Glossary

Active Adult Retirement Housing: Active adult retirement communities offer a form of housing most similar to traditional residential development. This housing type is tailored to the specific interests and desires of seniors and reflects a lifestyle choice. These communities offer an independent living environment with houses often designed to reduce maintenance requirements and cater to specific interests of the senior home buying market. Restricted to seniors above a certain age, these communities offer amenities and services tailored to this age group. These active-adult age-restricted communities cater to seniors seeking a living environment among similar age groups who share like interests and have the necessary leisure time. Such active adult dwelling units may also be found in age-targeted communities where they commingle with traditional family housing.

Adaptive Re-use: Use of an old structure for a different purpose than that originally intended, e.g., a house used as a restaurant. The purpose is to preserve the structure by finding an alternate use.

Adjacent: Lying near or close to, sometimes contiguous; neighboring. Implies that the two things are not widely separated, although they may not actually touch or share a common lot line.

Adjoining: Lying next to. To be in contact with; to abut upon. Sharing a common lot line.

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

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

Agricultural and Forestal District: Land areas voluntarily designated as districts by landowners. Must have a core of 200 contiguous acres. Adopted by the Board of Supervisors by ordinance, which establishes the district for a length of time from four to ten years. The Board may impose development restriction. Use-value assessment is guaranteed by the state ordinance.

Ancillary: Subordinate, subsidiary, auxiliary, supplementary. An ancillary use complements a primary use such as an office supply store in an office park and is only to serve the principal uses within the district. [Zoning]

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

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

Archaeological Site: The physical remains of any area of human activity greater than fifty years of age for

which a boundary can be established; including but not limited to domestic/habitation sites, industrial sites, earthworks, mounds, quarries, canals and roads.

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

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

Arterial Road: Generally, a publicly owned and maintained road, designed with restricted access and primarily intended to carry "through" traffic at 45 to 55 miles per hour. Arterial roads are identified in the Revised *Countywide Transportation Plan*.

Assisted Living/Board and Care: Assisted living facilities (ALF), often also known as residential care, board and care, personal care, congregate care or sheltered living facilities, are facilities designed for the care of seniors. These facilities provide Varying degrees of personal care, assistance and support services to seniors who need help with daily activities (dressing, bathing, grooming, administering medication) and do not require skilled medical/nursing care.

Levels of care and service vary widely with most communities typically providing meals, laundry and housekeeping. The scale and type of facilities also vary with facility size ranging anywhere between 20 to 200 units, in a single-family home to an apartment style building. Assisted living facilities may also occur individually or in conjunction with/s part of a continuing care retirement community or life care community.

One of the most distinguishing features between ALFs and congregate housing is that services such as housekeeping are offered in the former more as a necessity and in the latter more as a convenience for independent residents. Many states impose licensing requirements on facilities where a higher degree of physical care is provided such as assistance with personal hygiene or medical management would often trigger licensure requirements rather than transportation facilities or housekeeping services such as linen and laundry.

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

Best Management Practices: Specified practices that are the most effective and practical means for preventing or reducing the amount of non-point source pollution (NPS) to a level compatible with established water quality goals. (Non-point source pollution is carried in runoff that cannot be traced to a specific source and whose point of entry into the stream cannot be determined.)

Buffer: An undeveloped or relatively undeveloped land area that lies between two areas with conflicting land uses. 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.

Built Environment: Intended to relate to the natural environment. Consisting of all man-made areas, including buildings and structures, utilities and communication infrastructure, roads, paths, parking and all paved surfaces, transportation infrastructure, man-made landscapes and open space, and all surface and sub-surface facilities related thereto.

By-Right Uses: Uses or structures that are allowed under a particular zoning district classification without the need for a special permit.

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

Capital Improvements Program (CIP): The County's plan for future capital project expenditures. This plan spells out the capital facilities that the County plans to finance, including schools, libraries, parks, etc.

Central Water and Wastewater Systems: The network of major regional facilities, generally operated by a government entity or public utility, that provides for the collection, treatment and disposal of wastewater and to furnish potable water.

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

Charitable Gift: A voluntary transfer of property with-out compensation.

Civic Uses: Public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses. Such uses may typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses.

Cluster Development: A cluster design is defined as 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 a contiguous tract of 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, forestal, or other rural economy uses.

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

Colluvial Soils: Soils formed at the base of slopes and at the head of drainageways, consisting mainly of washed down topsoil and containing considerable organic material. Colluvial soils have seasonal high water tables and poor to marginal bearing capacity.

Commercial Core: The highest density mixed-use area of a Transit-Oriented Node (TOD). The area within 1/4-mile radius of the transit stop. This area is encouraged to have ground floor retail, office, and commercial space.

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

Communal Wastewater Treatment Plant: A small sewage treatment system designed to serve small-scale developments and institutions that cannot be safely served by septic systems.

Communal Water and Wastewater Systems: Water and/or sewage treatment systems that are designed to serve multiple users such as small-scale developments or clusters and institutions. These systems are public systems when owned and operated by a government entity or utility. LCSA does not accept ownership or operation of water or wastewater systems serving 3-14 residential lots. If requested by the County, LCSA agrees to provide technical services to the County by approving acceptable technologies, reviewing and approving system design and construction specifications, providing construction inspection and conducting semi-annual audits of system operation and maintenance. LCSA expenses for these services will be subject to reimbursement by the County.

Community Plan: Specific detailed land use plans to be developed for the four communities of the Suburban Policy Area: Ashburn, Dulles, Potomac, and Sterling.

Compatible: Not in conflict with; in harmony with.

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

Congregate Housing: Historically congregate housing referred to a group living environment which offered a degree of care and assistance to seniors who needed some assistance but were for the most part capable of independent living. These services were intended to return the seniors to a semi-independent lifestyle while providing them with necessary social contacts and were primarily intended to prevent premature institutionalization.

Today, congregate housing refers to a form of independent group living where seniors live independently, but in a multifamily structure, sharing common areas, amenities, services and other social activities. Most of their meals are taken in common dining facilities. A higher degree of personal care or assistance is typically not provided in this form of housing. Individual residential units are usually apartment style units, and many offer seniors the option of designing/adapting the unit to facilitate senior living such as wheelchair accessibility.

As congregate housing developments typically do not offer long-term care commitments such as in life-care communities and continuing care retirement communities, there are no high upfront financial commitments. Often these units are rented, rather than sold and this makes them an affordable relatively short-term investment for seniors looking for the advantages of group living with independent units.

Conservation Credit Card: A special credit card where an incentive on its use would accrue credit toward purchase of conservation easements.

Conservation Design: Also referred to as conservation design techniques. A Countywide method for developing land that conserves the Green Infrastructure elements of a site while providing for development at full density on the remainder of the site. Conservation design begins with the identification of the Green Infrastructure elements to be preserved. Buildings, utilities, roads, and trails are then located on unconstrained land in relationship to these elements and, as a last step, the corresponding lot lines are defined. The result is a flexible, clustered, and compact development pattern that promotes a variety of building types while protecting on-site Green Infrastructure elements and supporting a contiguous Green Infrastructure network.

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

Continuing Care Retirement Communities: Designed to allow seniors the option to 'age-in-place', Continuing Care Retirement Communities (CCRC), also known as Life Care Communities, offer a continuum of care. Predominantly comprised of independent living units, these communities include supporting assisted living and skilled nursing facilities. Designed as residential campuses, they guarantee residents lifelong care and residence, unlike other forms of retirement housing. Seniors typically move into independent living units and if a higher degree of health care is necessary, they are able to move into the assisted living or skilled nursing facility, on a temporary or permanent basis, without having to move out of the community to obtain the needed care.

dB: A unit measuring the volume of sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micro-newtons per square meter). In the text dB(A) "A" means it is weighted to approximate what the human ear hears.

Demography: The statistical study of human population particularly with regard to number, distribution, vital statistics, and other human characteristics.

Density: The amount of development permitted per acre. It may be expressed in dwelling units per acre for residential development or as building square footage per acre (floor area ratio [FAR]) for commercial/ industrial development.

Density Transfer: The act of allowing additional dwellings to be built on a parcel of land designated for development in return for further limiting the number of dwellings to be built on a different parcel of land designated for conservation within the same policy area, or (for the Suburban Policy Area) the same community. Density may also be transferred from one part of a single owner's land to another part (within a single parcel or from one contiguous parcel under the same ownership to another). In this plan it generally means transfers may take place within a Policy Area as specified in the Density Transfer Guidelines in Chapter 11.

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

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

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

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

Dulles Toll Road Corridor: The Dulles Toll Road Corridor is defined by the maps of the Dulles Toll Road Study.

