

Article Two

Definitions

Section 200. Language Interpretations

For purposes of this Ordinance, certain words shall be interpreted as follows:

- 200.1 Words used in the present tense include the future.
- 200.2 The singular number includes the plural and the plural includes the singular.
- 200.3 The phrase “used for” includes “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for.”
- 200.4 The word “person” includes an individual, corporation, partnership, incorporated association, and/or any other similar entity.
- 200.5 The words “include” or “including” shall not limit the term to the specified examples, but are intended to extend the meaning to all other instances of like kind and character.
- 200.6 The word “building” shall always be construed as if followed by the words “or part thereof.”
- 200.7 The word “may” is permissive, and the words “shall” and “will” are always mandatory.

Section 201. Definition of Terms

Words and terms used in this Ordinance shall have the meanings given in this Article. Unless expressly stated otherwise, any pertinent word or term not a part of this listing, but vital to the interpretation of this Ordinance, shall be construed to have its legal definition, or in absence of a legal definition, its meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

- 201.1 Accepted Engineering Practice. That which conforms to accepted principles, tests or standards of nationally recognized technical, scientific, and/or engineering authorities.
- 201.2 Reserved.
- 201.3 Access Strip. A piece of land which provides physical access to, and legal road frontage for a lot, but which does not comply with the minimum lot width regulations of this Ordinance. Access strips shall be a minimum of 50 feet wide and provide access to “rear” or “interior” lots. The area of an access strip shall not be included in the minimum lot area or minimum front yard setback required under the provisions of this Ordinance.
- 201.4 Alley. A minor vehicular right-of-way, public or private, on which no principal structures front, which serves as the secondary means of access to two or more properties which otherwise front on a public street.

- 201.5 Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns. Also, a person who has filed an application for zoning, building, occupancy, or any other type of permit, including his/her heirs, successors, agents, assigns, and/or builders or other persons responsible for the plans and construction of buildings or other improvements on any parcel of land (See DEVELOPER and LANDOWNER).
- 201.6 Application for Development. Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to an application for a building permit, for the approval of a subdivision plan, or for the approval of a development plan or land development plan.
- 201.6a Application Date. The date of the day when an application for development is filed with the Township. This date is not necessarily the date when the 90-day plan review period begins (see Section 305.7. A).
- 201.7 Base Flood. See definition under Floodplain Related Terms.
- 201.8 Block. An area of land bounded by streets or by a combination of streets and railroad rights-of-way, waterways, or any other physical barrier to development.
- 201.9 Board of Supervisors. The elected governing body of the Township; also referred to as the Supervisors or the Board.
- 201.10 Buffer. An area designed and functioning to separate the elements and uses of land which abut it and to ease the transition between them. Unless otherwise specified, “buffer” may be included as part of the required setbacks and yard areas. Buffers may be further defined and regulated by this or other Township Ordinances to include screen and softening buffer categories. See the Township’s Subdivision and Land Development Ordinance, Article 5, for design requirements.
- 201.11 Builder. See Applicant.
- 201.12 Building. Any structure, whether built conventionally or in a manner generally referred to as “Mobile,” “Modular,” or “Manufactured,” having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal, process, equipment, goods or materials of any kind or nature (See STRUCTURE).
- A. Building, Accessory - A building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.
- B. Building, Principal - A building in which is conducted the principal (main) use of the lot on which it is located.

