

# GLOSSARY

The purpose of this Glossary is to provide the reader a better understanding of key terms used in the Round Hill Comprehensive Plan. Specifically, this section is for the purposes of aiding the interpretation of the Goals, Objectives and Action Items listed in the Round Hill Comprehensive Plan.

The following terms are planning vocabulary words, concepts and titles that have definitions, explanations and descriptions that were written by the Town of Round Hill Planning Commission. These terms were chosen to be included in this list if they are not common knowledge to the average reader. Please note that this section is not codified for the purposes of regulating the Town Zoning Ordinance or the Subdivision & Land Development Ordinance.

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**Adaptive Reuse:** the process of repurposing buildings that have outlived their original purposes for different uses or functions while retaining their historic features. Example, a rundown church may become a restaurant. Adaptive Reuse is a way to save a neglected building that might otherwise be demolished.

**Agritourism:** based on rural culture as a tourist attraction. It is similar to ecotourism except that its primary appeal is not the natural landscape but a cultural landscape. It includes a wide variety of activities, including buying produce direct from a farm stand, navigating a corn maze, slopping hogs, picking fruit, feeding animals, or staying at a bed and breakfast on a farm.

**Affordable Housing:** Housing units that are affordable by that section of society whose income is below the median household income. Typical requirement for the purchase of affordable housing units is to have a total household income more than 30 percent and less than 60 percent of the area median income (AMI), as defined by Loudoun County.

**Appalachian Trail Community Program:** is designed to recognize communities that promote and protect the Appalachian Trail (AT). The program serves to assist communities with sustainable economic development through tourism and outdoor recreation while preserving and protecting the (AT).

**Artisan Trail Network:** state driven program to form strategic alliances with artisans, venues, galleries and retailers across the state, while connecting points of interest, restaurants, and accommodation locations in the related communities in order to enhance regional tourism activity. The Artisan Trail Network is an innovative program to leverage Artisans Center of Virginia broad-based grassroots membership into a coordinated marketing and outreach campaign to strengthen local communities while strengthening Virginia's craft industry.

**Boutique Hotel:** a small hotel, because it has to offer a personal touch to every guest. It could be an independent hotel, or part of an "only-boutique" chain. It feels part of the community where it is located, for example offering local food. Typically located in the center of town or the center of local commercial activity. A Boutique Hotel contains not only guest rooms, it gathers people to

visit its attractive and vibrant lobby, restaurant and bar. It is to be perceived as a destination that draws tourists for getaways.

**Brownfield:** a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Brownfields are often abandoned, closed or under-used industrial or commercial facilities in a town's former industrial section or a closed commercial building or warehouse in a suburban setting.

**Buffer:** A buffer is intended for the purpose of reducing or eliminating harmful conflicts and screening one use from another. A buffer may include trees, plants, or other devices to further shield one use from the other.

**By-Right Uses:** Uses or structures that are allowed under a particular zoning district classification without the need for additional approvals or permits by the Town.

**Capital Improvement Project:** A project that is a major, not often-recurring, expenditure. Also can be the acquisition, or lease, of land for public purposes.

**Cluster Development:** the grouping of building units on smaller lots within a portion or portions of the site, with the intention of retaining a significant area of the land as unbuilt open land. Clustering is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The open space accounts for the overall lower density of the site and may serve to preserve environmentally sensitive areas while catering to active or passive recreational uses and fostering the rural character by promoting agricultural, forest, or other rural economy uses. Smaller lots will also promote affordable housing.

**Committed Parcel:** a parcel that has an approved land development application to construct a primary structure, also known as approved projects.

**Community Gathering Place:** any place where people are able to congregate. Community gathering places may be public; for example, town streets, town squares, and parks; or private; for example, churches, coffee shops, indoor athletic complex, and small community theaters.

**Conservation Easement:** a restriction placed on a piece of property to protect its associated resources. The easement is either voluntarily donated or sold by the landowner and constitutes a legally binding agreement that limits certain types of uses or prevents development from taking place on the land in perpetuity while the land remains in private hands. Conservation easements protect land for future generations while allowing owners to retain many private property rights and to live on and use their land, at the same time potentially providing them with tax benefits.