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

> ***Open Space (Scenic, Conservation) Easement:*** An easement by which the right to develop land is removed or reduced from the "bundle" of rights by deed and is held and supervised by another party, generally a governmental or non-profit organization. "Eased" is used as an adjective applied to land

with such open space restrictions.

Façade Easement: Similar to an open space easement except that the restriction is on altering the exterior appearance of a structure, which cannot be accomplished without the permission of the party that owns the easement.

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

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

Environmental Impact Assessment: A systematic, comprehensive review process designed to identify and evaluate potential environmental impacts of a project.

Equity: The net value that a landowner holds in his property, not including the value possessed by a person or institution that holds a lien or mortgage on the property.

Erosion: The wearing away and removal of materials of the earth's crust by natural means such as wind or water.

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

Fair Market Value: The value, expressed in dollars, of property when offered for sale on the open market.

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

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

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

Floodplain, 100-year: Land adjoining a watercourse or other water body that will be inundated to a defined height by water from a flood that has a one percent chance of occurring in any year.

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

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

Freestanding Emergency Care Centers: A type of freestanding ambulatory care center that is designed, organized, equipped, and staffed to provide medical care for injuries and illnesses, including those that are

life threatening. These centers include fully equipped, stand-alone emergency facilities that are licensed as a department of existing hospitals. These centers provide immediate, short-term medical care for minor and major medical emergencies.

General Industrial Use: Labor-intensive industrial and commercial uses with outdoor storage requirements, noise levels, and emissions that make them incompatible with residential development or other business areas.

Geotechnical Study: Study of bedrock and soils. Used to help determine potential safe development.

Green Infrastructure: A County-specified classification of the environment in a related, predominantly natural system of environmental, natural and heritage resources, open space assets and complementary elements that serves as the underlying structure for general land use, planning, development and redevelopment in the County. It provides the context in which the built environment relates to the natural environment, and guides where and how development and redevelopment is to occur.

Greenbelt: Any largely undeveloped area or an area of low-density development consisting of entirely or primarily heavily vegetated open space surrounding a developed urban area or separating one urban area from another. In this plan, greenbelts serve to separate different policy areas, such as the Towns' Joint Land Management Areas from the surrounding rural area.

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

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

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

Hamlet: A small cluster of dwellings generally at a crossroads and not large enough to be classified as a village. Historically hamlets in Loudoun County may have included a general store often combined with a post office.

Healthcare-related Businesses: Businesses that support or derive a benefit from a health care facility. Includes all health care facilities as defined above, medical research facilities, and health-related support and supply services including, but not limited to, in-home and ambulatory transport which complement health care services and facilitate access to health care services.

Health Care Facilities: Any institution, place, building or agency, whether or not licensed or required to be licensed by the State Board of Health or the State Mental Health, Mental Retardation and Substance Abuse Services Board, whether operated for profit or non-profit and whether privately owned or privately operated or owned or operated by a local governmental unit, (i) by or in which health services are furnished, conducted, operated or offered for the prevention, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, whether medical or surgical, or 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 services as acute, chronic, convalescent, aged, physically disabled or crippled or (ii) which is the recipient of reimbursements from third-party health insurance programs or prepaid medical service plans. Includes hospitals; freestanding emergency care centers; urgent care centers; medical offices; diagnostic testing facilities; rehabilitation centers; psychiatric medical care; indigent care; elder medical care; senior housing facilities such as, nursing homes & assisted living

facilities, continuing care facilities, hospice facilities; and adult day care.

Health Care Zone: A geographic area where various types of health care facilities and healthcare-related businesses collocate.

Heavy Industry: A variety of uses that have public nuisance potential and, under the Zoning Ordinance, are subject to sensitive review for locational impact on surrounding land uses and the environment. Such uses are generally planned for land within the 65 Ldn noise zone or where residential development is otherwise undesirable. These industries include such uses as metal fabrication and quarries, asphalt or concrete mixing plants, and junkyards.

Heavy Rail: High-speed, passenger rail cars operating singly or in trains of two or more cars on fixed rails in separate rights-of-way from which all other vehicle and foot traffic are excluded.

Herbaceous Cover: Low plants, ground vines, small shrubs growing close to the ground beneath the canopy and understory in a wooded area.

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

Heritage Trees: Any tree that has notable historic or cultural interest or significance to the community.

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

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

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

Home Care and Services: Home care services are often offered within an individual's home by private home care agencies. Service levels may be tailored to the needs of the individual and offered on an hourly, daily, weekly or monthly basis. Service may also be intensive enough to be offered on a continual basis up to 24 hours a day. Home care services are often a more cost effective alternative to expensive hospital care or extended periods of stay in an assisted living or skilled nursing facility. This option is often amenable to seniors who wish to stay in their homes and live independent lives rather than move to a retirement community or assisted living facility.

Hospice: Hospices are designed to provide physical and emotional support to individuals in the final phase of a terminal illness. This form of specialized care seeks to enable patients to spend their last days with dignity and as comfortably as possible. Hospice care can be made available in several settings: in the privacy of an individual's home, in an assisted care or skilled nursing facility or in a hospice facility.

Hybrid Retail Center: A type of retail center that is found in the Arcola Area/Route 50 corridor that provides for convenience and routine shopping needs, generally defined as Service-Based Retail, as well as some comparative and specialty goods, generally found in Destination Retail centers.

Hydrology: Science dealing with the properties, distribution, and circulation of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere.

Hydrogeological Study: Study of groundwater, its location and prevalence.

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

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

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

Industrial Uses: Nonresidential and noncommercial employment uses such as mining, milling, and manufacturing. Industrial Uses include both General Industrial and Heavy Industrial Uses.

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

Infrastructure: Public facilities such as water/sewer and roads in place, which form the skeleton on which a development is built.

Installment Purchase: Goods or services (in this text, conservation easements) are bought by making payments at intervals.

Institutional Uses: Government offices and facilities; and public or private health, recreational, or educational uses and facilities such as schools, training centers, universities, libraries, hospitals, camps, congregate care facilities or similar facilities.

Intensity: A measure of the extent to which a tract of land is developed. Residential density in units per acre is a measure of intensity; floor area ratio is also a measure of intensity, as is square feet per acre. Intensity can also be described or measured in terms of impacts such as traffic loading, sewage disposal needs, etc.

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.

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

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

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

Lease/purchase: A lease under which the lessee has the right to purchase the property.

Leq: Equivalent Sound Level. The average energy level of sound over a given period of time. The period of time is normally shown in parenthesis. For example, Leq (8) would be interpreted to mean the average energy level of sound over an 8-hour time period. Leq (h) in text is intended to represent the appropriate number of hours.

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

Light Rail: Lightweight passenger rail cars operating singly or in short, usually two-car, trains on fixed rails in right-of-way that is not separated from other traffic modes for much of its route. Light rail vehicles are driven electrically with power being drawn from an overhead electric line via a trolley or a pantograph. Also known as a "streetcar," "tramway," or "trolley car".

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

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

Manufactured Housing: Manufactured housing are homes built entirely in the factory, transported to the site, and installed under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD).

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

MGD: Million gallons per day (refers to sewage treatment or water supply flows).

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

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

National Historic Landmark: District, site, 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. Under the jurisdiction of the Secretary of the Interior.

National Register of Historic Places: A register of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, and/or culture. The Register is maintained by the Secretary of the Interior and administered by the Keeper of the National Register. Local nominations to the Register are made by the Virginia Historic Resources Board.

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

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

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

> ***Active Recreation Open Space:*** Areas dedicated to leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed sites or fields. Examples include ballfields, tennis or basketball courts, swimming pools, tot lots, golf courses, dog parks, and other areas for recreational sports and games.
>
> ***Natural Open Space:*** Land left in a mostly undeveloped state. Examples include forests, meadows, hedgerows, and wetlands.
>
> ***Passive Recreation Open Space:*** Areas for activities that involve less energetic activities such as walking, sitting, picnicking, card games or table games. Examples include trails (hiking, biking, walking, or equestrian), picnic, camping, hunting, or fishing areas. Passive recreation uses have fewer potential impacts on the site and on surrounding land uses.

Outer Core: Within a Transit-Oriented Development (TOD), the area from the Commercial Core to the TOD edge. The area between a 1/4-mile radius and 1/2-mile radius of the transit stop.

Overlay Zoning District: A zoning district superimposed on another, but having validity in governing the use of the property. Historic Districts are overlay zoning districts.

Partial Ownership Interest: The ownership of only one or more, but not all, of the entire fee simple "bundle" of rights in land.

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

Perc Site (percolation site): An area where the soil may be used as a medium to effectively dispose of sewage by means of the sewage effluent percolating or filtering downward through the soil. Located by a "perc test," which measures time required for water to sink through the soil.