- 201.13 Building Envelope. The area of a lot within which a principal building may be erected. This area is defined by the limits of the minimum front, side, and rear yard areas, and encompasses the area of the lot not found in the yard areas and rights-of-way.
- 201.14 Caliper and DBH.
- A. Caliper. A standard measurement of tree trunk diameter used in the grading of nursery stock. Caliper is measured six (6) inches above the ground for trees up to and including four (4) inch caliper size, and twelve (12) inches above the ground for larger sizes.
 - B. Diameter at Breast Height (DBH or dbh). A measurement of tree trunk diameter for existing trees on a site proposed for subdivision or land development. DBH is measured at four and one-half (4 1/2) feet above the ground. The measured section should be unbranched and typical of the tree species being measured.
- 201.15 Cartway. The portion of a street, alley, or driveway intended for vehicular use.
- 201.16 Code Enforcement Officer. An official of the Township, appointed in conformance with the Second Class Township Code, to enforce the regulations of the Township.
- 201.17 Common Facilities. All the real property and improvements set aside for the common use and enjoyment of the residents, including, but not limited to, buildings, open land, private roads, parking areas, walkways, recreation areas, landscaped areas, drainage easements, and any utilities that service more than one unit, such as sewer and water facilities.
- 201.18 Common Open Space. See Open Space, Common
- 201.19 Comprehensive Plan. The Upper Perkiomen Valley Regional Comprehensive Plan, adopted in 2001, and amendments thereto, including maps, charts, and/or descriptive matter intended to express Township policies to guide future development of the Township, and including all elements required by the Pennsylvania Municipalities Planning Code.
- 201.20 Construction. The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of mobile homes.
- 201.20a Cul-de-sac. Any street with only one access from a through street.
- 201.21 Culvert. A drain, ditch, or conduit not incorporated in a closed system, that carries drainage water under a driveway, roadway, or paved area.
- 201.22 Curb Elevation or Curb Level. The elevation of the top of a curb at a given point with a reference to a designated datum.

- 201.23 Curbline. The outermost edge of a cartway, equivalent to the edge of paving where curbs are not utilized.
- 201.24 Cut. An excavation; the difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in an excavation.
- 201.25 Detention Basin. See Stormwater Basins.
- 201.26 Developer. Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.
- 201.27 Development. Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations, or the storage of equipment or materials, and the subdivision of land.
- 201.28 Development Plan. The provisions for guiding development, including a plan of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, parking facilities, ways, common open space, and public facilities. The phrase “provisions of the development plan” shall mean the written and graphic materials referred to in this definition.
- 201.29 Drainage. The natural or manmade features of land that are specifically designed to store or carry surface water runoff.
- 201.30 Driveway. A private cartway providing vehicular access between a public street and a lot, property, or development.
- 201.31 Easement. A right-of-way or other right granted by a property owner for the use of a designated part of his/her property for public, quasi-public, or private purposes, including utilities, drainageways, and access.
- 201.32 Elevation. A vertical distance above or below a fixed reference level; or a flat scale drawing of the front, rear or side of a building.
- 201.33 Engineer. A professional engineer licensed as such in the Commonwealth of Pennsylvania, and competent in the fields encompassed by these regulations.
- 201.34 Excavation. Any act by which natural materials are dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed, as well as the conditions resulting therefrom.
- 201.35 Fence. A man-made barrier placed or arranged as a line of demarcation between lots or to enclose a lot or portion thereof. The term “fence” shall be deemed to include a freestanding wall.

201.36 Fill. Any act by which natural materials are placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface, as well as the conditions resulting therefrom.

201.37 Floodplain Related Terms

- A. Base Flood. The flood that has been selected to serve as the basis upon which the floodplain management provisions of this and other ordinances have been prepared. For the purposes of this Ordinance, it shall be the 100-year flood as referenced in the current Flood Insurance Study and delineated on the Flood Insurance Rate Map of the Federal Insurance Administration.
- B. Base Flood Elevation. The 100-year flood elevation as referenced in the Flood Insurance Study. Within the approximated floodplain, alluvial soils floodplain, or other similarly documented areas, the 100-year flood elevation shall be established as a point on the boundary of the floodplain nearest to the construction site in question.
- C. FEMA and FIMA. The Federal Emergency Management Agency and the Federal Insurance and Mitigation Administration who have jurisdiction over the National Flood Insurance Program and its related studies and regulations. FEMA is the parent agency of the FIMA, and is under the U.S. Department of Homeland Security.
- D. Flood. A temporary condition of partial or complete inundation of normally dry land areas.
- E. Flood Insurance Rate Map. The official FIMA map which shows special hazard zones and risk areas for insurance rating purposes. For the purposes of this ordinance, it also delineates floodplain areas.
- F. Flood Insurance Study. The examination and determination of flood hazards by the FIMA. The flood elevations contained in this study are used for floodplain management purposes as related to this and other ordinances.
- G. Floodplain. A relatively flat or low land area adjoining a stream, river, or watercourse, which is subject to partial or complete inundation during a 100-year flood, or any area subject to the unusual and rapid accumulation of surface water from any source; also referred to as flood-prone area.
- H. Floodplain Management. The application of a program or activities that may consist of both corrective and preventive measures for reducing flood damages.

