

ARTICLE II

INTERPRETATION AND DEFINITIONS

Section 201 General Interpretations

In this Ordinance the following rules of interpretation shall be used:

- A. The word "lot" includes the word "plot" or "parcel".
- B. Words in the present tense may imply the future tense.
- C. Words used as singular imply the plural.
- D. The masculine gender includes the feminine and neuter genders.
- E. The word "person" includes a partnership, corporation, association, trust, estate, or any other legally recognized entity as well as an individual.
- F. The word "shall" is to be interpreted as mandatory; the word "may" as directory.
- G. References to any document, official, or entity (i.e. codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials) are references to Pequea Township documents, officials, or entities in effect at the time, unless the text indicates that another reference is intended.

Section 202 Definitions

Unless otherwise stated, the following words and phrases shall be construed throughout this Ordinance to have the meanings indicated in this Section:

Accelerated Erosion Refer to the Pequea Township Storm Water Management Ordinance.

Access Drive An improved cartway designed and constructed to provide for vehicular movement between a public road and a tract of land containing any use other than one single-family dwelling unit or farm, or more than two single-family dwelling units utilizing a shared driveway.

Agent Any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Planning Commission and Township Supervisors subdivision or land development plans for the purpose of obtaining approval thereof.

Agricultural Purposes The use of land for the cultivation of soil, farming, dairying, pasturage, agriculture, horticulture, floriculture, forestry, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce and equipment for housing and feeding the animals and housing the equipment, also land which has been diverted from agricultural use by an active federal farm program, provided the land has a conservation cover of grass, legume, trees or wildlife shrubs.

Aisle A private drive within a parking compound providing pedestrian and vehicular access between an access drive and a parking space which is located within the parking compound.

Applicant A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

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 plot or plan or for the approval of a land development plan.

Authority (Sewer) The Suburban Lancaster Sewer Authority and their successors, or a municipality or other public utility.

Authority (Water) Lancaster City and their successors, or a municipality or other public utility.

Block An area bounded by streets.

Board The Pequea Township Board of Supervisors.

Board of Supervisors The Pequea Township Board of Supervisors.

Building A combination of materials to form a permanent structure having walls and a roof. All manufactured homes and trailers to be used for human habitation shall be considered a building for the purposes of this Article.

Building Addition An increase in floor area or attached expansion of an existing building or structure.

Building Area The total areas of the greatest outside dimensions on a horizontal plane of the principal building and all accessory buildings.

Building Envelope The building envelope is that area of the lot that has no building restrictions. The building envelope shall not include the area of any required setbacks (except for driveways which cross yards), buffer yards or floodplains.

Building Height The maximum vertical distance from the finished grade adjacent to the building foundation to the highest roof surface.

Building Line The actual line of that face of the building nearest an adjacent right-of-way or street center line. This face includes sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps.

Building Setback Line See Building Line.

Building, Accessory A subordinate building or structure, the use of which is entirely incidental to that of the principal or main building or structure, used for an accessory use and located on the same lot.

Building, Principal A structure in which the principal use of the lot on which the structure is located is conducted or intended to be conducted or designed to be conducted.

Campground A lot or tract of ground where persons or families may live temporarily, not exceeding four (4) consecutive weeks, in tents, trailers or mobile homes. The tents, trailers, mobile homes and/or vehicles used for camping shall not be owned by the campground owner.

Cartway That portion of a street or alley right-of-way that is intended for vehicular movement.

Channel A natural or artificial watercourse with a definite bed and banks which confine and conduct continuously or periodically flowing water.

Clear Sight Triangle An area of unobstructed vision at a street intersection, defined by lines of sight between points at a given distance from the intersection measured on the centerlines of the streets.

COE United States Army Corps of Engineers.

Common Driveway See Driveway, Shared.

