

ARTICLE 1
DEFINITIONS

Unless otherwise expressly stated, the following words shall, for the purpose of this Ordinance, have the meaning herein indicated;

Words used in the present tense include the future tense. The singular includes the plural.

The Word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as individual.

The word “lot” includes the word “plot” or “parcel”.

The term “shall” is always mandatory, the word “may” is permissive.

The word “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged, or designed to be used or occupied”.

ACCESSORY BUILDING:

A building detached from and subordinate to the main building on the same lot and used for purposes customarily incidental to the main building, but not construed to include vehicles, mobile homes, travel trailers or any parts thereof.

ACCESSORY USES:

A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

AGRICULTURAL:

The cultivation of the soil for food products or other useful or valuable growths of the field or garden, nursery stock and non-commercial greenhouses, but does not include dairying, raising of livestock, breeding or keeping of bees, animals, fowl or birds where the same is carried on as a business or gainful occupation.

AIRPORT:

An airstrip/landing strip where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, accommodations for passengers, freight, etc.

AIRSTRIP/LANDING STRIP:

An area adapted with minimal improvements for use as a temporary runway for aircraft.

ALTERATIONS:

As applied to a building or structure, any change or rearrangement of the total floor area, or an enlargement, whether by extending on a side or by increasing in height, or moving from one (1) location or position to another.

ALTERATIONS, STRUCTURAL:

Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

ANIMAL HUSBANDRY:

The breeding, care, and production of farm animals and livestock including bees, fowl, or birds as a business or gainful occupation.

APARTMENT BUILDING:

A building occupied by three (3) or more dwelling units.

AQUACULTURE:

The development and management of water resources for the biological production of aquatic animals and plants as marketable products.

AREA, LOT:

The total area within the lot lines, excluding public roads and right-of-way areas.

BASEMENT:

A story partly below the finished grade, but having more than one-half (1/2) of its height (measured from finished floor to finished ceiling) above the average level of the finished grade where such grade abuts the exterior walls of the building. A basement shall be considered as one (1) story in determining the permissible number of stories.

BUFFER AREA:

A yard space of at least twenty (20) feet in width adjacent to a property line or building, which contains landscaping and plantings designed to screen, separate, and shield a potentially incompatible use from adjoining properties, streets, and uses.

BUFFERING:

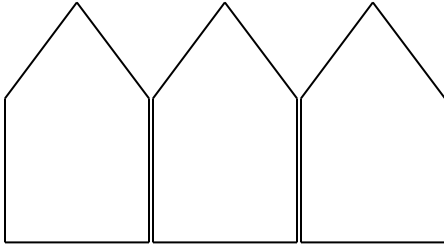
Landscaping and plantings designed to screen, separate, and shield a potentially incompatible use from adjoining properties, streets, and uses. Plantings shall be provided in arrangements and locations that best mitigate the adverse impacts of the applicant's proposed site disturbance actions. Planting areas shall be selected and designed to reflect natural landscape characteristics existing prior to site disturbance, as well as those environmental conditions to be created following site disturbance by the applicant. The locations, dimensions, and spacing of required plantings shall be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as moisture and sunlight and shall comply with the requirements set forth in Article 16, Section 16.24.

BUILDING:

Any structure having a roof supported by columns, piers or walls and intended for the shelter, housing or enclosure of human beings, animals or chattel, including covered porches, bay windows, and chimneys, or for use and occupation for some purpose of trade or manufacture.

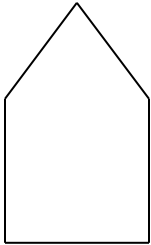
BUILDING, ATTACHED:

A building which has two or more walls or portions thereof in common with an adjacent building.



BUILDING, DETACHED:

A building that has no parts or walls in common with an adjacent building.

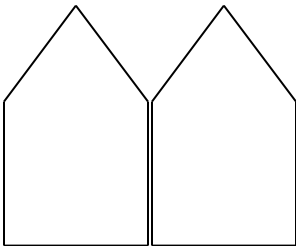


BUILDING, PRINCIPAL

A non-accessory building in which the principal use of the lot is conducted.