- I. Flood Proofing. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Such measures are set forth in Flood Proofing Regulations published by the Office of the Chief Engineers, U.S. Army, publication number EP 1165 2 314 (June, 1972 and as subsequently amended). Flood proofing measures for all new construction and substantial improvements of structures shall satisfy the requirements of the Completely Dry Spaces (W1) and Essentially Dry Spaces (W2) classes referenced in these regulations. In said publication where reference is made to “below” (or above) the “BFD” (Base Flood Datum) it shall be interpreted as meaning below (or above) the Base Flood Elevation.
- J. One Hundred Year Flood. A flood that has one chance in 100 or a 1 percent chance of being equaled or exceeded in any one year. For the purposes of this ordinance, the 100-year flood (base flood) as defined by the FIMA in the Flood Insurance Study.
- K. Regulatory Flood Elevation. The 100-year flood elevation plus a freeboard safety factor of one and one-half feet.
- L. Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- M. Substantial Improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either a) before the improvement or repair is started, or b) if the structure has been damaged, and is being restored, before the damage occurred. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. However, the term does not include either:
 - 1. any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
 - 2. any alteration of a structure listed on a National Register of Historic Places or a State Inventory of Historic Places.

201.38 Frontage. The length of the lot line abutting a street right-of-way.

201.39 Grade. The elevation of finished ground or paving; the slope of a street, parcel of land, utility lines, drainageways, etc., specified in percent (%) and shown on plans as required herein.

- 201.40 Greenway. A linear open space associated with a natural corridor, such as a riverfront, stream valley, or a ridge line, or along a built feature, such as a railroad right-of-way, a canal, and a scenic roadway. A greenway connects unique natural, historic, scenic, and recreation areas by means of a natural or landscaped corridor.
- 201.41 Ground Cover. Low growing plant materials planted in a manner to provide continuous plant cover of the ground surface; lawn, ivy, and other low plant materials are included. Non-plant ground cover may also include bark or wood chips, gravel, and stone provided they are maintained as a continuous pervious cover.
- 201.42 Highway Access Point. The point at which vehicular traffic enters or exits a public right-of-way from an abutting land use.
- 201.43 Improvements. The physical additions, installations and changes required to render land suitable for the use proposed, including, but not limited to streets, curbs, sidewalks, utilities, and drainage facilities.
- 201.44 Land Development. Any of the following activities:
- A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
 - B. A subdivision of land.
 - C. Except that the following activities shall not be considered land development:
 - 1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
 - 2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.
- 201.45 Landowner. The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having proprietary interest in land.

201.46 Lot. A designated parcel, tract, or area of land established by a plat or otherwise permitted by law and to be used, developed, built upon, leased, and/or transferred as a unit, for which a deed description is recorded or is intended to be recorded at the Office of the Recorder of Deeds for Montgomery County.

201.47 Lot Area. The horizontal land area of a lot, further defined as follows:

- A. Lot Area, Gross - Calculated total horizontal land area contained within the deeded boundaries of a lot. The Gross Lot Area is applicable in determining whether or not a parcel of land contains sufficient land area when referred to as minimum tract size.
- B. Lot Area, Net - Gross lot area minus:
 - 1. The areas of easements and public and private rights-of-way, excluding the following:
 - a. Water or sanitary sewer lines and their ancillary improvements that are:
 - 1) not located within the building envelope; and
 - 2) not greater than twenty feet (20') in width.
 - 2. Ultimate rights-of-way.
 - 3. The land area of access strips for rear, flag, or interior lots.
 - 4. Net lot area is the minimum lot area required for lot size by the various zoning districts.
- C. Lot Area, Buildable - Net lot area contained by the building line, minus the area of any land in a floodplain conservation district, in a steep slope conservation district, or in a wetlands area.

201.48 Lot, Corner. A lot having contiguous frontage on two or more intersecting roads.

201.49 Lot, Rear. A lot which conforms in all respects to the dimensional requirements of the zoning district in which it is located, except that the only road frontage and access is limited to an access strip. This definition does not include the commonly used wedge-shaped lots located on a cul-de-sac turnaround. Also known as flag or interior lot.