Common Open Space A parcel or parcels of land or an area of water or a combination of land and water within a development site designed and intended for the use or enjoyment of the residents of a development and other neighborhoods, consisting of landscaped or natural terrain including lakes and streams. Common open space shall be substantially free of buildings (but may include such buildings or other improvements as are in the development plan as finally approved and as are appropriate for the recreational uses). Common open space shall not include street rights of way, yards, required areas for buildings, off-street parking areas or non-common open space functions. Common open space may include recreational uses such as tennis courts, squash courts, playgrounds, golf courses, swimming pools or other like uses. Common open space may also include stormwater detention or retention facilities provided that the area devoted to such facilities shall not be included as part of the required minimum open space area.

Community Sewage System A sewage disposal system, other than a public sewer system, which provides sewage disposal for two (2) or more units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

Community Water Supply System A system that is owned by a municipality, a public company, or a private company which serves a single community or subdivision, is not interconnected with any other water supply system and meets the standards, which are applicable to a community water supply system under or pursuant to the Pennsylvania Safe Drinking Water Act, Act of May 1, 1984, P.L. 206, No. 43, *as amended*, 35 P.S. §721.1 *et seq.*, for at least twenty-six (26) dwelling units.

Compensatory Mitigation The required restoration, enhancement, or creation of wetlands to offset unavoidable wetland impacts from construction.

Comprehensive Plan The plan, or parts thereof, which has been adopted by the Board of Supervisors, showing its recommendations for such systems as parks and recreation facilities, water supply, sewer and sewage disposal, transportation highways, civic centers, and other public improvements which affect the development of the Township.

County Planning Commission The Lancaster County Planning Commission.

Culvert Refer to the Pequea Township Storm Water Management Ordinance.

Curb The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic.

Dedication The deliberate appropriation of land by its owner for general public use.

Deed A legal document conveying ownership in real property.

Department of Environmental Protection (DEP) The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.

Department of Transportation (PennDOT) The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.

Design Speed The design speed for streets designed in accordance with this Ordinance shall equal the proposed posted speed plus five (5) miles per hour.

Design Storm Refer to the Pequea Township Storm Water Management Ordinance.

Detention Basin A vegetated basin designed to drain completely after storing runoff only for a given storm event and release it at a pre-determined rate. Also known as a dry pond.

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; a subdivider.

Development Plan The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density or development, streets, ways and parking facilities, common open space, and public facilities. The phrase "Provisions of the Development Plan" shall mean written and graphic materials referred to in this definition.

Double Frontage Lot A lot, other than a corner lot, fronting on two (2) streets.

Drainage Easement Refer to the Pequea Township Storm Water Management Ordinance.

Drainage Facility Any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended or constructed for the purpose of carrying surface waters off of streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Driveway An improved cartway designed and constructed to provide vehicular movement between a public road and a tract of land serving one (1) single-family dwelling unit or a farm. Driveway is also defined to include a shared driveway utilized by two (2) single-family dwelling units.

Driveway, Shared See Driveway.

Dwelling A building or portion thereof designed for and used exclusively for residential occupancy, including those listed below, but not including hospitals, hotels, boarding, rooming and lodging houses, institutional houses, tourist courts, and the like, offering overnight accommodations for guests or patients.

Dwelling Unit A room or rooms within a building connected together, including apartments, constituting a separate independent housekeeping establishment for one family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, physically separated from any other rooms or dwelling units, and containing independent cooking, sleeping and sanitary facilities.

Easement A permanent right granted for limited use of private land, normally for a public purpose (e.g., utility, drainage, public access). The owner of the property shall have the right to make any other use of the land that is not inconsistent with the rights of the grantee.

Energy Dissipator A device used to slow the velocity of storm water at points of concentrated discharge associated with pipe outlets and similar conditions.

Engineer A professional engineer licensed in the Commonwealth of Pennsylvania.

Ephemeral Stream Refer to the Pequea Township Storm Water Management Ordinance.

Erosion The removal of soil particles by the action of water, wind, ice, or other geological agents.

Farm A parcel of land devoted to or available for the cultivation of land or other agricultural uses. Refer to Pequea Township Zoning Ordinance.

Financial Security A letter of credit or other form of guarantee in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.

