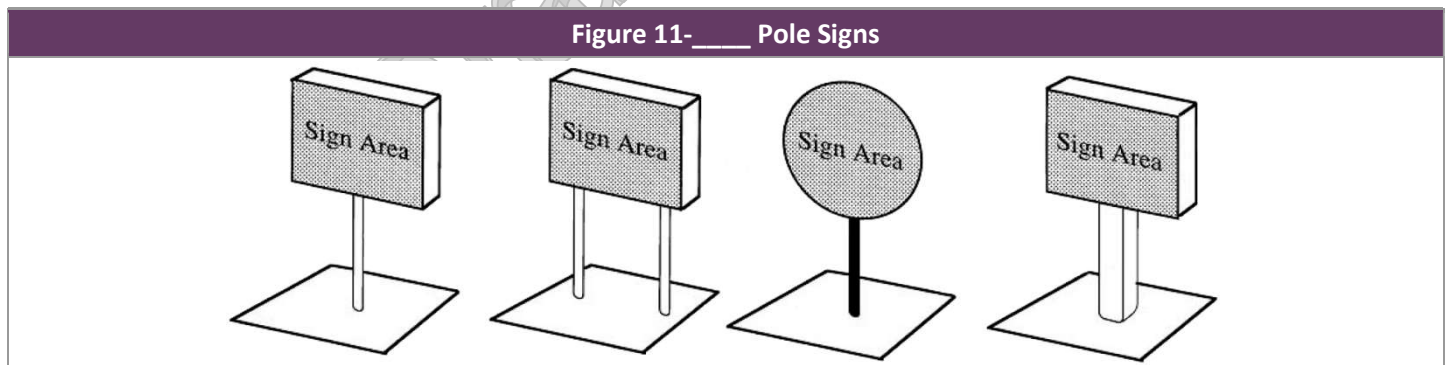
Sign, Monument: ~~a~~A freestanding sign whose sign face is attached to a base or structural frame with a width and thickness of more than 66 percent the width of the widest part of the sign face.

Sign, Mural: One-of-a-kind visual depictions and/or works of art or licensed reproductions of original works of art including, but not limited to, mosaic, painting, or graphic art techniques that are applied, painted, implanted, or placed directly onto the exterior of any structure. This definition is not intended to discourage the use of new paint and printing technologies.

Sign, On-Site: Any sign located on the same site, the same parcel, or the same development as the use that owns or controls the sign.

Sign, Outlined with Neon: Any sign that uses neon, argon, or similar gas to illuminate transparent or translucent tubing or other material to emit light outlining all or a part of that sign.

Sign, Pole: A freestanding sign that is supported by at least one pole, is not attached to a building, and where the bottom edge of the sign face is located at least 3 feet above the average finished grade at the base of the sign. A “pole sign” does not include a flag mounted on a flagpole, where permitted by this Chapter.



Sign, Pylon: A freestanding sign permanently affixed to the ground by one or more supports that together comprise at least 30 percent and up to 66 percent of the width of the sign structure.

Sign, Sidewalk: A movable sign not secured or attached to the ground or surface upon which it is located. A sidewalk sign may be freestanding, placed on an easel, or constructed in a manner to form an “A” shape.

Sign, Subdivision Entry: A sign located along the entry to a residential subdivision.

Sign, Temporary: A ~~sign-of~~ sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a temporary duration or is ~~of~~ a non-recurring nature. [Note: examples of customary uses for temporary signs include real estate signs, garage sale signs, holiday decorations, and political signs. This paragraph is provided to clarify the regulations and does not limit the content of temporary signs.]

Sign, Window: A sign posted, painted, placed, or affixed to the inside or outside of a window. For purposes of this definition, a curtain wall or window wall is not considered a window, and is considered a part of the building wall.

Sign Face: The area or display surface used for the graphic message of a sign.

Silviculture: The art and science of ~~controlling managing~~ the establishment, growth, composition, health, and quality of forests and woodlands, typically dependent on Best Management Practices. ~~In Loudoun County it is a component of healthy forest management that~~ Silviculture is limited to tree and shrub planting; limited tree clearing for firewood, and clearing of dead and diseased trees and invasive species; ~~and tree pruning and trimming. Silviculture does not include commercial; and timber harvesting, including the~~ planting or clear, growing, cultivating, cutting, and harvesting of trees growing on a forest site and the loading, unloading, and sorting of trees on a site where they are grown for wood or wood-based products.

Sinkhole: A vertical opening or closed depression in the land surface and formed by solution of carbonate bedrock and downward movement of soil into bedrock voids or by collapse of underlying caves.

Sinking Stream: Any stream draining 640 acres or less that disappears underground into a Swallet, Sinkhole, Closed Depression or Cave Opening.

Site Plan: A required submission, prepared and approved in accordance with the provisions of ~~Section 6-700~~ Chapter 11.06, which is a detailed engineering drawing of the proposed improvements included and required in the development of a given lot. For the purpose of this Ordinance, a site plan is not to be construed as a concept development plan, as required by other provisions of this Ordinance. Reference Chapter 1244 Site Plan Procedures of the Land Subdivision and Development Ordinance (LSDO).

Slaughterhouse: Any structure or land where livestock raised off-site are : (1) slaughtered; (2) preparing processed meats and meat byproducts; or (3) rendered and/or refined animal fat, bones, and meat scraps. This includes establishments primarily engaged in assembly cutting and packing of meats (i.e., boxed meats) from purchased carcasses.

Slope: The vertical elevation of land area divided by the horizontal distance, expressed as a percentage. Slope percentage shall be determined using the County base planimetric and topographic maps or if required, then other topographic maps, elevations, etc., prepared by such persons licensed to perform surveys to determine such information. See also related definitions of "Very Steep Slope Area" and "Moderately Steep Slope Area," in this Article.

