GLOSSARY

The Glossary contains an alphabetical listing defining terms as they are used in the context of this document. These terms are not intended to be the same definitions as used in the County's Zoning Ordinance. Rather, they are intended only to explain terms used in the Plan.

AASHTO: American Association of State Highway and Transportation Officials.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to an existing single-family detached dwelling unit.

AFFORDABLE DWELLING UNITS (ADU): Sale or rental housing units to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In return for provision of this housing, additional development density is granted. Eligible occupancy, sales prices and rents of ADUs are controlled for a period of 50 years. The FCRHA or non-profit housing groups have a right to purchase a portion of the ADUs in a development.

AFFORDABLE HOUSING: For purposes of the Policy Plan and the Area Plans, housing which is affordable to households with incomes that are up to 70% of the Metropolitan Statistical Area (MSA) median income adjusted for family size. The MSA median income is determined periodically by the U.S. Department of Housing and Urban Development.

ASSISTED LIVING FACILITIES: Facilities that provide three meals a day, supervision of medications, weekly housekeeping, and around-the-clock supervision.

BEST MANAGEMENT PRACTICES (BMPs): A practice, or combination of practices, that is determined to be the most effective, practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

BMP: See Best Management Practices.

BUFFERING: The area of open land which serves to mitigate potential conflicts between different types of land uses. Buffer zones are most commonly employed between different types of uses but, in certain circumstances, it may be appropriate to provide a buffer between high-and low-density residential uses.

CAPITAL IMPROVEMENT PROGRAM (CIP): The CIP guides the development of public facilities over a five year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project. The Capital Improvement Program provides the financial foundation necessary to implement the Comprehensive Plan and public facilities plans.

CARBON MONOXIDE (CO): An odorless, colorless gas resulting from the incomplete combustion of fossil fuels. When present in high enough concentrations, CO can harm human health.

CASE MANAGEMENT: Case management is the mechanism through which persons needing assistance receive assessment services and are linked to programs. Case managers advocate for services as well as monitor programs used by persons with special needs.

CBC: See Community Business Centers.

CIP: See Capital Improvement Program.

CLUSTER DEVELOPMENT: Development in which individual lots may be smaller than the average lot authorized by the Zoning Ordinance. Buildable lots are located on a portion of rather than the entire site so that the residual area may be preserved for recreation or environmental protection.

CO: See Carbon Monoxide.

COG: See Council of Governments; also MWCOG.

COLLECTOR STREET: A street that provides direct service to and from local areas, routing traffic to the arterial street system. A Collector street provides the primary means of circulation between adjacent neighborhoods and can serve as a local bus route. The street provides for the dual purpose of land access and local traffic movement. Generally, these roadways are not used for through trips.

COMMUNITY BUSINESS CENTERS (CBC): The Land Classification System category for Centers that contain retail, office, residential uses, and parks (including Urban Parks and active recreational/cultural facilities) in a community-scale, pedestrian-oriented setting. These centers typically contain over 1,000,000 sq. ft. of commercial space.

COMMUNITY LIBRARIES: Medium-sized facilities that offer a basic range of materials and services. Monthly circulation level is 15,000 to 50,000 volumes.

COMMUNITY PARKS: Parks that provide a variety of moderate density active and passive recreational opportunities conveniently located for short term visits.

COMMUNITY SERVICES: Retail, office and institutional uses that primarily serve the residents of surrounding neighborhoods. Examples of community services include dry cleaners, grocery stores, hardware stores and travel agencies.

COMMUNITY SHOPPING CENTERS: Shopping centers that range in size from 100,000 to 400,000 square feet and typically serve a population of 40,000 to 150,000. A junior department store, a variety store or a discount store serves as an anchor.

COMMUTER PARKING LOT: Facility where commuters may park their vehicles and then travel via carpool, vanpool, bus service, or rail service.

COMMUTER RAIL STATION: Facility where passengers may board commuter rail train service. Facility typically includes passenger waiting areas, ticketing and information areas and parking areas.

CONSERVATION: The restoration, stabilization, management, and wise use of natural and heritage resources for compatible educational, recreational, aesthetic, agricultural and scientific purposes, or environmental protection.

CORRIDOR: See Enhanced Public Transportation Corridor.

