



Simplified Zoning: Definitions, Acronyms and Abbreviations

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Acronyms and Abbreviations

ADA – The Americans with Disabilities Act of 1990 and 2008, as most recently amended

AEU – An Animal Equivalent Unit

BOA – The Bureau of Aviation of the Pennsylvania Department of Transportation (PennDOT), or any successor agency

CAFO - (Concentrated Animal Feeding Operation) – An agricultural operation that meets the criteria established by PA DEP under authority of the Act of June 22, 1937 (P.L.1987, No.394), known as “The Clean Streams Law”

CAO - (Concentrated Animal Operation) – An agricultural operation that meets the criteria established by the PA SCC in regulations under the authority of Title 3 (Agriculture) Pa. C.S.A. Chapter 5 (relating to Nutrient Management and Odor Management)

FAA – The Federal Aviation Administration of the United States Department of Transportation (USDOT), or any successor agency

FCC – The Federal Communications Commission, or any successor agency

FEMA – The Federal Emergency Management Agency, or any successor agency

FIA – The Federal Insurance Administration, or any successor agency

Ft. – Feet

IBC – The International Building Code as referenced in the PA UCC, as adopted by the Municipality, and as most recently amended

IRC – The International Residential Code as referenced in the PA UCC, as adopted by the Municipality, and as most recently amended

Lbs. – Pounds

In. – Inches

LCCD – The Lancaster County Conservation District, or any successor agency

LCPC – The Lancaster County Planning Commission, or any successor agency

MPC – The Pennsylvania Municipalities Planning Code Act of 1968 (P. L. 805, No. 247) as reenacted and most recently amended

NAICS – The North American Industrial Classification System

PA – The Commonwealth of Pennsylvania

PA DAG – The Pennsylvania Department of Agriculture, or any successor agency

PA DCED – The Pennsylvania Department of Community and Economic Development, or any successor agency

PA DEP – The Pennsylvania Department of Environmental Protection, or any successor agency

PA DPW – The Pennsylvania Department of Public Welfare, or any successor agency

PA FBC – The Pennsylvania Fish and Boat Commission, or any successor agency

PA GC – The Pennsylvania Game Commission, or any successor agency

PA L&I – The Pennsylvania Department of Labor and Industry, or any successor agency

PA PUC – The Pennsylvania Public Utility Commission, or any successor agency

PA SCC – The Pennsylvania State Conservation Commission, or any successor agency

PennDOT – The Pennsylvania Department of Transportation, or any successor agency

PHMC – The Pennsylvania Historical and Museum Commission, or any successor agency

PNDI – The Pennsylvania Natural Diversity Inventory

SLDO – The Municipal Subdivision and Land Development Ordinance, as most recently amended

Sq. Ft. – Square feet

SRBC – The Susquehanna River Basin Commission, or any successor agency

UCC – The Pennsylvania Construction Code Act of November 10, 1999, (P.L. 491, No. 45) as most recently amended; this is also known as the Uniform Construction Code

UGA – The Urban Growth Area as set forth in the Comprehensive Plan, as most recently adopted by the Municipality

USACE – The United States Army Corps of Engineers, or any successor agency

USDA, NRCS – The United States Department of Agriculture, Natural Resources Conservation Service, or any successor agency

USEPA – The United States Environmental Protection Agency, or any successor agency

USDOT – The United States Department of Transportation, or any successor agency

USGS – The United State Geological Survey, or any successor agency

Definitions

ACCESSORY BUILDING – see “**BUILDING, ACCESSORY**”

ACCESSORY DWELLING UNIT – see “**DWELLING**”, Section E.

ACCESSORY STRUCTURE – see “**STRUCTURE, ACCESSORY**”

ACCESSORY USE – see “**USE**”, Section A.

ACTIVE RECREATIONAL AREA – see “**RECREATION AREA, ACTIVE**”

ADAPTIVE REUSE – The rehabilitation and conversion of existing structures for the purpose of a new or expanded use.

AGRICULTURAL OPERATION – An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consist with practices and procedures that are normally engaged by farms or are consistent with technological development within the agricultural industry.

AMBIENT NOISE LEVEL – The sound pressure level at a given location, normally specified as a reference level to study a new intrusive sound source; the term "ambient noise level" may also be referred to as background noise level.²

ALTERATIONS – Any structural addition to a building; any renovation to a building which would change its use; any change or rearrangement in the structural parts of a building such as bearing walls, columns, beams or girders, joists or rafters, or enclosing walls; or the moving of a building from one location or position to another.²

ARCHITECTURAL FEATURE – A design element applied to the facade of a building that may include recesses, openings, windows, cornices, quoins, porticos, vertical articulations, medallions, stonework, trellises, stylized lighting features, structural details and/or variable materials, which are designed to enhance the appearance of the building and avoid massive or monotonous building facades.²

AREA – The two-dimensional measurement of space between known lines or boundaries.²

BLOCK – An area bounded by three or more streets.