201.49a Mobile, Modular, and Manufactured Housing Units.

- A. Mobile Home. A single-family detached dwelling intended for permanent occupancy, which may not meet local building codes but does meet the standards of the U.S. Department of Housing and Urban Development, as indicated by the Structural Engineering Bulletin(s) provided to the Board of Supervisors by the applicant. It shall be contained in one unit, or in two or more units designed to be joined into one 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 with or without a permanent foundation, including any roofed addition such as extra rooms, covered patios, porches, etc. (See also MANUFACTURED HOME.)

B. **Manufactured or Modular Home.** A structure transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, National Fire Protection Association (NFPA) 501, ANSI 119.1, in effect at the time of manufacture is required. For the purposes of these provisions, a mobile home shall be considered a manufactured home.

201.49b **Mobile Home Lot.** A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

201.49c **Mobile Home Park.** A parcel or contiguous parcels of land that has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes, in compliance with the applicable zoning requirements.

201.50 **Natural Feature.** A component of a landscape existing or maintained as part of the natural environment and having ecological value in contributing beneficially to, among other things, air and water quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wildlife, human recreation, reduction of climatic stress and energy costs.

201.51 **Open Space and Environmental Resource Protection Plan.** The Joint Open Space and Environmental Resource Protection Plan of Upper Hanover Township and Red Hill Borough, adopted by both communities in 1995, and as it may be amended. It may also be referred to as the “Open Space Plan.”

201.52 **Open Space.** Public or private lands and/or water designated for the use and enjoyment of Township residents and/or the general public, incorporating natural features such as woodland, water bodies, or meadows, and including Township parks, trails, and other recreational facilities, but not including streets, street right-of-ways, off-street parking areas, and areas set aside for public facilities. Also includes Common Open Space as defined herein, and other private lands that are available for the use of Township residents through access easements or other written agreements. Also known as “Open Land.”

- 201.53 Open Space, Common. A parcel or parcels of land within a development site designed and intended for the use or enjoyment of the residents of the development, not including streets, street rights-of-way, off-street parking areas, and areas set aside for public facilities. Common open space shall be substantially free of structures but may contain such recreational facilities for residents as are shown in the approved development plan.
- 201.54 Park. Any area that is predominantly open space, is used principally for active or passive recreation, and is not used for a profit-making purpose.
- 201.55 Pennsylvania Municipalities Planning Code. The Municipalities Planning Code, originally enacted as Act 247 of 1968, which establishes the basic authority for the exercise of municipal land use controls in Pennsylvania. All subsequent amendments are included. Abbreviated as “MPC” or “Act 247.”
- 201.56 Plan. A graphic representation of a proposal for subdivision and/or land development, including necessary written notes.
- 201.57 Planning Commission. The Upper Hanover Township Planning Commission.
- 201.58 Property Line. A recorded boundary of a lot. Any property line that abuts a street or other public way shall be measured from the right-of-way.
- 201.59 Reserve Strip. A parcel of land whose primary function is to separate a street from adjacent properties, while not being used or capable of being used as a building lot, open space or recreation area, or legitimate environmental protection purposes.
- 201.60 Retention Basin. See Stormwater Basins.
- 201.61 Reverse Frontage Lotting. Lotting which extends between two streets of differing classifications, with vehicular access provided from the lesser street, in order to promote traffic flow and safety on the greater street.
- 201.62 Right-of-Way. A strip of land over which are provided rights for various purposes including vehicular access and travel, storm drainage, and utilities. Also see STREET RIGHTS-OF-WAY.
- 201.63 Riparian Corridor Related Terms.
- A. Bankfull Flow. The point above a waterway that defines the maximum height of channel flow of a waterway. It is either determined visually or computed as an elevation using the peak rate of runoff from a two-year storm event.
- B. Reforestation. The process of creating woodlands with three distinct layers of vegetation: canopy trees, understory shrubs or trees, and herbaceous groundcover plants.