Floodplain Refer to the Pequea Township Storm Water Management Ordinance.

Floor Area The sum of the floor areas of a dwelling unit, as measured to the outside surfaces of exterior walls and including all rooms used for habitation, such as living room, dining room, kitchen, bedroom, bathroom, closets, hallways, stairways, but not including unfinished basements or attics, or service rooms or areas such as utility rooms, nor unheated areas, such as enclosed porches.

Frontage The horizontal or curvilinear distance along the street line upon which a lot abuts.

Future Right-of-Way (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.

Grade The slope expressed in a percent that indicates the rate of change of elevation in feet per linear hundred linear feet.

Grassed Waterway Refer to the Pequea Township Storm Water Management Ordinance.

Gutter That portion of a right-of-way carrying surface drainage.

Hardship A condition, not economic in nature and not caused by the applicant or developer, for which a modification may be requested.

Historic Resource – See Section 612.C

Holding Pond A retention pond or detention basin.

Homeowners' Association An association comprised of homeowners or property owners, organized as a profit or nonprofit corporation or as an unincorporated association and operated under approved bylaws, for the purpose of administering the needs of residents through the maintenance of community-owned property.

Impervious Surface See also Pequea Township Storm Water Management Ordinance.

Improvements Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, storm water management facilities, grading, street signs, plantings, and other items for the welfare of the property owners and the public.

Individual Onlot Sewage System A system of piping, tanks, or other facilities serving located on and serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil or into any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition.

Intermittent Stream A body of water flowing in a channel or bed composed primarily of substrates associated with flowing water, which, during periods of the year, is below the local water table and obtains its flow from both surface runoff and groundwater discharges.

Land Development The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

1. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential 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; or,
3. A subdivision of land.

4. **Land Development shall not include the following:**

- a. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
- b. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
- c. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park.
 - 1) For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.
- d. A building addition to an existing non-residential principal structure, provided that:
 - 1) The addition does not create a need for any additional parking, per the Township Zoning Ordinance; and
 - 2) The addition does not, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, create the need for a sewer facility's plan revision (plan revision module for land development), or supplement; and
 - 3) The addition is not for the creation of additional units of occupancy; and
 - 4) The addition does not require approval from the Zoning Hearing Board; and
 - 5) The addition complies with all provisions of applicable Township ordinances.
 - 6) The addition does not exceed 1500 square feet. For the purpose of this subclause, the building addition exemption shall be limited cumulatively from the date of this Ordinance. The net addition shall be the sum of all additions after the date of the adoption of this Ordinance.
- e. Echo Housing

Land Disturbance See also Pequea Township Storm Water Management Ordinance.

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 a proprietary interest in land.

Landscape Architect A professional landscape architect licensed as such in the Commonwealth of Pennsylvania.

Lateral Conduits connecting individual buildings to utility services that are generally located within the street.

Lineament A fracture on the order of tens of kilometers long usually extending to the basement below sedimentary rock.

Location Map A map showing the site with relation to adjoining areas.

Lot A designated parcel, tract or area of land established by a plat or otherwise permitted by law and to be

used, developed or built upon as a unit.

Lot Area The area contained within the property lines of individual parcels of land, excluding any area within a street right-of-way, but including the area of any easement.

Lot Corner A lot which has an interior angle of less than one hundred thirty-five degrees (135°) at the intersection of two (2) street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street line intersect at an interior angle of less than one hundred thirty-five degrees (135°). Corner lots shall have two (2) front yards, one (1) side, and one (1) rear yard.

Lot Depth The horizontal distance that begins at the street right-of-way line at the midpoint between the side lot lines and that ends at the closest portion of the rear property line. On corner and reverse frontage lots, the lot depth shall be measured from the street right-of-way line of the street of address to the directly opposite property line.

Lot Line or Property Line A property boundary line of any lot held in single and separate ownership, except that, in the case of any lot abutting a street, the lot line for such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the centerline of the street, or any other line within the street line even though such may be the property boundary line.