BUFFER – A continuous strip of land that is clear of all buildings and paved areas and is landscaped.

BUGGY – A carriage drawn by a horse or group of horses. It is frequently used by the Amish and other Plain sects as a means of transportation.²

BUILDING – Any structure utilized or intended for supporting or sheltering any occupancy.⁷

BUILDING AREA – The total area taken on a horizontal plane at the main grade level of all primary and accessory buildings on a lot, excluding unroofed porches, paved terraces, steps, eaves, and gutters, but including all enclosed extensions.²

BUILDING, ACCESSORY – A detached, subordinate building, the use of which is entirely incidental or subordinate to that of the principal building and is located on the same lot as the principal building.

BUILDING APPURTENANCE – Chimneys, steeples, antennas, flagpoles, vent pipes, water tanks, processing towers, and mechanical systems which are customarily located on, or above, the roof of a building as an integral part of the building [excluding signs].

BUILDING, COMMERCIAL – Any building other than a residential or government building, including any building constructed for industrial, retail, business, or public purposes.¹⁰

BUILDING COVERAGE – The percentage of a lot covered by principal and accessory buildings.²

BUILDING FRONTAGE – The front of a building considering the location of the main entrance and the public street or approved private street providing access.²

BUILDING HEIGHT – The vertical measurement of a building from the average elevation of the ground abutting the corners of the building to the highest point, of the roof, provided that chimneys, spires, towers, and elevator penthouses, tanks and other similar projections or architectural features shall not be included in calculating the height.²

BUILDING LENGTH – The longest horizontal dimension of a building, as measured in a single straight direction.²

BUILDING, MIXED-USE – A building containing one or more residential units in combination with at least one non-residential use.

BUILDING, PRINCIPAL – A building used for the conduct of the principal use of the lot on which it is situated.

BUILDING TO STREET RATIO – A ratio of building height to street width where streets abut building facades; for example, a ratio of 1:2 indicates that 1 ft. of building height exists for every 2 ft. of street width.

COMMERCIAL BUILDING – see “**BUILDING, COMMERCIAL**”

COMMERCIAL USE – Uses of a profit-making non-industrial nature. Use of certain merchandise, tools, or intellectual property for financial gain. [includes but is not limited to retail sales, offices, personal services, product services, auto sales, auto repair garages, sale of goods or services from a vehicle, resale, and production of other goods, tools and marketing.]

COMMON DRIVEWAY – see “**JOINT-USE OR COMMON DRIVEWAY**”

COMMON PARKING AREA – A parking facility serving multiple uses or properties that is not owned by one user or property, although it may be owned jointly by all or some of the users.²

COMMON WALL – A wall used or adopted for joint service between two buildings or parts thereof where there are no openings which permit ingress and egress between the two buildings.²

COMMUNITY UTILITY – see “**UTILITY**”, Section A.

CONDITIONAL USE – A use permitted in a particular zoning district pursuant to the provisions in Article VI of the MPC.

CONVERSION – The change or adaptation of an improved property to a use, occupancy, or purpose other than what was intended at its time of construction.²

CONVERSION APARTMENT – A new dwelling unit created within an existing building.

DATA CENTER – A physical facility that houses a group of networked computer servers used for data storage, processing, and/or distribution.

DENSITY – A term used to express the allowable number of dwelling units per acre of land.

- A. **GROSS** – The total number of dwelling units proposed on a lot divided by the lot area.
- B. **NET** – The number of proposed dwelling units per acre of land exclusive of street rights-of-way, jurisdictional wetlands, Floodplain Zones A and AE, slopes greater than 25%, and/or any easement rights-of-way for petroleum pipelines, railroads, and utility transmission lines.

DEVELOPMENT – Any human-made change to improved or unimproved real estate including, but not limited to, the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.⁸

DRIVEWAY – A privately owned and improved cartway providing vehicular access between a public road or private lane into the lot or parcel occupied by a permitted use that has frontage on the public or private road.

DWELLING – A building that contains at least one dwelling unit used, intended, or designed to be occupied for living purposes; this term may include modular/ manufactured homes.

- A. **DWELLING, SINGLE-FAMILY DETACHED** – A freestanding residential building which does not have a lot line wall in common with an adjacent principal building or structure and is designed to accommodate one dwelling unit including mobile, manufactured, sectional, and modular homes.
- B. **DWELLING, SINGLE-FAMILY SEMI-DETACHED** – A dwelling unit that is attached to and completely separated by a single vertical or horizontal common wall to only one additional dwelling unit. [includes duplex, twin, two-family.]
- C. **DWELLING, SINGLE-FAMILY ATTACHED** – A dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with yard(s) or street right(s)-of-way on at least two sides. *Each dwelling unit shall have its own independent* outside access. [includes townhouse, rowhouse, terrace houses.]