COUNTY 456 REVIEW PROCESS: A mechanism for reviewing the compatibility of proposed public facilities, pursuant to § 15.1-456 of the Code of Virginia, with the locational guidelines established in the Comprehensive Plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility are in substantial accord with the Plan.

COUNTYWIDE PARKS: Parks intended to provide a wide range of recreational and educational experiences for all County residents and visitors and to protect and preserve significant environmental and heritage resources. Countywide parks include: Stream Valley Parks, Natural Resource Parks, Heritage Resource Parks, Multiple Resource Parks, and Special Purpose Areas.

CUT-THROUGH TRAFFIC: Traffic that utilizes local streets rather than the arterial roadway network for through movement. Various operational and design techniques may be applied to alleviate this problem.

dBA: A measurement unit of noise. The term dBA refers to a measurement of sound pressure on the "decibel" scale weighted to approximately the sensitivity of the human ear to certain frequencies.

DEDICATION: The transfer of property rights from private to public ownership. Land so conveyed to the local government may be used for streets, schools, parks, utilities, etc. The governing body must formally accept the dedication for the transaction to be complete.

DENSITY: The number of persons or dwelling units per acre.

DEVELOPMENT INTENSITY: A quantitative measure of non-residential and mixed-use development, which may include residential components, usually expressed in terms of floor area ratio; the mix and distribution of uses within a given area that determines the impact on public facility systems and transportation facilities.

DIAMOND LANES: A specific type of High Occupancy Vehicle (HOV) facility in which one or more lanes are reserved for use by HOV traffic. A lane so designated is identified by a painted diamond symbol on the pavement.

DISSOLVED OXYGEN: A component of water that is essential to the survival of aquatic life. Low concentrations of dissolved oxygen are generally caused by oxygen use during the decomposition of organic matter.

DISTRICT PARKS: Parks that provide areawide services to several sectors of the County featuring complexes of active recreation facilities in combination with natural areas designed for passive enjoyment and resource protection.

EASEMENT: A grant by a property owner of the use of his or her land by another party for a specific purpose.

ECOLOGICAL RESOURCES: Biological species, communities and habitats characterized by high biological productivity, diversity, and/or connectivity, that are valuable because of their scarcity, their uniqueness, their pollutant-removal abilities, and/or their aesthetic benefits.

ENERGY RESOURCE AND RECOVERY FACILITY: A mass burn disposal facility that burns solid waste to create steam for electric power generation.

ENHANCED PUBLIC TRANSPORTATION CORRIDOR: Major public transportation facilities (such as rail, transit or high occupancy vehicle lanes) will be provided in these corridors, based upon the results of a comprehensive alternatives analysis. Final facility locations are subject to the completion of the Area Plans and/or other appropriate studies. See the Transportation Plan Map for identification of the corridors.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas and provide passive recreation. The system includes stream valleys, wildlife habitats, and wetlands.

EQC: See Environmental Quality Corridors.

FAIRFAX COUNTY INVENTORY OF HISTORIC SITES: See Inventory of Historic Sites.

FAIR SHARE FORMULA: A system developed by the Metropolitan Washington Council of Governments which is used to make recommendations to the U.S. Department of Housing and Urban Development on the allocation of Federal housing assistance within the Washington region.

F.A.R.: Floor Area Ratio. An expression of the amount of development (typically non-residential uses) allowed on a specific parcel of land. F.A.R. is determined by dividing the total square footage of buildings on a site by the amount of site square footage. Thus, a permitted floor area ratio of 3.0 on a 10,000 square feet lot would allow a building whose total floor area is 30,000 square feet.

FASTRAN: A County sponsored transportation service contracted by the Department of Human Services for eligible disabled, elderly, and low-income Fairfax County residents.

FECAL COLIFORM: A harmless bacteria originating in the intestinal tracts of warm-blooded animals that is measured in surface water and groundwater as an indicator of fecal contamination and of the possible presence of pathogenic organisms.

FIELD SURVEY: A systematic examination of a land area to gather information about environmental and heritage resources that may be present.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic inundation from flood events. For instance, the 100-year flood frequency event has a one percent chance of occurrence in any given year.

FREEWAYS AND EXPRESSWAYS: Controlled access highways providing for high-volume travel. The concept of service to abutting land is subordinate to accommodating the through movement of vehicles.