- C. Riparian Area. Land adjacent to a stream, lake, pond, or other waterway. Riparian areas form the transition between the aquatic and the terrestrial environment.
 - D. Riparian Buffer. Areas of trees and other native vegetation surrounding municipally designated surface water bodies, including creeks, lakes, intermittent watercourses, and wetlands which intercept surface water runoff, wastewater, subsurface flow, and/or deep groundwater flows from upland sources and function to remove or buffer the effects of associated nutrients, sediment, organic matter, pesticides or other pollutants prior to entry into surface waters.
 - E. Selection Cutting. A method of removing small groups of trees scattered throughout a woodland in order to retain the biodiversity of the woodland while allowing limited harvesting of trees.
 - F. Waterway. A stream, creek, river, pond, lake, or other watercourse or waterbody.
- 201.64 Sight Distance, Safe Stopping. The distance of unobstructed view along the centerline of a street from the driver's eye-height of 3.5 feet to the furthest visible point 6 inches above the street surface.
- 201.65 Soil Survey. The Montgomery County Soil Survey of 1967, prepared by the Soil Conservation Service of the United States Department of Agriculture.
- 201.66 Stormwater Basins. Facilities designed, constructed or modified to impound stormwater runoff.
- A. Detention Basin - A basin that temporarily impounds stormwater runoff to be released at controlled rates.
 - B. Retention Basin - A basin that retains a specified amount of water to be released only through evaporation or infiltration.
- 201.67 Stormwater Runoff. Water from rainfall or melting snow in a watershed in excess of the natural absorbency of that watershed, which flows over the ground surface to collect in streams and channels.
- 201.68 Street or Road. A public or private right-of-way serving primarily as a means of vehicular and pedestrian travel, furnishing access to abutting properties, and which may also be used for utilities, shade trees, and stormwater control. Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians, whether public or private.
- 201.69 Street Line. The dividing line between a lot and a street, identical to the ultimate right-of-way line.
- 201.70 Street Rights-of-Way. Rights-of-way for street purposes are defined as follows:

- A. Legal Right-of-Way. The street right-of-way legally in the public domain at the time a development plan is submitted.
- B. Ultimate Right-of-Way. The street right-of-way projected as necessary for adequate handling of anticipated maximum traffic volumes. Ultimate rights-of-way are identified in Table A of Article Four, “Design Standards,” of this Ordinance. The ultimate right-of-way is the legal right-of-way where it has been offered for dedication and accepted by the Township.
- C. Equivalent Right-of-Way. A street right-of-way required to be reserved where private streets are permitted. The width shall be determined by the street's function, in accordance with the street classifications contained in this Ordinance.

201.71 Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. The term “structure” shall include, but not be limited to, buildings, signs, fences, walls, poles, towers, swimming pools, porches, garages, and similar objects. “Structure” shall be interpreted as including the words “or part thereof” (See BUILDING).

- A. Structure, Accessory - A structure detached from a principal building or structure on the same lot and customarily incidental and subordinate to the principal building or use.
- B. Structure, Principal - A structure that is the principal (main) use of the lot on which it is located. For example, billboard, radio tower, water tower.

201.72 Subdivision. The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development, provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling shall be exempted.

- A. Conventional Lotting, Subdivision, or Development. Conventional lotting spreads similar-sized, minimum dimension building lots rather uniformly across an entire tract, provides no open space or recreation areas, and includes wetlands, floodplains, and/or steep slopes in yard areas. The maximum number of lots is determined by “fitting-in” as many lots as can be done in compliance with the dimensional standards of the zoning district.
 - 1. Piecemeal subdivision is a form of conventional lotting where only one or a few building lots at a time are subdivided off from a large tract without an overall plan.
 - 2. Conventional lotting may also be done to create a few “oversized” lots rather than any minimum sized lots.