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

Perpetual Easement: A right that may include the use or enjoyment of the land of another, which is unlimited with respect to time so long as the right is not extinguished. The right may not be extinguished arbitrarily; however, it may be extinguished because of future actions, for example, by a cessation of the purposes for which the easement was created, by an express release by both the property owner and the grantee of the easement, or by a change in condition not contemplated at the time of creation.

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

Pipeline: The sum of approved development applications progressing through the approval process.

Physiographic: Pertaining to physical geography.

Planning Commission: Composed of citizens appointed by the Board of Supervisors and empowered to prepare the Comprehensive Plan and to evaluate proposed land use changes for conformance with the Comprehensive Plan and the Zoning and Subdivision Ordinances. It is charged with making recommendations to the Board of Supervisors on proposed land use decisions.

Primary Care Services: Preventive and routine medical care provided in the areas of family practice, general internal medicine, pediatrics and obstetrics/gynecology by physicians, nurse practitioners, physicians assistants or nurses.

Primary Metropolitan Washington Statistical Area: The U. S. Government's Office of Management and Budget defines metropolitan areas in the United States and Puerto Rico for statistical purposes, following published standards. Statistical purposes include the collection, tabulation, and publication of data by federal agencies for geographic areas. A Primary Metropolitan Statistical Area consists of a large urbanized county or cluster of counties that demonstrate strong internal economic and social links in addition to close ties with the central core of the larger area. The Primary Metropolitan Washington Statistical Area consists of the counties of Arlington, Clarke, Culpeper, Fairfax, King George, Loudoun, Prince William, Spotsylvania, Stafford, and Warren in Virginia; Calvert, Charles, Frederick, Montgomery, and Prince Georges counties in Maryland; Berkeley and Jefferson counties in West Virginia; the cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, and Manassas Park in Virginia, and the District of Columbia.

Primary Road: A road owned by the Virginia Department of Transportation whose construction and/or maintenance is funded through the Virginia Transportation Development Program (VTDP).

Priority Open Space: An area designated as a priority by the County for protection, control, and use of open space. Used to encourage the creation of greenbelts or provide additional environmental protection to Green Infrastructure elements or their buffer(s). Donations, proffers, purchase of land and protective easements, as applicable, will be encouraged

Proffered Condition/Proffer: Voluntary promise or commitment given in writing by a developer to construct certain improvements, to make certain donations, or to develop property subject to specified conditions to mitigate the impacts of the proposed development land and to develop the property in accord with the Comprehensive Plan.

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

Public Hearing: Meeting of Boards and Commissions at which members of the public are invited to express their opinions. Differs from public meeting in that public participation is not necessarily part of the public meeting. Public hearings are required by State Code as part of the process of reviewing and acting on certain kinds of development applications.

Public Service Area: Specific area designated over a 5-year period where the County has committed funds through the annual budget or an adopted Capital Improvements Program for construction or expansion of fire and rescue services, recreation, police protection, schools, sewer and water treatment plants, main trunk lines, and similar facilities.

Public Water and Wastewater Systems: Water and wastewater systems that are owned and operated by a government entity or public utility. These include communal water and wastewater systems that are owned and operated by a government entity or public utility and central water and wastewater systems.

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

Real Estate Transfer Tax: State or local tax payable when title passes from one owner to another.

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

Reasonable Use: A use that is fair and suitable under the circumstances, brings fair economic return (not necessarily highest economic return), is compatible with the general purposes of promoting the health, safety and general welfare of the public, and furthers a legitimate zoning purpose.

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

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

Redevelopment: A change in land use which would involve the removal and replacement, rehabilitation, or adaptive reuse of an existing structure or structures, or of land from which previous improvements have been removed. Redevelopment should be compatible with adjacent properties and occur with input and involvement from the community.

Retail Sales: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Revitalization: Re-establishing the economic and social vitality of an existing neighborhood or area through legislation, tax incentives, and other programs that maintain and enhance the existing development pattern and preserve the original building stock and historic character.

Rezoning: A change in zoning district and consequently in allowed land use or allowed intensity of land use for a given parcel or group of parcels of land.

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

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

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

Rural Resort: A rural resort is defined as a public or private resort establishment, providing boarding and lodging facilities with accessory uses, in a rural setting. The built and open spaces cause minimal disturbance to and remain compatible with the character of the surrounding landscape. The use should serve to develop an appreciation for the rural environment and foster the rural economy, by integrating for example, resort activities such as, active and passive recreational uses with those indigenous to the rural environment.

Scenic Highway/Virginia Byway:

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

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

Secondary Road: A road owned by VDOT whose construction and/or maintenance is funded through the Virginia Secondary Road Improvement Program. In Loudoun County, secondary roads are those numbered 600 and above.

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

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

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

Shrink-swell Soil: A soil having a layer of material that is dominated by a type of clay that has the capacity to shrink when dry and swell when wet.

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

Sink Hole: A vertical opening or closed depression resulting from solution or collapse of underground soluble rock (see limestone conglomerate).

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

Skilled Nursing Facilities: Nursing homes, nursing care facilities and convalescent homes are state licensed and regulated facilities that offer elderly persons a higher level of skilled medical care with round-the-clock nursing services. These facilities offer in addition to room and board, personal and medical care and are typically more expensive than assisted living facilities on account of the higher degree of care made available. These facilities are required to be individually certified by the State for Medicare and Medicaid and accept several payment options including Medicare, Medicaid, private insurance carriers and private funds.

Nursing facilities often offer multiple levels of care, from basic care to higher degrees of skilled care. Basic care level is intended to assist a resident with daily activities pertaining to personal care, mobility, and hygiene to maintain the overall health of the resident in a supervised environment. Higher degrees of skilled care require the services of registered nurses and service levels may vary from regular periodic treatments and procedures to comprehensive in-patient care designed for someone with an acute illness, disease or injury.

Special Exception: A use permitted in a zoning district 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 Zoning Appeals and/or the Board of Supervisors at their discretion.

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

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

Specimen Tree: Any tree that is notable by virtue of its outstanding size and quality for its particular species.

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

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

Stream Buffer: Defined as part of the River and Stream Corridor Overlay District as a minimum area of land directly adjacent to and on either side of a river or stream, designated as no-build where disturbance is

not allowed. The primary purpose of the stream buffer is to preserve or enhance natural vegetation in order to provide adequate filtration of pollutants and improve water quality.

Stream Corridors: Also referred to as River and Stream Corridors. The area of a watershed defined by the River and Stream Corridor Overlay District and including rivers and streams draining 100 acres or more; all 100-year floodplains and adjacent steep slope areas; wetlands, riparian forests, and historic and cultural resources and archaeological sites that occur therein; along with a minimum stream buffer and a management buffer that surrounds the floodplain and adjacent steep slope areas.

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

Subdivision Control Line: One-mile radius surrounding specified incorporated Towns within which the Town exercises control over subdivision regulation and enforcement. However, the County controls the zoning of the area. In Loudoun County the Towns of Purcellville, Middleburg, and Hamilton have such authority. The purpose is to give the Towns the option of ensuring that roads, sewer lines, etc. coincide with those of the Towns.

Subdivision Ordinance: (Land Subdivision and Development Ordinance-LSDO) The local ordinance that sets forth the regulations that guide site development standards such as road and grading requirements, utility provision, etc.

Tertiary Medical Services: Tertiary medical services include the most complex services, such as open heart surgery, burn treatment, and high risk obstetric care, and such services are provided in inpatient hospital facilities. Tertiary medical services are generally affiliated with schools of medicine, and often participate in undergraduate and graduate medical education. Tertiary medical centers serve as regional referral centers.

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

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

Transferable Development Rights (TDR): The process whereby an owner of designated rural land may sell his right to develop habitable structures to a landowner of designated urban land who may then build at a higher density on that urban land. The rural land from which the development rights have been sold is placed under a permanent open space easement. Not limited solely to rezonings.

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

Transit Center: A place where transit services connect in the transportation network and where passengers transfer between transportation modes.

Transit Oriented Development (TOD): Moderate- and high-density housing, along with complementary public uses, jobs, retail, and services concentrated in mixed-use developments along points along a transit

system.[1]

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

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

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

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

Understory: Low trees, large shrubs beneath the canopy in a wooded area.

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

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

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

Urban Center: A mixed-use community in the Suburban Policy Area, developed in a manner that is supportive of transit. An urban center is pedestrian-friendly, laid out in a pattern of rectilinear blocks with a system of parks and greens, and provides civic uses that act as community landmarks.