FUNCTIONAL CLASSIFICATION: A system for classifying the transportation system in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Transit system elements include line-haul, collection and distribution, and specialized or community-oriented transit services.

GEOMETRIC STANDARDS: Highway design criteria for road construction.

GROUNDWATER RESOURCES: Subsurface sources of water in usable quantities for wells.

GROUP HOMES: Homes in which moderate amounts of support services are provided and appropriate for persons with physical, mental, emotional, familial or social difficulties who are somewhat self-sufficient but who benefit from living in groups of five to eight persons.

HAZARDOUS MATERIALS: Substances that are harmful to human and environmental health and/or safety in relatively small quantities. Such materials include flammable, combustible, corrosive, reactive, and toxic substances as well as any other substance defined as "hazardous" by the state or federal government.

HERITAGE RESOURCES: Structures, sites, objects, and districts that reflect the prehistory and history of the County. Examples include (but are not limited to) houses, barns, bridges, Civil War earthworks, family cemeteries, landscapes, historic period archaeologic sites, and Native American archaeologic sites.

HERITAGE RESOURCE PARKS: Parks that preserve and protect significant historic structures, landscapes and archaeological sites for public education, enjoyment and use consistent with resource protection needs.

HIGH OCCUPANCY VEHICLE (HOV) FACILITIES: Roadways or roadway elements that are restricted to use by carpools, vanpools, transit or other High Occupancy Vehicles during certain time periods. HOV facilities may consist of designated diamond lanes, or exclusive facilities separated from conventional traffic by barriers.

HIGHWAY CAPACITY: The maximum flow in vehicles per hour that can be reasonably expected on a particular segment of highway during a given time period under prevailing roadway, traffic, and control conditions.

HISTORIC OVERLAY DISTRICTS: A zoning tool used to regulate proposed new construction and changes to existing structures in areas containing heritage resources to ensure compatibility with the resources. Site design, facades, demolition, and building materials must be reviewed and approved by the County's Architectural Review Board.

HOMESHARING: The shared occupancy of a house or apartment by two or more unrelated persons. Operation Match is the County supported, regional home sharing program coordinated by the Metropolitan Washington Council of Governments.

HOUSING TRUST FUND: A fund created by the Fairfax County Board of Supervisors to facilitate the creation of affordable housing within the County.

HOV: See High Occupancy Vehicle.

HYDROCARBON RUNOFF: The entrainment and transport by stormwater runoff of petroleum products, such as motor oil, originally deposited onto impervious surfaces by motor vehicles.

INDUSTRIAL AREAS: The Land Classification System category for areas that are intended to provide suitable locations for industrially-related uses. The category does not allow residential uses and generally limits future office uses to those which are ancillary to an area's industrial uses.

INFILL: Development on vacant or underused sites within an established development pattern.

INFRASTRUCTURE: The network of vital systems that comprises the improvements and publicly funded facilities added to the built environment to support new development and growth. Such systems include transportation, sanitary sewer, communications, stormwater, solid waste disposal, and water treatment and distribution.

INTENSITY: See Development Intensity.

INVENTORY OF HISTORIC SITES: Properties included in the inventory must meet certain eligibility criteria and are officially designated by the County's History Commission. Inclusion on the Inventory is primarily a way of publicly recognizing the significance of a property, although it does not legally protect a property from demolition or inappropriate change. Owners of properties included in the Inventory may meet with the County's Architectural Review Board (ARB) on a voluntary basis to review proposed changes to their properties.

LARGE INSTITUTIONAL LAND AREAS: The Land Classification System category that includes publicly-owned state or federal land holdings that are not subject to the normal County development review processes. The County should encourage state and federal agencies to develop or redevelop their holdings only when plans are coordinated with the County.

Ldn: Day-night loudness. A weighted average sound pressure level accounting for the variations in noise levels during a 24-hour period, which allows for additional sensitivity to nighttime noise.

LDR: See Low Density Residential Areas.

LEVEL OF SERVICE: A qualitative measure of the effect of a number of traffic factors, including speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and traffic volume. These factors are used to measure the functioning of a road or intersection with traffic, and the resulting level of service is expressed by a rating of "A" (best) through "F" (worst).