- D. **DWELLING, MULTIFAMILY** – A dwelling unit entirely contained within a building intended or designed to be occupied by three or more dwelling units. Units may be separated from one another via horizontal and/or vertical common walls. [If the building also includes non-residential uses as an additional principal use, the building falls under the definition of a mixed-use building.] [includes stacked townhouse, apartment house, triplex, quadruplex, multiplex, garden apartment, condominium.]
- E. **ACCESSORY DWELLING UNIT** – A dwelling unit that is secondary to a principal use and is maintained as an independent dwelling unit. [includes accessory apartment, accessory suite, echo housing, unit for care of relative, granny flat, secondary suite, in-law apartment, garden suite, garden cottage temporary farm employee housing.]
- F. **TINY HOME** – A single-family dwelling under 500 sq. ft. in ground floor area that is permanent, temporary, or transportable and shall be designed, located, constructed and occupied in accordance with state and federal codes and specifications. [Includes miniature housing units.]

DWELLING UNIT – A single unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation. [Does not include a boardinghouse, hotel, motel, hospital, nursing home, or dormitory.]

EASEMENT – A defined parcel area of land or right-of-way, which is granted or conveyed for the limited use of land for public, quasi-public or private purposes.

EGRESS – A point of exit from a property.

EMERGENCY ACCESS – Space for emergency responders to effectively perform their duties.

FAÇADE – The front face or principal orientation of a building located along the cartway or street frontage of the lot on which the building is located.

FLOOR AREA – The total floor area within the inside perimeter of the exterior walls of the building under consideration exclusive of vent shafts and interior courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

FRONT YARD SETBACK – see “**SETBACK, YARD**”, Section A.

GROSS DENSITY – see “**DENSITY**”, Section A.

GROSS LOT AREA – see “**LOT AREA**”, Section A.

HAZARDOUS MATERIAL – Substances that have the potential to damage health or otherwise may pose an immediate threat to human safety. Hazardous materials include, but are not limited to, inorganic mineral acids, sulphur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium, and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts and metallo-organic derivatives; coal tar acids, such as phenols and cresols, and their salts; petroleum products; and radioactive materials. Also included are floatable materials with the potential to cause physical damage under flood conditions, such as logs, storage tanks, and large containers.

Any use involving the refining or processing of hazardous materials, hazardous waste, petroleum products, and/or containing highly flammable or explosive materials.²

HAZARDOUS WASTE – Any garbage, refuse, sludge from: a wastewater treatment plant; sludge from a water supply treatment plant or air pollution facility; and other discarded material including solid, liquid, semisolid, or contained gaseous material resulting from municipal, commercial, industrial, institutional, mining, for agricultural operations, and from community activities; or any combination of the above, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may: cause or significantly contribute to an increase in mortality or an increase in morbidity in either an individual or the total population; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, exposed of, or otherwise managed. Any use involving the refining or processing of hazardous materials, hazardous waste, petroleum products, and/or containing highly flammable or explosive materials.²

HISTORIC RESOURCE – Any building or structure that is one or more of the following:⁷

- Listed or certified as eligible for listing by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places
- Designated as historic under an applicable state or local law
- Certified as a contributing resource within a National Register, state designated or locally designated historic district⁷

HOTEL / MOTEL – A building or group of buildings containing six or more individual rooms as rental units for guests or transients for a limited period of time (consecutive or cumulative) within a calendar year. The building may include common hallways for all rooms on the same floor, and where no provision is made for cooking in any individual room or suite. A "hotel" or "motel" does not include institutional or educational uses and buildings where human beings are housed under legal constraint. The term "hotel" shall be synonymous with "motel."²

ILLUMINANCE – As measured in Lux or footcandles, the total luminous flux incident at a point on a surface.¹

IMPACT – The effect or influence caused by someone or something.

IMPERVIOUS COVERAGE – Any structure, surface, or improvement that reduces and/or prevents absorption of stormwater into soil. Porous paving, paver blocks, gravel, crushed stone, crushed shell, elevated structures (including boardwalks), and other similar structures, surfaces, or improvements are considered impervious coverage.

INDIVIDUAL LOT AREA – see “**LOT AREA**”, Section D.

INDUSTRIAL USE – A use or activity that includes, but is not limited to, assembling, manufacturing, distributing, processing, storing or warehousing of products and materials, and similar industrial uses.²

INFILL – The development of homes, businesses, and/or public facilities on vacant or underutilized parcels within existing developed areas.⁸ [Vacant or developable parcels do not always need to be infilled.]

INGRESS – A point of entrance to a property.²

INSTITUTIONAL USE – A use or activity that includes, but is not limited to, schools, educational uses, churches, religious uses, and other similar institutional uses.²

JOINT-USE OR COMMON DRIVEWAY – An improved driveway designed and constructed to provide for vehicular movement between a road and two or more properties.

KITCHEN FACILITIES – An enclosed and weatherproofed space consisting of a sink with plumbing facilities, a permanent stove/oven, and a refrigerator.²

LAND DEVELOPMENT – Any of the following activities:

- The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - 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
 - 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.
- A subdivision of land.
- Development in accordance with Section 503(1.1) of the MPC.