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

Urban Forest: A plant community within a town or village or otherwise developed area predominantly consisting of trees and other woody vegetation of at least 3 acres in which 50 percent of the tree canopy coverage exceeds 25 feet in height and one that currently has or will result in 85 percent crown closure within ten years.

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

Virginia Board of Historic Resources: A board appointed by the governor empowered to determine if properties, sites, and structures should be listed on the State Register of Historic Landmarks. The Board also recommends listings to the National Register.

Virginia Landmarks Register: A register of districts, sites, structures significant in Virginia history and/or culture designated by the Virginia Board of Historic Resources and administered by the Department of Historic Resources.

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

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

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

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

Appendix

Table A-1. Comparative Demographic Overview, 1990 and 2000
Loudoun County, Northern Virginia, Metropolitan Washington DC and United States

Jurisdiction	1990	2000	Change Number	Change Percent
Population (000s)				
Loudoun County, Virginia	86.1	169.6	83.5	97%
Northern Virginia Region	1,732.4	2,167.8	435.4	25%
Metropolitan Washington DC	4,223.5	4,805.1	581.6	14%
United States	248,709.9	281,421.9	32,712.0	13%
Households (000s)				
Loudoun County, Virginia	30.6	59.9	29.3	96%
Northern Virginia Region	641.3	805.6	164.4	26%
Metropolitan Washington DC	1,570.8	1,802.3	231.6	15%
United States	92,255.6	105,480.1	13,224.6	14%
Median Age (in years)				
Loudoun County, Virginia	31.6	33.6	2.0	6.5%
Northern Virginia Region	32.2	34.7	2.5	7.6%
Metropolitan Washington DC	32.4	35.1	2.7	8.2%
United States	32.8	35.5	2.7	8.1%
Minority Population (000s)				
Loudoun County, Virginia	8.7	29.2	20.5	237%
Northern Virginia Region	281.9	597.0	315.1	112%
Metropolitan Washington DC	1,305.9	1,938.2	632.3	48%
United States	40,271.0	69,961.3	29,690.3	74%
Persons per Household				
Loudoun County, Virginia	2.81	2.82	0.01	0.36%
Northern Virginia Region	2.66	2.65	-0.01	-0.38%
Metropolitan Washington DC	2.63	2.67	0.04	1.52%
United States	2.63	2.59	-0.04	-1.52%
Employment (000s)				
Loudoun County, Virginia	53.4	92.9	39.5	74%
Northern Virginia Region	1,145.1	1,436.8	291.7	25%
Metropolitan Washington DC	3,000.2	3,401.3	401.2	13%
United States	139,426.9	166,323.5	26,896.6	19%
Average Household Income				
Loudoun County, Virginia	$72,433	$97,987	$25,554	35%
Northern Virginia Region	$74,461	$107,934	$33,473	45%
Metropolitan Washington DC	$70,857	$100,082	$29,225	41%
United States	$51,816	$76,513	$24,697	48%

Source: US Census and Woods and Poole Economics, Inc. 2001

Table A-2. Population of Washington Metro Area Jurisdictions, 1990 and 2000
Washington, DC--MD--VA--WV—PMSA

Jurisdiction	1990	2000	Change Number	Change Percent
Washington, DC--MD--VA--WV PMSA	4,223,485	4,923,153	699,668	16.6%
District of Columbia	606,900	572,059	-34,841	-5.7%
Northern Virginia	1,732,377	2,167,757	435,380	25.1%
Arlington County, VA	170,936	189,453	18,517	10.8%
Clarke County, VA	12,101	12,652	551	4.6%
Culpeper County, VA	27,791	34,262	6,471	23.3%
Fairfax County, VA	818,584	969,749	151,165	18.5%
Fauquier County, VA	48,741	55,139	6,398	13.1%
King George County, VA	13,527	16,803	3,276	24.2%
Loudoun County, VA	86,129	169,599	83,470	96.9%
Prince William County, VA	215,686	280,813	65,127	30.2%
Spotsylvania County, VA	57,403	90,395	32,992	57.5%
Stafford County, VA	61,236	92,446	31,210	51.0%
Warren County, VA	26,142	31,584	5,442	20.8%
Alexandria city, VA	111,183	128,283	17,100	15.4%
Fairfax city, VA	19,622	21,498	1,876	9.6%
Falls Church city, VA	9,578	10,377	799	8.3%
Fredericksburg city, VA	19,027	19,279	252	1.3%
Manassas city, VA	27,957	35,135	7,178	25.7%
Manassas Park city, VA	6,734	10,290	3,556	52.8%
Suburban Maryland	1,789,029	2,065,242	276,213	15.4%
Calvert County, MD	51,372	74,563	23,191	45.1%
Charles County, MD	101,154	120,546	19,392	19.2%
Frederick County, MD	150,208	195,277	45,069	30.0%
Montgomery County, MD	757,027	873,341	116,314	15.4%
Prince George's County, MD	729,268	801,515	72,247	9.9%
West Virginia Panhandle	95,179	118,095	22,916	24.1%
Berkeley County	59,253	75,905	16,652	28.1%
Jefferson County	35,926	42,190	6,264	17.4%

Source: US Census

Table A-3. Population Distribution for Northern Virginia Jurisdictions, 1990 and 2000
Northern Virginia Portion of Washington PMSA

	1990		2000	
Jurisdiction	Number	Distribution	Number	Distribution
Northern Virginia	1,732,377	100.0%	2,167,757	100.0%
Arlington County, VA	170,936	9.9%	189,453	8.7%
Clarke County, VA	12,101	0.7%	12,652	0.6%
Culpeper County, VA	27,791	1.6%	34,262	1.6%
Fairfax County, VA	818,584	47.3%	969,749	44.7%
Fauquier County, VA	48,741	2.8%	55,139	2.5%
King George County, VA	13,527	0.8%	16,803	0.8%
Loudoun County, VA	86,129	5.0%	169,599	7.8%
Prince William County, VA	215,686	12.5%	280,813	13.0%
Spotsylvania County, VA	57,403	3.3%	90,395	4.2%
Stafford County, VA	61,236	3.5%	92,446	4.3%
Warren County, VA	26,142	1.5%	31,584	1.5%
Alexandria City, VA	111,183	6.4%	128,283	5.9%
Fairfax City, VA	19,622	1.1%	21,498	1.0%
Falls Church City, VA	9,578	0.6%	10,377	0.5%
Fredericksburg City, VA	19,027	1.1%	19,279	0.9%
Manassas City, VA	27,957	1.6%	35,135	1.6%
Manassas Park City, VA	6,734	0.4%	10,290	0.5%

Source: US Census

Table A-4. Population Trends, 1900-2000
Loudoun County, Virginia

		Increase from Previous Period	
Year	**Population**	**Number**	**Percent**
1900	21,948	(1,326)	
1910	21,167	(781)	-3.6%
1920	20,577	(590)	-2.8%
1930	19,852	(725)	-3.5%
1940	20,291	439	2.2%
1950	21,147	856	4.2%
1960	24,549	3,402	16.1%
1970	37,150	12,601	51.3%
1980	57,427	20,277	54.6%
1990	86,129	28,702	50.0%
2000	169,599	83,470	96.9%

Source: US Census

Table A-5. Housing Inventory, 1990 and 2000
Loudoun County, Virginia

	1990*		2000**		Change 1990-2000	
	Number	**Distribution**	**Number**	**Distribution**	**Number**	**Percent**
Number of Housing Units	32,370	100%	63,592	100%	31,222	96%
Housing Units by Type						
Single Family Detached	21,133	65%	35,779	56%	14,646	69%
Single Family Attached	6,864	21%	15,622	25%	8,758	128%
Multifamily	4,373	14%	12,191	19%	7,818	179%

*Source: *US Census; **Loudoun County Department of Economic Development estimate*

Table A-6. Trends in Residential Construction, 1990-2000
Loudoun County, Virginia

	Building Permits Issued for New Units						
	Single Family Detached		Single Family Attached		Multifamily		
Year	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	All Units
1990	389	2.1%	444	2.4%	1,416	7.7%	2,249
1991	523	2.8%	493	2.7%	84	0.5%	1,100
1992	1,369	7.4%	942	5.1%	115	0.6%	2,426
1993	1,610	8.8%	1,175	6.4%	319	1.7%	3,104
1994	1,723	9.4%	1,339	7.3%	786	4.3%	3,848
1995	1,382	7.5%	1,066	5.8%	238	1.3%	2,686
1996	1,646	9.0%	1,065	5.8%	345	1.9%	3,056
1997	1,904	10.4%	1,278	6.9%	323	1.8%	3,505
1998	2,384	13.0%	1,527	8.3%	1,363	7.4%	5,274
1999	2,746	14.9%	1,817	9.9%	1,289	7.0%	5,852
2000	2,713	14.8%	2,375	12.9%	1,082	5.9%	6,170
Total 1990-2000	18,389	100.0%	13,521	73.5%	7,360	40.0%	39,270

