

**SUMMARY OF PROPOSED CHANGES TO CURRENT
ZONING AND SUBDIVISION ORDINANCE DEFINITIONS**

This document provides an accounting of the changes and deletions made to the current Zoning and Subdivision Ordinances, and the addition of new definitions, to proposed Article III (Definitions). Note that defined terms for allowable uses are moved to new Section 5 (Uses) and terms for boards and commissions are moved to Section 2 (Administration). Other current terms that provide regulatory specifications or apply specifically to a particular regulation are moved to those applicable sections.

Term	In current Zoning Ord.?	In current Subdiv. Ord.?	New Defined Term?	Amended Definition?
Access	Yes	No	No	No
Accessory building	Yes	No	No	Yes
Administrative land division	No	Yes	No	Yes
Adverse drainage condition	No	Yes	No	Yes
Agricultural products	Yes	No	No	No
Alley	Yes	Yes	No	Yes
Alteration	Yes	No	No	Yes
Antenna support structure	Yes	No	No	No
Applicant	No	No	Yes	No
Application	No	No	Yes	No
Attention-getting device	No	No	Yes	No
Base flood	Yes	No	No	Yes
Base flood elevation	Yes	No	No	Yes
Basement	Yes	No	No	No
Berryville Annexation Area	No	No	Yes	No
Billboard	No	No	Yes	No
Boundary line adjustment	Yes	Yes	No	Yes
Buffer area	No	No	Yes	No
Buildable area	Yes	No	No	Yes
Building	Yes	No	No	Yes
Building, elevated	No	No	Yes	No
Building, main	Yes	No	No	No
Building permit	No	No	Yes	No
Candela	Yes	No	No	No
Carport	Yes	No	No	Yes
Cellar	Yes	No	No	No
Center line	Yes	No	No	Yes
Certificate of occupancy	No	No	Yes	No
Certified arborist	Yes	No	No	No
Clear cut	Yes	No	No	No
Co-location	Yes	No	No	No
Commercial	Yes	No	No	No

Term	In current Zoning Ord.?	In current Subdiv. Ord.?	New Defined Term?	Amended Definition?
Commercial tenant space	No	No	Yes	No
Companion animal	Yes	No	No	No
Compound area	Yes	No	No	Yes
Comprehensive Plan	Yes	No	No	Yes
Covenant	No	Yes	No	No
Dairy	Yes	No	No	No
Development	Yes	Yes	No	Yes
Distributed antenna system (DAS)	Yes	No	No	No
Drive-through service	No	No	Yes	No
Driveway	Yes	No	No	Yes
Duplex	Yes	No	No	Yes
Dwelling	Yes	No	No	Yes
Dwelling, accessory	No	No	Yes	No
Dwelling, secondary	No	No	Yes	No
Dwelling unit	Yes	No	No	Yes
Easement	Yes	Yes	No	Yes
Easement, drainage	No	Yes	No	Yes
Easement, private access	Yes	Yes	No	Yes
Encroachment	Yes	No	No	No
Entertainment	No	No	Yes	No
Erect	Yes	No	No	No
Existing construction	No	No	Yes	No
Expansion	No	No	Yes	No
Exploratory sketch plan	No	Yes	No	Yes
Fall zone	Yes	No	No	No
Family	Yes	No	No	Yes
Fixture, lighting	Yes	No	No	Yes
Fixture, full cut-off	Yes	No	No	Yes
Flood or flooding	Yes	No	No	Yes
Flood Insurance Rate Map (FIRM)	No	No	Yes	No
Flood Insurance Study (FIS)	No	No	Yes	No
Floodplain or flood prone area	Yes	No	No	Yes
Floodplain, ten-year	Yes	No	No	Yes
Floodproofing	No	No	Yes	No
Floodway	Yes	No	No	Yes
Floor area	Yes	No	No	No
Foot-candle	Yes	No	No	No
Foot-candle (average maintained)	Yes	No	No	No
Freeboard	No	No	Yes	No
Frontage	Yes	No	No	Yes
Functionally dependent use	No	No	Yes	No