LEGAL RIGHT-OF-WAY – see “**RIGHT-OF-WAY**”, Section A.

LIGHTING – The illumination of an internal or external area with radiant energy that is capable of producing a visual sensation, whereas the electromagnetic spectrum typically extends.²

LOADING DOCK – A platform for loading or unloading goods from vehicles.

LOADING SPACE – A defined space located within a lot or parcel of land, which has accessibility to a public street, for temporary use of commercial vehicles while loading or unloading merchandise and materials to the principal use and building contained on the lot or parcel of land.²

LOGISTICS – see “**WAREHOUSE/LOGISTICS**”

LOT – A designated parcel, tract, or area of land established by a plat or otherwise permitted by law to be used, developed, or built upon as a unit.¹⁰

LOT AREA – The area contained within the property lines of a parcel of land, not including any area within a street right-of-way.

- A. **GROSS** – The total area contained within the deeded property lines.

- B. **NET** – The total area contained within the deeded property lines, exclusive of street rights-of-way, jurisdictional wetlands, Floodplain Zones A and AE, slopes greater than 25%, and/or any easement rights-of-way for petroleum pipelines, railroads, and utility transmission lines.
- C. **PROJECT AVERAGE LOT AREA** – The average lot area of all lots within a project with the ability to exceed minimum and maximum lot area regulations. [Can provide flexibility based on unique site characteristics as well as housing diversity]
- D. **INDIVIDUAL LOT AREA** – The area contained within the property lines of an individual parcel of land, not including any area within a street right-of-way.⁸

LOT COVERAGE – The percentage of lot area that is covered by impervious cover.

LOT DEPTH – The horizontal distance measured between the street right-of-way line and the closest rear property line measured perpendicular along straight street rights-of-way and measured along the radius of a curved street rights-of-way. On corner and reverse frontage lots, the depth shall be measured from the street right-of-way line of the street of address to the directly opposite lot line.

LOT FRONTAGE – The lot dimension measured along the street line or right-of-way line of any one street or highway abutting a lot.

LOT LINE – A line dividing one lot from another, or from a street or any public place.

LOT WIDTH – The width of a lot measured between the side lot lines at the street right-of-way line and the building setback line.

LUMEN (lm) – A unit of measure of the luminous flux of a light source.¹

LUX (lx) – The SI metric system unit of measure for illuminance.¹

MANUFACTURING USE – The production of goods from raw materials, by the assembly of constituent parts produced elsewhere, or by a combination of these means, including the final packaging of such goods for sale or shipment. Manufacturing uses shall include all activities included in The North American Industrial Classification System (NAICS) list of "manufacturing" activities, but shall specifically exclude uses that involve biological waste, hazardous waste, infectious waste, medical waste and/or radioactive waste.²

MANUFACTURED HOME – A transportable dwelling constructed in accordance with the National Manufacturing Housing Construction and Safety Standards Act of 1974 or the Pennsylvania Industrialized Housing Act of 1972, said dwelling being intended for permanent occupancy, 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. [These dwellings are regulated by Pennsylvania Code Chapter 149. The term includes park trailers, travel trailers, and recreational and other similar vehicles which are placed on a site for more than 180 consecutive days. A transportable dwelling which was constructed before the adoption of the National Manufacturing Housing Construction and Safety Standards Act of 1974 is considered a "mobile home," which is otherwise regulated as if it was a manufactured home.]

MANUFACTURED HOME LOT – A parcel of land that has been improved with the necessary utility connections and other appurtenances necessary for the location thereon of a single mobile or manufactured home.

MANUFACTURED HOME PARK – A parcel of land under single ownership which includes three or more mobile or manufactured homes or manufactured home lots. A development of mobile/manufactured homes that is subdivided into individual lots shall be regulated in the same manner as a subdivision of site-built homes and shall not be considered a mobile home park.

MANURE – The fecal and urinary excrement of farm animals, which may contain spilled feed, bedding, and/or litter.

MATURE TREE – A deciduous tree with a diameter at breast height (DBH) greater than or equal to six inches or a coniferous tree at least six feet tall.²

MINERALS – Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone or dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.²

MIXED-USE BUILDING – see “**BUILDING, MIXED-USE**”

MODULAR OR SECTIONAL HOME – A structure designed primarily for residential occupancy or classified within Residential Group R in accordance with the standards adopted under Pennsylvania Code Chapter 145 and which is wholly or in substantial part made, constructed, fabricated, formed or assembled in manufacturing facilities for installation and/or assembly on the building site. For purposes of this Zoning Ordinance, sectional and modular housing shall be considered the same as any other similar residential structure which would be constructed on site and shall not be considered a manufactured home.

MOTEL – see “**HOTEL / MOTEL**”

MOTOR VEHICLE – A licensed or permitted road vehicle used as a means of transportation in the form of a machine that operates primarily through a motor consuming fuel in order to provide power to rotate the tires. For the purpose of this ordinance, the term "motor vehicle" shall not include air travel, rail service and/or heavy equipment.