LOCAL STREET: A street which is primarily intended to provide direct access to properties abutting the roadway and within the immediate vicinity. A Local Street offers the lowest level of mobility and usually does not serve a bus route. Overall operating speeds are low in order to permit frequent stops or turning movements to be made with maximum safety. Service to through traffic movement is deliberately discouraged.

LOS: See Level of Service.

LOW-DENSITY RESIDENTIAL AREAS: The Land Classification System category for ecologically significant areas of the County currently characterized by low-density development within which environmental protection will be achieved primarily by restricting growth to large lot residential development. The rapidly decreasing supply of land in the County, coupled with the loss of natural habitat, plus the vital role that portions of these areas serve in protecting water quality, dictates that development in these areas be minimized.

LOW-INCOME HOUSEHOLDS: Households with incomes that are 50% or less of the Metropolitan Statistical Area (MSA) median income, generally adjusted for size of household. Sometimes referred to as very low income.

MANUFACTURED HOUSING: Homes built in a factory to federal standards and inspected by federally-certified agencies. These homes are often assembled on-site.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement.

MASS TRANSIT: A term used to describe public transportation facilities and vehicles such as rapid rail and buses.

METRORAIL STATION: Facility where passengers may board Metrorail trains. Facility typically includes passenger waiting areas, ticketing and information areas, commuter parking, as connecting bus areas.

MINOR ARTERIAL: A roadway that carries a mix of local and through traffic. It links collectors, and sometimes local streets, with principal arterials. Minor arterials may carry local bus routes, and are designed with greater emphasis on traffic movement than on providing access to abutting land.

MIXED USE: A designation that permits a combination of uses within a single development or district. The development may contain a mix of office buildings, retail establishments, hotels, housing, and related uses.

MIXED-USE AREA: A specified area which includes three or more different types of uses within its boundaries. Generally these uses are on separate but interrelated sites.

MIXED-USE CENTERS: Tysons Corner Urban Center, Suburban Centers, Transit Station Areas, and Community Business Centers.

MIXED-USE PROJECT: A development that includes two or more physically integrated uses on one site or within one structure.

MODE: A means of travel. Transportation modes include automobile, rail, bus or walking. In some cases, subsections of the above might also be considered modes, as for example, single-occupant automobiles, autos with two passengers, and autos with three or more passengers.

MODERATE-INCOME HOUSEHOLDS: Households with incomes that are greater than 50% up to 80% of the Metropolitan Statistical Area (MSA) median income; generally adjusted for size of household. Sometimes referred to as lower income.

MULTI-FAMILY HOUSING: Structures designed to accommodate several unrelated households. Multi-family residences include garden apartments, mid-rise and high-rise apartment buildings, and residential condominiums.

MULTIPLE RESOURCE PARKS: Parks that are comprised of diversified resources that are managed for several purposes, one of which is recreation.

MWCOG: Metropolitan Washington Council of Governments.

NATIONAL REGISTER OF HISTORIC PLACES: See Virginia/National Register of Historic Places.

NATURAL RESOURCE PARKS: Parks that preserve and protect significant or unique environmental, ecological and scenic areas for public education, enjoyment, and use consistent with resource protection needs.

NEIGHBORHOOD SHOPPING CENTERS: Centers that range in size between 80,000 and 125,000 square feet. They serve an area within three to five minutes driving time and generally have a supermarket as the anchor store. To support a center with a supermarket anchor, a population of 10,000 or more is desirable.

NEIGHBORHOOD (MINI AND PORTABLE) LIBRARIES: Small facilities that provide popular titles and the most essential services. Monthly circulation level is 4,000 to 10,000 volumes.

NEIGHBORHOOD PARKS: Parks that provide easily accessible, primarily passive, low-intensity recreational facilities in residential areas.

NITROGEN: A nutrient, which when released into surface water, may stimulate the growth of aquatic organisms. Such organisms, upon decomposition, can adversely affect the ecological quality of a surface water body by depleting its supply of dissolved oxygen.

OPEN SPACE: Public or private land existing primarily in a natural condition which helps to shape the character, form and quality of County development; may be utilized for environmental and heritage resource protection, park and recreation facilities, agriculture, visual relief, and buffering between adjacent land uses.