**Contributing Building or Resource:** a building, site, structure, or object adding to the historic significance of a property or district.

**Creative Placemaking:** Partners from public, private, nonprofit, and community sectors strategically shape the physical and social character of a town around arts and cultural activities. Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes,

improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired.

**Ecotourism:** responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education. Ecotourism provides the opportunity to enjoy nature-based, low-impact recreation and heritage experiences in a manner that conserves resources and benefits communities.

**Environmental Stewardship:** refers to responsible use and protection of the natural environment through conservation and sustainable practices.

**Environmental Sustainability:** a state in which the demands placed on the environment can be met without reducing its capacity to allow all people to live well, now and in the future.

**Excessive Height Buildings:** buildings taller than two-stories above ground for commercial buildings or residential buildings are considered excessive height buildings (excluding basements). Buildings taller than three-stories for a mixed use building are considered excessive height buildings. For all buildings, any buildings taller than 35 feet are considered excessive height buildings.

**Flex Building or Flex Space:** a versatile building or space that covers a broad range of uses and often is used to combine one or more uses in a single facility, including office space, research and development, showroom retail sales, light manufacturing, as well as small warehouse and distribution space. Because of this versatility, flex buildings are sometimes listed as a separate category.

**Gateway Corridor Overlay District:** this is a special planning area over the four main corridors into Town, Loudoun Street, Main Street, New Cut Road and Airmont Road. The purpose for identifying this area is to find creative ways in the future to amplify the unique strengths of each corridor, focusing on encouraging development that perpetuates, rather than erases, the existing character of each corridor. These corridors are beautiful entrances and gateways into Town and strategically meet in the middle at the heart of the Town Central Commercial District and the Town Park.

**Greater Round Hill Area:** See Round Hill Area

**Heritage Resources Committee:** a future volunteer group potentially appointed by the Town Council. This group would encourage historic preservation efforts through public outreach, education, marketing, incentive programs and local special events. This group would not serve as an Architectural Review Committee. Members can recommend historic preservation and heritage resource programs to the Town Council; and if authorized or directed by Town Council, the Committee would develop and implement historic preservation and heritage resource programs.

**Heritage Tourism:** visitors want to travel the backroads looking for historic churches, barns and traditional crafts retail stores. Visitors want to experience the places, artifacts and activities that authentically represent the stories and people of the past. Heritage tourism can include cultural, historic and natural resources.

**Home Occupation:** An occupation conducted in a dwelling unit, provided that: 1) No person

other than members of the family residing on the premises shall be engaged in such occupation. 2) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. 3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign. 4) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. 5) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot.

**Inflow and Infiltration:** ways that groundwater and stormwater enter into dedicated wastewater or sanitary sewer systems. Groundwater entering sanitary sewers through defective pipe joints and broken pipes is called infiltration. Water entering sanitary sewers from inappropriate connections is called inflow.

**International Dark-Sky Association:** the recognized authority on light pollution and is the leading organization combating light pollution worldwide. Light Pollution is the inappropriate use of artificial light at night.

**Joint Land Management Area (JLMA):** the growth area surrounding an incorporated town and served by public water and sewer or projected to be served in the near future. The JLMA is planned cooperatively by the County and the Towns. The boundary of the JLMA marks the edge of utility service and distinguishes between significantly different land uses and thus is an urban growth boundary.

**Land Bay:** a special planning area that is paired with specific planning, land development and/or economic development policies. A land bay could be one standalone property or a cluster of adjacent properties.

**Leadership in Energy & Environmental Design (LEED):** an ecology-oriented building certification program run under the auspices of the U.S. Green Building Council (USGBC). LEED concentrates its efforts on improving performance across five key areas of environmental and human health: energy efficiency, indoor environmental quality, materials selection, sustainable site development and water savings.