Lot Width The horizontal distance measured between side property lines. On corner lots, lot width shall be measured between the right-of-way line for the non-address street and the directly opposite property line.

Manufactured Home Any structure intended for or capable of permanent human habitation, with or without wheels, and capable of being transported or towed from one place to the next, in one or more pieces, by whatsoever name or title it is colloquially or commercially known, but excluding transport trucks or vans equipped with sleeping space for a driver or drivers and travel trailers. For the purpose of this Ordinance, all manufactured homes, except those contained within manufactured home parks (see Manufactured Home Park), shall be governed by all regulations applicable to single-family detached dwellings, and the following:

1. All apparatuses used to tow or transport the manufactured home (including, but not limited to, the towing hitch) shall be removed; and,
2. All manufactured homes shall be installed according to the manufacturer's specifications and the Uniform Construction Code (UCC) Act 45, as amended.

Manufactured Home Lot A parcel of land in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured home, which is leased by the park owner to the occupants of the manufactured home erected on the lot.

Manufactured Home Park A parcel or contiguous parcels of land which have been so designated and improved to contain two (2) or more manufactured home lots for the placement thereon of manufactured homes.

Manufactured Home Space or 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 manufactured home, which is leased by the park owner to the occupants of the manufactured home erected on the lot.

Modification The granting of an exception to these regulations which in the opinion of the Township Supervisors will not be detrimental to the general welfare, impair the intent of those regulations, or

conflict with the Comprehensive Plan.

Multiple Family Dwelling A building designed for and occupied as a residence, containing three (3) or more dwelling units. Multi-unit shall include, but not necessarily be limited to, apartment houses and garden apartments.

Municipalities Planning Code The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted.

Natural Watercourse An existing watercourse or channel which is not man-made and contains a definite bed and banks which confine and conduct continuously or periodically flowing water.

Non-Residential Any use other than single or multi-family dwellings. An institutional use in which persons may reside, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.

NWI National Wetland Inventory.

On-Site Storm Water Management The control of runoff to allow water falling on a given site to be absorbed or retained on-site to the extent that after development the peak rate of discharge leaving the site is not significantly greater than if the site had remained undeveloped.

Owner The owner of record of a parcel of land.

Parking Area An area on a lot utilized for the parking of vehicles for a single unit of occupancy, a farm or two (2) vehicles within a land development.

Parking Compound An area on a lot containing any use other than an agricultural use or one (1) single-family detached dwelling for the parking of three (3) or more vehicles.

Parking Space An off-street space available for the parking of a vehicle. The minimum area required for a single space shall be as provided by the Township Zoning Ordinance. For the purpose of this Ordinance, the minimum number of parking spaces as required by the Zoning Ordinance or any uses other single family dwellings shall not include space within garages. Parking spaces shall not be obstructed by another parking space or by any other structural impediments to vehicular access.

Peak Discharge Refer to the Pequea Township Storm Water Management Ordinance.

Person An individual, corporation, partnership, incorporator's association, or any other similar entity.

Plan The map or plan of a subdivision or land development, as follows:

1. **Final Plan** A complete and exact subdivision and/or land development plan, including all supplementary data specified in Article 4 of this Ordinance.
2. **Improvement Construction Plan** A complete and exact subdivision and/or land development plan, prepared in accordance with Article 4 of this Ordinance, the sole purpose of which is to permit the construction of only those improvements required by this Ordinance, as an alternative to guaranteeing the completion of those improvements by a corporate bond or other surety.
3. **Lot Add-On Plan** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance.
4. **Minor Subdivision** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance.
5. **Preliminary Plan** A subdivision and/or land development plan including all required supplementary

data specified in Article 4 of this Ordinance, showing approximate locations.

6. **Record Plan** A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the Lancaster County Recorder of Deeds.
7. **Revised Final Plan** Any subdivision or proposed land development plan that changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.
8. **Separation Subdivision** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance.
9. **Sketch Plan** An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings with the general layout of a proposal prepared in accordance with Article 4 of this Ordinance.