Small Business: A business or service which may be conducted in a private residence that is considered temporary for the purpose of starting a new business and operates according to the restrictions and standards established by this Ordinance. For the purposes of this definition the following terms have the meaning herein ascribed to them:

- a. Structure. A structure used for a small business.
- b. Business vehicles. Automobiles, vans, pick-up trucks, motorcycles, and other similar vehicles requiring Department of Motor Vehicle tags and designed and primarily used to transport people.
- c. Employees. Persons, other than members of the household permanently residing on the premises, who are engaged onsite in the operation of the small business on a regular or occasional basis.
- d. Heavy equipment. Bulldozers, fork lifts, compactors, paving cutters, backhoes, skid loaders, and any other motorized or similar equipment which is primarily used to perform heavy work activities, and not used to transport passengers, and which do not require or use Department of Motor Vehicle tags; and dump trucks requiring 26,000 pounds gross vehicle weight; and passenger and tour buses, excluding school buses and 16-seat commuter vans;

and vans and large pick-up trucks modified for heavy work, all of which are used for off-site income producing purposes.

Any heavy equipment used principally for agricultural uses onsite may be used offsite for small business uses listed in Section ~~5-614(D)~~4.04.20.C. The term "heavy equipment" includes all vehicles not classified as "business vehicles", as defined above, which are associated with the small business. Additionally, trailers used for transporting heavy equipment are considered accessory to the heavy equipment.

- e. Storage yard. An outdoor space accessory to a permissible use and used for the purpose of storing equipment, vehicles, construction materials and similar items necessary to a permissible business.

Small Business, Agricultural and Rural: Small-scale service and contracting businesses operated by residents in the agricultural, rural, transition, village, and joint land management area zoning districts. Intended to preserve the rural and historic character of the districts and agriculture as an industry. The following uses are permitted by right or special exception pursuant to Section 3.06.04.15:

- Business service occupations
- Personal service occupations
- Repair service occupations
- Contractors and contracting
- Professional office-based services
- Studios for fine arts and crafts
- Antique sales and the sale of any goods or items produced on the premises

Except as provided above, no retail or wholesale commercial businesses are permitted.

Snack or Beverage Bars: A use consisting of establishments primarily engaged in:

- A. Preparing and/or serving a specialty snack, such as ice cream, coffee and/or pastries, frozen yogurt, cookies, or popcorn, or
- B. Serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises.

Includes a coffeehouse or teahouse, defined as an establishment that primarily prepares, sells, and serves coffee, tea, and other beverages. A snack or beverage bar may sell baked goods and light meals such as soups and sandwiches, but does not serve full meals, and has a seating area that serves as an informal conversation or lounging place.

Soil Mapping Unit: An area of similar kinds of soil materials on the same landform, as defined in the Interpretive Guide to Soils Maps of Loudoun County, as amended.

Solar Energy Equipment, Facilities or Devices: Any property designed and used primarily for the purpose of collecting, generating, or transferring electric energy from sunlight.

Solar ~~facility~~Facility: A "solar facility" as defined by Code of Virginia Section 15.2-2316.6. This includes any "rooftop solar installation" or "solar energy system" as defined in the Code of Virginia, § 56-576.

[Note - Code of Virginia Section 15.2-2316.6 provides: "[Solar facility]' means commercial solar photovoltaic (electric energy) generation facilities.]'Solar facility'] does not include any solar project that is (i) described in § 56-594, 56-594.01, 56-594.02, or 56-594.2, or (ii) five megawatts or less.

Code of Virginia § 56-576 provides: "Rooftop solar installation" means a distributed electric generation facility, storage facility, or generation and storage facility utilizing energy derived from sunlight, with a rated capacity of not less than 50 kilowatts, that is installed on the roof structure of an incumbent electric utility's commercial or industrial class customer, including host sites on commercial buildings, multifamily residential buildings, school or university buildings, and buildings of a church or religious body. "Solar energy system" means a system of components that produces heat or electricity, or both, from sunlight.]

Solar Facility, Commercial/Utility Scale: A photovoltaic system ~~mainly, including but not limited to a ground-mounted solar energy generation facility,~~ built to supply ~~commercial~~ solar power into the ~~national~~ electricity ~~grid~~ transmission or distribution network. It ~~comprises~~ is comprised of a large, decentralized solar ~~panels~~ panel installation and associated components, which may include energy storage, that aims to provide its power to the power grid at the utility level.

Solar Facility, Site Specific: A photovoltaic system, such as but not limited to roof-mounted or ground-mounted solar panels, that is accessory to a principal use and that provides solar power to the site on which it is located.

Solid Waste: Any garbage, refuse, sludge, and other discarded materials, resulting from household, industrial, commercial, mining, and agricultural operations, or community activities, but not including (i) solid or dissolved material in domestic sewage, (ii) solid or dissolved material in irrigation return flows or in industrial discharges which are sources subject to a permit from the State Water Control Board, or (iii) source, special nuclear, or by-product material as defined by the Federal Atomic Energy Act of 1954, as amended.

Solid Waste Container: A container that is specifically designed, constructed, and placed for use as a depository for the storage of solid waste, which includes dumpsters, bulk containers, refuse containers, or other such containers specifically designated as waste receptacles.

Solid Waste Facility: Any "solid waste management facility" or "sanitary landfill" as defined by the Virginia Waste Management Act (Code of Virginia, § 10.1-1400). This use includes Landfill, sanitary; and Garbage incinerating, reducing, or dumping for compensation, including loading or transfer.

Solid Waste Incinerator: A facility or device designed for the treatment of solid waste by combustion.

Solid Waste Management Facility (SWMF): A site used for the planned treating, recycling, storing, processing or disposing of solid waste and includes recycling facilities, vegetative waste management facilities, yard waste composting facilities, materials recovery facilities, landfills, transfer stations and solid waste incinerator facilities. A facility may consist of several treatment, storage or disposal units. Further, "solid waste management facility" or "SWMF" means a facility so located, designed and operated that it does not impose a present or potential hazard to human health or the environment, including the pollution of air, land, surface water or ground water.

Solid Waste Transfer Station: A solid waste collection or storage facility at which solid waste is transferred from collection vehicles to hauling vehicles for transportation to a central solid waste management facility for disposal, incineration, or resource recovery.

~~**Solid Waste Vehicle:** Any vehicle or portion thereof used to collect, remove, transport, or dispose of solid waste or recyclable material and includes any container or other appurtenance attached to, or associated with the vehicle, whether such container or appurtenance is affixed temporarily or permanently.~~

Sound: An oscillation in pressure, particle displacement, particle velocity, or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium.