OPEN SPACE EASEMENT: A legal mechanism whereby a landowner retains ownership of his/her land, but grants some right to the land to a public body, such as the Board of Supervisors, for protecting open space, historic features, and sensitive natural areas for the public benefit. The rights that the landowner foregoes are specifically set out in a Deed of Easement which runs with the land so that future owners are bound by its terms. For the purpose of establishing open space easements, the Open Space Land Act (Code of Virginia, Sections 10.1-1700 et seq.) defines "open space land" as "any land in an urban area which is provided or preserved for (i) park or recreational purposes, (ii) conservation of land or other natural resources, (iii) historic or scenic purposes, (iv) assisting in the shaping of the character, direction, and timing of community development, or (v) wetlands as defined in Section 62.1 - 13.2" (Section 10.1-1700).

OPERATION MATCH: See Homesharing.

OZONE: An air pollutant that forms from the interactions of oxides of nitrogen and volatile organic compounds with sunlight. High ozone concentrations can adversely affect human health. Motor vehicles are the major source of oxides of nitrogen and volatile organic compounds in the Washington metropolitan area.

PARATRANSIT: The family of transportation services which falls between the single-occupant automobile and fixed-route transit. Examples of paratransit include taxis, carpools, vanpools, minibuses, jitneys, demand-responsive bus services, and specialized bus services for the mobility-impaired or transportation disadvantaged.

PHOSPHORUS: A nutrient, which, when released into surface water, may stimulate the growth of aquatic organisms. Such organisms, upon decomposition, can adversely affect the ecological quality of a surface water body by depleting its supply of dissolved oxygen.

PRIMARY SYSTEM: All Virginia non-Interstate highways with route numbers less than 600, generally serving more than one jurisdiction and therefore relatively more of statewide significance.

PRINCIPAL ARTERIAL: A highway that serves main travel corridors. Significant intra-area travel and important intra-urban and intercity bus services are served by this class of street. Some access is provided to abutting land, but the primary function of a Principal Arterial roadway is to carry through traffic.

PROFFER: A development plan and/or written condition, which, when offered voluntarily by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

PUBLIC FACILITIES: Facilities that are required to support the services and functions provided by the County government or public utility companies. Such facilities are essential to support the community and its development and to enhance the overall quality of life. Public facilities include such necessities as water and sewer lines, drainage and stormwater management facilities, and police and fire protection, as well as educational, recreational and cultural services.

PUBLIC HOUSING: Housing owned and operated by a local public housing authority, such as the Fairfax County Redevelopment and Housing Authority (FCRHA), under the federal low-rent public housing program administered by the United States Department of Housing and Urban Development. It is occupied predominately by low-income households and rents are limited to 30% of adjusted household income. Federal funds are provided for construction/acquisition of public housing units and for capital improvements and major repairs. In Fairfax County, the public housing program includes apartment or townhouse complexes wholly owned by the FCRHA as well as scattered townhouse units and condominiums in larger complexes.

PUBLIC TRANSPORTATION TRANSFER POINT: Facilities designated on the Transportation Plan Map where transfers between various modes of transportation (e.g., automobile, bus, rail) are expected to occur. Examples include park-and-ride lots, transit transfer centers, or future Metrorail Station locations. The design, function and exact location of such facilities are contingent upon future studies.

RAIL STATION: Facility where passengers may board a type of rail service which may be Metrorail, light rail, commuter rail, or some other form of rail passenger service. Facility typically includes passenger waiting, ticketing and information areas. Rail stations also designated as a transit transfer center will not have commuter parking while those also designated as a commuter parking lot will have commuter parking.

REDEVELOPMENT: Development activity generally characterized by clearance of existing structures and new construction. The new development may be the same type of land use, or a new type, but it is usually at a higher level of intensity or density than that it replaces.

REGIONAL LIBRARIES: Large facilities offering a comprehensive collection of materials and a variety of services and programs. Such facilities are the foundation of the County's library system and are supported by the other two facility categories. Monthly circulation level is at least 50,000 volumes.

REGIONAL PARKS: Parks that preserve and protect regionally significant areas of particular ecological, scenic or historic value and provide recreational facilities to serve users throughout the Northern Virginia area.

REGIONAL STORMWATER MANAGEMENT FACILITIES: A regional stormwater management facility is defined as a facility that provides detention of stormwater runoff typically for the entire upstream watershed and provides water quality benefits for the entire upstream watershed in accordance with the Public Facilities Manual. Generally for a stormwater detention facility to qualify as a regional facility, it must provide detention benefits for a watershed area of greater than 100 acres.

