

## ARTICLE II

### DEFINITIONS

#### Section 201 - General

Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations have the meaning indicated:

1. Words in the singular include the plural and those in the plural include the singular.
2. Words used in the present tense include the future tense.
3. The words "person", "subdivider", "developer" and "owner" include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual engaged in the subdivision of land and/or land development.
4. The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof".
5. The word "watercourse" includes channel, creek, ditch, dry run, spring, stream and river.
6. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.

#### Section 202 - Definition of Terms

Other terms or words used herein shall be interpreted or defined as follows:

Accelerated Erosion: The removal of surface material by the action of natural elements caused by man's manipulation of the landscape.

Alley (or service drive): A minor right-of-way, publicly or privately owned, primarily for service access to the back or side of properties and not intended for general traffic circulation.

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, tentative 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 plat or plan, or for the approval of a development plan.

Appointing Authority: The Penn Township Board of Supervisors.

Authority: See Municipal Authority.

Block: An area bounded by streets.

Board of Supervisors (Supervisors): The Board of Supervisors of the

Township of Penn, Perry County, Pennsylvania.

Building: A combination of materials having walls and a roof. Included shall be all mobile homes and trailers.

Building Setback Line (setback): The line within a property usually parallel to the right-of-way or property line, defining the required minimum distance between any buildings and structures and the adjacent street right-of-way or property line.

Front Setback Line: The line nearest the front of and across a lot establishing the minimum open space to be provided between the front line of buildings and structures and the front lot line.

Side Setback Line: The line nearest the side of and across a lot establishing the minimum open space to be provided between the side line of buildings and structures and the side lot line.

Rear Setback Line: The line nearest the rear of and across a lot establishing the minimum open space to be provided between the rear line of buildings and structures and the rear lot line.

Campground: A tract, or tracts of land, or any portions thereof, used for the purpose of providing sites for the temporary use of trailers, recreational vehicles, campers or tents, for camping purposes with or without a fee being charged for the leasing, renting or occupancy of such space.

Cartway or Roadway: That portion of a street or alley which is improved, designated or intended for vehicular use.

Certification of Registration: Written approval as issued by the DEP authorizing a person to operate and maintain a mobilehome park.

Clear Sight Triangle: An area of unobstructed vision at street intersections. It is defined by lines of sight between points at a given distance from the intersection of the street center lines.

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 and designed and intended for the use or enjoyment of residents of the planned residential development, not including streets, off-street parking areas, and areas set aside for public facilities.

Community Water System: Any water system meeting the definition of the term Community Water System established by DEP other than a water system owned and operated by a governmental body, municipal authority, or a public utility regulated by the Pennsylvania Public Utility Commission.

County: Perry County, Pennsylvania.

County Planning Commission: The Planning Commission of Perry County.

Cross-Walk: A right-of-way, publicly or privately owned, intended to furnish access for pedestrians.

Cul-de-sac: A street with access closed at one end with a vehicular turn-around at the closed end.

Cut: An excavation. The difference between a point on the original ground and designated point of lower elevation on the final grade. Also, the material removed in excavation.

DCNR: Pennsylvania Department of Conservation and Natural Resources.

DEP: Pennsylvania Department of Environmental Protection.

Detention Structure: A vegetated pond, swale, or other structure designed to store surface water runoff for a given storm event and release it at a predetermined rate until completely drained.

Developer: Any landowner, agent of such landowner, or tenant with the permission of such landowner, or who makes or causes to be made a subdivision of land or a land development.

Development: See Land Development.

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 of development, streets, ways and parking facilities, common open space and Public facilities. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic material referred to in this definition.

Drainage: The flow of water or liquid waste and the method of directing such flow, whether natural or artificial.

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

Driveway: A minor private vehicular cartway providing access between a street and a parking area or garage within a lot or property.

Dwelling: A building or portion thereof designed for and used exclusively for residential occupancy, but not including group quarters, hotels, motels, or other structures used for transient residence.

Dwelling, Apartment: A building designed and built to contain three (3) or more dwelling units, arranged above and/or adjacent to one another.

Dwelling, Multi-family (Multiple Family): A detached building (apartment house) or group of attached buildings (townhouse/row) designed for or used exclusively for residence purposes by three (3) or more families.