BUILDING, SEMI-DETACHED:

A building that has one (1) wall in common with an adjacent building.



BUILDING AREA:

The total areas of outside dimensions on a horizontal plane at ground level of the principal building and all accessory buildings exclusive of cornices, eaves, gutters, or chimneys projecting not more than eighteen (18) inches; bay windows not extending through more than one (1) story and not projecting more than five (5) feet; steps and balconies.

BUILDING HEIGHT:

The vertical dimensions measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the decline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

BUILDING LINE:

A line parallel to the front, side or rear lot line or public right-of-way set so as to provide the required yard setback.

CARPORT:

See Garage, Private.

CELLAR:

A story partly below the finished grade having more than one-half (1/2) of its height (measured from finished floor to finished ceiling) below the average level of the adjoining finished grade where such grade abuts the exterior wall of the building. A cellar shall not be considered a story in determining the permissible number of stories.

CERTIFICATION OF COMPLIANCE:

A certificate issued and enforced by the Zoning Officer upon the completion of the construction of a new building or upon a change or conversion of a structure or use of a building which certifies that the applicant has complied with any and all requirements and regulations as provided herein and all other applicable requirements.

COLLECTOR ROAD:

A route serving to gather traffic from roads and carry it to and from arterial highways, and local traffic generators (i.e. business centers, schools, public buildings, industrial area, etc.).

COMMUNICATIONS ANTENNA:

Any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio service, or any other wireless communications signals, including, without limitation, omnidirectional or whip antennas and directional or panel antennas, owned and operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes or television antennas or amateur radio equipment including, without limitation, ham or citizen band radio antennas.

COMMUNICATIONS EQUIPMENT BUILDING:

An unmanned building or cabinet containing communications equipment required for the operation of communications antennas and covering an area on the ground not greater than 250 square feet.

COMMUNICATIONS TOWER:

A structure other than a building, such as a monopole, self-supporting, designed and used to support communications antennas.

DOG KENNEL:

Any premises, except where accessory to an agricultural use, where three (3) or more dogs, ten (10) weeks in age or older, are kept or boarded.

DRIVE-IN RESTAURANT:

A commercial establishment where food or beverage is sold for consumption on the premises but not necessarily within a building.

DEVELOPMENT PLAN:

The provisions for the development of a planned residential development, including a plat of subdivision; all covenants relating to use, location and bulk of buildings and other structures; intensity of use or density of development; streets, ways, and parking facilities; common open space, and public facilities.

DWELLING, APARTMENT:

A dwelling unit for rent or lease within multi-family or group buildings providing separate, independent living and sanitary facilities for one (1) family, including provisions for cooking and sleeping. An apartment dwelling may include an efficiency unit where no specific bedroom is provided or a unit containing one (1) or more bedrooms.

DWELLING, GROUP:

A group of two (2) or more single family, two-family, or multi-family dwellings occupying a lot in one (1) ownership.

DWELLING, MULTI-FAMILY:

A building designed for or occupied exclusively by three (3) or more families living independently of each other and doing their own cooking, including apartment houses.

DWELLING, UNIT:

One (1) or more rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease, and physically separated from any other room or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities for one (1) family.

DWELLING, SINGLE FAMILY:

A detached building designed for or occupied exclusively by one (1) family, but shall not be construed to include single unit mobile homes.

DWELLING, SINGLE FAMILY SEMIDETACHED:

A Building with one (1) dwelling unit from ground to roof and only one part wall in common with another dwelling unit. Commonly described as a duplex, the “semidetached single family dwelling” is on an individual lot, is connected on one side to a similar dwelling on an adjacent lot.

ESSENTIAL SERVICES:

The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communications towers and communications antennas, as defined herein.