RESIDENTIAL NEIGHBORHOOD PARKS: See Neighborhood Parks.

REVITALIZATION: The advancement of increases in the quality of life through improvement of residential, commercial or public property by such measures as Community Improvement Programs, installation of public facilities, changes in transportation modes, protection of residential land areas from commercial encroachment, and through such Urban Design measures as beautification, buffering, lighting, and improvement of traffic patterns.

RIDESHARING: Programs designed to increase the occupancy of automobiles, or other vehicles, and thereby reduce demand on the roadway system. Examples include carpooling, vanpooling, buspooling, and promotion of the use of High Occupancy Vehicle (HOV) facilities.

RIGHT-OF-WAY: The area over which a legal right of passage exists; land used for public purposes in association with the construction or provision of public facilities, transportation projects, or other infrastructure.

SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING: Any structure wherein the primary use is the administration and conduct of investigation, examination, experimentation or training aimed at the discovery and interpretation of facts and/or the practical application of the above to products or processes. Establishments for scientific research, development and training shall include one or more of the following principal facilities and/or activities: laboratory facilities; pilot plants; prototype production; and/or the assembly, integration and testing of goods and products. An establishment for scientific research, development and training shall not be deemed an office.

SCREENING: Landscaping and/or physical barriers that are erected to mitigate potential incompatibilities between different types of land uses.

SECONDARY SYSTEM: Non-interstate and non-primary roads in Virginia with route numbers of 600 or greater, generally serving only individual counties.

SHARED HOUSING: See Homesharing.

SHOULDER TREATMENT: Various design standards for the edges of roadways to accommodate stormwater runoff and mitigate safety problems.

SHRINK-SWELL CLAY SOILS: High clay content soils characterized by swelling when moistened and shrinking when dried. These soils have low load bearing values for foundation support.

SINGLE-FAMILY DETACHED DWELLING: A single-family dwelling unit which is entirely surrounded by open space or yards on the same lot.

SINGLE-FAMILY RESIDENTIAL: Units designed to house one family per unit. Includes detached single-family homes as well as townhouses.

SLIPPAGE SOILS: Marine or silty clay deposits that are plastic in nature with a high shrink-swell potential are generally unstable, particularly on steep slopes. Soil movement may result in damage to structures built on these deposits.

SPECIAL EXCEPTION: A permitted use in certain zoning districts if found by the Board of Supervisors to be compatible with existing or planned development in the area and in compliance with specified standards.

SPECIAL PERMIT: A permitted use in certain zoning districts is found by the Board of Zoning Appeals to be compatible with existing or planned development in the area and in compliance with specified standards.

SPECIAL PURPOSE AREAS: Located in Countywide or Regional Parks, these areas provide specialized outdoor and indoor recreational facilities such as golf courses, recreation centers, horticulture centers and amphitheaters.

STREAM VALLEY: An aggregation of features, produced by the physical action of flowing water, which includes intermittent or perennial streams, 100-year frequency floodplains, and adjacent slopes.

STREAM VALLEY PARKS: Parks that preserve and protect designated Environmental Quality Corridors (EQCs), provide wildlife corridors, continuity of access between communities, and countywide trail routes.

SUB-REGIONAL PLANNING PROCESS: A planning effort initiated by the Commonwealth of Virginia to address the overall transportation system in Northern Virginia from a regional perspective.

SUBURBAN CENTERS: The Land Classification System category for Centers that contain a complementary mixture of office, retail, residential uses and parks (including Urban Parks and active recreation facilities) in a cohesive, moderate-intensity setting.

SUBURBAN NEIGHBORHOODS: The Land Classification System category for areas that comprise the majority of land in the County devoted primarily to residential use. In addition to the predominantly residential use, this category includes the community-serving retail, service and office uses required by residents, as well as associated institutional and public facility uses such as churches, schools, parks and libraries.

TDM: See Transportation Demand Management.

TIMED-TRANSFER CONCEPT: A concept of transit planning whereby public transportation services are scheduled so that transfer times are minimized at transfer points, typically park-and-ride lots, transit centers, and rail stations.

TMA: See Transportation Management Association.