Dwelling, Semi-detached: One of two buildings, arranged or designed as dwellings located on abutting lots, separated from each other by a party wall, without openings, extending from the cellar floor to the highest point of the roof along the dividing lot line, and separated from any other building or structures by space on all sides.

Dwelling, Single Family, Attached (Townhouse or Row): A building used by one family and having two party walls in common with other dwellings, except in the case of an end-of-row unit which only has one side wall which is a party or lot-line wall.

Dwelling, Single Family, Detached: A building designed and built to contain one (1) dwelling unit and having no party walls in common with any other unit, including an individual mobile home not located in a mobile home park.

Dwelling, Seasonal: A dwelling unit that lacks one or more of the basic amenities or utilities required for all-year or all-weather occupancy.

Dwelling, Single Family, Semi-detached: A portion of a building containing one (1) dwelling unit that is attached side-by-side to another dwelling unit by the use of a common wall.

Dwelling, Two Family: A building located on one lot containing not more than two dwelling units, arranged one above the other or side by side, and not occupied by more than two families.

Dwelling, Two Family, Attached: A building used by two families and having two party walls in common with other dwellings, except in the case of an end-of-row unit which only has one side wall which is a party or lot-line wall.

Dwelling, Two Family, Detached: A dwelling containing two (2) dwelling units, one of which is located above the other.

Dwelling, Two Family, Semi-detached: A building used by two families, with one dwelling unit arranged over the other, having one side yard, and one party wall in common with another building.

Dwelling, Unit (DU): A building or portion thereof, forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating exclusively by one (1) family.

Easement: A right granted for the use of private land for certain public or quasi-public purposes; also the land to which such right pertains.

Energy Dissipater: A device used to slow the velocity of storm water, particularly at points of concentrated discharge such as pipe outlets.

Engineer, Professional: A person duly licensed as a professional engineer by the Commonwealth of Pennsylvania.

Engineer, Township: The Penn Township Engineer or any consultant designated by the Board of Supervisors to review a subdivision plan and perform the duties of engineer in behalf of the Township.

Engineer, Registered: A person duly registered as a professional engineer by the Commonwealth of Pennsylvania.

Engineering Specifications: The Engineering Specifications of the municipality regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.

EPA: United States Environmental Protection Agency.

Equivalent Dwelling Unit (EDU): Means a unit of service equivalent to that provided to a Single Residential Establishment in accordance with the PTMA rules and regulations.Erosion: The removal of surface materials by the action of natural elements.

Excavation: Any act by which earth, sand, gravel, rock or any similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting there from.

- a. Any act by which earth, sand, gravel or rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the stripped surface and shall include the conditions resulting therefrom;
- b. The difference in elevation between a point on the original ground and a designated point of lower elevation on the final grade;
- c. The material used to make fill.

Family: A single individual living alone as a separate housekeeping unit and doing his/her own cooking, or a collective body of people living together in a domestic relationship which may or may not be based upon birth, marriage, custodianship, adoption, or other domestic bond as a single housekeeping unit based on an intentionally structured relationship providing organization and stability and doing their own cooking with or without assistance from others. This definition does not include persons occupying a hotel, dormitory, lodge, or boarding house.

Fill: Any act by which earth, sand, gravel, rock or any other material is 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. It shall include the conditions resulting there from. The difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade. The material used to make fill.

Flood-Prone Area: A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to rapid accumulation of surface waters from any source.

Floodway Area: The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one-hundred (100) year magnitude.

Flood-fringe Area: That portion of the flood prone area outside of the floodway area.

Flood, One-Hundred (100) Year: A flood that, on the average, is likely to occur once every one-hundred (100) years (i.e. that has a one (1) per cent chance of occurring each year, although the flood may occur in any year).

Freeboard: The difference between the design flow elevation in the emergency spillway and the top of the settled embankment.

Future Right-of-Way: (1) 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.

Governing Body: The Board of Supervisors of the Township of Penn, Perry County, Pennsylvania.

Grassed Waterway: A natural or man-made drainage way of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).

Holding Pond: A detention structure.

Improvements: Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including but not limited to: grading, paving, curbing, gutters, storm sewers and drains, improvements to existing watercourses, sidewalks, cross walks, street signs, monuments, water supply facilities, and sewerage disposal facilities.