Sound Level Meter: Means an electronic instrument, which includes a microphone, an amplifier and an output meter, which measures noises and sound pressure levels in a specified manner. It may be used with the octave band analyzer that permits measuring the sound pressure level in discrete octave bands.

Special Event: A temporary commercial or festive activity or promotion at a specific location that is open to the public and is planned or reasonably expected to attract large assemblies of persons. Special events include, but are not limited to, carnivals, festivals, circuses, music fairs or concerts, tent revivals, art shows, crafts shows, rodeos, corn mazes, civil war reenactments, equestrian shows, firework displays and events, or similar events open to the public. A private party held at a Banquet/Event Facility (including Hotel, Conference Center, Restaurant, Rural Resort, or similar facility), Bed and Breakfast Homestay, Bed and Breakfast Inn, or Country Inn shall not be deemed a special event. In addition to events open to the public, a private party which is held at a location other than the foregoing or held on property not occupied by the host, shall be deemed a special event. "Special event" does not include temporary or seasonal retail sales of goods, products, or services, such as temporary sales of Christmas trees, farm produce, fireworks, and other similar seasonal goods.

Special Exception: A use permitted in a zoning district, if listed in the district's regulations, only upon showing that such use in a specified location will comply with all the conditions and standards specified in the Zoning Ordinance and/or imposed by the Board of Supervisors as authorized by the State Code.

Specimen Tree: Any tree that has been individually designated by the local governing body to be notable by virtue of its outstanding size and quality for its particular species.

Sports Stadium, Complex, Arena or Sports Field: A facility, indoor or outdoor, designed for professional or amateur sporting events, exhibitions, shows or convocations. Office, retail and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.

Spring: A place where the groundwater flows naturally from a rock or the soil onto the land surface or into a body of surface water.

~~**Stable, Livery:** A commercial facility for the boarding of more than ten (10) horses owned by non-owners and/or non-residents of the lot for their private use, and/or for the boarding of any horses for public use. Such facility may include the keeping of horses for the private use of the owners and/or residents of the lot. Accessory uses may include offices, storage areas, caretaker's quarters, educating and training students in equitation, and caring for, breeding, or training horses associated with the Livery Stable use.~~

~~**Stable, Private:** A facility for the keeping of horses for the private use of the owners and/or residents of the lot, and/or the boarding of ten (10) or fewer horses owned by non-owners or non-residents of the lot for their private use. No more than one (1) employed instructor engaged for the purpose of educating and training students in equitation shall be permitted.~~

Stable: An establishment that keeps or boards horses.

State: The Commonwealth of Virginia.

Steep Slopes. Surface formation with a vertical incline greater than 15%, which is sufficient steepness to cause problems such as erosion or increased flooding when land is disturbed. See also, Moderately Steep Slopes and Very Steep Slopes.

~~**Stockpiling of dirt:**~~ The acceptance, collection, accumulation or aggregation of dirt, fill, or gravel from off-site sources, for a period of more than 12 months.

~~**Stockpiling of dirt, Temporary:**~~ The acceptance, collection, accumulation or aggregation of dirt, fill, or gravel from off-site sources, for a period of less than 12 months on a parcel. Such stockpiles are removed or immediately graded out in accordance with an approved grading plan.

Stone Quarrying Industries: Commercial or industrial stone quarries or operations involving removal from a site of natural accumulations of sand, rock, soil or gravel. The meaning of "stone quarrying", includes appurtenant structures such as crushers, screeners, and washers and also includes, as an accessory use, retail sales of stone products, but does not include any other industrial use, such as concrete batching plants or asphalt mixing plants.

Storage Area: An outdoor space accessory to a permitted use, used for the purpose of storing equipment, vehicles, construction materials, and similar items necessary to the permitted use.

Storage, Bulk Gasoline: A fixed installation where these products are stored, either for subsequent transshipment to a smaller fixed installation or for pick-up by truck for transport to the site where the product will be used by the consumer. Materials may be stored in one or more tanks on the site, the size of a tank being constrained by Federal and State regulations pertaining to construction and safety standards. Such facilities shall not include retail sales. Accessory tanks for agriculture, temporary construction or personal use are excluded from this definition.

Stormwater Management Improvements: Surface or subsurface drainage improvements, storm sewers, ~~stormwater management best management practices (BMPs), detention and retention ponds,~~ and other such improvements as required by the Facilities Standards Manual, ~~(FSM),~~ the Loudoun County Stormwater Management Ordinance, Chapter 1096 of the Codified Ordinances of Loudoun County, ~~or the Loudoun County Erosion~~ and Sediment Control Ordinance and Plan, Chapter 1220 of the Codified Ordinances of Loudoun County.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, the space between such floor and the ceiling next above. A basement ~~shall be is~~ counted as a story if it is used for business or dwelling purposes. A mezzanine floor ~~shall be is~~ counted as a story if it covers more than one-third of the area of the floor next below it or if the vertical distance between the floor next below it and the floor next above it is ~~twenty~~ 20 feet or more.

Stream Bank: ~~The uppermost limit confining cut of the stream's active land forming a natural channel, usually marked by a break in slope, for the nontidal water movement of a stream.~~

Stream Restoration: A process designed in accordance with the FSM and approved by the County. An increase in base flood elevation may be permitted provided a CLOMR is obtained from FEMA prior to approval of the requisite Floodplain Alteration application for such use.

Street, Centerline of: A line established as a centerline of a street by any State, County, or other official agency or governing body having jurisdiction thereof and shown as such on an officially adopted or legally recorded map or, if there be no official centerline, a line running and lying midway between the street right-of-way lines. Where street lines are indeterminate and a pavement or a traveled way exists, the centerline ~~shall be established by the Commission or, in the absence of a determination by the Commission, shall be is~~ assumed to be a line midway between the edges of such pavement or traveled way.

Streetlight: A pole or pedestal mounted luminaire with a metal halide or other full spectrum bulb.