**Light Industrial Building:** a commercial building with flexible interior space to allow a business owner to have a mix of uses within one building. Limited small-scale warehouse and manufacturing uses could be permitted. Other permitted uses within a light industrial building could include design studios, craftsman facilities, retail/warehouse spaces for service oriented businesses, and indoor recreation facilities.

**Live-Work Building:** A structure consisting of both a commercial/office and a residential component that is occupied by the owner of the commercial/office use. The majority of the unit shall be residential use. This option grants more flexibility than a home occupation.

**Loudoun County Design Cabinet:** a volunteer group of ecological, urban, architectural and landscape design in Loudoun County. Design Cabinet members include engineers, architects, planners and designers who come together in a fusion of creative community problem solving.

**Low Impact Development (LID):** a stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. LID strategies integrate green space, native landscaping, natural hydrologic functions, and various other techniques to generate less runoff from developed land.

**Micro-Retail Space:** niche retail space responding to the business trend to move away from having giant superstores to smaller, demographically targeted stores that focus on a small selection of popular products. Typically owned by small, independent, family owned businesses.

**Multi-Modal Transportation:** planning that considers various modes (walking, cycling, automobile, public transit, etc.) and connections among modes.

**Non-Contributing Building or Resource:** a building, site, structure, or object that does not add to the historic significance of a property or district.

**Non-Conforming Lot, Use or Structure:** uses, structures and lots that were legally established prior to the effective date of Town Zoning Ordinance but that do not comply with one or more requirements of this Ordinance.

**Northern Virginia Regional Park Authority:** an interjurisdictional organization that owns and operates more than 10,000 acres of woodlands, streams, parks, trails, nature reserves, countryside and historic sites in Northern Virginia. It presently operates 30 regional parks. A 12-member policy-making Board governs NOVA Parks. Three counties (Arlington, Fairfax, and Loudoun) and three cities (Alexandria, Falls Church and Fairfax) currently have representation on the Board.

**Open Space:** any parcel of undeveloped land, and all land (developed or not) that is managed primarily for preservation or recreation purposes.

**Pop-up Retail Space:** a venue that is temporary. The trend involves "popping up" one day, then disappearing anywhere from one day to several weeks later. These shops, while small and temporary, are used by companies to build interest in their product or service. Pop-up retail allows a company to create a unique environment that engages their customers and generates a feeling of relevance and interactivity.

**Potts House & Barn:** the stone house is the oldest building within the town limits of Round Hill. Located on the south side of 7, at the address 29 East Loudoun Street. The house and barn were built in 1765, and paired with a 332-acre farm. The house still remains today as a gateway feature into Round Hill. The barn no longer exists, but the stone foundation remains.

**Round Hill Area:** Also known as the Greater Round Hill Area and the Round Hill Planning Area. This is a 13,700-acre planning area bounded by Route 734 to the south, the County line and the Blue Ridge Mountains to the west. Route 713 to the north and Route 716 to the east. The boundaries were determined in the Round Hill Area Management Plan adopted in 1990.

**Round Hill Arts Center:** founded in 2000 in Round Hill and is guided by a volunteer Board of Directors and managed by a small onsite staff. In September of 2009, the RHAC closed its doors at the Old Furniture Factory in downtown Round Hill and began developing its new space in

historic Hill High Orchards. The arts center opened in February of 2010 with two classrooms and a pottery studio built to its specifications. RHAC is supported in part by the Virginia Commission for the Arts, The Town of Round Hill and the County of Loudoun.

**Round Hill Area Management Plan:** this plan sets forth a comprehensive strategy for managing growth in the Round Hill Planning Area which the Town and the County use to guide future growth and development around the Town of Round Hill. The draft was developed by a joint group of area stakeholders and officials. This included the County Board of Supervisors, the County Planning Commission, the Greater Round Hill Area Planning Council and the County Support Staff. (at that time there wasn't any Town Support Staff to participate). It was formally adopted by the County Board of Supervisors in January 1990.

**Round Hill Design Guidelines:** A document that may be adopted in the future to serve as a guide for specific types and styles of architecture, site layout and land use patterns in the Town of Round Hill. It will also list preferred types of streetscape furniture, signage and landscaping.

