GLOSSARY

agriculture zoning: pieces of land zoned to accommodate agricultural uses only.

amenities: items which provide added desirable characteristics to recreation facilities or resources.

conservation zoning: areas created to protect land.

deficiency: recreation facilities in addition to existing facilities required to meet the needs for a given population.

demand: the total number of a type of recreational facility needed based upon the given standard.

environment: the social, cultural and physical conditions which affect the nature of a community.

flood plain: areas created to protect public health, safety, and general welfare with respect to this sensitive area which is subject to flooding. It is also vital to maintenance of surface and groundwater quality and quantity.

greenway: natural areas which are linear in nature and may connect parks and recreation centers, or may serve as a park itself.

interpretation: a concept of historical or natural resources as expressed by its current representation.

open space: areas provided in conjunction with the development of a lot that is designed for the purpose of preserving scenic, natural or historic resources, for the adaption of a use into its surroundings for recreational purposes of any combination thereof.

need: a recreational facility required to fulfill the current trend of recreational activities.

parks: a tract of land set aside for public use either kept in its natural state or developed for recreational use.

performance zoning: zoning which requires developers to qualitative performance standards rather than strict numerical compliance.

preservation: the maintaining of a natural or historical resource in its original condition.

proffer: a legally binding agreement between a developer and a jurisdiction which outlines the recreational facilities the developer is to provide the jurisdiction in conjunction with the proposed development.

rail banking: preserving abandoned rail corridors for future railroad use and to use them as trails in the interim.

real trust: a trust comprised of real estate.

recreation: a human activity and experience undertaken primarily for the satisfaction of the participant to creatively develop their innate capacities, intelligently use their energies, and enrich their lives. Recreation is a necessary human need, essential for the physical, mental and spiritual well being of the individual and of society. As one of the elements provided by human service agencies, recreation is unique in its approach to the holistic need of human beings.

resources: the available physical characteristics of Fauquier County which can be used to support the development of park facilities.

riparian: pertaining to the banks of rivers, streams, ponds, or lakes.

site plan review: the process by which the County gives approval or disapproval to a submitted site plan based on requirements imposed by the Fauquier County zoning ordinance.

standard: an agreed upon number of recreation facilities per population; the number of facilities needed to serve a given population.

support facilities: items such as roadways, utilities and other infrastructure which enhance the efficiency and quality of a recreational development project.

surplus: recreation facilities in excess of what is required for a given population.

visual impact assessment: a study performed by professionals which addresses the impact which proposed development may or may not have on areas that possess high quality visual resources.

visual resource: an area which possesses the qualities desired for visual enjoyment.

wilderness: a piece of land either uncultivated and left in its natural condition or set aside to grow wild.