FAMILY:

One (1) or more persons occupying a dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five (5) persons, but provided further that domestic servants employed on the premises may be housed on the premises without being counted as a family or families.

FARM:

Contiguous land, held in single or joint ownership, that prior to the enactment of this Ordinance sustained economically viable farming operations thereon by producing through biological and botanical processes agricultural commodities saleable as marketable products, irrespective of whether such land (i) is divided into one or more lots, parcels, purports, or tracts; (ii) was acquired by the landowner at different times or by different deeds, devise, partition, or otherwise, or (iii) is bisected by public or private streets or rights-of-way.

FARM DWELLING:

A dwelling unit located on a farm and used for habitation by the proprietor of a farm or persons necessary for the operations of the farm, in same ownership as the farm on which the dwelling is constructed.

FIREARMS TARGET RANGE:

A facility regularly used for discharging firearms aimed at a target, or targets, but not to include a facility used only by the residents or the owners of the property on which the facility is located.

FREESTANDING SIGN:

A sign that is not attached to a building.

GARAGE, PRIVATE:

A building or space used as an accessory to the main building which provides for the storage of motor vehicles of the families residing upon the premises and in which no occupation, business or services for profit is carried on.

GARAGE, PUBLIC:

Any garage other than a private garage, which is used for storage, repair, rental, servicing, or supplying of gasoline or oil to motor vehicles.

GASOLINE SERVICE STATIONS:

A structure, building or area of land or any portion thereof that is used primarily for the sale of gasoline or other motor fuel which may or may not include facilities for lubricating, washing, selling of accessories, and other-wise servicing motor vehicles, including minor repairs, but not including body or paint shops. Any business or industry dispensing gasoline solely for its own use and vehicles will not be deemed to be a gasoline service station.

GRADE: FINISHED:

The completed surface of lawns, walks, and roads brought to grades as shown on official plans or designed relating thereto.

GREENHOUSE, COMMERCIAL:

A noncommercial greenhouse with the additional characteristics of retailing at the premises, and sales of related accessory products.

GREENHOUSE, NONCOMMERCIAL:

A building with mainly transparent or translucent walls and roof used for the cultivation and protection of plants, including, but not limited to, ornamental shrubbery, nursery stock, or out of season plants or trees, for the purpose of (1) wholesale distribution or (2) retailing at another location except for roadside stands.

GROUP CARE FACILITY:

A facility which provides resident services to two (2) or more individuals who are unrelated. It is a facility where individuals who are handicapped, aged, disabled, or undergoing rehabilitation are provided services to meet their needs. This type of use includes uses licensed or supervised by any Federal, State or County health/welfare agency, such as group homes, halfway houses, resident schools, resident facilities and boarding homes.

HEIGHT OF BUILDING:

The vertical distance measured from the mean level of the ground surrounding the building to a point midway between the highest and lowest point of the roof, but not including chimneys, spires, towers, elevator pent houses, tanks and similar projections.

HEIGHT OF A COMMUNICATIONS TOWER:

The vertical distance measured from the ground level to the highest point on a communications tower, including antennas mounted on the tower.

HOME OCCUPATIONS:

Any lawful, gainful service oriented occupation or profession operated by a member of the immediate family residing on the premises, and where the occupation or profession is conducted wholly within the dwelling. The conducting of a clinic, hospital, tea room, tourist room, animal hospital, kennel, automotive services or any similar use shall not be deemed to be a home occupation. (See Supplementary District Regulations for further stipulations.)

HOSPITAL:

A place for the diagnosis, treatment, or other care of humans and having facilities for inpatient care including such establishments as a sanitarium, sanatorium, and preventorium.

HOTEL OR LODGING HOUSE:

A building used as the more or less temporary abiding place of three (3) or more individuals who are, for compensation, lodged with or without meals, and in which no provision is made for cooking in any individual room or suite.

INTENSIVE ANIMAL HUSBANDRY OPERATIONS:

Intensive animal husbandry operations shall include animal husbandry operations where the animal density exceeds two animal equivalent units per acre on an annualized basis, with an animal equivalent unit being equal to one thousand pounds live weight of livestock or poultry animals, regardless of the actual number of individual animals comprising the unit.