Term	In current Zoning Ord.?	In current Subdiv. Ord.?	New Defined Term?	Amended Definition?
Garage	Yes	No	No	No
Geotechnical engineer (GE)	Yes	No	No	No
Glare	Yes	No	No	No
Highest adjacent grade	No	No	Yes	No
Historic	Yes	No	No	No
Historic landmark	Yes	No	No	No
Historic preservation	Yes	No	No	No
Hydrologic and hydraulic engineering analysis	No	No	Yes	No
Impervious surfaces	Yes	No	No	No
Incidental	No	No	Yes	No
Ingress/egress	No	No	Yes	No
Inoperable vehicle	Yes	No	No	Yes
Karst feature	Yes	No	No	No
Light trespass	Yes	No	No	No
Letters of Map Change (LOMC)	No	No	Yes	No
Livestock	Yes	No	No	Yes
Livestock, dairy, poultry structure	Yes	No	No	No
Lot	Yes	Yes	No	Yes
Lot, corner	Yes	No	No	Yes
Lot, interior	Yes	Yes	No	Yes
Lot, irregular	Yes	No	No	No
Lot line	No	Yes	No	Yes
Lot, nonconforming	Yes	No	No	Yes
Lot of record	Yes	Yes	No	Yes
Lot, regular	Yes	No	No	No
Lot, residual	No	Yes	No	Yes
Lot, through	Yes	No	No	No
Lowest adjacent grade	No	No	Yes	No
Lowest floor	Yes	No	No	No
Luminaire	Yes	No	No	No
Maneuvering space	Yes	No	No	No
Mean sea level	No	No	Yes	No
Merger	Yes	Yes	No	Yes
Monopole	Yes	No	No	No
Nadir	Yes	No	No	No
New construction	Yes	No	No	Yes
No-clear areas	Yes	No	No	No
Non-profit organization	Yes	No	No	Yes
Open space	Yes	No	No	No
Overlay district	No	No	Yes	No

Term	In current Zoning Ord.?	In current Subdiv. Ord.?	New Defined Term?	Amended Definition?
Owner	No	No	Yes	No
Parent parcel	No	No	Yes	No
Parking area	Yes	No	No	Yes
Parking, off-street	Yes	No	No	No
Parking space, off-street	Yes	No	No	Yes
Permit	No	No	Yes	No
Permitted commercial tower development area (PCTDA)	Yes	No	No	No
Person	No	No	Yes	No
Plat	No	Yes	No	Yes
Plat, record	No	Yes	No	No
Porch	Yes	No	No	Yes
Post-FIRM structure	No	No	Yes	No
Pre-FIRM structure	No	No	Yes	No
Poultry	Yes	No	No	Yes
Principal use	No	No	Yes	No
Public dance hall	No	No	Yes	No
Public outdoor recreational facility lighting	Yes	No	No	No
Recreational equipment, major	Yes	No	No	Yes
Recreational vehicle	Yes	No	No	No
Repetitive loss structure	No	No	Yes	No
Rhythm	Yes	No	No	Yes
Road	Yes	No	No	Yes
Screening	No	No	Yes	No
Setback	Yes	No	No	Yes
Severe repetitive loss structure	No	No	Yes	No
Shallow flooding area	Yes	No	No	No
Shipping container	No	No	Yes	No
Sign	Yes	No	No	No
Sign, animated	Yes	No	No	No
Sign, changeable message	Yes	No	No	No
Sign, directional	Yes	No	No	No
Sign, electronic display	Yes	No	No	No
Sign, freestanding	Yes	No	No	No
Sign, illuminated	Yes	No	No	No
Sign, roof	No	No	Yes	No
Sign, temporary	Yes	No	No	Yes
Sign, time and temperature	Yes	No	No	Yes
Sign, wall	Yes	No	No	Yes
Sinkhole	Yes	No	No	Yes