Land Development: Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  - (i) A group of two or more residential or nonresidential buildings whether proposed initially or accumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
  - (ii) The division or allocation of land or space, whether initially or accumulatively, between or among two or more existing or prospective occupants by means of or for the purposes of streets, common areas, lease holds, condominiums, building groups or other features.

2. subdivision of land.
3. There shall be exempted from land development requirements the following when such land development involves:
  - (i) The conversion of existing single-family detached dwelling, or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium:
  - (ii) The addition of an accessory building including farm buildings on a lot or lots subordinate to an existing principle building;
  - (iii) The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park. For the purposes of this subclause, an amusement park is defined as a tract or area used principally as the 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.

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. Lot: A designated parcel, tract or area of land established by a plat or otherwise as permitted by and to be used, developed or built upon as a unit.

Lot, Interior: Any lot other than a corner lot.

Lot, Flag or Panhandle: A lot or parcel which is designed in such a manner that it is connected to a public street by a minimum twenty (20) foot wide strip of land (the panhandle) when no further subdivision is possible, and a fifty (50) foot wide strip of land when there is potential for further subdivision. The panhandle is an integral part of the lot but which is not used in determining the applicable minimum lot area. The minimum lot area shall be determined by using that portion of the lot where the minimum lot width dimension is achieved. The area of the panhandle shall, however, be included in the determination of maximum building coverage.

Lot, Corner: A lot at the junction of and abutting on two or more intersecting streets where the interior angle of intersection does not exceed 135 degrees. A lot abutting a curved street shall be deemed a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than 135 degrees.

Lot, Reverse Frontage: A lot extending between two streets without access to the higher of the two classified streets on which it fronts.

Lot, Through or Double Frontage: A lot extending between and having frontage on two streets.

Lot Area: The total horizontal area contained within the property lines of a lot excluding space within any public or private street right-of-way, but including the area of any easement.

Marker: Shall be three-quarters (3/4) of an inch square or three-quarters (3/4) of an inch in diameter and twenty-four (24) inches long. Markers shall be made of iron pipes or iron or steel bars.

Mediation: A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences culminating in a written agreement which the parties themselves create and consider acceptable.

Mobilehome: A transportable, single family dwelling intended for permanent occupancy, 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 without a permanent foundation.

Mobilehome Lot: A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome.

Mobilehome Park: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes.

Mobilehome Subdivision: An area designed exclusively for mobile homes and mobile dwelling units where lots are sold and not rented.

Monuments: Shall be four (4) inches square or four (4) inches in diameter and shall be thirty (30) inches long. Monuments shall be made of concrete, stone or by setting a four (4) inch cast iron or steel pipe filled with concrete. Monuments must be marked on the top with a copper or brass plate or dowel set in the concrete.

Municipal Authority: A body politic and corporate created pursuant to the Act of May 2, 1945, (P.L. 382, No. 164), known as the "Municipality Authorities Act of 1945".

Municipal Engineer: A Professional Engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Engineer for a Municipality, Planning Agency or Joint Planning Commission.

Municipality: Township of Penn, Perry County, Pennsylvania

Nonconforming Lot: A lot the area or dimension of which was lawful prior to the adoption or amendment of a Zoning Ordinance, or this Ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Nonconforming Structure: A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a Zoning Ordinance or this Ordinance hereafter enacted, where such structure lawfully existed prior to the application of such

ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

Nonconforming Use: A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

Official Map: A map adopted by ordinance pursuant to Article IV, of the Act of July 31, 1986 (P.L. 805, Art. IV, Section 401).

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 different than if the site has remained undeveloped.

Penn Township: Penn Township, Perry County, Pennsylvania.

Percolation Test: A procedure to determine the absorption rate of the soil in an area proposed as the installation site for an on-lot septic system. Such a test will be carried out according to the requirements of the Pennsylvania Department of Environmental Protection.

Person: Any individual, partnership, company, association, society, corporation or other legally recognized entity and the members of such association or partnership and the officers of such corporation.

Plan, Construction Improvement: A plan prepared by a registered engineer or surveyor showing the construction details of streets, drains, sewers, bridges, culverts and other improvements as required by this Ordinance.

Plan, official: The Comprehensive Plan and/or Development Policy Plan (Master Plan) and/or Future Land Use Plan and/or Ultimate Right-of-Way Plan and/or official Map or other such Plans, or portions thereof, as may be adopted, pursuant to statute, for the area of the municipality in which the subdivision is located.