JUNK YARD:

A lot, land or structure, or part thereof, used primarily for the collecting, storage, and/or sale of waste paper, rags, scrap metal, or discarded materials, or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition and for the sale of parts thereof.

LAUNDROMAT:

A business premises equipped with individual clothes washing and/or drying machines for the use of retail customers, exclusive of laundry facilities provided as an accessory use in an apartment house or an apartment hotel.

LOADING SPACE:

An off-street space not less than twelve (12) feet wide and fifty-five (55) feet long and having a minimum clear height of fifteen (15) feet, exclusive of access area, for the parking of one (1) vehicle while loading or unloading merchandise or materials.

LOT:

A single tract or parcel of land, which may legally be described as such, held in single or joint ownership, which is occupied or capable of being occupied by one (1) principal building or principal use together with such accessory buildings, structures, and such open spaces as are arranged and permitted by this Ordinance.

LOT, CORNER:

A lot at the point of intersection of and abutting on two (2) or more intersecting streets, and which has an interior angle of less than one hundred and thirty-five (135) degrees at the intersection of two (2) street lines.

LOT, INTERIOR:

A lot other than a corner lot, the sides of which do not abut a street.

LOT, THROUGH:

An interior lot having frontage on two (2) parallel or approximately parallel streets.

LOT AREA:

An area of land which is determined by the limits of the property line bounding that area and expressed in terms of square feet or acres. Any portion of a lot included in a street right-of-way shall not be included in calculating lot area.

LOT COVERAGE:

The percent of the lot area covered by the total building area of all structures located on the property.

LOT DEPTH:

A mean horizontal distance between the front and rear lot lines measured in the general direction of its side lot lines.

LOT LINE:

Any line dividing one (1) from another lot, street, or parcel.

LOT WIDTH:

The horizontal distance between the side lot lines. Required lot width shall be measured at the required setback line; however, the mean lot width shall not be less than the required lot width.

MOBILE HOME:

A transportable, single unit dwelling intended for permanent occupancy, office or place of assembly contained in one (1) unit, or in two (2) units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME COURT OR PARK:

Any site, lot, or tract of land upon which two (2) or more authorized mobile homes are parked permanently or temporarily, either free of charge or for revenue purposes, and shall include any appurtenant facilities used or designed as part of the equipment of such mobile home court or park.

MOBILE HOME SUBDIVISION:

An area planned, designed and improved exclusively for three (3) or more mobile home dwelling units where said lots are sold rather than rented.

MODULAR HOME:

A sectional, single family dwelling intended for permanent occupancy, contained in two (2) or more units designed to be permanently joined into one (1) integral unit, which arrives at a site complete and ready for occupancy except for assembly operations and construction of the necessary permanent foundation.

MOTEL:

A building or group of buildings, whether detached or in connected units, used as individual sleeping, or dwelling units, designated with separate entrances and designed for occupancy primarily for transient automobile travelers, and provided with accessory off-street parking facilities. The term "motel" includes buildings designated as tourist courts, tourist cabins, motor lodges, and similar terms, but shall not be construed to include mobile or immobile trailers or homes.

NO-IMPACT HOME-BASED BUSINESS:

A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client, or patient traffic, whether vehicular or pedestrian, pickup, delivery, or removal functions to or from the premises, in excess of those normally associated with residential use. (See Supplementary District Regulations.)

NONCONFORMING LOT:

A lot of record existing at the date of the passage of this Ordinance or any amendment thereto, which does not at this time have the minimum lot width or contain the minimum lot area for the zoning district in which it is located.

NONCONFORMING BUILDING:

A building or part thereof, which at the time of the passage of this Ordinance or any subsequent amendments thereto, does not comply with the provisions of this Ordinance or such

amendments, with regard to restriction on area, lot coverage, height, yard requirements, location on the lot, or other similar requirements.