Source: Loudoun County Department of Economic Development

Table A-7. Characteristics of Households, 1990 and 2000
Loudoun County, Virginia

			Change	
	1990*	**2000****	**Number**	**Percent**
Number of Households	30,490	60,169	29,679	97%
Households by Unit Type				
Single Family Detached	20,535	33,990	13,455	66%
Single Family Attached	6,224	14,841	8,617	138%
Multifamily	3,731	11,338	7,607	204%
Tenure				
Rent	8,149	10,229	2,080	26%
Own	22,341	49,940	27,599	124%

*Source: *US Census; **Loudoun County Department of Economic Development estimate*

Table A-8. Trends in Public School Enrollment and New School Construction, 1990-2000
Loudoun County, Virginia

	September Enrollment			New Schools Opened			
		Increase from Previous Year					
Year	Total Enrollment	New Students	Percent	Elementary	Middle	High	Total
1990	14,632			0	0	0	0
1991	15,118	486	3.3%	0	0	0	0
1992	15,887	769	5.1%	1	0	0	1
1993	17,067	1,180	7.4%	0	0	0	0
1994	18,270	1,203	7.0%	0	0	0	0
1995	19,967	1,697	9.3%	3	1	0	4
1996	21,733	1,766	8.8%	0	0	0	0
1997	23,782	2,049	9.4%	2	0	1	3
1998	26,091	2,309	9.7%	1	0	0	1
1999	28,787	2,696	10.3%	3	1	0	4
2000	31,804	3,017	10.5%	2	0	1	3
Total 1990-2000		17,172		12	2	2	16

Source: Loudoun County Public Schools

Table A-9. Trends in Home Sales and Prices, 1990-2000
Loudoun County, Virginia

	Single Family Detached		Single Family Attached		Condominium		All Units	
Year	Number Sold	Average Sales Price	Number Sold	Average Sales Price	Number Sold	Average Sales Price	Number Sold	Average Sales Price
1990	1,480	$218,788	682	$149,794	410	$103,976	2,572	$182,191
1991	1,331	$210,048	718	$146,303	84	$95,848	2,133	$170,246
1992	1,837	$208,928	1,027	$143,131	115	$94,051	2,979	$175,292
1993	2,415	$215,460	1,336	$145,958	319	$93,364	4,070	$178,894
1994	2,377	$222,003	1,293	$145,957	786	$103,458	4,456	$185,869
1995	2,151	$229,515	1,543	$155,007	238	$99,474	3,932	$187,101
1996	2,561	$239,569	1,483	$150,687	345	$101,319	4,389	$198,492
1997	3,006	$246,772	1,642	$154,032	323	$100,629	4,971	$205,587
1998	3,625	$264,715	2,032	$156,092	1,363	$133,572	7,020	$217,265
1999	4,228	$290,851	2,706	$165,590	1,289	$117,686	8,223	$232,359
2000	4,433	$346,205	3,436	$188,679	1,082	$134,958	8,951	$262,654
Total 1990-2000	29,444		17,898		6,354		53,696	

Source: Loudoun County Department of Economic Development

Table A-10. Trends in Civilian Labor Force, 1990-2000
Loudoun County, Virginia

Year	Civilian Labor Force	Employed Persons	Unemployment Rate
1990	52,396	51,553	1.6
1991	54,738	52,841	3.5
1992	56,912	54,525	4.2
1993	60,094	58,112	3.3
1994	64,473	62,417	3.2
1995	69,223	67,287	2.8
1996	70,739	69,061	2.4
1997	75,536	74,021	2.0
1998	78,286	77,245	1.3
1999	84,158	83,148	1.2
2000 (preliminary)	96,991	96,241	0.8

Source: Virginia Employment Commission

Table A-11. Trends in Adjusted Gross Income (AGI), 1990-2000 Loudoun County, Virginia

Year	Total AGI	Per Capita AGI	Median AGI per Return
1990	$1,624,478,000	$18,631	$33,728
1991	$1,752,866,529	$19,489	$34,587
1992	$1,937,528,120	$20,602	$36,818
1993	$2,186,656,903	$21,710	$38,115
1994	$2,449,575,216	$22,682	$39,315
1995	$2,665,469,302	$22,951	$41,076
1996	$3,059,548,318	$24,651	$43,012
1997	$3,687,604,767	$27,484	$46,305
1998	$4,408,803,232	$30,508	$49,288
1999*	$5,104,660,008	$32,644	NA
2000*	$5,923,919,859	$34,929	NA

Source: Virginia Department of Taxation

*Loudoun County Department of Economic Development estimate

Table A-12. Trends in Nonresidential Construction, 1990-2000
Loudoun County, Virginia

	Square Footage of Permits Issued for New Construction				
	Type of Space				
Year	**Office**	**Retail**	**Other***	**Industrial**	**Total**
1990	165,442	25,587	238,878	874,955	1,304,862
1991	24,257	349,254	700,995	395,935	1,470,441
1992	197,370	304,805	264,432	26,946	793,553
1993	0	398,487	64,091	48,855	511,433
1994	0	161,429	459,978	67,166	688,573
1995	201,790	425,850	172,025	131,034	930,699
1996	355,684	533,283	695,943	262,625	1,847,535
1997	468,391	121,278	841,337	777,366	2,208,372
1998	1,843,364	1,158,478	1,098,211	913,249	5,013,302
1999	1,708,919	532,130	1,882,646	1,217,589	5,341,284
2000	2,075,016	909,121	1,776,230	3,230,771	7,991,138
Total 1990-2000	7,040,233	4,919,702	8,194,766	7,946,491	28,101,192

Source: Loudoun County Department of Economic Development

* Included hotel/motels, schools, libraries, etc.

Table A-13. Trends in At Place Employment, 1990-2000
Loudoun County, Virginia

Year	Number of Jobs	Number of Business Establishments*	Average Weekly Wage
1990	40,122	2,458	$480
1991	39,861	2,489	$490
1992	40,217	2,539	$512
1993	43,377	2,721	$526
1994	47,011	3,068	$530
1995	51,819	3,258	$535
1996	55,172	3,422	$560
1997	60,732	3,661	$583
1998	65,951	3,943	$639
1999	76,416	4,186	$768
2000	87,048	4,565	$933

Source: Virginia Employment Commission

* The VEC changed the method used to count business establishments therefore increases from 1993 to 1994 are not comparable.

Table A-14. At Place Employment By Industry Classification, 1990 and 2000
Loudoun County, Virginia

Industry Classification	1990	2000	Change	
			Number	Percent
Agriculture	809	2,119	1,310	162%
Mining	220	186	-34	-15%
Construction	5,465	8,190	2,725	50%
Manufacturing	2,921	4,908	1,987	68%
Transportation, Communications, Public Utilities	6,206	13,643	7,437	120%
Wholesale Trade	2,127	3,718	1,591	75%
Retail Trade	5,814	14,721	8,907	153%
Finance, Insurance, Real Estate	1,255	2,174	919	73%
Services	8,305	24,465	16,160	195%
Government: State	533	709	176	33%
Government: Local	4,591	7,947	3,356	73%
Government: Federal	1,876	4,268	2,392	128%
Total	40,122	87,048	46,926	117%

Source: Virginia Employment Commission

Table A-15. Major Employers, 2000
Loudoun County, Virginia

Company Name	Employment
Airline Tariff Publishing Company	500 to 999
America Online Incorporated	1,000 to 4,999
ARAMARK Corporation	250 to 499
Atlantic Coast Airlines/United Express	1,000 to 4,999
Barber & Ross	250 to 499
Computer Sciences Corporation	500 to 999
Dynamic Details, Inc.	250 to 499
Dynatram/Dynalectric	250 to 499
Federal Aviation Administration	500 to 999
L F C Nationwide, Incorporated	250 to 499
Lansdowne Resort	500 to 999
Loudoun County Government	1,000 to 4,999
Loudoun County Public Schools	1,000 to 4,999
Loudoun Healthcare, Incorporated	1,000 to 4,999
Marriott Host International	500 to 999
Metropolitan Washington Airports Authority	1,000 to 4,999
N.E.W. Customer Services Companies, Inc.	250 to 499
National Association of Letter Carriers	250 to 499
Network Solutions Registry	250 to 499
Orbital Sciences Corporation	1,000 to 4,999
OSP Consultants	1,000 to 4,999
Sato Travel	250 to 499
Southern Concrete, Inc.	250 to 499
Telos Corporation	250 to 499
United Air Lines	More than 5,000
WorldCom/UUNet	More than 5,000
Xerox Document Company	250 to 499

Source: Loudoun County Department of Economic Development

Table A-16. Business Establishments By Industry Classification, 1990 and 2000
Loudoun County, Virginia

Industry Classification	1990	2000	Change	
			Number	Percent
Agriculture	124	177	53	43%
Mining	4	7	3	75%
Construction	480	576	96	20%
Manufacturing	98	146	48	49%
Transportation, Communications, Public Utilities	117	260	143	122%
Wholesale Trade	152	322	170	112%
Retail Trade	430	741	311	72%
Finance, Insurance, Real Estate	193	338	145	75%
Services	800	1,924	1,124	141%
Government: State	19	19	0	0%
Government: Local	27	31	4	15%
Government: Federal	14	24	10	71%
Total	2,458	4,565	2,107	86%

Source: Virginia Employment Commission

* The VEC changed the method used to count business establishments therefore increases from 1993 to 1994 are not comparable.