MULTIFAMILY DWELLING – see “**DWELLING**”, Section D.

MUNICIPAL USE – A use owned and maintained by the Township or Borough for public recreation area, park, swimming pool, golf course, spectator sports, municipal offices, police station, sanitary sewage disposal and treatment facilities; water supply and treatment facilities, utilities, community centers, solid waste disposal areas, recycling centers, composting facilities, road materials and equipment storage and similar governmental or municipal uses.

MUNICIPALITY – _____, Lancaster County, Pennsylvania.

NET DENSITY – see “**DENSITY**”, Section B.

NET LOT AREA – see “**LOT AREA**”, Section B.

NONCONFORMING LOT – A lot where the area or dimension of which was lawful prior to the adoption or amendment of this ordinance, but which fails to conform to the requirements of the district in which it is located by reasons of such adoption or amendment.²

NONCONFORMING STRUCTURE – A structure or part of a structure that does not comply with the applicable extent of use or bulk provisions of the zoning district wherein it is located due to the enactment of this ordinance or of an amendment to this ordinance. Nonconforming structures include, but are not limited to, nonconforming signs.²

NONCONFORMING USE – see “**USE**”, Section D.

NONCONFORMITY, DIMENSIONALLY – Any aspect of a land use that does not comply with any size, height, bulk, setback, distance, landscaping, coverage, screening, or any other design or performance standard specified by this ordinance, where such dimensional nonconformity lawfully existed prior to the adoption of this ordinance or amendment thereto, or when such nonconformity is the result of the acquisition of land and/or rights-of-way by a governmental agency.²

NO-IMPACT HOME-BASED BUSINESS – A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client, or patient traffic, whether vehicular or pedestrian, pickup, delivery, or removal functions to or from the premises, in excess of those normally associated with residential use.⁹

OFF-STREET LOADING – An accessory use dedicated to providing an area for commercial vehicles or trucks to make deliveries to the permitted principal use located on the property. The off-street loading facilities shall include the access isles loading spaces and exterior portion of the loading docks.²

OFF-STREET PARKING – An accessory use dedicated to provide an area for motor vehicles, buses, bicycles, horse and buggies, and other forms of transportation to gain access and park at a permitted principal use located on the property. The off-street parking facilities shall include the access isles and parking spaces.²

ON-LOT SEWAGE DISPOSAL SYSTEM – see “**SANITARY SEWAGE DISPOSAL SYSTEM**”, Section A.

ON-LOT WATER SUPPLY SYSTEM – see “**WATER SUPPLY SYSTEM**”, Section A.

OPEN SPACE – An area that is intended to provide light and air, free from residential, commercial, industrial, or institutional use, and is designed for either environmental, scenic, or recreational purposes.

PARK – A tract of land, designed and utilized by the general public for active and/or passive recreation purposes.¹⁰

PARKING LOT – A portion of the property utilized for the parking of vehicles, including driveways, access drives, access isles and parking spaces.

PARKING SPACE – A reasonably level space, available for the parking of one motor vehicle, not less than 9 feet wide, 18 feet deep, and having an area of not less than 162 square feet exclusive of passageways or other means of circulation or access.²

PASSIVE RECREATION AREA – see “**RECREATION AREA, PASSIVE**”

PERMANENT USE – see “**USE**”, Section E.

PERMIT – A document issued by the proper regulatory agency with jurisdiction authorizing the landowner and/or applicant to undertake certain activities as specified by the permit application.²

PERMITTED USE – see “**USE**”, Section C.

PERSON – The term shall be construed to include an individual, partnership, public or private association or corporation, limited liability company, firm, trust, business trust, estate, foundation, municipality, governmental entity, public utility, other association or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.²

PLAT – The map or plan of a subdivision or land development, whether preliminary or final.¹⁰

PLAN – A proposal for development, subdivision or land development, including all covenants, grants or easements and other conditions relating to use, location and bulk of buildings, density of development, common open space and public facilities, which complies with the provisions established by the Municipality.

PRESERVATION or PROTECTION – When used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining or other lawful uses of natural resources.²

PRIME AGRICULTURAL LAND – Land used for agricultural purposes that contains soils of the first, second, or third class, as defined by the latest edition of the Lancaster County Soil Survey, as prepared by the United States Department of Agriculture, Natural Resource and Conservation Services.²

PRINCIPAL BUILDING – see “**BUILDING, PRINCIPAL**”

PRINCIPAL USE – see “**USE**”, Section B.

PRIVATE STREET – see “**STREET**”, Section B.

PRIVATE UTILITY – see “**UTILITY**”, Section B.

PROJECT AVERAGE LOT AREA – see “**LOT AREA**”, Section C.

PROTECTION – see “**PRESERVATION or PROTECTION**”

PUBLIC HEARING – A formal meeting held pursuant to public notice by the Municipal governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this ordinance and the Pennsylvania Municipalities Planning Code.