NONCONFORMING SIGN:

A sign which does not conform to the regulations of the district in which it is located.

NONCONFORMING USE:

A use, whether land, building, or structure, which does not comply with the applicable use provisions of this Ordinance, or subsequent amendments thereto, where such use was lawfully in existence at the time of the enactment of this Ordinance or amendments thereto.

NURSING OR CONVALESCENT HOME:

A building with sleeping rooms where persons are housed or lodged and furnished with meals and nursing care for hire.

OFFICE BUILDING:

A building designed for or used as the offices of professional, commercial, industrial, religious, public or semi-public organizations.

OPEN SPACE:

The unoccupied space open to the sky on the same lot with the building.

OPEN SPACE DEVELOPMENT:

An optional type of residential development that involves establishment of permanently preserved open space, and that places dwellings on the most suitable portions of a tract, on lots that are typically smaller than would otherwise be allowed with conventional development and that meets the requirements of Section 13.06.

OPEN SPACE PRESERVED:

A parcel or parcels of land within a tract that meet all of the following standards:

- A. are designed, intended, and suitable for (i) non-commercial active or passive recreation by residents of a development or the general public, (ii) agricultural preservation use, or (iii) another open space use such as natural resource conservation that has been approved by the Township;
- B. are covered by legally enforceable written agreements that ensure perpetual maintenance, except where the land is intended to be (i) publicly owned or (ii) used for agricultural preservation;
- C. will be deeded to the Township and/or preserved by a deed restriction or conservation easement that permanently prevents uses of the land for other than “preserved open space” or non-commercial recreation; and
- D. do not use any of the following areas to meet minimum preserved open space requirements:

1. existing street rights-of-way;
 2. vehicle streets or driveways providing access to other lots;
 3. land beneath building(s) or land within 20 feet of a building (other than accessory buildings and pools clearly intended for non-commercial recreation and other than agricultural buildings and a farmstead that are permitted within land approved by the Township for agricultural preservation);
 4. off-street parking (other than that clearly intended for non-commercial recreation);
 5. area(s) needed to meet a requirement for an individual lot;
 6. with respect to areas that are to be open to the public, those areas that do not have either:
 - a. a direct pedestrian access at least 15 feet wide from a public road; or
 - b. a direct pedestrian access at least 15 feet wide from a preserved open space area that has a direct pedestrian access at least 15 feet wide from a public road;
 7. land that includes a stormwater detention basin, except for a basin or portions of a basin that the applicant proves to the satisfaction of the Township would: a) be reasonably safe and useful for active or passive recreation during the vast majority of weather conditions or b) serve as a scenic asset resembling a natural pond;
 8. portions of land that have a width of less than 50 feet;
 9. areas that are under water during normal weather conditions;
 10. areas that are under electric transmission lines that are designed for a capacity of 35 kilovolts or greater.
- E. each square foot of preserved open space that has a slope of 25 percent or greater and each square foot within the 100 year floodplain shall only count as one-half square foot for the purposes of determining the amount of required preserved open space.

PARKING SPACE:

The space within a building or on a lot or parking lot, for the parking or storage of one (1) automobile. The minimum size of said space shall be two hundred (200) square feet or dimensions of ten (10) feet by twenty (20) feet, exclusive of passage ways and driveways and not an integral portion of the street.

PREMISES:

Any lot or tract of land and any building or buildings constructed thereon.

PRINCIPAL BUILDING:

A building or building in which is conducted the main or principal use of the lot on which said building is situated.

PRIVATE ROAD:

A legally established right-of-way, other than a public street, which provides the primary vehicular access to a lot.

PUBLIC UTILITY TRANSMISSION TOWER:

A structure, owned/operated by a public utility electric company regulated by the Pennsylvania Public Utility Commission, designed and used to support overhead electricity transmission lines.

RECREATION, ACTIVE:

Activities including use of sports facilities such as ballfields, basketball courts, and other athletic fields. Active recreation shall not involve use of motor vehicles, except for necessary maintenance.