Table A-17. Trends in Rezoning Approvals, 1990-2000
Loudoun County, Virginia

Year	Net New Housing Units				Net New Nonresidential SF
	SFD	SFA	MF	Total	
1990	3,219	794	96	4,109	8,311,233
1991	971	2,648	600	4,219	5,849,726
1992	1,170	806	788	2,764	4,067,316
1993	2,955	3,123	3,493	9,571	6,329,637
1994	821	1,030	306	2,157	(1,371,108)
1995	2,599	2,320	4,197	9,116	(12,978,220)
1996	786	668	519	1,973	(1,910,984)
1997	994	389	216	1,599	1,913,725
1998	418	116	(246)	288	14,048,500
1999	180	130	290	600	975,556
2000	204	10	0	214	705,742
Total 1990-2000	14,317	12,034	10,259	36,610	25,941,123

Source: Loudoun County Departments of Economic Development and Planning

Table A-18. Government Operating Funds*, FY 90 and FY 00
Loudoun County, Virginia

			Change	
	1990	**2000**	**Number**	**Percent**
Total Revenues ($M)	$161	$405	$244	152%
Total Expenditures ($M)	$161	$379	$218	135%
Per Capita Revenues	$1,871	$2,391	$520	28%
Per Capita Expenditures	$1,871	$2,236	$365	20%
Real Property Tax per $100	$0.88	$1.11	$0.23	26%

Source: Loudoun County Department of Management Services

*Not adjusted for inflation

Table A-19. Existing Residential Units, 2000
Revised General Plan Policy Areas

	Policy Areas					
Housing Units	**Suburban**	**Transition**	**Rural**	**JLMA**	**Towns**	**Total**
Single-Family Detached: < 0.25 acre	12,166	50	97	477	2,937	15,727
Single-Family Detached: 0.25 to 0.99 acre	5,868	75	515	795	3,301	10,554
Single Family Detached: 1.00+ acre	1,055	403	6,784	807	449	9,498
Single-Family Attached	12,441	0	0	256	2,925	15,622
Multi-Family	8,656	0	4	0	3,531	12,191
Total Housing Units	40,186	528	7,400	2,335	13,143	63,592

Source: Loudoun County Department of Financial Services, LMIS.

Table A-20. Population Distribution, 1990 and 2000
Revised General Plan Policy Areas and Incorporated Towns

			Change	
	1990	**2000**	**Number**	**Percent**
Policy Area*				
Suburban	46,802	106,551	59,749	128%
Transition	1,164	1,246	82	7%
Rural	14,900	22,168	7,268	49%
JLMA	2,733	5,096	2,363	86%
Incorporated Towns	20,530	34,538	14,008	68%
Total County Population	86,129	169,599	83,470	97%
Incorporated Towns**				
Hamilton	700	562	-138	-20%
Hillsboro	72	96	24	33%
Leesburg	16,202	28,311	12,109	75%
Lovettsville	749	853	104	14%
Middleburg	549	632	83	15%
Purcellville	1,744	3,584	1,840	106%
Round Hill	514	500	-14	-3%
Total Town Population	20,530	34,538	14,008	68%

*Source: *Loudoun County Department of Economic Development estimate,** US Census*

Table A-21. Existing Nonresidential Space (000s of SF), 2000
Revised General Plan Policy Areas

	Office	Retail	Other*	Industrial	Total	Distribution
Policy Area						
Suburban	4,643	3,735	6,164	9,657	24,199	83%
Transition	18	0	65	11	94	0%
Rural	4	18	252	35	310	1%
JLMA/Towns	604	1,958	1,435	513	4,509	15%
Total	5,269	5,711	7,916	10,216	29,112	100%

Source: Loudoun County Department of Economic Development

* Includes hotels/motels, schools, libraries, etc.

Table A-22 Trends in Residential Building Permits by Type, 1996 – 2000
Revised General Plan Policy Areas

		Policy Area					
Year Issued	**Unit Type**	**Suburban**	**Transition**	**Rural**	**JLMA**	**Towns**	**Total**
1996	MF	322	0	4	0	19	345
1997	MF	323	0	0	0	0	323
1998	MF	1,346	0	0	0	17	1,363
1999	MF	1,265	0	0	0	24	1,289
2000	MF	947	0	0	0	135	1,082
1996-2000	MF	4,203	0	4	0	195	4,402
Distribution		95.5%	0.0%	0.1%	0.0%	4.4%	100.0%
1996	SFA	954	0	0	0	111	1,065
1997	SFA	1,019	0	0	49	210	1,278
1998	SFA	1,241	0	0	83	203	1,527
1999	SFA	1,504	0	0	114	199	1,817
2000	SFA	1,826	0	0	287	262	2,375
1996-2000	SFA	6,544	0	0	533	985	8,062
Distribution		81.2%	0.0%	0.0%	6.6%	12.2%	100.0%
1996	SFD	1,056	3	215	81	291	1,646
1997	SFD	1,114	2	248	216	324	1,904
1998	SFD	1,445	4	297	291	347	2,384
1999	SFD	1,545	95	352	331	423	2,746
2000	SFD	1,205	87	378	474	565	2,709
1996-2000	SFD	6,365	191	1,490	1,393	1,950	11,389
Distribution		55.9%	1.7%	13.1%	12.2%	17.1%	100.0%

Source: Loudoun County Department of Building and Development/LMIS. Compiled by Department of Economic Development

Table A-23. Total Unbuilt Housing Units by Policy Area, 2000, 1991 General Plan

Unit Type	Suburban	Transition	Rural	JLMA	Towns*	Total
Not in Pipeline						
Single Family Detached	10,699	23,401	58,444	19,937	1,389	113,870
Single Family Attached	12,376	0	0	5,301	1,276	18,953
Multi-Family	10,831	0	0	5,301	766	16,898
Total Units not in Pipeline	33,906	23,401	58,444	30,539	3,431	149,721
Pipeline						
Single Family Detached	10,159	1,167	1,449	1,481	1,391	15,647
Single Family Attached	8,777	248	54	1,627	1,277	11,983
Multi-Family	8,209	216	0	208	767	9,400
Total Units in Pipeline	27,145	1,631	1,503	3,316	3,435	37,030
Total						
Single Family Detached	20,858	24,568	59,893	21,418	2,780	129,517
Single Family Attached	21,153	248	54	6,928	2,553	30,936
Multi-Family	19,040	216	0	5,509	1,533	26,298
Total	61,051	25,032	59,947	33,855	6,866	186,751

Source: Departments of Planning and Economic Development

* Based on Towns estimates, not planned land use

Table A-24. Demand for Housing Units by Type, 2000, 2005, 2010, 2015 and 2020
1991 General Plan

Unit Type	Existing Inventory 2000	Total Units Demanded 2005	2010	2015	2020
Single-Family Detached: < 0.25 acre	15,727	21,479	27,143	32,807	38,471
Single-Family Detached: 0.25 to 0.99 acre	10,554	14,012	17,080	20,148	23,216
Single Family Detached: 1.00+ acre	9,498	11,496	13,384	15,272	17,160
Single-Family Attached	15,622	24,605	32,865	41,125	49,385
Multi-Family	12,191	17,049	21,769	26,489	31,209
Total Housing Units	63,592	88,641	112,241	135,841	159,441

Source: Fiscal Impact Analysis, 4/24/01

Table A-25. Projected Population, Households and Housing Units by Policy Area, 2000, 2005, 2010, 2015 and 2020 1991 General Plan