- B. Flexible Lotting, Subdivision, or Development. Flexible lotting pre-determines the maximum number of building lots, then permits their creation at standards that allow design flexibility, facilitate preservation of natural features, provide visual variety and areas for recreation, and permit clearly defined neighborhoods in a subdivision.
1. Open Space/Clustering is a form of flexible lotting that requires common open space areas.
 2. Lot averaging is a form of flexible lotting that permits preservation of open space on privately owned lots, some of which may be significantly larger than the minimum dimensional standards require.
- C. Major Subdivision. All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of four or more lots, or any size subdivision requiring any new street or extension of the municipal facilities or the creation of public improvements.
- D. Minor Subdivision. Any subdivision containing not more than three lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Official Map, Zoning Ordinance, or other pertinent regulations. Minor subdivisions are regulated by Section 309 of this ordinance, and include lot line adjustments and simple conveyances, as defined herein.
1. Lot Line Adjustment. A proposal between two abutting, existing, legally approved and recorded lots in which a lot line between the two lots is proposed to be adjusted in terms of its location or configuration. Reasons for lot line adjustments include:
 - a. Correcting errors regarding locations of existing improvements (e.g., if the driveway for Lot #1 is located on Lot #2);
 - b. Relating the line to definitive physical characteristics (e.g., to adjust the line to run along an existing hedgerow);
 - c. Preferences of the landowners involved.
 2. Simple Conveyance. A proposal between two abutting, existing, legally approved and recorded lots in which a portion of one lot is being divided off to be conveyed to the owner of the abutting lot. The land area to be conveyed in a simple conveyance may not comply with one or more of the dimensional standards of the district in which the lots are located.

201.73 Surveyor. A land surveyor, licensed as such in the Commonwealth of Pennsylvania, and competent in the skills needed to conduct the surveys, lay out the subdivision plans and install all markers required by the terms of this Ordinance.

- 201.74 Traffic Impact Analysis. A study of existing and anticipated traffic volumes, capacities, and movements, required by Section 825, Traffic Impact Analysis, of the Zoning Ordinance, and as regulated in Article Four, Design Standards, herein.
- 201.75 Ultimate Right-of-Way Line. The dividing line between a lot and the outside limit of the ultimate right-of-way of a public street. Identical with Front Lot Line and Street Line.
- 201.76 Visual Screen. A barrier whose purpose is to obscure a view; generally comprised of plant materials suitable for the purpose.
- 201.77 Waterbody. A natural or man-made area containing and retaining water year round, such as a pond or lake.
- 201.78 Watercourse. A place intended or used for the directed surface flow of water, including permanent and intermittent streams, brooks, creeks, channels, ditches, swales, and rivers.
- 201.79 Wetlands. Those areas that are inundated and saturated by surface or ground water at a frequency and duration sufficient to support (and that under normal circumstances do support) a prevalence of vegetation typically adapted for life in saturated soil conditions; includes swamps, marshes, bogs, and similar areas. Identification of wetlands should be based upon the “Federal Manual for Identifying and Delineating Wetlands,” an interagency publication of the Corps of Engineers, Environmental Protection Agency, Fish and Wildlife Service, and Soil Conservation Service, dated January 1989 (or subsequent revisions).
- 201.80 Woodlands. Areas, groves or stands of mature or largely mature trees (i.e., larger than 6 inches in DBH) covering an area greater than one-quarter of an acre, or groves of mature trees (greater than 12 inches in DBH) consisting of more than 10 individual specimens.
- 201.81 Yard. The area(s) of a lot which must remain free of buildings or other structures, and may be used as lawn or planted area, parking or driveway space, in compliance with the provisions of this Ordinance (See BUILDING ENVELOPE). A yard is measured at right angles from the right-of-way or lot line to the nearest building wall. Yard is further defined as follows:
- A. Front Yard - A yard which extends across the full width of a lot, for a depth equal to the minimum front yard setback distance required by the specific regulations of this Ordinance, measured from the ultimate right-of-way line. For “flag,” “rear,” or “interior” lots, the front yard shall be oriented as parallel or concentric to the street from which access is provided as is feasible, along the intervening property line.

B. Rear Yard - A yard which extends across the full width of a lot, for a depth equal to the minimum rear yard setback distance required by the specific regulations of this Ordinance, measured from the rear lot line.

C. Side Yard - A yard which extends along a side lot line from the required front yard to the required rear yard, the minimum width of which shall be the minimum specified by the regulations of this Ordinance, measured from the side lot line.

201.82 Yard Line. A line which locates and delineates the minimum yard setback requirements, measured from the ultimate right-of-way, rear, and side lot lines.

201.83 Zoning Officer. The person or agency appointed by the Board of Supervisors to administer and enforce the provisions of the Zoning Ordinance. The term "Zoning Officer" shall also include any duly appointed staff or assistants.

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