PUBLIC MEETING – A forum held pursuant to notice under the requirements of this ordinance, the Pennsylvania Municipalities Planning Code and the Pennsylvania Sunshine Law.

PUBLIC NOTICE – Notice that is published or advertised in accordance with the provisions specified by the Municipality and the Pennsylvania Municipalities Code.

PUBLIC SEWAGE DISPOSAL SYSTEM – see “**SANITARY SEWAGE DISPOSAL SYSTEM**”, Section B.

PUBLIC STREET – see “**STREET**”, Section C.

PUBLIC UTILITY – see “**UTILITY**”, Section C.

PUBLIC WATER SUPPLY SYSTEM – see “**WATER SUPPLY SYSTEM**”, Section B.

REAR YARD SETBACK – see “**SETBACK, YARD**”, Section C.

RECREATION AREA, ACTIVE – Land area containing recreational facilities, which may require visitors or participants to become involved in physical or energetic functions, primarily group functions. Active recreation areas may include but are not limited to: athletic fields; basketball courts; baseball fields; softball fields; football fields; soccer fields; tennis courts; playgrounds; tot lots; community centers; golf courses; hockey rinks; skateboard parks, swimming pools; and volleyball courts, and other similar active recreation areas.²

RECREATION AREA, PASSIVE – Land area containing recreation facilities, which may require visitors or participants to become involved in quiet functions that do not require physical or energetic functions. Passive recreation areas may include, but are not limited to: open space; trails for walking or bicycling; surface water for canoeing or fishing; land preserve areas for hunting; pavilions; picnic areas; cultural centers; scenic vistas; and amphitheaters.²

REDEVELOPMENT – Any physical improvement to a previously developed lot that involves earthmoving, removal or addition of impervious surfaces.⁸

REQUIRED RIGHT-OF-WAY – see “**RIGHT-OF-WAY**”, Section B.

RIGHT-OF-WAY – The width or area of land, which is dedicated or reserved to accommodate a right of passage for streets, utilities, stormwater management facilities, traffic control facilities, curbs, sidewalks, crosswalks, pedestrian paths, bicycle lanes, streetlights, streetlights and other similar private or public improvements.²

- A. **LEGAL RIGHT-OF-WAY** – The existing width or area of land, which is currently owned and maintained by the Municipality, the Commonwealth of Pennsylvania, and/or other public agency or authority.
- B. **REQUIRED OR ULTIMATE RIGHT-OF-WAY** – The width or area of land, which is determined necessary to reserve and/or dedicate area in order to accommodate future public improvements.

SANITARY SEWAGE DISPOSAL SYSTEM – A system designed to collect, convey, treat and dispose of sewage from users in compliance with local, county, state and federal regulations.²

- A. **ON-LOT SEWAGE DISPOSAL SYSTEM** – A sewage disposal system which collects, conveys, treats and disposes of sewage or holds sewage from only one dwelling, principal use or lot where public sewage disposal service is not available. [The term: "on-lot sewage

disposal system" shall also be synonymous with the terms "on-lot sanitary sewage disposal system" and "on-site sewage disposal system."]²

- B. **PUBLIC SEWAGE DISPOSAL SYSTEM** – A sewage disposal system which collects, conveys, treats and disposes of sewage from more than one source by a system of pipes to a central treatment and disposal plant. [The term "public sewage disposal system" shall also be synonymous with the terms "public sanitary sewage disposal system," "municipal sewage disposal system," and "municipal sanitary sewage disposal system."]²

SANITATION FACILITIES – The required, functioning plumbing fixtures within a dwelling unit including a sink, toilet, bathtub or shower.

SEASONAL USE – see “**USE**”, Section F.

SEPARATION DISTANCE – The minimum horizontal distance as measured in a straight line between identified points.

SETBACK LINE – A line within a property and parallel to a property or street right-of-way line which delineates the required minimum distance between some particular use of property and that property or street right-of-way or center line of the street.

SETBACK, YARD – Distance required between a building or structure and a property line

- A. **FRONT YARD** – Distance required between the front of a building or structure and the street right-of-way
- B. **SIDE YARD** – Distance required between the side of a building or structure and the side property line. Not required if the structures involved shares a common side wall
- C. **REAR YARD** – Distance required between the back of a building or structure and a rear property line

SHORT-TERM RENTAL – A structure or portion of a structure that would be considered a dwelling unit if it were occupied as permanent living quarters for a single household for a period of 30 or more consecutive days, which is instead rented or leased for transient occupancy for a period of less than 30 days. Guests have use of the facilities as provided for in any contract or agreement with the owner or management company, and no services, such as meals, are provided to the guests. [includes air B&B, VRBO]

SIDE YARD SETBACK – see “**SETBACK, YARD**”, Section B.