Plan Sketch: An informal plan, not necessarily to exact scale, indicating existing features of a tract and its surroundings and the general layout of proposed subdivision or land development.

Planned Residential Development: An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of a municipal zoning ordinance.

Planning Agency: A planning commission, planning department, or a planning committee of the governing body.

Planning Commission: Penn Township Planning Commission.

Plat: A map or plan of a subdivision or land development, whether preliminary or final.

Plat, Final: A complete and exact subdivision or land development plan prepared for official recording as required by statute.

Plat, Preliminary: A tentative subdivision or land development plan, in lesser detail than the final plan, indicating the approximate proposed layouts of a subdivision as a basis for consideration prior to preparation of the final plan.

Professional Consultants: Persons who provide expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners.

PTMA: Penn Township Municipal Authority, Penn Township, Perry County, Pennsylvania.

Public Grounds: (1) parks, playgrounds and other public areas and (2) sites for schools, municipal Sewage Treatment, municipal refuse disposal, other publicly owned or operated facilities.

Public Hearing: A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to the taking of action in accordance with this act of July 31, 1968 (P.L. 805, No. 247) as amended, known as "Municipality Planning Code".

Public Meeting: A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act".

Public Notice: Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.

Public Sewer: A municipal sanitary sewer system or a comparable common or package sanitary facility approved and permitted by the DEP.

Public Utility: Any business activity regulated by a government agency in which the business is required by law to: 1) serve all members of the public upon reasonable request; 2) charge just and reasonable rates subject to review by a regulatory body; 3) file tariffs specifying all of its charges; and 4) modify or discontinue its service only with the approval of the regulatory agency.

Public Utility Facilities: Facilities of a public utility that are used to provide public utility service.

Public Water: A municipal water supply system, or a comparable common water facility approved and permitted by the DEP or regulated by the Pennsylvania Public Utilities Commission.

Real Estate: The land including the building or improvements thereto and its natural assets.

Real Property: The land and improvements thereto.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use which has its own motive power or is mounted on or drawn by another vehicle (including camping trailer, motor home, travel trailer and truck camper); and a body width of no more than eight (8) feet and body length of no more than thirty-two (32) feet when factory equipped for the road, and licensed as such by the Commonwealth.

Renewable Energy Source: Means any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

Reserve Strip: A narrow parcel of ground separating a street from other adjacent properties.

Residential Establishment: Means any room, group of rooms, building or other enclosure occupied or intended for occupancy as separate living quarters by a family or other group of Persons living together or by a Person living alone, excluding institutional dormitories, but including personal care boarding homes licensed by the Commonwealth.

Re-Subdivision: Any subdivision or transfer of land or any part of land which was previously subdivided as defined in this Ordinance.

Retention Structure: A pond, swale, or other structure containing a permanent pool of water designed to store runoff for a given storm event and release it at a predetermined rate.

Right-of-Way, Private: A private thoroughfare for vehicular traffic and/or pedestrian traffic.

Right-of-Way, Street: A public thoroughfare for vehicular traffic and/or pedestrian traffic, whether designated as street, highway, thoroughfare, parkway, road, avenue, boulevard, land, alley or however designated.

Runoff: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

Screening: The use of plant or landscaping materials, fencing, walls and/or earthen berms to aid in the concealment of one element of a development from other elements or from adjacent or contiguous development as required by the Penn Township Zoning Ordinance.

Sedimentation: The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".

Septic Tank: A watertight tank in which raw sewage is broken down into solid, liquid and gaseous phases to facilitate further treatment and

final disposal.

Sewage System (Community): Any system whether publicly or privately owned, for the collection of sewage or industrial wastes of a liquid nature from two (2) or more lots and the treatment and/or disposal of the sewage or industrial waste on one (1) or more of the lots or at any other site.

Sewage System (Individual): A system of piping, tanks or other facilities serving a single lot and collecting and disposing of sewage in whole or in part into the soil or into any waters of this Commonwealth or by means of conveyance to another site for final disposal.

Shoulders: The portion of the street contiguous to the cartway for the accommodation of stopped vehicles, for emergency parking, and for the lateral support of these uses and the surface courses of the pavement.

Sight Distance: The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.

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.