Street Tree: ~~Any large deciduous tree or small deciduous tree that grows in the street right-of-way or on private property abutting the street right-of-way.~~

~~From state code: "Street tree" means any tree that~~ tree that has been individually designated by the local governing body and which grows in the street right-of-way or on private property as authorized by the owner and placed or planted there by the local government.

Structural Alteration: Any change, modification, addition or deletion to the bearing walls of an existing structure.

Structure: An assembly of materials forming a construction for occupancy or use including, among others, buildings, stadiums, ~~gospel and circus~~ tents, parking lots, platforms, stagings, observation towers, telecommunications towers, radio and TV broadcasting towers, water tanks, trestles, piers, open sheds, coal bins, shelters, walls, power line towers, pipelines, and railroad tracks.

Structure. For the purposes of Sections 4.04 and 4.05, the term "structure" includes, but is not limited to, all buildings, water/dam embankments, retaining walls, field/tile drainage, road construction, and cut or fill operations.

Structure, Accessory: A building or structure subordinate and incidental to, and located on the same lot with, a principal building, the use of which is customarily found in association with and is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the principal building.

~~**Studio space—artist, craftsman, writer, etc.:** The workshop of an artist, writer, craftsman, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.~~

Subdivision: The division of a parcel of land into ~~two (2)~~ or more new parcels. The process of subdividing is regulated by the Land Subdivision and Development Ordinance.

Subordinate Lot: One of the types of lots permitted within the Principal/Subordinate Subdivision Development Option. Subordinate Lots may not be further subdivided.

Substantial Conformance: Substantial conformance is determined by the Zoning Administrator and means that conformance which leaves a reasonable margin for adjustment due to final design or engineering data but conforms with the general nature of the development, the specific uses, and the general layout depicted by the plans, profiles, elevations, and other demonstrative materials proffered by the applicant.

Swallet: A hole in the land through which surface water is delivered to the aquifer (may be considered the opposite of a spring).

T

Tank Farm: A facility for storage of tanks which in total contain more than one (1) million gallons of petrochemical or other hazardous material products.

Telecommunications Use and/or Structure Facility: A use provided by or a structure utilized by a public service utility or commercial public telecommunications service under the jurisdiction of the Virginia State Corporation Commission and/or licensed by the Federal Communications Commission to provide commercial public telecommunications services. A telecommunications structure may include a tower, monopole, antenna hub site, and other antenna support ~~structure~~structures or equipment buildings. Telecommunications use and/or structure does not include non-commercial applications, such as amateur radio operations. Telecommunications use and/or structure does not include those uses or structures that are accessory to and solely used by an individual business.

- Antenna: Any structure or device used to collect or radiate electromagnetic waves, including both directional antennas, such as panels and microwave dishes, and omnidirectional antennas, such as whips and satellite dishes, but not including satellite earth stations. ~~For the purposes of the district use lists in this Ordinance, antenna shall include antenna hub site.~~
- Antenna Hub Site: An area containing one or more unmanned equipment structures sited to serve telecommunications antennas. An antenna hub site may be located on the same lot as the antennas ~~being~~served or located on a lot that does not contain the antennas ~~being~~served.
- Antenna Support Structure: A self-supporting or bracketed ground-mounted pole sixty (60) feet or less in height that is accessory to and used to support one or more ~~telecommunications~~ antennas and no more than one related unmanned equipment structure.
- Monopole: A single, self-supporting pole-type structure, tapering from base to top and supporting a fixture designed to hold one or more antennas. For the purpose of this Ordinance, a monopole shall not be deemed to be a transmission tower.

- **Transmission Tower:** A lattice-type structure, guyed or self-supporting, used to support antennas. Also called a communication tower or radio tower.
- **Temporary Mobile and Land-Based Telecommunication Testing Facility:** Whip antennas, panels antennas, microwave dishes, and receive-only satellite dishes and related equipment for wireless audio-transmission with low wattage not to exceed 500 watts, from a sender to one or more receivers, such as for mobile cellular telephones and mobile radio system facilities.

Temporary Retail: A building or open area in which stands or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.

~~**Tenant Dwelling:** A dwelling occupied by a person or persons other than the owner of the lot on which it is located. Tenant dwellings may include freestanding dwellings, portable dwellings, or apartments in an accessory farm building.~~

Testing Station: Land and/or structures for the purpose of testing electromagnetic waves utilized for radios, television, microwave, radar, and other means of communication. This use shall not include testing operations for light, X-ray, radioactive emissions, or any other emissions dangerous to human health.

~~**Theater, Indoor:** A building designed and/or used primarily for~~ **Theater:** An establishment engaged in the commercial exhibition of motion pictures to the general public or used for performance of plays, acts, dramas by actors and/or actresses. This use includes a performing arts center.

Town Center: A compatible mixture of commercial, cultural, institutional, governmental, and residential uses in compact, pedestrian-oriented centers serving as focal points for substantial residential areas.

~~**Town Green:** The primary public open space within a town center which contains a well-defined green space with landscaped areas.~~

~~**Training Facility:** A facility used for business, technical or professional training and/or certification, which may be operated as a principal use or as an accessory use to a permitted or permissible use.~~

Town Green: See "Green."

Trails. A marked or established path or route for non-motorized recreational use. Examples include, but are not limited to: footpaths, raised boardwalks, biking or hiking paths, and horse trails.

Transit-Designed Supportive Subarea: ~~A Planned Development—~~ **Area (TDSA):** The TDSA is a subarea of the Transit Related Center district subarea shall mean (TRC) Zoning District that is the total gross land area located outside the Outer Core subarea, but Subarea, that is generally within one mile from the outer edge of the consistent with the planned rail station platform boundaries of the Urban Mixed Use Place Type, as shown on the approved Concept Development Plan. This subarea is meant to provide a transitional and complementary area between the high-density core and the surrounding development pattern. The ~~Transit-Designed Supportive Area~~ **TDSA** should provide a mix of land uses that complement and support the uses of the Inner and Outer Core ~~subareas~~ **Subareas**. This subarea is adjacent to and an extension of development in the Inner and Outer Core ~~subareas~~ **Subareas** and includes design features that complement the Inner and Outer Core ~~subareas~~ **Subareas** such as flexible lot design and pedestrian and bicycle connections. Commercial uses within the TDSA should complement retail, office, and service commercial uses in the Inner and Outer Core subareas.