SIDEWALK – A paved path for pedestrians . [All public sidewalks must have a 4’ wide clear path of travel and remain clear of obstructions such as sign posts, utility poles, signal poles, mailboxes, parking meters, fire hydrants, trees, street furniture, etc.] [May also be known as walkway, trail, walking path]

SINGLE-FAMILY ATTACHED – see “**DWELLING**”, Section C.

SINGLE-FAMILY DETACHED DWELLING – see “**DWELLING**”, Section A.

SINGLE-FAMILY SEMIDETACHED – see “**DWELLING**”, Section B.

SLEEPING UNIT – A single habitable room with provisions for sleeping and access to sanitation facilities. [not a standalone dwelling unit]

SLOPE – Topographic conditions in which the percentage of vertical to horizontal relief is computed utilizing standard rise over run calculations.

SOIL SURVEY – The latest published version of the Lancaster County Soil Survey, as prepared by the United States Department of Agriculture, Natural Resource and Conservation Services.

SOLID WASTE – Garbage, refuse, and other discarded materials, including, but not limited to, solid, liquid, semisolid or contained gaseous waste materials resulting from municipal, industrial, commercial, agricultural, and residential activities. Such wastes shall not include biological waste, hazardous waste and/or radioactive waste as defined and regulated under state and federal laws.⁷

SPECIAL EXCEPTION – A use permitted in a particular zoning district pursuant to Articles VI and IX of the MPC.

STORY – The part of a building between the surface of any floor and the next floor above it, or in its absence, the finished ceiling or roof above it.

STREET – A public or private right-of-way intended for use as a means of vehicular and pedestrian circulation that provides a means of access to abutting property [May also be known as throughfare, avenue, boulevard, court, drive, expressway, highway, lane, road, alley].

- A. **STREET, PUBLIC** – A right-of-way which provides the primary vehicular access to a lot(s), dedicated or deeded to the Municipality, State, or Turnpike Commission.
- B. **STREET, PRIVATE** – A right-of-way which provides the primary vehicular access to a lot(s), not dedicated or deeded to the Municipality, but approved by the Governing Body and shown on a recorded subdivision or land development plan.²

STREET CENTERLINE – A line laterally bisecting a street right-of-way into equal widths. Where the street right-of-way cannot be determined, the cartway center line shall be deemed the street center line.²

STREET CLASSIFICATION – The functional use and occupancy of a street, which is typically assigned a level of service that may include: local service road; local or minor street; collector street; arterial street; and expressway. Unless otherwise specified, the street classification are defined and designated within the Comprehensive Plan or on the Official Map.²

STRUCTURE – Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.⁹

STRUCTURE, ACCESSORY – A structure that is accessory to and incidental to that of the principal structure and that is located on the same lot.

STRUCTURE HEIGHT – The vertical measurement of a building from the average elevation of the ground abutting the corners of the building to the highest point of the roof, provided that chimneys, spires, towers and elevator penthouses, tanks and other similar projections shall not be included in calculating the height.

STRUCTURE, PRINCIPAL – The structure in which the principal use of a lot is conducted. Any structure that is physically attached to a principal structure shall be considered part of that principal structure.

STUDIO APARTMENT – A multifamily dwelling unit consisting of a single room that functions as both a living room and bedroom, which also contains areas for cooking and sanitation. [May also be known as a bachelor apartment or efficiency apartment.]

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 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.⁴

TEMPORARY USE – see “**USE**”, Section G.

TINY HOME – see “**DWELLING**”, Section F.

TRANSIENT – The temporary passing or crossing from one thing or person to another, or from place to place, provided the passing or crossing is temporary and not permanent.²

TRUCK TRIP – One arrival at or one departure from the property on which the use is located.⁹

THIRD SPACE – A place where people can spend time with others outside of work or home. A place to hold community-based activities. [includes common space and can be inside or outside]

ULTIMATE RIGHT-OF-WAY – see “**RIGHT-OF-WAY**”, Section B.

USE – The specific purpose for which land, water, signage, structures, or buildings are designed, arranged or intended, to be utilized, occupied or maintained, or any activity, occupation, residence, business or operation, which may be carried on thereon or therein.²

- A. **ACCESSORY USE** – A use customarily incidental and subordinate to the principal use or building and located on the same lot as such principal use or building.
- B. **PRINCIPAL USE** – The main or primary purpose for which any land, structure or building is designed, arranged or intended, and for which they may be occupied or maintained under the terms of this ordinance.
- C. **PERMITTED USE** – A use located on a lot within a zoning district in which the land use, buildings and structures are in compliance with the provisions of this ordinance. [this term shall not be deemed to include any nonconforming use]
- D. **NONCONFORMING USE** – A use, whether of land or of structure, which does not comply with the applicable use provisions in this ordinance or with a specific amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this ordinance or the specific amendment, or prior application of this ordinance or the specific amendment to its location by reasons of annexation.
- E. **PERMANENT USE** – A permitted use conducted on a lot for more than one year, provided the permanent use complies with all provisions of the Municipality.