RECREATION, PASSIVE:

Activities using undeveloped space or environmentally sensitive areas that require minimal development. Passive recreation involves non-motorized activities such as walking, bike riding, horse riding, picnicking, hiking, sun bathing and bird watching. This term shall not include activities that have significant adverse impacts to natural, cultural, open space, or agricultural values. This term shall also not include activities on organized sports facilities such as baseball diamonds, football fields, soccer fields. etc.

ROW HOUSE (TOWNHOUSE OR ATTACHED DWELLINGS):

Three (3) or more single family dwellings in a group, one or more of which have two (2) walls in common with adjoining dwellings.

SANITARIUM, SANATORIUM:

A private hospital, whether or not such facility is operated for profit.

SCREEN, PLANTING:

A vegetative material of sufficient height and density to screen the view, from adjoining districts, of the structures and uses on the premises upon which the screen planting is located.

SETBACK:

The horizontal distance from a lot line to the part of the building nearest to such lot line.

SHOPPING CENTER:

A group of stores, six (6) or more in number, planned and designed as an integrated unit with off-street parking provided on the property as an integral part of the unit. It shall also mean a single store or a group of stores less than six (6) in number where the total gross floor area of the stores exceeds 10,000 square feet.

SIGN:

The word “sign” includes any writing (including letter, word or numeral); pictorial representation (including illustration or decoration); emblem (including device, symbol, or trademark); or any other device or similar character which (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (2) used to announce, direct attention to, or advertise, and (3) is visible from the outside of a building, but not including any flag, badge, or insignia of any public, quasi-public, civic, charitable, or religious group.

SIGN, ADVERTISING:

Any sign which is owned or operated by any person, firm or corporation engaged in the business of outdoor advertising for direct profit gained from the rental of such signs or any sign advertising a commodity not sold or produced on the premises. This shall include “billboards” and off-premise signs indicating the direction to a particular place.

SIGN AREA:

The area defined by the frame or edge of a sign. Where there is no frame or edge to the sign, the area shall be defined by a projected, enclosed four-sided (straight sides) geometric shape which most closely outlines the said sign.

SITE PLAN:

A plan of a lot or subdivision on which is shown topography; location of all buildings, structures, roads, right-of-ways, boundaries; all essential dimensions and bearings; and any other information deemed necessary by the Township in unusual or special cases.

SOIL CONSERVATION SERVICE:

All references in this Ordinance to the Soil Conservation Service shall include the Lebanon County Soil Conservation District.

SOLAR COLLECTOR:

A device, or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy and that contributes significantly to a structure’s energy supply.

SOLAR ENERGY:

Radiant energy (direct, diffuse, and reflected) received from the sun.

SOLAR ENERGY SYSTEM:

A complete design or assembly consisting of a solar energy collector, and energy storage facility (where used), and components for the distribution of transformed energy (to the extent they cannot be used jointly with conventional energy system). Passive solar energy systems are included in this definition but not to the extent that they fulfill other functions such as structural and recreational.

SOLAR ENERGY SYSTEM, ACTIVE:

A solar energy system that requires external mechanical power to move the collected heat.

SOLAR ENERGY SYSTEM, PASSIVE:

A solar energy system that uses natural and architectural components to collect and store solar energy without using any external mechanical power.

SOLAR SKYSPACE:

The space between a solar energy collector and the sun which must be free of obstructions that shade the collector to an extent which precludes its cost-effective operation.

SOLAR SKYSPACE EASEMENT:

A right, expressed as an easement, covenant, condition, or other property interest in any deed or other instrument executed by or on behalf of any landowner, which protects the solar skyspace of an actual, proposed, or designated solar energy collector at a described location by forbidding or limiting activities or land uses that interfere with access to solar energy. The solar skyspace must be described as the three-dimensional space in which obstruction is prohibited or limited, or at the times of day during which direct sunlight to the solar collector may not be obstructed, or as a combination of the two methods.