	Base Year	Projected			
	2000	2005	2010	2015	2020
Suburban Policy Area					
Total Housing Units	40,186	58,117	71,878	83,397	91,544
Total Households	38,004	54,949	67,949	78,823	86,542
Total Population	105,411	151,377	186,169	215,337	237,410
Transition Policy Area					
Total Housing Units	528	1,342	4,735	8,962	13,958
Total Households	502	1,275	4,496	8,503	13,243
Total Population	1,555	3,929	13,699	25,455	39,356
Rural Policy Area					
Total Housing Units	7,400	9,608	11,722	13,870	16,236
Total Households	7,030	9,127	11,137	13,177	15,424
Total Population	21,789	28,297	34,526	40,842	47,736
Joint Land Management Areas					
Total Housing Units	2,335	4,509	7,821	12,089	14,984
Total Households	2,218	4,280	7,412	11,454	14,190
Total Population	6,804	12,735	21,330	32,433	39,875
Incorporated Towns					
Total Housing Units	13,143	15,066	16,085	17,523	22,719
Total Households	12,415	14,237	15,201	16,562	21,446
Total Population	34,041	39,199	41,841	45,523	57,240
Total County					
Total Housing Units	63,592	88,641	112,241	135,841	159,441
Total Households	60,169	83,868	106,194	128,519	150,845
Total Population	169,599	235,537	297,564	359,591	421,617

Source: Fiscal Impact Analysis 4/24/01

Table A-26. Projected Employment, 2000, 2005, 2010, 2015 and 2020
1991 General Plan

	Base Year	Projected			
	2000	**2005**	**2010**	**2015**	**2020**
Total Employment	87,049	125,518	146,708	172,520	199,943
Building Based Employment	73,779	106,688	124,699	146,638	169,947
Non-Building Based Employment	13,270	18,830	22,009	25,882	29,996

Source: Fiscal Impact Analysis, 4/24/01

Table A-27. Projected New Capital Facilities, 2001 through 2020
1991 General Plan

	Facilities Needed During 5-Year Period				
Agency/Facility	**2001 - 2005**	**2006 - 2010**	**2011 - 2015**	**2016 - 2020**	**Total**
Schools	14	13	13	13	53
Elementary Schools	9	9	8	9	35
Middle Schools	3	2	3	2	10
High Schools	2	2	2	2	8
Total Schools	14	13	13	13	53
Public Safety					
Public Safety Centers	1	2	2	2	7
Parks, Recreation, Community Services					
Lg. Baseball Field	13	12	12	13	50
Sm. Baseball Field	32	31	31	32	126
Football Field	6	6	6	7	25
Softball Field	32	31	31	32	126
Lg. Soccer Field	21	21	21	21	84
Sm. Soccer Field	32	31	31	32	126
Lacrosse Field	3	3	3	3	12
Ball Fields	139	135	135	140	549
Community Center	8	9	8	8	33
Recreation Center	2	2	2	2	8
Recreation/Community Centers	10	11	10	10	41
Respite Center	1	1	1	2	5
Senior Center	0	1	1	1	3
Senior Facilities	3	3	5	5	16
Total Facilities	299	294	292	303	1,188
Mental Health/Mental Retardation					
MH/MR Group Homes	4	5	4	5	18
Social Services					
Youth Shelter	1	1	1	2	5
Juvenile Detention Facility	0	1	0	1	2
Youth Facilities	1	2	1	3	7
Libraries					
Regional Library	1	1	1	2	5
General Government Office Space (000s SF)	75	71	71	71	288

Source: Fiscal Impact Analysis, 4/24/01

Table A-28. Demographic Characteristics at Theoretical Buildout 1991 General Plan

	Theoretical Buildout
Existing Units (2000)	63,592
Total Unbuilt Units	186,701
Total Units	250,293
Total Households	237,009
Total Population	682,098
Population 55+ Years	143,240
Total Public School Enrollment	157,563
Elementary	82,517
Middle	34,904
High	40,142

Source: Fiscal Impact Analysis 4/24/01

Table A-29. Projected

New Capital Facilities at Theoretical Buildout
1991 General Plan

Agency/Facility	Total
New Capital Facilities	
Schools	125
Elementary Schools	82
Middle Schools	23
High Schools	20
Public Safety Centers	15
Ball Fields	1,118
Recreation/Community Centers	85
Senior Facilities	28
MH/MR Group Homes	37
Youth Facilities	16
Regional Library	10
General Government Office Space (000s SF)	512

Source: Fiscal Impact Analysis, 4/24/01

Table A-30. Summary of Developable Parcels *
Revised General Plan

Characteristics	Policy Area				Total
	Suburban	Transition	Rural	JLMA	
Number of Parcels					
Fully Developable	336	263	3,772	138	4,509
Occupied by Existing Single Family Unit	218	191	3,461	107	3,977
Total	554	454	7,233	245	8,486
Legal Acres**					
Fully Developable	4,152	10,583	73,877	1,828	90,440
Occupied by Existing Single Family Unit	2,463	9,122	112,341	3,310	127,236
Total	6,615	19,705	186,218	5,138	217,676
Maximum Potential Unbuilt Units (at Buildout)					
Fully Developable	21,248	6,328	6,907	3,528	38,011
Occupied by Existing Single Family Unit	9,602	5,231	5,635	4,653	25,121
Total	30,850	11,559	12,542	8,181	63,132

Source: LMIS, 9/5/00, Updated 3/17/01 and 7/23/01

* Does Not Include Pipeline or Towns

** Not in 65 Ldn

Table A-31. Developable Parcels in the Suburban Policy Area*
Revised General Plan

Characteristics	Total
Number of Parcels	
Fully Developable	336
Occupied by Existing Single Family Unit	218
Total	554
Legal Acres (Not in 65 Ldn)	
Fully Developable	4,152
Occupied by Existing Single Family Unit	2,463
Total	6,615
Maximum Potential Units - Base Zoning (4du/ac)	
Fully Developable	16,508
Occupied by Existing Single Family Unit	9,602
Total	26,110
Transit Node	
Bus Node (2005)	1,600
Rail Node (2008)	2,500
Mixed Use Areas	
Downtowns (2006-08)	1,120
Redevelopment Areas (2012-15)	1,120

Source: LMIS, 9/5/00, Updated 3/17/01 and 7/23/01

* Does Not Include Pipeline

Table A-32. Developable Parcels in the Transition Policy Area*
Revised General Plan

Characteristics	Subareas						
	Lower Bull Run	Lower Foley	Lower Sycolin	Middle Goose	Upper Broad Run	Upper Foley	Total
Number of Parcels							
Fully Developable	31	45	31	31	96	29	263
Occupied by Existing Single Family Unit	15	30	14	29	88	15	191
Total	46	75	45	60	184	44	454
Legal Acres							
Fully Developable	923	1,734	1,386	1,350	2,830	2,361	10,583
Occupied by Existing Single Family Unit	1,086	1,472	2,293	901	2,873	497	9,122
Total	2,008	3,206	3,679	2,251	5,702	2,858	19,705
Maximum Potential Units							
Fully Developable	304	3,452	449	437	913	773	6,328
Occupied by Existing Single Family Unit	342	2,904	744	256	840	145	5,231
Total	646	6,356	1,193	693	1,753	918	11,559

Source: LMIS, 9/5/00, Updated 3/17/01 and 7/23/01

*Does Not Include Pipeline

Table A-33. Developable Parcels in the Rural Policy Area*
Revised General Plan

Characteristics	Subareas: Southern Tier	Subareas: Remainder	Total
Number of Parcels			
Fully Developable	790	2,982	3,772
Occupied by Existing Single Family Unit	819	2,642	3,461
Total	1,609	5,624	7,233
Legal Acres			
Fully Developable	21,098	52,779	73,877
Occupied by Existing Single Family Unit	37,942	74,399	112,341
Total	59,040	127,178	186,218
Maximum Potential Units - Base Zoning			
Fully Developable	901	3,893	4,794
Occupied by Existing Single Family Unit	418	1,735	2,153
Total	1,319	5,628	6,947
Maximum Potential Units - Clustered Zoning			
Fully Developable	1,302	5,605	6,907
Occupied by Existing Single Family Unit	1,193	4,442	5,635
Total	2,495	10,047	12,542

Source: LMIS, 9/5/00, Updated 3/17/01

* Does Not Include Pipeline

Table A-34. Developable Parcels by Parcel Size in the Rural Policy Area*
Revised General Plan