- F. **SEASONAL USE** – A permitted use conducted on a lot during certain defined segments of the year.
- G. **TEMPORARY USE** – A permitted use conducted on a lot for less than a one-year period of time.
- H. **USES NOT PROVIDED FOR** – Whenever, in any zoning district, a use is neither specifically permitted nor prohibited, and an application is made by a property owner or authorized agent to the Zoning Officer for such use, the Zoning Officer may refer the application to the Zoning Hearing Board to hear and decide such request as a special exception. The Board shall have the authority to permit the use or deny the use in accordance with the standards governing special exception applications. The use may be permitted if it is similar to and compatible with permitted impacts in the district and in no way is in conflict with the general purposes and characteristics. The burden of proof shall be upon the applicant to demonstrate that the proposed use would not be detrimental to the public health, safety and welfare of the neighborhood.

USES NOT SPECIFICALLY PERMITTED – see “**USE**”, Section H.

UTILITY – A service, facility, apparatus or use, which provides electric, telephone, cable, sewer, water, natural gas, and similar utility services, to customers within a defined service area, grid, neighborhood region, or municipality.²

- A. **COMMUNITY UTILITY** – A utility, which is owned, operated or maintained by a public utility provider, municipality, municipal authority, homeowners' association, or private agency for the purposes of providing sanitary sewage disposal, water supply, energy, telephone, or other utility services within a defined service area. A community utility may be permitted as an accessory use as part of a permitted principal use or development.²
- B. **PRIVATE UTILITY** – A principal use owned, operated and/or maintained by a private or independent utility company for the purposes of providing energy within a defined service area or grid system in accordance with the provisions established by the Public Utility Commission and the Public Utility Code.
- C. **PUBLIC UTILITY** – A utility, which is owned, operated or maintained by a public utility provider for the purposes of providing sanitary sewage disposal, water supply, energy, telephone, or other utility services within a defined service area in accordance with the Public Utility Commission and the Public Utility Code.

VARIANCE – Relief granted by the Zoning Hearing Board from the terms and conditions of this ordinance where literal enforcement would create unnecessary hardship and when granting of the relief would not be contrary to the public health, safety or general welfare of the community.

WAREHOUSE/LOGISTICS – A building or group of buildings on the same lot used for the indoor storage of goods, products and materials and/or receipt of bulk products and separation and distribution of those products to another Warehouse/Logistics Use or to individual end-user consumers. A Warehouse/ Logistics Use may include value-added services between a supplier and its customers such as breaking down of large orders from a single source into smaller orders (break-bulk functions), product mixing, sorting, packaging, cross-docking, order fulfillment, order returns, the consolidation of several orders into one large order for distribution to several recipients

and/or vice versa but shall not include Retail or Manufacturing uses. Warehouse/Logistics Uses shall be classified as:

- Small Warehouse/Logistics Use: A Warehouse/Logistics Use that does not exceed 100,000 square feet of gross floor area per lot
- Large Warehouse/Logistics Use: A Warehouse/Logistics Use that exceeds 100,001 square feet of gross floor area per lot

WASTE – A material whose original purpose has been completed and which is directed to a disposal or processing facility or is otherwise disposed. The term waste shall also include and apply to waste that may be considered as either hazardous, contaminated, toxic, residual, municipal or recyclable, as further defined by the Commonwealth of Pennsylvania, the United States Environmental Protection Agency, and/or other agency having jurisdiction.²

WATER SUPPLY SYSTEM – A system designed to transmit water from the source to users, in compliance with the requirements of the appropriate state agencies and Municipality.²

- A. **ON-LOT WATER SUPPLY SYSTEM** – A water supply system, which transmits water from a source on the lot to one dwelling, principal use or lot where public water supply service is not available.²
- B. **PUBLIC WATER SUPPLY SYSTEM** – A system of water collection, storage, transmission and delivery, which are to service a community, but not confined to a neighborhood. All such public or municipal water supply systems shall be designed to provide adequate pressure, distribution and storage for fire protection. [The term "public water supply system" also refers to anything known as a "municipal water supply system."]²

ZONING – The divisions and designation of specified districts within a municipality or region, reserving them for certain uses together with limitations on lot size, heights of structures and other stipulated requirements.

ZONING HEARING BOARD – The Municipal Zoning Hearing Board, as established and appointed by the Municipal Governing Body, to hear matters in accordance with this Ordinance.

ZONING MAP – The Municipal Zoning Map.

ZONING OFFICER – The agent or official who has been designated and appointed by the Municipality to administer and enforce this ordinance

References

¹ DarkSky International Policy Outdoor Lighting – Municipal Ordinance Template

² East Lampeter Township Zoning Ordinance

³ Elizabethtown Zoning Ordinance

⁴ Fulton Township Zoning Ordinance

⁵ Greenbelt Alliance

⁶ HUD Housing of Urban Development

⁷ International Building Code

⁸ Lititz Borough

⁹ PennFuture Logistics Model Ordinance

¹⁰ PMPC