

ATTACHMENT D

*Editor's note: These definitions are included for review, and to aid in understanding the concepts of the articles being reviewed during this Worksession. They will be placed in Article XI. – Definitions following the Planning Commission's review.

Definitions for Article IV and V.

Adjacent. To be separated by common property lines, lot lines, streets, or roads; also known as: abutting, adjoining, contiguous, or touching.

Area, buildable. The portion of a lot or site, exclusive of required setbacks, landscaping, or open space within which a structure may be built.

Area, gross. The total area within a lot before dedication for roads, open spaces, or other public uses – but not including rights-of-way, easements owned by others, or marshlands/wetlands within a development.

Building. Any structure having a roof supported by columns, walls, or other means.

Building height. The vertical distance from the average grade to the highest point of the roof surface.

Cluster development. A development design technique that concentrates buildings on a portion or portions of the site to allow the remaining land to be used for recreation, open space, or preservation of land areas.

Density. The number of dwelling units that are allowed on a given unit of land, which shall be permitted to include dedicated streets contained within the development. Density is determined by dividing the total number of residential units or lots to be located on the parcel by the area of the base parcel.

Farm animal building. Any building or structure built or placed upon land within a bona fide farm, used exclusively for housing livestock.

Farm buildings. Any building or structure, other than a dwelling unit, built or placed upon land within a bona fide farm, used for storing agricultural equipment, farm produce or products, or processing dairy products, and shall be considered essential and standard to the carrying on of farm operations.

Grade. The average of the highest and lowest elevations along natural or improved grade (whichever is more restrictive) along the front of the structure that is parallel to the front setback.

Lot. A parcel of land intended to be separately owned, developed, or otherwise used as a unit, established by plat, subdivisions, or as otherwise permitted by law.

Lot area. The total horizontal area included within the rear, side, and front lot lines, or proposed street lines of the lot, excluding easements for streets or highways, whether dedicated or not dedicated to public use. Lot area for the purpose of satisfying minimum area requirements shall not include portions under water except where the total area of a body of water is within the lot and/or constitutes less than 20% of the lot area.

Lot depth. The distance between the front lot line and rear lot line of a lot, measured along a straight line.

Lot frontage. The distance from which the front boundary line of the lot coincides with the abutting street or road.

Lot line, front. A lot line connecting the foremost points of the side lot lines and delineating the lot from the abutting street or road.

Lot line, rear. A lot line which is opposite and most distant from the front lot line, and connecting the rearmost points of the side lot lines.

Lot line, side. Any lot line not considered a front or rear lot line.

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

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

Lot, regular. A lot that has direct access to a public or approved private road. They are located, shaped, and oriented to adjacent lots in such a way that the application of general measurements indicated below can be reasonably applied, and the location of front, side, and rear setbacks is logically determined by, and related to, adjacent streets and setback patterns.

Lot, stem. A lot approved in accordance with the provisions of Article X, Subdivision, of this Ordinance, and which does not abut a public street other than by its driveway which affords access to the lot.

Lot, through. An interior lot, fronting on two parallel or approximately parallel streets.

Lot width. The horizontal distance between the side lot lines of a lot, measured at the front setback.

Non-residential structure. A building or structure, or part of a building or structure, not occupied in whole or in part for the purpose of human habitation. Examples include warehouse and industrial buildings, commercial buildings, buildings for public entertainment, hotels, restaurants, educational buildings, health buildings, etc.

Open space. Land area not covered by buildings, roads, driveway and parking areas, or outdoor storage areas – including, but not limited to, land area set aside for passive and active recreation, landscaping, and/or natural preservation. Except as otherwise provided, open space includes setback areas that meet the requirements defined in this Ordinance.

Overlay Zoning District. A district which addresses special land use circumstances or environmental safeguards by superimposing additional standards and regulations over the underlying Primary Zoning District. Permitted uses in the underlying Primary Zoning District shall continue subject to compliance with the regulations of the Overlay Zoning District.

Planned Development. A form of development, on a contiguous land area, that is characterized by unified site design, intended to allow for a variety of housing types and densities, clustering of buildings, common open space, and/or a mix of building types and land uses, in which project planning and density calculations are performed for the entire development rather than on an individual lot basis. Including but not limited to, developments within and meeting the requirements of the R-C and M-U districts of this Ordinance.

Right-of-Way (ROW). An area of land not on a lot that is dedicated to public use for pedestrian and vehicular movement, which may also accommodate public utilities infrastructure (including but not limited to water lines, sewer lines, power lines, and gas lines.)

Setback. The minimum distance by which any building or structure must be separated from a street right-of-way or lot line. Any area covered by a roof, such as a porch, will be subject to setback requirements.

Setback, front. The minimum distance from the front lot line(s) to the nearest point of the allowable structure(s), measured perpendicular to the front lot line. For Stem Lots, the front setback is the minimum distance from the edge of the right of way or “end” of the stem portion.

Setback, rear. The minimum distance from the rear lot line to the nearest point of the allowable structure(s), measured perpendicular to the rear lot line.

Setback, side. The minimum distance from the side lot line(s) to the nearest point of the allowable structure(s), measured perpendicular to the side lot line(s).

Sewer system, community. A sewer system owned and operated by a sanitary district, public service authority, locality, or owned and operated by a corporation and properly chartered and certified by the State Corporation Commission, and subject to special regulations of the Virginia Department of Health, State Water Control Board and as herein set forth.

Steep slope. The portion of a lot with a grade of more than 15%, grade being the vertical elevation of land area divided by the horizontal distance.

Structure, accessory. A subordinate structure, use of land, building, or a portion of a main building or use which is clearly incidental to or customarily found in connection with and located on the same lot as the principal structure or use.

Structure, principal. A building in which is conducted the primary use of the lot on which it is situated, or where a lot contains residential uses, the principal structure on the lot shall mean the largest building that contains any dwelling unit.

Use, accessory. Uses of land and buildings that are found on the same parcel as the principal use but are subordinate and incidental, including parking.

Water system, community. A water system owned and operated by a sanitary district, public service authority, locality, or owned and operated by a corporation and properly chartered and certified by the State Corporation Commission, and subject to special regulations of the Virginia Department of Health, State Water Control Board and as herein set forth.

Water system, non-community. A system for supply and distribution of potable water serving 3 or more, but less than 15, connections or 25 persons.

Water system, shared. A system for supply and distribution of potable water serving a maximum of 2 connections and less than 25 persons.

Yard. An open space between building or use and the adjoining lot lines, unoccupied or unobstructed by any portion of a structure or use.

Yard, front. An open space on the same lot as a building between the front line of the building (excluding steps) and the front lot or street line and extending across the full width of the lot.

Yard, rear. An open, unoccupied space extending across the full width of the lot, the depth of which is the distance between the rear lot line and the rear line of the building, excluding open steps and stoops, on the lot.

Yard, side. An open, unoccupied space extending from the front setback line to the rear setback line, along the side of a lot, the depth of which is the distance between the side lot line and the side line of the building, excluding open steps and stoops.