Term	In current Zoning Ord.?	In current Subdiv. Ord.?	New Defined Term?	Amended Definition?
Slippage soils	Yes	No	No	No
Special event	No	No	Yes	No
Special flood hazard area	Yes	No	No	No
Start of construction	Yes	No	No	Yes
Stealth technology	Yes	No	No	No
Streams, intermittent or perennial	Yes	No	No	Yes
Street	Yes	Yes	No	Yes
Street, cul-de-sac	No	Yes	No	Yes
Structure	Yes	No	No	Yes
Structure, historic	Yes	No	No	Yes
Structure, nonconforming	Yes	No	No	Yes
Structure, principal	No	No	Yes	No
Subdivision	No	Yes	No	Yes
Subdivider	No	Yes	No	No
Substantial damage	Yes	No	No	Yes
Substantial improvement	Yes	No	No	Yes
Townhouse	Yes	No	No	No
Tree canopy	Yes	No	No	No
Tree canopy coverage	Yes	No	No	No
Tree diameter at breast height (DBH)	Yes	No	No	No
Tree drip line	Yes	No	No	No
Tree, mature	Yes	No	No	No
Tree protective barrier	Yes	No	No	No
Tree pruning	Yes	No	No	No
Tree removal	Yes	No	No	No
Use	Yes	No	No	Yes
Use, accessory	Yes	No	No	Yes
Use, change of	No	No	Yes	No
Use, nonconforming	Yes	No	No	Yes
Use, temporary	No	No	Yes	No
Visual fabric	Yes	No	No	No
Watercourse	Yes	No	No	No
Xeriscape practices	Yes	No	No	No
Yard	Yes	No	No	Yes
Yard, front	Yes	No	No	Yes
Yard, rear	Yes	No	No	Yes
Yard, required	Yes	No	No	Yes
Yard, side	Yes	No	No	Yes
Zoning district	No	No	Yes	No
Zoning permit	No	No	Yes	No

Current Definitions for Uses Moved to New Section 5 (Uses)

- Agriculture
- Animal shelter/governmental
- Bed-and-breakfast (see “Home occupation”)
- Bio-solids land application (minor changes to comply with State Code requirements)
- Brewery, farm (see “Farm brewery”)
- Camp, summer (see “Summer camp”)
- Campground
- Camping unit (see “Campground”)
- Campsite (see “Campground”)
- Churches and other places of assembly (see “Churches and places of worship”)
- Club (private) (see “Private Club”)
- Community services (see “Community services facility”)
- Country inn
- Day-care center
- Day-care center, home (see “Home occupation”)
- Distillery, farm (see “Farm distillery”)
- Dwelling, single-family (see “Single-family dwelling”)
- Dwelling, temporary (see “Temporary dwelling”)
- Extraction of natural resources – limited (see “Limited extraction of natural resources”)
- Fairground
- Farm machinery sales and service
- Farm supplies sales
- Forestry
- Funeral parlor (see “Funeral home”)
- Gasoline filling station (see “Convenience store with gasoline sales”)
- Historic structure museum
- Home occupation
- Hospital
- Hotel
- Intensive livestock, dairy, or poultry facility
- Kennel, breeding (see “Commercial breeding kennel”)
- Kennel, commercial boarding (see “Commercial boarding kennel”)
- Livestock auction market
- Manufactured home
- Passive-use public parks
- Professional office (see “Professional service business”)
- Public assemblies, minor commercial (see “Minor commercial public assembly”)
- Recreation uses and structures, commercial (see “Commercial recreational uses and structures”)
- Restaurant
- Retail and service business (see “Retail business” and “Personal service business”)