Planning Commission The Pequea Township Planning Commission.

Planning Module for Land Development A revision to the Township's Official 537 Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.

Project Site An area of land subject to land disturbance or development and within the jurisdiction of this Ordinance.

Public Sewer System A municipal sanitary sewer system approved and permitted by DEP and owned by a Sewer Authority or Township.

Public Water System A municipal water supply facility approved and permitted by DEP and owned by a Water Authority or Township or a water supply facility owned by a public utility and operated in accordance with a certificate of public convenience granted by the Pennsylvania Public Utility Commission.

Quadrant A circular or square plot of a given area used to determine the dominant plant species within a site.

Record Drawings Set of prints of the original facilities showing those changes made during the construction process.

Recorder of Deeds The Recorder of Deeds in and for Lancaster County, Pennsylvania.

Regulated Activity An action or proposed action that has an impact upon storm water runoff and which is specified in Section 103 of this Ordinance.

Replacement Location A location designated as the future location of an individual on-lot sewage system that shall be installed should the initial individual on-lot system installed or to be installed fail or otherwise become inoperable and which shall meet all the regulations of DEP and all applicable Township Ordinances for an individual on-lot sewage system.

Retention Pond A pond containing a permanent pool of water and designed to store runoff for a given storm event and release it at a predetermined rate.

Reverse Frontage Lot A lot extending between and having frontage on an existing or proposed arterial, collector or local street, and a local street, and with vehicular access solely from the latter.

Right-of-Way A corridor of publicly owned or eased land for purposes of maintaining primary vehicular and pedestrian access to abutting properties, including but not limited to, roads, streets, highways and sidewalks. Abutting property owners are prohibited from encroaching across the right-of-way line. (See also "Street Line.")

Sediment Basin Refer to the Pequea Township Storm Water Management Ordinance.

Setback The required horizontal distance between a setback line and a property or street right-of-way line.

Sight Distance The length of road visible to the driver of a passenger vehicle at any given point in the road when viewing is unobstructed by traffic.

Storm Sewer Refer to the Pequea Township Storm Water Management Ordinance.

Storm Water Refer to the Pequea Township Storm Water Management Ordinance.

Storm Water Management A program of controls and measures designed to regulate the quantity and quality of storm water runoff from a development while promoting the protection and conservation of groundwater and groundwater recharge.

Storm Water Management Facilities Those controls and measures used to implement a storm water management program.

Street Centerline The horizontal line paralleling the street that bisects the street right-of-way into two equal widths. In those instances where the street right-of-way cannot be determined, the street centerline shall correspond to the center of the cartway.

Street Right of Way Line A line defining the edge of a street right-of-way and separating the street from abutting property or lots. The street line shall be the same as the legal right-of-way line currently in existence.

Street A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Street includes 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. Unless the existing streets within the Township are officially classified, the following general classifications will prevail:

1. **Alley** A minor right-of-way, privately or publicly owned, primarily for service access to the rear or sides of properties.

2. **Arterial Street** A major street or highway with high vehicular speeds or high traffic volumes of considerable continuity and used primarily as a traffic artery between rural and urban areas.

Arterial streets may be either Principal Arterials or Minor Arterials. Principal Arterials serve major centers of activity and carry the highest proportions of area travel and most of the trips entering and leaving the Township, thus serving intra-area travel. Minor Arterials interconnect with and augment the Principal Arterial system distributing travel to smaller centers of activity and allowing for more access to adjoining properties than Principal Arterials.

3. **Collector Street** A major street which carries traffic from Local streets to Arterial streets.

Collector streets may be either Major Collectors or Minor Collectors. Major Collectors may provide access to centers of urban activity, connect with Principal Arterials and allow for more access to adjoining properties than Minor Collectors. Minor Collectors serve more to collect traffic from Local streets and provide access to the smallest of activity centers.

4. **Cul-de-sac** A street intersecting another street at one end and terminating at the other in a vehicular turnaround.

5. **Local Street** Every public or private street used for access to abutting properties.