SPECIAL EXCEPTION:

A use specified in district regulations which is permitted only if the Zoning Hearing Board grants a special use permit pursuant to the provisions of this Ordinance.

STORY:

A story is that part of a building between the surface of any floor and the next floor above it or, in its absence, then the finished ceiling or roof above it. A “split level” story shall be considered a second story if its floor level is six (6) feet or more above the level of the line of the finished floor next below it. Any floor under a sloping roof at the top of a building which is more than two (2) feet below the top plate shall be counted as story; and, if less than two (2) feet below the top plate, shall be counted as a half-story. A basement shall be counted as a story if it averages more than five (5) feet above grade.

STREET:

A public thoroughfare, right-of-way (or private road, right-of-way) which affords primary vehicular access to abutting properties.

STREET LINE:

The line determining the limit of the street or public right-of-way, either existing or contemplated. Also referred to as the street lot line or road right-of-way line. Where a definite right-of-way width has not been established, the street line shall be determined as a line twenty-five (25) feet from the centerline of the existing street.

STRUCTURE:

Any thing built, constructed, or erected that requires location on the ground or attachment to something located on the ground.

SUBDIVISION:

The division or redivision of a lot, or parcel or land by any means into two (2) or more lots, parcels, or other division of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership, or building or lot development; provided,

however, that the division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted.

TRAVEL TRAILER:

A recreational vehicle, camping trailer, fifth wheel trailer, motor home, travel trailer, and truck camper as these terms are defined in the ANSI A199.2/NFPA 501C standard on recreational vehicles.

TRAVEL TRAILER CAMP OR PARK:

Any site, lot or tract of land upon which provisions are made to accommodate any travel trailer and/or similar temporary dwelling for travel or recreational purposes for short-term occupancy, either free of charge or for revenue purposes, and shall include any appurtenant facilities used or designed as part of the equipment of such travel trailer camp or part.

USE:

The specific purpose for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.

VARIANCE:

A modification of the regulations of this Ordinance granted by the Zoning Hearing Board to the applicant on grounds of practical difficulties or an unnecessary hardship, not self-imposed, pursuant to the provisions of this Ordinance and Act 247, "Pennsylvania Municipalities Planning Code".

YARD:

A required open space, other than a court, unoccupied by a structure; however, fences, walls, posts, trees, lawn furniture, and other customary yard accessories are permitted in any yard subject to height limitations and requirements limiting obstructions of visibility.

YARD, FRONT:

An unoccupied space, open to the sky, provided between the front property line (road right-of-way line) and a line drawn parallel thereto, and such distance therefrom as may be specified herein for any district, and extending for the full width of the lot.

YARD, REAR:

An unoccupied space, open to the sky, between the rear property line and a line drawn parallel thereto at such distance therefrom as may be specified herein for any district, and extending for the full width of the lot.

YARD, SIDE:

An unoccupied space, open to the sky, between the side property line and a line drawn parallel thereto at such distance therefrom as may be specified herein for any district, and extending the full depth of the lot.

YIELD PLAN:

A Plan required to be submitted to the Township by the applicant under certain provisions of the Zoning Ordinance. The Yield Plan shall accurately show the maximum number of dwelling units that would be possible under current Township ordinances if certain optional development

provisions would not be used, and instead the provisions for conventional development under the current zoning district would be used. A Yield Plan shall be completed to an accurate scale, including accurately showing the Existing Feature Map information. The Yield Plan shall show potential lots, streets, utilities, and retention/detention pond locations.

ZONING OFFICER (ZONING ADMINISTRATIVE OFFICIAL):

The agent(s) or official(s) designated by the Township Supervisors to enforce the Official Zoning Ordinance of the Township.

ZONING PERMIT:

A permit stating that the purpose for which a building, structure, signs, or land is to be used is in conformity with the uses permitted and all other requirements of this Ordinance for the zone in which it is located or to be located.