**Round Hill Greenway:** A recreational pedestrian and bicycle corridor, featuring paths and trails of various kinds, connecting the Greater Round Hill Area. This is long term project that will be constructed in multiple phases.

**Round Hill National Register Historic District:** Round Hill was placed on the official list of the Nation's historic places worthy of preservation, as authorized by the National Historic Preservation Act of 1966. This recognition means that District possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property. National Register listing does not lead to public acquisition or require public access. National Register listing does not automatically invoke local historic district zoning or local landmark designation.

**Safe Routes to School:** Programs implemented by parents, schools, community leaders and local, state, and federal governments to improve the health and well-being of children by enabling and encouraging them to walk and bicycle to school. SRTS examines conditions around schools and conduct projects and activities that work to improve safety and accessibility, and reduce traffic and air pollution in the vicinity of schools. As a result, these programs help make bicycling and walking to school safer and more appealing transportation choices thus encouraging a healthy and active lifestyle from an early age.

**Showroom Buildings:** buildings that combine retail display space with extensive onsite storage and distribution. Typically, up to 50% of the interior space in showroom buildings is dedicated to sales.

**Smart Growth:** the planning concept on how to enhance the quality of life, preserve the natural environment, and save money over time. Smart growth principles ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between development and quality of life. It is planned economic and community development that attempts to curb urban sprawl and worsening environmental conditions.

**Stewardship:** a broad term that goes beyond “management” to encompass an environmental ethic: the municipality’s ongoing responsibility – in perpetuity - to supervise, enhance, maintain and defend its properties.

**Stewardship Tourism:** visitors want to make a difference on vacation. It’s about having many opportunities to care, learn, and connect deeper while on vacation. Similar to Authentic Tourism which is tourism that attracts visitors who like to see things just the way they are: an authentic experience in a real hometown.

**Strip Mall:** an open air attached row of commercial spaces managed as a coherent retail entity, with a large parking lot in front. Configured in a straight line or have an L or U shape. They tend to be self-contained with few pedestrian connections to surrounding neighborhoods.

**Stormwater Retrofit:** Providing stormwater treatment on existing development that is currently untreated by any Best Management Practice or is inadequately treated by an existing Best Management Practice

**Trail to Every Classroom (TTEC):** is a professional development program for K-12 teachers that provide educators with the tools and training for place-based service learning on the Appalachian Trail, in partnership with the National Park Service.

**Train District:** a set of five neighboring properties make up the remaining roots of Round Hill’s railroad history. The five properties are known as the Railroad Power Station, the Railroad Freight Station, the Round Hill Depot and the Rail House. In 1874, the Washington and Ohio Railroad was extended from Hamilton to Round Hill. Rail service was discontinued in 1939.

**Tree City USA:** a tree planting and tree care membership program sponsored by the Arbor Day Foundation for cities and towns in the United States.

**Turnout:** Similar to a rest area but has few, if any, amenities. Turnouts may offer a scenic view of the surrounding landscape.

**Universal Design Housing:** housing designed to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. The intent is to make housing usable by more people at little or no extra cost. Also known as “barrier-free” housing this type of housing is accessible to older people, people without disabilities, and people with disabilities.

**Uncommitted Parcel:** a parcel that does not have an approved land development application to construct a primary structure, also known as unapproved projects.

**Underdeveloped Parcel:** term used to identify the remaining development potential available under existing zoning regulations on already developed sites. Underdeveloped parcels are realistically sub-dividable parcels per existing zoning regulations. For example, a single family zoned parcel that is three times (3x) larger than the minimum required lot size for its zoning district can theoretically be subdivided as of right and can thus be classified as “underdeveloped”.

**Virginia Birding and Wildlife Trail:** is a driving trail, with driving loops off the main trail, linking some of Virginia's best wildlife-watching areas with walking and biking trails.

**Workforce Housing:** housing near particular job centers affordable for and targeted at "essential workers" in a community such as police officers, firemen, teachers, or nurses. Many housing authorities define workforce housing as homes aimed at households earning from 60 percent to 120 percent of the area's median income (AMI).