TRAILS: Separate pathways designed for pedestrian, bicycle or equestrian use.

TRANSIT: See Mass Transit.

TRANSIT STATION AREAS (TSAs): The Land Classification System category for areas adjacent to Metrorail Stations (or other future rapid rail stations) which are directly influenced by the presence of access points to the regional rail system. Generally, Transit Station Areas constitute those lands within a primary and a secondary development area. The primary development area is within an approximately 5 to 7 minute walk of a station entrance. The secondary development area is within an approximately 15-minute walk of a station entrance. In addition to these general guidelines, Transit Station Area boundaries are strongly influenced by the area's access characteristics and the relationship of the station to surrounding stable neighborhoods.

TRANSIT TRANSFER CENTER: Facility where public transportation services, usually bus services and sometimes rail service, are coordinated so that passenger transfers are facilitated. Facility typically includes passenger waiting and information areas, bus parking areas, and does not including parking.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand.

TRANSPORTATION MANAGEMENT ASSOCIATIONS (TMAs): Groups of employers uniting together to work collectively to manage transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion, or operational improvements to the existing roadway system. TSM includes Transportation Demand Management measures as well as HOV use and other strategies associated with the operation of the street and transit systems.

TSA: See Transit Station Area.

TSM: See Transportation System Management.

TYSONS CORNER URBAN CENTER: The Land Classification System category for the Center that contains a mixture of high-intensity office, retail, residential uses and parks (including Urban Parks and active recreation facilities) in a pedestrian-oriented urban environment.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. Design analysis includes the relationship between buildings, streets, land use, open space, circulation, height, natural features and human activity. A well-designed urban or suburban environment demonstrates the four generally accepted principles of urban design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

URBAN PARKS: These parks are "vest pocket" urban spaces and plazas that provide visual amenities and small social spaces in the Tysons Corner Urban Center, Suburban Centers, and Community Business Centers.

URBAN PLANNING: The discipline of distributing urban or suburban functions spatially, in terms of activity patterns of people in the physical setting. This includes the physical facilities or improvements to the land which are made to accommodate these activity patterns. Urban or suburban functions addressed in planning are broad, encompassing land use; transportation; housing; open space and recreation; public and human services; and conservation of environmental and heritage resources.

V/C: See Volume to Capacity Ratio.

VDOT: Virginia Department of Transportation.

VDOT SIX-YEAR PROGRAM: The State's six-year Capital Improvement Program for transportation. Each year, VDOT adopts a primary and secondary budget following public hearings throughout the State. Both budgets are derived from Six-Year Programs, which are updated annually, for the Interstate and Primary Systems, and bi-annually for the Secondary System, following public hearings in each case. Many projects appearing in the Six-Year Program are not fully funded within the Program.

VIRGINIA/NATIONAL REGISTER OF HISTORIC PLACES: Individual structures or districts that meet appropriate criteria of significance may be listed on either the state or national registers. As with the County Inventory of Historic Sites, this is primarily a way of officially recognizing such properties and does not preclude demolition of a significant structure. It does, however, require that any state or federally funded or sanctioned action that would have an adverse effect on a listed property be reviewed by a designated state or federal preservation agency.

VIRGINIA RAILWAY EXPRESS: Commuter rail service in the Southern Railway and Richmond, Fredericksburg and Potomac rail corridors.

VOLUME-TO-CAPACITY (V/C) RATIO: A measure of the level-of-service or adequacy of roadways, intersections, or transit services, usually expressed during peak periods of travel. The V/C ratio is a comparison of traffic volume to capacity. As used herein, a V/C ratio of 1.0 or greater connotes a congested (LOS E) or failing (LOS F) facility, with long delays.

WASHINGTON METROPOLITAN STATISTICAL AREA (MSA): The Bureau of Census designation for the metropolitan region that includes Fairfax County. It also includes the District of Columbia; Montgomery, Prince George's, and Charles County, Maryland; the City of Alexandria; and, Arlington, Loudoun, and Prince William County, Virginia.

WASTE STREAM REDUCTION PROGRAMS: Programs that reduce the volume of waste through conservation and recycling efforts.

WETLANDS: Any land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an unusually strong affinity for water, and the presence or evidence of surface wetness. Wetland environments provide water quality improvement benefits and, in most cases, are ecologically valuable.