~~**Transitional Use:** Permissible uses, as regulated herein, which by their level and scale of activity, serve as a transition between 2 or more types or densities of land uses.~~

~~**Transportation System Management Plan:** An organized program of strategies and techniques to reduce traffic demand and congestion and thereby improve traffic flow by means other than the construction of new capital intensive transportation facilities.~~

Transit Facilities: Includes transit or bus shelters, bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street for bus passengers. Accessory uses include vehicle and bicycle parking.

Travelway: Part of a road for vehicle use.

Tree: A single perennial woody stem attaining a height of 15 feet or more at maturity.

Tree, Deciduous: Trees and shrubs that shed their leaves annually, usually in autumn.

Tree, Evergreen: A non-deciduous tree, often used for the purposes of screening, weather barrier, or accent planting. Preferred-Acceptable species are provided in the Facilities Standards Manual.

Tree, Flowering: Trees that flower.

Tree, Large Deciduous: A deciduous tree, usually single trunked, with a definitely formed crown of foliage and which typically attains a mature height of at least 30 feet. Preferred-Acceptable species are provided in the Facilities Standards Manual.

Tree, Small Deciduous: A deciduous tree which attains does not typically attain a mature height of no-greater than 30 feet. Preferred-Acceptable species are provided in the Facilities Standards Manual.

Tree Canopy: The area projected to be directly beneath the crown and within the dripline of a given tree species after a 10-year or 20-year growing period that is counted to fulfill canopy requirements.

Tree Cover: AllThe area directly beneath the crown and within the dripline of a given tree species or forested areas-of coverage by plant material exceeding 5 feet in height, and the extent of planted tree canopy at 20 years maturity.

U

Undisturbed Grade: The grade and elevation of land prior to excavation, filling, or grading.

Unmet Housing Needs Unit. A dwelling unit that is affordable for purchase or rent at one of the Unmet Housing Needs categories listed in Table 11.03.19.01-1, based on the area median income for the Washington Primary Metropolitan Statistical Area (PMSA).

Income Tiers. The income category of Unmet Housing Needs Units, as set in Table 11.03.19.01-1.

TABLE 11.03.19.01-1, UNMET HOUSING NEEDS UNITS INCOME TIERS		
Income-Tier	% of Total Units	% of Total Units (Rental-Only Projects)
0 up to 30%	2	2
Above 30% up to 60%	5	10
Above 60 up to 80%	3 (For Sale Only)	-
Above 80-100%	2 (For Sale Only)	-

University: See College or Educational Institution.

Unmet Housing Needs Unit (UHNU): A dwelling unit for rent or for sale that is regulated pursuant to the provisions contained in Section 89.02.

Urban Deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.

Urban Forester: See Arborist.

Urban Growth Area: Any area within the County that is currently served with public water and sewer or that is planned to be served with public water and sewer at some time within the timeframe of the Comprehensive Plan.

Use, Accessory: A use of a building, lot, or portion thereof, which is customarily incidental and subordinate to the principal use of the building or lot.

~~**Use, Auxiliary:** A principal use of a building or lot within a district which is customarily incidental and subordinate to the principal uses of the district.~~

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

Use, Interim: The limited temporary use of a vacated improved property or site until a permanent permitted use has been established.

Use, Temporary: A use of land limited in both duration and the number of annual occurrences, excluding uses and events customarily associated with the principal land use (e.g., weddings at a church, sporting events at a stadium).

Use, Principal: The primary use and chief purpose for which a lot or the main building thereon is designed, arranged, or intended and for which it is or may be used, occupied, or maintained.

Utility: Facilities for the provision of infrastructure services that support legally established uses and that need to be located in or near the area where the service is provided. Utilities include communal water supply systems, re-cycling drop-off collection centers, public; water treatment and pumping stations; water pumping stations; water storage tanks; communal sewer systems; sewage treatment plant and pumping station; utility substation, transmission; utility substation, distribution; utility transmission lines. Services ~~may be~~ publicly ~~or privately~~ provided. Accessory uses may include control, monitoring, data, or transmission equipment.

Utility Distribution or Transmission Pole: A ground-mounted self-supporting vertical structure made of fabricated metal, treated wood or concrete used to elevate electrical and communication distribution and/or transmission lines and antennas, whose primary function is the support of wires, conductors and associated apparatus used for the distribution and/or transmission of electrical energy and/or land line communication signals.

~~**Utility, Major:** All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, communications, electricity, transportation, gas, steam, and similar services, and may include accessory storage areas for vehicles and equipment necessary to provide those services. Includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, water or sewer pumping stations, water storage facilities, telephone exchanges, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. This does not include "telecommunications facility" as defined below, which refers to the point of transmission rather than distribution systems such as cable networks. Major utilities include:~~

- ~~• **Water supply reservoir:** A dam and impoundment area created, owned, and operated by the LCSA or a municipality to store water as part of a public water supply system, including necessary or customary appurtenant facilities such as access roads and transmission pipes. Water storage tanks and water treatment plants are separate uses not included as part of a water supply reservoir.~~

~~**Utility Lines in the Floodplain:** Storm sewers, sanitary sewers, water lines and similar lines running generally parallel and perpendicular to the flow of the drainageway; and other public utility lines traversing a floodplain generally perpendicular to the flow of the drainageway.~~

- ~~• **Sewage treatment plant:** A plant for the primary, secondary, or tertiary treatment of sewage owned and operated by LCSA or a municipality.~~

- **Utility ~~Substation, Dedicated~~substation:** A facility for the transformation or transmission and/or switching of voltages to distribution voltages ~~which that~~ switches circuits and distributes usable/consumable electric power, ~~transmits or transmission of~~ natural gas, ~~or~~ television or telephone signals ~~dedicated to an individual user.~~

Utility ~~Substation, Distribution:~~ A facility for the transformation or transmission voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, transmits natural gas, television or telephone signals ~~dedicated to an individual user.~~