Slope: The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per one-hundred (100) feet of horizontal distance.

Soil Percolation Test: A field test conducted to determine the absorption capacity of soil to a specified depth in a given location for the purpose of determining suitability of soil for a subsurface absorption area.

Soil Stabilization: Chemical or structural treatment designed to increase or maintain the stability of a mass of soil or otherwise to improve its engineering properties.

Storage Structure: A retention or detention structure.

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 different than if the site had remained undeveloped.

Street: A strip of land, including the entire right-of-way or cartway, 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.

Streets, Major:

1. Arterial Street: A major street or highway with fast or heavy traffic volumes of considerable continuity and used primarily as a traffic artery for inter-communications among large areas.

2. **Collector Streets:** A major street or highway which carries traffic from minor streets to arterial streets including the principal entrance streets of a residential development and streets for circulation within such a development.
3. **Limited Access Highway:** A major street or highway which carries large volumes of traffic at comparatively high speed with access at designated points and not from abutting properties.

Streets, Minor: A street used primarily for access to abutting properties.

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

Street, Private: See Right-of-way, Private.

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

Subdivider: See Applicant and/or Developer.

Subdivision: The division or re-division 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 devisee, 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.

Substantially Completed: Where in the judgment of the Municipal Engineer, at least ninety (90) percent (based upon the cost of the required improvements for which financial security was posted pursuant to Section 509) of the improvements required as a condition for final approval have been completed in accordance with the approved plan, the project will be able to be used, occupied, or operated for intended use.

Surface Drainage Plan: A plan showing all present and proposed grades and facilities for storm water drainage.

Surveyor: Professional land surveyor registered by the Commonwealth of Pennsylvania.

Swale: A low lying stretch of land characterized as a depression used to carry surface water runoff.

Tile Disposal Field: A system of open jointed or perforated pipes laid in the upper strata of the soil for absorption.

Top Soil: Surface soil and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Top soil is usually found in the upper-most soil layer called the A Horizon.

Township: The Township of Penn, Perry County, Pennsylvania, Board of Supervisors, its agents or authorized representatives.

Township Code Enforcement Officer: Any person appointed by the Penn Township Board of Supervisors to issue permits and/or enforce the ordinances of Penn Township.

Tract: All land that is the subject of a Development, whether initially or cumulatively, and whether comprised of one or more lots of record.

Trailer: The term "trailer" shall mean a vehicular portable structure to be mounted on a chassis or wheels and towed or constructed as an integral part of a self-propelled vehicle for use as temporary dwelling for travel, recreation and vacation commonly known as travel trailers, pick-up coaches, motor homes, camping trailers or recreational vehicles.

Transferable Development Rights: The attaching of development rights to specified lands which are desired by the municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands within the municipality where more intensive development is deemed by the municipality to be appropriate.

Undeveloped Land: Any land, tract or parcel of land which has not been graded or in any other manner prepared for the construction of a building.

Unit: Means a part of the property, structure, or building designed or intended for any type of independent use, which has direct exit to a public street or way, or to a common element or common elements leading to a public street or way or to an easement or right-of-way leading to a public street or way, and includes a proportionate undivided interest in the common elements, which is assigned to the property structure or building.

Usable Open Space: A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the subdivision or mobilehome park or other development, not including streets, off-street parking areas and areas set aside for public facilities.

Watercourse: A stream of water (river, brook, creek,) or a channel or ditch for water, whether natural or man-made.

Water Facility: Any water works, water supply works, water distribution system, or part thereof designed, intended or constructed to provide or distribute potable water.

Water Survey: An inventory of the source, quantity, yield and use of groundwater and surface-water resources within a municipality.

Wetlands: Those areas that are inundated or 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. Wetlands generally include, but are not limited to, swamps, marshes, bogs, and similar areas.

Zoning District: A portion of the Township or adjacent municipality(s) within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the Penn Township Zoning Ordinance (or the adjacent municipality's Zoning Ordinance).

Zoning Map: The official Zoning Map of Penn Township adopted hereunder, together with all amendments thereto subsequently adopted.

Zoning Officer: The duly constituted municipal official designated to administer and enforce the Penn Township Zoning Ordinance. The Zoning Officer shall administer the Zoning Ordinance in accordance with its literal terms. The Zoning Officer may be the Building Inspector and service both offices of the Township.