Local streets may be Primary Distributor Roadways, Secondary Distributor Roadways or Local

Access Streets. A Primary Distributor Roadway is the highest order Local Street which moves traffic from lower order Local Streets to Collector and Arterial Streets. A Secondary Distributor Roadway is the middle order Local Street which carries traffic from Local Access Streets to Primary Distributor Roadways. A Local Access Street is the lowest order Local Street which serves no through function and provides the greatest degree of access.

6. **Private Street** A street which is constructed in accordance with the applicable provisions of this Ordinance which is not owned by a public entity. Pequea Township shall not be responsible for any type of maintenance or snow removal on any private street.

Structure Any manmade object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivider A developer.

Subdivision The division or redivision of a lot, tract or parcel of land by any means into two (2) 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 (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Surveyor A professional land surveyor licensed in the Commonwealth of Pennsylvania.

Township Pequea Township, Lancaster County, Pennsylvania, as represented by the Board of Supervisors, or its duly authorized agents.

Tract, Subject Any portion or portions of the Parent Tract, area, lot, parcel, project, property, site, or any piece of land that is the subject of an application under the jurisdiction of this Ordinance.

Transect A line along which quadrants are placed at intervals.

Travel Trailer A portable structure, primarily designed to provide temporary living quarters for recreation, camping, or travel purposes. In addition to the above, any one of the following attributes are characteristic of a travel trailer:

1. The unit is of such size or weight as not to require a special highway movement permit from the Pennsylvania Department of Transportation when self propelled, or when hauled by a standard motor vehicle on a highway;
2. The unit is mounted or designed to be mounted on wheels;
3. The unit is designed to be loaded onto, or affixed to, the bed and/or chassis of a truck;
4. The unit contains, or was designed to contain, temporary storage of water and sewer; or,
5. The unit contains some identification by the manufacturer as a travel trailer.

Undeveloped Land Land in parcels which is of sufficient size that could allow for the future subdivision and/or development in accordance with the terms of the zoning and subdivision ordinance.

Unit of Occupancy A unit, the use of which is not subordinate or customarily incidental to a principal unit. A unit of occupancy can be either residential or non-residential and can be an independent unit within a structure or a separate detached structure.

Use The purpose or activity for which buildings, structures or land is occupied or maintained.

Watercourse Refer to the Pequea Township Storm Water Management Ordinance.

Wastewater Treatment Facility A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants, and institutions to a central wastewater treatment plant for treatment and discharge (not including septic tanks or sub-surface disposal systems).

Water Supply Facility A system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of potable water from a centralized water supply or source to residences, commercial building, industrial plants, or institutions (not including individual on-lot wells).

Wetlands See also Pequea Township Storm Water Management Ordinance.

Woodlands A tree mass or plant community, covering one-quarter (1/4) acre or more, in which tree species are dominant or co-dominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Woodlands do not include commercial horticultural enterprises, such as orchards, Christmas tree farms, and commercial nurseries.

Yard An area between the permitted structures and the property lines.

Yard, Front The area contained between the principal structure and the street right-of-way line, except that where a portion of the site has a front property line that is located away from the street right-of-way and runs generally parallel to the street, the front yard shall also include that area that is located between the principal structure and the front property line that generally parallels the street.

Yard, Rear The area contained between the principal structure and the property line directly opposite the street of address. For flag lots, the rear yard shall be that area between the principal structure and that lot line which is directly opposite the above-described front yard.

Yard, Side The area(s) between a principal structure and any side lot line(s). On corner lots, the side yard shall be considered those areas between the principal structure and the property lines directly opposite the non-address street(s). For flag lots, the side yards shall be the area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area on the opposite side of the principal structure.

Zoning Officer The duly constituted municipal official designated to administer and enforce this Ordinance. The Zoning Officer shall administer the Zoning Ordinance in accordance with its literal terms.

Zoning Ordinance The Pequea Township Zoning Ordinance, as enacted by the Board of Supervisors and as may be amended from time to time.