- **~~Utility Substation, Transmissions~~substation, transmission:** A facility primarily serving as part of a regional interconnecting grid system ~~which that~~ provides for the transformation, switching, and distribution of both transmission voltage and/or distribution voltages, ~~or~~ transmits natural gas, ~~or~~ television or telephone signals. ~~Such use may include a distribution and/or dedicated substation.~~
- **~~Utility transmission facility:~~** A fixed structure that conveys or distributes electric power, water, or waste, and includes electric lines, water conduits, and sewer lines, and not otherwise listed.
- **~~Utility Transmission Line, Overhead~~transmission lines, overhead:** A line suspended on overhead structures and used for the transmission of electric power or other utility service to serve a regional area. Pursuant to Section 56-46.1 of the Code of Virginia, electrical transmission lines of 138 KV or more, approved by the State Corporation Commission, shall be deemed to have satisfied the requirements of this ordinance.
- **~~Utility Transmission Line, Underground~~transmission line, underground:** A line used for the transmission or conveyance of water, sewage, natural gas, electricity, telephone signals, or other public utility service when located underground and serving a regional area. Pursuant to Section 56-46.1 of the Code of Virginia, electrical transmission lines of 138 ~~KV~~kilovolts or more, approved by the State Corporation Commission, shall be deemed to have satisfied the requirements of this Ordinance.
- **~~Water storage tank:~~** A tower or other facility for the storage of water for supply to a water supply system.
- **~~Water treatment plant:~~** A plant for the purification of potable water owned and operated by LCSA or a municipality.
- **~~Water well, municipal:~~** A well, used to collect water for a municipal water supply system. Accessory uses include access roads, transmission pipes, generators, and well houses.
- **~~Electric Energy Storage, Utility Scale:~~** One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, greater than 600kWh in nameplate capacity.
- **~~Other.~~** Any other structure or use that meets the definition of "major utility" above, and is not otherwise listed. This includes any component of a public sewer system or public water supply system not defined above or defined as a minor utility.

~~Utility, Minor:~~ A building or other structure for water supply (including water distillation), wastewater treatment, or the production of electricity, steam, air conditioning, or potable water for consumption by the general public, including any of the following as defined below:

- **~~Micro-Grid Energy System:~~** a stand-alone electrical system consisting of multiple generating sources and defined loads that can operate independently from the primary utility grid. This type of system is designed to accommodate power loss, to balance spikes in energy demand and optimizing energy usage to improve the reliability of power.
- **~~Sewer pumping station:~~** A facility with electric-powered pumps, designed and constructed to raise wastewater in elevation, pump effluent uphill to a gravity feed sewer line, or overcome head losses due to pipeline friction.
- **~~Water treatment plant and pumping station:~~** A plant for the purification and pumping of potable water.

~~Utility Substation:~~ See "Utility, Major."

~~Utility Substation, Transmission:~~ See "Utility, Major."

Utility Transmission Line, Overhead: See "Utility, Major."

Utility Transmission Line, Underground: See "Utility, Major."

V

Vacant Land: A lot or parcel of land on which no improvements have been constructed.

Variable Riparian Preservation Buffer. RSCR buffer area that varies in width as needed to achieve a required minimum buffer width, beginning from and extending away from the Riparian Protection Buffer and associated water body, as provided in accordance with Table 6.01-1.

VDOT: The Virginia Department of Transportation.

VDOT Resident Engineer: The Resident Engineer for Loudoun County of the Virginia Department of Transportation, or his designated deputy.

Vegetative Waste: The decomposable materials generated by yard and lawn care or land clearing activities, and includes, but is not limited to, leaves, grass trimmings, and woody waste such as shrub and tree prunings, bark, limbs, roots, and stumps.

Vegetative Waste Management Facility: A solid waste management facility that manages vegetative waste- (as defined by Section 10.1-1400, Code of Virginia).

Vehicle Charging Station: A parking space that is served by equipment that transfers electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Vehicle Repair, Heavy: An establishment engaged in major mechanical and body work performed on vehicles, repair of transmissions and differentials, straightening of body parts, painting, welding, or similar work. Accessory uses include light vehicle repair establishments, but do not include establishments for the sale, rental, and service of heavy equipment and specialized vehicles .

Vehicle Repair, Light: An establishment where the primary use is the sale, servicing, repair and/or installation of gas, electric, or hybrid motor vehicle accessories, such as: spark plugs, batteries, distributors and distributor parts, tires, brakes, brake fluid, mufflers, tail pipes, water hoses, fan belts, light bulbs, fuses, floor mats, windshield wipers, wiper blades, grease retainers, wheel bearings, and mirrors. Light vehicle repair may also include greasing, lubrication and radiator flushing, minor servicing and repair of carburetors, fuel pumps, oil pumps, water pumps and lines, electrical systems, and minor motor adjustments not involving removal of the head or crankcase or racing the motor.

Vehicle Sales: An establishment where the principal occupation is the sale, rental, and accessory service of vehicles stored on-site and in operating condition. "Vehicles" include automobiles, motorcycles, All-Terrain Vehicles (ATV), and trucks stored on site. "Vehicles" do not include heavy equipment and specialized vehicle sale, rental, and service establishments. However, specialized vehicles may be sold, rented, and serviced as an accessory use.

Vehicle Service Station: An establishment where gasoline and/or oil, grease, batteries, tires and automobile accessories are dispensed at retail as a principal use and where, in addition, only the following services are rendered and sales made:

- A. Sale and servicing of spark plugs, batteries, and distributor parts.
- B. Tire sales, servicing, and repair, but not recapping or regrooving.
- C. Replacement or adjustment of mufflers and tailpipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers, and wiper blades, grease retainers, wheel bearings, mirrors, and the like.
- D. Radiator cleaning and flushing, provision of water, anti-freeze, and the like.

- E. Washing and polishing, and sale of automotive washing and polishing materials.
- F. Greasing and lubrication.
- G. Providing and repairing fuel pumps, oil pumps, and lines.
- H. Servicing and repair of carburetors.
- I. Emergency wiring repairs.
- J. Adjusting and repairing brakes.
- K. Minor motor adjustments not involving removal of the head or crankcase or racing the motor.
- L. Provision of convenience goods for gasoline supply station customers.
- M. Provision of road maps and other information material to customers;
- N. Provision of restroom facilities.
- O. Performing State vehicle inspections.
- P. Car wash.