Parcel Size	Fully Developable	Occupied by Existing Single Family Unit	Total
0.25 to 0.99	16	0	16
1.00 to 1.99	286	13	299
2.00 to 4.99	833	173	1,006
5.00 to 9.99	516	585	1,101
10.00 to 14.99	1,094	1,379	2,473
15.00 to 19.99	227	297	524
20.00 to 24.99	151	201	352
25.00 to 49.99	329	334	663
50.00 to 99.99	193	202	395
100.00 to 499.99	125	269	394
500.00 to 999.99	2	7	9
1000.00 +	0	1	1
Total Parcels	3,772	3,461	7,233
0.25 to 0.99	15	0	15
1.00 to 1.99	379	25	404
2.00 to 4.99	2,769	526	3,295
5.00 to 9.99	3,569	4,366	7,936
10.00 to 14.99	12,156	15,381	27,537
15.00 to 19.99	3,858	5,042	8,899
20.00 to 24.99	3,309	4,413	7,722
25.00 to 49.99	11,220	11,519	22,739
50.00 to 99.99	13,337	14,063	27,400
100.00 to 499.99	22,207	51,000	73,207
500.00 to 999.99	1,058	4,961	6,019
1000.00 +	0	1,043	1,043
Total Acres	73,876	112,340	186,216

Source: LMIS, 9/5/00, Updated 3/17/01

* Does Not Include Pipeline

Table A-35. Characteristics of Developable Parcels in Joint Land Management Areas* Revised General Plan

	Joint Land Management Areas				
Characteristics	**Hamilton**	**Leesburg**	**Purcellville**	**Round Hill**	**Total**
Number of Parcels					
Fully Developable	48	11	46	18	123
Occupied by Existing Single Family Unit	44	6	36	12	98
Total	92	17	82	30	221
Legal Acres					
Fully Developable	222	286	877	150	1,535
Occupied by Existing Single Family Unit	181	216	2,293	103	2,794
Total	403	503	3,170	253	4,328
Maximum Potential Units					
Fully Developable	118	568	2,610	232	3,528
Occupied by Existing Single Family Unit	114	424	4,021	94	4,653
Total	232	992	6,631	326	8,181

Source: LMIS, 9/5/00, Updated 3/17/01

* Does Not Include Pipeline

Table A-36. Total Unbuilt Housing Units by Policy Area
Revised General Plan

Unit Type	Suburban	Transition	Rural	JLMA	Towns*	Total
Not in Pipeline						
Single Family Detached	10,798	10,811	12,542	4,335	1,389	39,875
Single Family Attached	12,340	561	0	2,470	1,276	16,647
Multi-Family	7,713	187	0	1,376	766	10,041
Total Units not in Pipeline	30,850	11,559	12,542	8,181	3,431	66,563
Pipeline						
Single Family Detached	10,159	1,167	1,449	1,481	1,391	15,647
Single Family Attached	8,777	248	54	1,627	1,277	11,983
Multi-Family	8,209	216	0	208	767	9,400
Total Units in Pipeline	27,145	1,631	1,503	3,316	3,435	37,030
Total						
Single Family Detached	20,957	11,978	13,991	5,816	2,780	55,522
Single Family Attached	21,117	809	54	4,097	2,553	28,630
Multi-Family	15,922	403	0	1,584	1,533	19,441
Total	57,995	13,190	14,045	11,497	6,866	103,593

Source: Department of Economic Development. Updated 7/23/01.

* Based on Towns estimates

Table A-37. Projected Population, Households and Housing Units by Policy Area, 2000, 2005, 2010, 2015 and 2020 Revised General Plan

	Base Year	Projected			
	2000	2005	2010	2015	2020
Suburban Policy Area					
Total Housing Units	40,186	56,665	69,078	77,435	80,298
Total Households	38,004	53,582	65,309	73,199	75,911
Total Population	105,411	148,008	179,611	200,953	209,053
Transition Policy Area					
Total Housing Units	528	1,347	4,651	8,114	10,681
Total Households	502	1,279	4,416	7,701	10,136
Total Population	1,555	3,944	13,481	23,210	30,525
Rural Policy Area					
Total Housing Units	7,400	9,557	11,675	13,543	14,964
Total Households	7,030	9,079	11,091	12,865	14,214
Total Population	21,789	28,141	34,372	39,852	44,003
Joint Land Management Areas					
Total Housing Units	2,335	4,424	7,361	10,385	11,562
Total Households	2,218	4,199	6,978	9,841	10,952
Total Population	6,804	12,530	20,197	28,106	31,171
Towns					
Total Housing Units	13,143	14,798	15,730	16,577	18,154
Total Households	12,415	13,984	14,866	15,667	17,146
Total Population	34,041	38,520	40,950	43,106	46,544
Total County					
Total Housing Units	63,592	86,791	108,495	126,055	135,659
Total Households	60,169	82,124	102,660	119,273	128,358
Total Population	169,599	231,143	288,610	335,227	361,296

Source: Fiscal Impact Analysis 4/24/01

Note: The fiscal impact analysis was performed on the Planning Commission Draft (May 1, 2001) of the *Revised General Plan*. Subsequent changes to the *Revised General Plan* by the Board of Supervisors are not reflected in this table.

Table A-38. Demand for Housing Units by Type, 2000, 2005, 2010, 2015 and 2020
Revised General Plan

Unit Type	Existing Inventory 2000	Total Units Demanded 2005	2010	2015	2020
Single-Family Detached: < 0.25 acre	15,727	22,382	28,745	34,195	38,136
Single-Family Detached: 0.25 to 0.99 acre	10,554	12,218	13,809	15,171	16,156
Single Family Detached: 1.00+ acre	9,498	12,358	15,064	17,591	19,907
Single-Family Attached	15,622	23,453	30,367	35,146	35,581
Multi-Family	12,191	16,380	20,510	23,952	25,879
Total Housing Units	63,592	86,791	108,495	126,055	135,659

Source: Fiscal Impact Analysis, 4/24/01

Table A-39. Projected Employment, 2000, 2005, 2010, 2015 and 2020
Revised General Plan

	Base Year	Projected			
	2000	**2005**	**2010**	**2015**	**2020**
Total Employment	87,049	125,175	146,301	171,620	196,873
Building Based Employment	73,779	106,396	124,353	145,873	167,338
Non-Building Based Employment	13,270	18,779	21,948	25,747	29,535

Source: Fiscal Impact Analysis, 4/24/01

Table A-40. Projected New Capital Facilities, 2001 through 2020
Revised General Plan

Agency/Facility	Facilities Needed During 5-Year Period				Total
	2001 - 2005	2006 - 2010	2011 - 2015	2016 - 2020	
Schools	14	12	10	6	42
Elementary Schools	9	8	6	4	27
Middle Schools	3	2	2	1	8
High Schools	2	2	2	1	7
Total Schools	14	12	10	6	42
Public Safety					
Public Safety Centers	1	2	1	1	5
Parks, Recreation, Community Services					
Lg. Baseball Field	12	11	10	5	38
Sm. Baseball Field	30	29	23	13	95
Football Field	6	5	5	3	19
Softball Field	30	29	23	13	95
Lg. Soccer Field	20	19	16	8	63
Sm. Soccer Field	30	29	23	13	95
Lacrosse Field	3	2	3	1	9
Ball Fields	131	124	103	56	414
Community Center	8	7	7	3	25
Recreation Center	2	2	1	1	6
Recreation/Community Centers	10	9	8	4	31
Respite Center	1	3	2	2	8
Senior Center	1	1	2	1	5
Senior Facilities	2	4	4	3	13
Total Facilities	284	270	226	123	903
Mental Health/Mental Retardation					
MH/MR Group Homes	4	4	3	2	13
Social Services					
Youth Shelter	1	1	1	1	4
Juvenile Detention Facility	0	1	0	0	1
Youth Facilities	1	2	1	1	5
Libraries					
Regional Library	1	1	1	0	3
General Government Office Space (000s SF)	70	66	53	30	219

Source: Fiscal Impact Analysis, 4/24/01

Table A-41. Demographic Characteristics at Theoretical Buildout Revised General Plan

	Theoretical Buildout
Existing Units (2000)	63,592
Total Unbuilt Units	98,378
Total Units at Buildout	161,970
Total Households	153,354
Total Population	38,174
Population 55+ Years	92,017
Total Public School Enrollment	96,619
Elementary	50,600
Middle	21,403
High	24,615

Source: Fiscal Impact Analysis, 4/24/01

Table A-42. Projected New Capital Facilities at Theoretical Buildout Revised General Plan

Agency/Facility	Total
New Capital Facilities	
Schools	64
Elementary Schools	42
Middle Schools	12
High Schools	10
Public Safety Centers	8
Ball Fields	452
Recreation/Community Centers	45
Senior Facilities	15
MH/MR Group Homes	19
Youth Facilities	8
Regional Library	5
General Government Office Space (000s SF)	269

Source: Fiscal Impact Analysis, 4/24/01