- Shopping center (see “Commercial center”)
- Small-scale processing of fruit and vegetables
- Solar power plant, large photovoltaic (see “Solar power plant”)
- Structure, temporary (see “Temporary structure”)
- Tenant house
- Wind energy system, small (see “Small wind energy system”)
- Wind turbine (see “Small wind energy system”)
- Wind turbine total height (see “Small wind energy system”)
- Winery, farm (see “Farm Winery”)
- Wireless communication facility (WCF)

Current Definitions Moved to Other New Sections

- Board of Supervisors (Zoning Ordinance Section 2.2.2 and Subdivision Ordinance Section 2.1.4)
- Board of Zoning Appeals (Zoning Ordinance Section 2.2.6)
- Certificate of appropriateness (Zoning Ordinance Section 6.2.5)
- Commission (see “Planning Commission” – Zoning Ordinance Section 2.2.3 and Subdivision Ordinance Section 2.1.3)
- County (see Article III (Definitions) Section 1.2H)
- Farmstead (see Zoning Ordinance Section 3.1)
- Height (see Zoning Ordinance Section 7.1.1A-5)
- Historic Preservation Commission (see Zoning Ordinance Section 2.2.5)
- Livestock/animal units (see “Agriculture” use in Zoning Ordinance Section 5.2A)
- Lot area (see Zoning Ordinance Section 7.1.1A-1)
- Lot coverage (see Zoning Ordinance Section 7.1.1A-4)
- Lot, depth of (see Zoning Ordinance Section 7.1.1A-3, “Lot Depth”)
- Lot, width of (see Zoning Ordinance Section 7.1.1A-2, “Lot Width”)
- Net developable acre (See Zoning Ordinance Section 7.1.1A-8)
- Planning Commission (see “Planning Commission” – Zoning Ordinance Section 2.2.3 and Subdivision Ordinance Section 2.1.3)
- Sewerage system and treatment works (see Zoning Ordinance Section 7.4.5, Waterworks and Sewerage System and Treatment Works)
- Sign, area of (see Zoning Ordinance Section 7.8.1C (Calculating the Area of a Sign))
- Subdivision, major (see Subdivision Ordinance Section 3.2.2)
- Subdivision, minor (see Subdivision Ordinance Section 3.2.1)
- Surface, all-weather (see Zoning Ordinance Section 7.2.5B-1)
- Tract (see Zoning Ordinance Section 3.1)
- Waterworks (see Zoning Ordinance Section 7.4.5, Waterworks and Sewerage System and Treatment Works)
- Zoning Administrator (see Zoning Ordinance Section 2.2.7)

Deleted Terms

- Airport, heliport, flight strip
- Amendment
- Amusement park
- Automobile graveyard
- Block
- Board
- Building, height of (see definition of “height”)
- Building setback line (see definition of “setback”)
- Carnival
- Circuit court
- Circus
- Consulting forester
- Convalescent home
- Court
- Dedication for road purposes
- Developer
- Dwelling, detached
- Dwelling, multi-family
- Dwelling, portable
- Dwelling, semi-detached
- Dwelling, two-family
- Engineer
- Flood, one-hundred year
- Flood, one-hundred year (intermediate regional flood)
- Flood plain (see “Flood plain or flood prone area”)
- Golf course
- Governing body
- Health official
- Health official; health officer
- Highway engineer
- Housing for older persons
- Improvement
- Junkyard
- Jurisdiction
- Kennel
- Labor camp
- Light fixture, recessed canopy (see Zoning Ordinance Section 7.2.6B-5)
- Lot, double-frontage (see “Lot, through”)
- Lot of record, record lot (see “Lot of record”)
- Modular home
- Motel (see “Hotel”)

- Percolation test or soil borings
- Plan
- Plat, preliminary
- Property
- Resident engineer
- Resubdivide
- Sanitary landfill
- Seasonal bakery
- Stable, commercial
- Street or alley, public use of
- Street, major
- Street, minor
- Street, service road or drive
- Street width
- Structural alteration (deleted to resolve conflict with definition of “alteration, structural;” term renamed “alteration”)
- Substandard divisions
- Tree
- Wayside stand