A vehicle service station does not include major mechanical and body work, straightening of frames of body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, or any activity involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in vehicle service stations.

Vehicle Storage and Impoundment: An area designed for the temporary storage of wrecked, inoperable and/or abandoned motor vehicles. This does not include the dismantling, wrecking, or sale of motor vehicles or parts.

Vehicle Wholesale Auction: ~~A business~~ An establishment that sells or offers for sale motor vehicles, at auctions on a wholesale basis, only to licensed new or used vehicle dealers or wholesalers. Accessory uses may include services such as title processing, clean-up, and light service and repair of vehicles for sale for auction, the sale of food to customers, financial services, test-drive track, the storage or ~~marshalling~~ marshaling of auction vehicles, and the sale of specialty vehicles at auctions on a wholesale basis.

Vehicle Charging Station: A parking area that is served by charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Vehicular Access: Required access to any lot that must be provided at a width sufficient to provide necessary emergency access and as required by Section 4.300. Design and Construction Standards of the Facilities Standards Manual.

Vertical Cost: The cost of constructing a prototypical single-family detached (SFD) affordable dwelling unit (ADU) as established on a semiannual basis by the Affordable Dwelling Unit Advisory Board (ADUAB). Vertical cost does not include the cost of land for the ADU.

Very Steep Slope Area: Naturally occurring land areas with slopes greater than 25%. The Steep Slope Standards do not apply to slopes created by permitted land disturbing activities, such as, but not limited to, building and parking pad sites; berms; temporary construction stock-piles; and road-side ditches; also referred to as Adjacent Steep Slopes when located inside of River and Stream Corridor Resources.

Veterinary Service: A service for the medical or custodial care of animals where the animals are not brought to the establishment but are cared for on an off-site basis. ~~The care can be medical or custodial.~~ Accessory uses ~~may~~ include an office and storage areas for equipment and supplies necessary for conducting the veterinary service. ~~Crematory. This use does not include crematory facilities shall not be permitted.~~

Village Green: The primary public open space located within the Rural Village Residential Area ~~which~~ that primarily contains a well-defined, generally permeable green space with landscaped areas, pedestrian ways and passive recreational areas or any combination thereof. ~~The Village Green must be enfronted by a~~ a mix of uses, including storefront, civic, and residential must front the Village Green.

Village Square: An open, generally impervious, public space used for group gatherings, displays, meetings, concerts or other community activities.

Virginia Landmarks Register: A listing of historic properties in the Commonwealth of Virginia as maintained by the Virginia Department of Historic Resources.

Visitor Accommodation: ~~Lodging Uses composed of lodging units~~ where tenancy may be arranged for periods of less than 30 days. Accessory uses ~~may~~ include parking, laundry, recreational uses, and food services.

W

Warehousing Facility: A building used primarily for the holding or storage of goods and merchandise. For the purpose of this Ordinance a mini-warehousing establishment shall be deemed a separate and distinct use.

Waste-Related Uses: Uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic materials or processing of organic or related waste materials, or the collection or stockpiling of dirt. Waste-related uses do not include uses that receive hazardous wastes from others or that process other than organic material or related waste materials. Accessory uses ~~may~~ include offices and repackaging and transshipment of by-products.

Water Extraction: ~~The~~ use of an on-site well, spring or any other water source for the extraction or collection of water for off-site use. Water Extraction does not include Water Well, Municipal, or Rainwater Harvesting.

Water Management Plan: A plan of irrigation indicating a sustainable water usage rate, identifying the water source(s), establishing a schedule of withdrawal, and providing methods for mitigation of undesirable effects.

Water, ~~public~~Public: A central, communal, or municipal water supply system serving more than ~~two (2)~~ lots owned or operated by a municipality or the Loudoun County Sanitation Authority (LCSA) ~~or a public water utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia~~ for the purpose of furnishing potable water.

Water Supply System, Central: The water supply system for Eastern Loudoun County owned and operated by the LCSA for which the source of water is purchased from the City of Fairfax and County of Fairfax water supply system.

Water Supply System, Communal: A water supply system owned or operated by the LCSA ~~or a public water utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia~~ that is designed to serve small-scale development, including clusters, where permitted by this Zoning Ordinance. Such system may serve only 1 lot, where a communal system is required by this Zoning Ordinance for a specific use.

Water Supply System, Municipal: A water supply system that is owned or operated by one of the incorporated towns within Loudoun County.

Water Storage Tank: ~~A tower or other facility for the storage of water for supply to a water system. See "Utility, Major."~~

Water ~~supply system, individual~~Supply System, Individual: A water supply system located on the lot served.

Water Treatment Plant and Pumping Station: ~~A plant for the purification and pumping of potable water. See "Utility, Minor."~~

Water Well, Municipal: ~~A well, used to collect water for a municipal water supply system. A municipal water well may include necessary or customary appurtenant facilities, such as access roads, transmission pipes, generators, and well houses.~~

Water Well, Municipal: See "Utility, Major."

Wayside Stand: Any structure or land on a farm used ~~for the sale,~~ by the property owner ~~or his, their~~ family, or tenant, oftentimes to sell agricultural or horticultural produce, livestock, or merchandise principally produced on said farm, but may include produce grown on other farms and accessory products, and that farm, which is clearly a secondary ~~an~~ accessory use of the premises and does not change ~~theits~~ character ~~thereof.~~ Produce grown on other farms and accessory products also may be sold.

Wetland: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as identified by the U.S. Army Corps of Engineers or the State of Virginia. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetland Mitigation ~~is wetland:~~ Wetland enhancement, restoration, creation and/or preservation project that serves to offset unavoidable impacts to wetlands, wetland buffer areas, and other associated natural habitats. A Wetland Mitigation Bank is a type of Wetland Mitigation.

Wetland Mitigation Bank: A natural resource management technique authorized by Part 404 of the federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

Wholesale Trade Establishment: Any building wherein the primary occupation is the Distribution, Warehousing and Storage. The storage of goods, and the sale of merchandise in gross goods to other firms for resale, and any including activities involving significant storage and movement of products or equipment. This use does not involve manufacturing or production.

Examples include:

- Carting,
- Cold storage,
- Distribution facilities (as defined below),
- Apparel wholesale,
- Express crating,
- Hauling,
- Feed locker plants,
- Fulfillment centers that combine storage with call centers,
- Hardware storage,
- Merchant wholesalers (such ~~building wherein the primary occupation is the~~ as restaurant supply sales),
- Warehouse or produce/fruit/food storage and wholesale structures,
- Wholesale sale of ~~merchandise to institutional, paper supplies, shoes, sporting goods, professional and~~ commercial equipment and industrial consumers. For supplies, and
- Otherwise preparing goods for transportation.

A "distribution facility" means the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest with the distribution facility or to businesses and individuals unrelated to the distributor. ~~purpose of this Ordinance, The term "Distribution Facility" also includes a warehouse shall not be deemed a wholesale trade establishment transshipment facility for the temporary holding, storage and shipment of goods or vehicles.~~

Winery, ~~commercial~~Commercial: An establishment with facilities for making and bottling wine for sale on site or through wholesale or retail outlets. A commercial winery is a winery that does not meet the definition of a Virginia Farm Winery. ~~Uses at a commercial winery may also include the growing of fresh fruits or agricultural products for the production of wine. Accessory uses shall include wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting occurs, and wines produced on-site are sold. Any winery licensee may manufacture and sell cider in accordance with this definition and Section 4.1-213 of the Code of Virginia.~~

Winery, Virginia Farm: An establishment: (1) located on a farm with a producing vineyard, orchard or similar growing area and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine that contains not more than 18 percent alcohol by volume; or (2) located in the Commonwealth with a producing vineyard, orchard or similar growing area or agreements for purchasing grapes or fruits from agricultural growers within the Commonwealth, and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine that contains not more than 18 percent alcohol by volume. As used in this definition, the term owner or lessee shall include a cooperative formed by an association of individuals for the purposes of manufacturing wine. In the event such cooperative is licensed as a farm winery, the term "farm" as used in this definition includes all of the land owned or leased by the individual members of the cooperative, as long as such land is located in the Commonwealth. Accessory uses at a Virginia Farm Winery may include: commercial wineries, and wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting ~~occurs,~~ and wines produced on-site are sold. A farm winery license shall be designated either as a Class A or Class B farm winery in accordance with Section 4.1-219 of the Code of Virginia. Any farm winery licensee may manufacture and sell cider in accordance with this definition and Section 4.1-213 of the Code of Virginia.

Wood, Metal and Stone Crafts: Stone cutting, welding, blacksmith, tinsmith and woodworking shops with accessory storage. Includes establishments that:

- Cut, shape, and finish wood for building or miscellaneous uses using handheld tools or power-operated woodworking machinery (such as circular and band sawing equipment, planing machinery, and sanding machinery), or
- Cut, shape, and finish marble, granite, slate, and other stone for building and miscellaneous uses, or
- Buy or sell partly finished monuments and tombstones, or
- Transform metal into intermediate or end products (other than machinery, computers, or electronics) through fabricated metal processes, such as forging, stamping, bending, forming, and machining, used to shape individual pieces of metal, or other processes (such as welding and assembling) used to join separate parts together, or
- Treat metals and metal formed products fabricated elsewhere.

X-Y-Z

Yard: Area on a lot that must be unoccupied by any structure, except as permitted by this Zoning Ordinance, from the ground to the sky.

Yard, Front: An open space on the same lot as a principal building between the front line of the principal building and the road, street, or private access easement and extending across the full width of the lot.

Yard, Rear: An open space on the same lot as a principal building between the rear line of the principal building and the road, street, or private access easement and extending across the full width of the lot.

Yard, Required: A yard, as defined above, located along the perimeter of a lot, the dimensions of which are set by the [Zoning](#) District Regulations of this Ordinance.

Yard, Side: An open space on the same lot as a principal building between the side line of the principal building and the road, street, or private access easement and extending from the front yard line to the rear yard line.

Yard Waste: The decomposable waste materials generated by yard and lawn care and includes leaves, grass trimmings, brush, wood chips, and shrub and tree trimmings. Yard waste does not include roots or stumps that exceed 6 inches in diameter.

Yard Waste Compost: A stabilized organic product produced from yard waste by a controlled aerobic decomposition process in such a manner that the product can be handled, stored or applied to the land so that it does not pose a present or potential hazard to human health or environment.

Yard Waste Composting Facility: A Solid Waste Management Facility which is so located, designed, constructed and operated for the composting of the portion of household waste that consists of grass clippings, leaves, brush, or tree trimmings arising from general household yard maintenance, is composted to a stabilized organic product so that it does not pose a present or potential hazard to human health or the environment.

Zoning Administrator: An appointed County official who serves as the Zoning Administrator, charged with the interpretation, administration and enforcement of this Ordinance for Loudoun County, Virginia, or his/her designee.

Zoning Map, Official: For Zoning Districts ~~and~~, Overlay Districts, ~~the official Zoning Map, and for~~ [and](#) other mapped features subject to standards in this Zoning Ordinance, [the official Zoning Map, is the](#) County mapping data, [which](#) are in digital form as displayed on WebLogis and publicly available County GIS data). The Zoning Map is the final authority as to the current zoning status of land and water areas, buildings, and other structures in the County save for subsequent amendments enacted by the Board of Supervisors and not yet officially recorded on said map.

Zoning Permit: A document signed by the Zoning Administrator as a condition precedent to the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, which acknowledges that such use, structure or building complies with the provisions of the County Zoning Ordinance, or authorized variance therefrom.

Zoning District: The various classification of agricultural, residential, commercial and industrial zoning categories provided for in this Ordinance and the areas on the zoning map in which such different districts are mapped. As used in this Zoning Ordinance, the term "zoning district" can refer either to the zoning category, i.e. "the A-3 zoning district", or the areas mapped in such uses on the zoning map.

~~**Zoo:** A facility, indoor or outdoor, where animals are kept for viewing by the public. Office, retail, and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.~~

Zoo: See "Cultural Facility."